

Notice of Meeting and Agenda Planning & Property Policy Board

| Date | Time | Venue |
|------------------------|-------|--|
| Tuesday, 14 March 2017 | 15:00 | Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN |

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor John Caldwell: Councillor Eddie Devine: Councillor Audrey Doig: Councillor Christopher Gilmour: Councillor John Hood: Councillor James MacLaren: Councillor Kenny MacLaren: Councillor Marie McGurk: Councillor Alexander Murrin: Councillor Will Mylet: Councillor Iain Nicolson: Councillor Bill Perrie: Councillor Maureen Sharkey:

Councillor Terry Kelly (Convener): Councillor Bill Brown (Depute Convener):

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Further Information

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

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

For further information, please either email democratic-services@renfrewshire.gov.uk or telephone 0141 618 7112.

Items of business

Apologies

Apologies from members.

Declarations of Interest

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

- 1 Pre-Determination Hearing - Site on Northern Boundary of Beech Burn, Johnshill, Lochwinnoch** **5 - 14**
Conduct pre-determination hearing in relation to the following planning application:

16/0806/PP - Leith Planning Venture Ltd: Erection of residential development (in principle).
- 2 Revenue Budget Monitoring Report** **15 - 24**
Joint report by the Directors of Finance & Resources, Community Resources and Development & Housing Services.
- 3 Capital Budget Monitoring Report** **25 - 30**
Report by the Director of Finance & Resources.
- 4 Shop Premises at 32 Glenburn Road, Paisley** **31 - 36**
Report by the Director of Finance & Resources.
- 5 Shop Premises at 66 Netherhill Road, Paisley** **37 - 42**
Report by the Director of Finance & Resources.
- 6 Former Foxbar Civic Amenity Site, Leitchland Road, Paisley** **43 - 48**
Report by the Director of Finance & Resources.
- 7 The Robertson Centre, 16 Glasgow Road, Paisley** **49 - 54**
Report by the Director of Finance & Resources.
- 8 Site of Abattoir, Sandyford Road, Paisley** **55 - 60**
Report by the Director of Finance & Resources.
- 9 Barwood Park, Erskine - Long Lease Request** **61 - 66**
Report by the Director of Finance & Resources.
- 10 Co-op, Wellmeadow Street, Paisley** **67 - 72**
Report by the Director of Finance & Resources.

| | | |
|-----------|---|------------------|
| 11 | "Places, People and Planning": The Scottish Government's Consultation on the Future of the Scottish Planning System | 73 - 80 |
| | Report by the Director of Development & Housing Services. | |
| 12 | Centre Strategies - Braehead and Linwood | 81 - 120 |
| | Report by the Director of Development & Housing Services. | |
| 13 | Renfrewshire Local Development Plan - Housing Land Supply Supplementary Guidance (Update) | 121 - 134 |
| | Report by the Director of Development & Housing Services. | |
| | Proposal of Application Notices | |
| | Proposal of Application Notices are included for members information only. Members should note that the Notices may subsequently come before them for determination as planning applications and as such should consider the guidance contained in the Scottish Government Guidance on the Role of Councillors in Pre-Application Procedures and the Councillors Code of Conduct. | |
| 14 | Proposal of Application Notices | 135 - 144 |
| | Report by the Director of Development & Housing Services. | |
| | Planning Applications | |
| | Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues. | |
| 15 | Planning Applications | 145 - 190 |
| | Report by the Director of Development & Housing Services. | |

RENFREWSHIRE COUNCIL

Application No: 16/0806/PP

DEVELOPMENT AND HOUSING SERVICES

Regd: 06/12/2016

PLANNING APPLICATION PRE-DETERMINATION HEARING

Applicant

Leith Planning Ventures Limited
10 Coniston Road
Blackpool
Lancashire
FY4 2BY

Nature of proposals:

Erection of residential development (in principle).

Site:

Site on Northern boundary of Beech Burn, Johnshill, Lochwinnoch

Application for:

Planning Permission in Principle

Introduction

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

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

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

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

Description

This application seeks planning permission in principle for the erection of a residential development on an area of open grassland to the east of Johnshill, Lochwinnoch. The site extends to approximately 7.5 hectares in area, and is bound by residential properties to the west with Lochwinnoch beyond, open countryside to the south with Castle Semple and Barr Lochs Sites of Special Scientific Interest (SSSI) beyond, and open countryside to the north and east with Park Hill Woods Site of Interest for Nature Conservation (SINC) beyond. The site slopes downhill from the western boundary towards Castle Semple.

As the application is in principle only, no details of the proposed residential layout have been provided. However within the supporting information, the applicant has advised that the site could accommodate 100 units, with the primary vehicle access taken from Johnshill.

History

16/0548/EO - Request for screening opinion as to the requirement for an Environmental Impact Assessment for a residential development. Environmental Assessment not Required 26/08/2016.

16/0529/NO - Proposal of Application Notice relating to the erection of a residential development. Accepted 16/08/2016.

91/0186/PP - Residential development (in outline). Refused 25/06/1991. Appeal dismissed 10/07/1992.

90/0499/PP - Residential development (in outline). Refused 05/09/1990.

Policy & Material Considerations

Scottish Planning Policy

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

Glasgow and the Clyde Valley Strategic Development Plan 2012

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

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

The Proposed SDP is a material consideration as it is the settled view of the Clydeplan Authority of which Renfrewshire Council is a constituent part.

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

Adopted Renfrewshire Local Development Plan 2014

Policy ENV1: Green Belt
 Policy P2: Housing Land Supply
 Policy I1: Connecting Places
 Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Green Belt
 Housing in the Green Belt
 Places Development Criteria
 Connecting Places
 Flooding and Drainage

Material considerations

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

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

Publicity

The application was advertised in the Paisley and Renfrewshire Gazette on 14 September 2016, with a deadline for representations to be received of 20th February 2017.

Objections/Representations

One thousand, three hundred and thirty-eight letters of representation have been received, at the time of writing, all of which object to the proposed development. The points of objection can be summarised as follows:

- (1) The proposal is contrary to the Local Development Plan green belt policy;
- (2) The proposal will have a detrimental visual impact;
- (3) Traffic, access, congestion and road safety concerns;
- (4) There is insufficient capacity in the local primary school and medical centre;
- (5) There is insufficient infrastructure capacity in terms of sewage, drainage, electricity and water supply network;
- (6) Housing shortfall should not be used as justification;
- (7) Lochwinnoch has absorbed its fair share of new housing development in recent years, and does not need any more;
- (8) The local community are against the development;
- (9) The proposal will set an undesirable precedent for further development in the green belt;
- (10) The proposal would have a detrimental impact on wildlife, habitats and ecology within the site and nearby SSSI and SINCl;
- (11) The proposed development will make the village less attractive and deter tourism;
- (12) The proposal would have a detrimental impact on car parking at the train station and in the village centre which is already over capacity;
- (13) The proposal would create noise, disturbance, vibration and air pollution;
- (14) The proposal would result in a loss of privacy;
- (15) The proposal would have a detrimental impact on the character and setting of the village;
- (16) Priority should be given to developing brownfield sites instead of further greenfield sites;
- (17) The proposal would result in light pollution;
- (18) he proposal would have a detrimental impact on water quality and pollution risk at Castle Semple;
- (19) The Pre-application Consultation Report does not provide an accurate representation of the consultation event;
- (20) he proposal would have a detrimental impact on views, including into and through the Clyde Muirshiel Regional Park;
- (21) The site is at risk from flooding;
- (22) The proposal would have an adverse impact on setting of built heritage assets including buried archaeology;
- (23) The proposal would have a detrimental impact on the nearby 'Semple Trail';
- (24) There would be a loss of open space which is of high amenity and recreational value;
- (25) Site is not served by sufficient public transport or pedestrian links;
- (26) The proposed houses are unlikely to be of the 'affordable' type, and would not meet the real housing needs within the locality;
- (27) A similar proposal for residential development on the site has previously been refused;
- (28) There are inaccuracies within the assessments carried out;
- (29) Those living in the development will be car dependant, and this will increase pollution;
- (30) The applicants have no experience of residential house building in Scotland, and have no interest in the local community or heritage;
- (31) The proposal would have a detrimental impact on property values;
- (32) The proposal is contrary to Scottish Planning Policy;
- (33) The proposal is not in keeping with character of surrounding properties;
- (34) The development of the site will not benefit the local economy.

Consultations

Director of Community Resources (Head of Roads - Design) - Flood Risk Assessment is acceptable. Drainage Impact Assessment requires to be finalised to a level of outline design to support the application

Director of Community Resources (Head of Roads - Traffic) - No objection subject to conditions regarding the internal layout, parking provision, and the formation of an additional minor access to Johnshill.

Director of Community Resources (Environmental Services) - No objection subject to conditions in respect of contaminated land.

West of Scotland Archaeology Service - Recommends that a condition should be attached which requires the developer to secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation.

West of Scotland Water - No response at time of writing.

Lochwinnoch Community Council - Object to the development on the following grounds:

- A previous proposal for residential development on the site was refused, with appeal subsequently dismissed. The previous reasons for refusal apply to this proposal;
- The proposal is contrary to policy ENV1, ENV2 and ENV3 within the Local Development Plan;
- The proposal is contrary to the Strategic Development Plan;
- The density of development on the site (circa 100 units) is not in keeping with the surrounding area;
- Traffic, access and congestion;
- Detrimental impact on visual amenity, landscape and the skyline;
- Detrimental impact on wildlife and protected species;
- The proposal would undermine Lochwinnoch's 'village' status;
- The development is speculative, and is of no benefit to the community;
- No mitigation has been offered;
- The proposal would be out of keeping with the character of Lochwinnoch;
- Approval would lead to further, cumulative, coarse encroachment into the green belt;
- Drainage infrastructure is not sufficient;
- Surface water drainage will exacerbate existing flooding issues;
- Insufficient public transport to serve the site, and existing train station car park is at capacity;
- The proposal will not integrate with its surroundings with respect to layout and built form;
- Infrastructure upgrades required to accommodate development are cost prohibitive.

The Community Council have also submitted a document in response to the Planning Statement prepared by the applicant. The response seeks to challenge the statements made in the Planning Statement with respect to housing land requirement, the public exhibition, impact on character of Lochwinnoch, public transport, traffic, pre-application engagement and the Development Plan.

Kilbarchan Community Council - Object to the development on the following grounds: encroachment on the green belt, detrimental effect on visual and landscape amenity, additional traffic generated by the development will pass through Kilbarchan to access the A737.

Summary of Main Issues:

Transport Assessment - Sets out the general transport planning policy context, before assessing site specific issues such as existing transport links, the development proposals, development trip generation and distribution, and assessment of the development impact. The applicant's assessment concludes that predicted traffic from the proposed development can be accommodated on the surrounding road network, and that the proposed development will integrate well with the existing transport network in a sustainable manner. The applicant's assessment recommends that there are no transport related issues preventing the award of planning permission.

Pre-application Consultation Report - Provides details of the public consultation activity undertaken, and the feedback received. A public exhibition was held on Wednesday 7th September 2016, with just over 400 people in attendance. The applicant's report states that feedback was generally positive, however concerns were raised over infrastructure, development of a green belt site, impact on wildlife, and affordable housing.

Preliminary Environmental Assessment Report - Outlines the regulatory context, historical land uses, the proposed development, environmental setting, a conceptual site model and recommendations for invasive investigation. The applicant's report concludes that contamination samples should be obtained in conjunction with a geotechnical investigation to confirm presence/absence of contamination. This should also include gas monitoring. However, the report notes that there is a very low risk potential for contamination to be present given historical and current land uses. The southern extremity of the site is noted as being at risk to surface flooding. The site lies outwith a Radon affected area, and is at low risk of being impacted by historical mineral extraction.

Drainage Strategy Plan and Flood Risk Assessment - Provides information on the existing site, the proposed development, the management of surface water and a flood risk assessment. The surface water strategy states that drainage from the site will incorporate full SUDS measures to control discharge, and that attenuation will be provided to limit the peak surface water discharge rate. It is anticipated that foul water will be discharged to the existing combined sewerage network in Johnshill. The Flood Risk Assessment confirms that the site is at low risk of flooding from fluvial, tidal, groundwater and pluvial sources.

Tree Survey and Constraints Report - Provides information on the tree population within the site, development constraints and opportunities, and statutory protection and guidance. Tree coverage across the site is low, with 22 individual trees, 8 groups of trees, 1 woodland compartment and 5

hedges recorded within influencing distance of the site. The applicant's report recommends that additional management of the trees may be required in response to a land use change on the site, and that an Arboricultural Impact Assessment will be required in support of a reserved matters application.

Landscape Appraisal - Provides a baseline review of designations, landscape and visual amenity before providing suggestions as to how the site could be developed to reduce the impact of the development on the landscape. Surrounding landscape designations include the Green Belt, Clyde Muirshiel Regional Park and Castle Semple Country Park, and the site is stated to fall within a 'Broad Valley Lowland' landscape character area. It is advised that the appraisal should be used to inform the subsequent layout of the site, and the applicant's suggestions for landscape mitigation include setting the development within a framework of open space, woodland and hedge planting.

Ecological Assessment - States that the site comprises a simple mix of habitat types dominated by semi-improved grassland with a significant area of marshy grassland and swamp habitat in the south of the site. It is recommended that as much of the marsh and swamp wetland habitat should be preserved, while hedgerows and trees should be retained where possible and supplemented by additional planting. Further recommendations are also made in respect of invasive species, and the safeguarding of protected species including badgers, bats, birds, otters, water voles and reptiles.

Planning Statement - Sets out the legislative context, pre-application engagement undertaken, the development plan policies and the Housing Land Supply Supplementary Guidance. The applicant's statement concludes that the proposed development is compliant with the provisions and principles of planning policy at national, strategic and local level, and the tests set out within the Housing Land Supply Supplementary Guidance.

Appropriate Assessment - N/A

Planning Obligation Summary - No discussions have taken place between Renfrewshire Council and the applicant with respect to any planning obligations. However the applicant has provided a draft Section 75 agreement which states that the applicant is willing to enter into an agreement with the

Council in respect of the following matters: 15% of the residential units to be constructed shall be Affordable Housing Units, an education contribution shall be made (the exact amount to be agreed in writing with the Council), and the establishment of a nature reserve.

Scottish Ministers Direction - N/A

Conclusion.

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

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact David Bryce on extension 7892.



Renfrewshire
Council

16/0806/PP

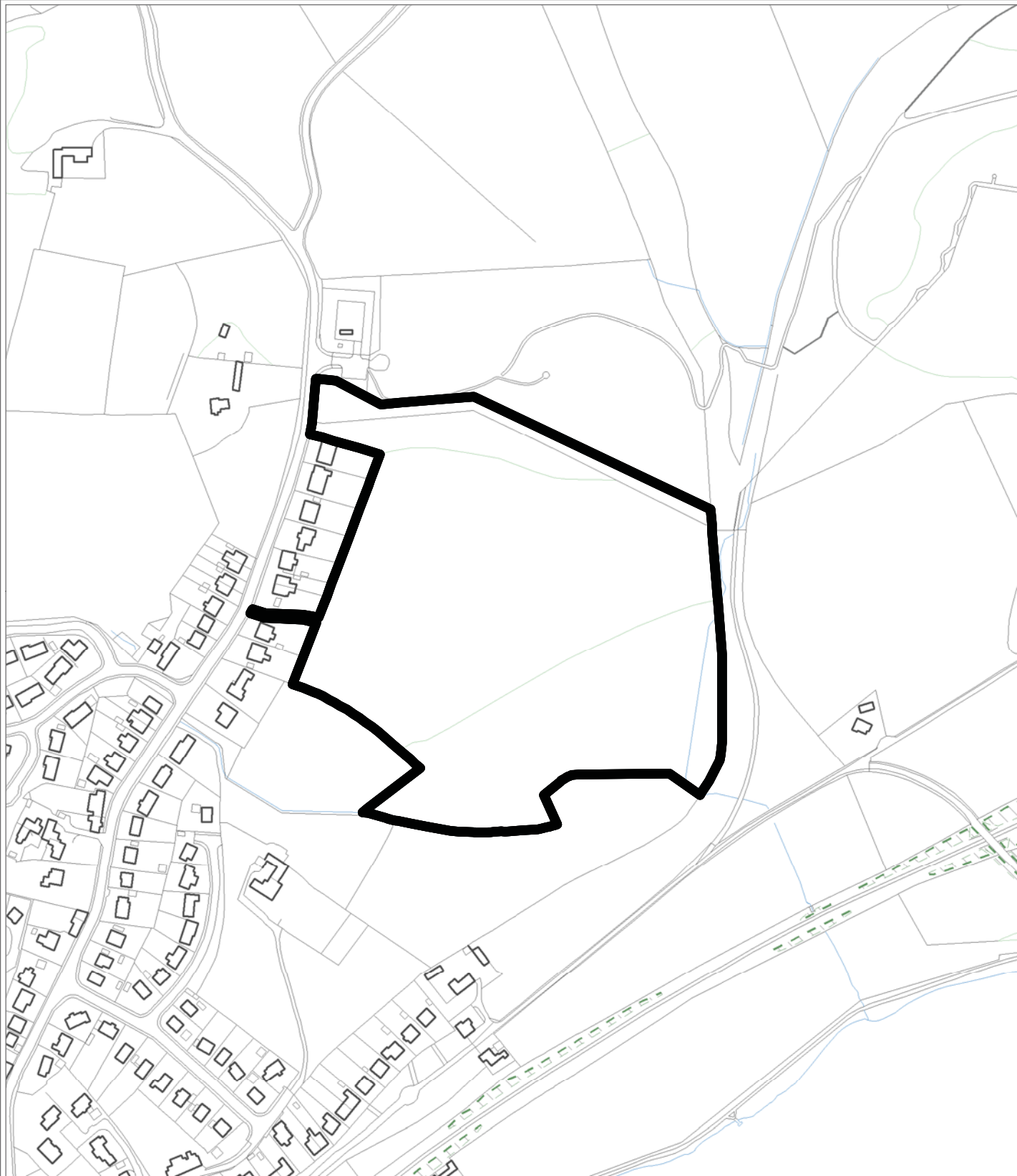
Site on Northern boundary of Beech Burn,
Johnshill, Lochwinnoch



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User: ptcameronr1

Date: 07/02/2017



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Pre - determination Hearing Procedures

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



To: Planning and Property Policy Board

On: 14 March 2017

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

Heading: Revenue Budget Monitoring to 6 January 2017

1. Summary

1.1 Gross expenditure is £73,000 (1.0%) higher than budget and income is £73,000 (1.6%) greater than anticipated which results in a **net breakeven position** for those services reporting to this Policy Board.

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

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

2. Recommendations

2.1 Members are requested to note the budget position.

3. **Planning**

| | |
|------------------------------------|-------------------------|
| Current Position: | Breakeven |
| <i>Previously Reported:</i> | <i>Breakeven</i> |

The Planning Division account reflects a breakeven position with greater than anticipated expenditure within employee costs due to turnover requirements and supplies and services for the provision for IT maintenance. These overspends are funded by increased levels of planning income.

3.1 **Projected Year End Position**

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

4. **Property and Construction Services**

| | |
|------------------------------------|-------------------------|
| Current Position: | Breakeven |
| <i>Previously Reported:</i> | <i>Breakeven</i> |

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

4.1 **Projected Year End Position**

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

Implications of the Report

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

List of Background Papers

None

Author: Valerie Howie, Extension 7796
Lisa Dickie, Extension 7384

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 06 January 2017

POLICY BOARD : PLANNING AND PROPERTY

| Description (1) | Revised Annual Budget (2) | Revised Period Budget (3) | Actual (4) | Adjustments (5) | Revised Actual (6) = (4 + 5) | Budget Variance (7) |
|--------------------------|------------------------------|------------------------------|---------------|--------------------|---------------------------------|-----------------------------|
| | £000's | £000's | £000's | £000's | £000's | % |
| Employee Costs | 4,922 | 3,580 | 3,646 | (30) | 3,616 | (36) -1.0% overspend |
| Property Costs | 3,803 | 2,125 | 2,125 | 0 | 2,125 | 0 0.0% breakeven |
| Supplies & Services | 359 | 94 | 143 | (25) | 118 | (24) -25.5% overspend |
| Contractors and Others | 1,014 | 715 | 688 | 30 | 718 | (3) -0.4% overspend |
| Transport & Plant Costs | 84 | 60 | 60 | 0 | 60 | 0 0.0% breakeven |
| Administration Costs | 1,820 | 102 | 132 | (21) | 111 | (9) -8.8% overspend |
| Payments to Other Bodies | 541 | 508 | 509 | 0 | 509 | (1) -0.2% overspend |
| CFCR | 0 | 0 | 0 | 0 | 0 | 0 0.0% breakeven |
| Capital Charges | 1,550 | 0 | 0 | 0 | 0 | 0 0.0% breakeven |
| GROSS EXPENDITURE | 14,093 | 7,184 | 7,303 | (46) | 7,257 | (73) -1.0% overspend |
| Income | (9,001) | (4,532) | (4,605) | 0 | (4,605) | 73 1.6% over-recovery |
| NET EXPENDITURE | 5,092 | 2,652 | 2,698 | (46) | 2,652 | 0 0.0% breakeven |

£000's
0
(0)

Bottom Line Position to 06 January 2017 is an overspend of 0.0%
Anticipated Year End Budget Position is breakeven of 0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 06 January 2017

POLICY BOARD : PLANNING AND PROPERTY

| Description (1) | Revised Annual Budget (2) | Revised Period Budget (3) | Actual (4) | Adjustments (5) | Revised Actual (6) = (4 + 5) | Budget Variance (7) |
|------------------------------------|------------------------------|------------------------------|---------------|--------------------|---------------------------------|------------------------|
| £000's | £000's | £000's | £000's | £000's | £000's | % |
| Planning | 1,433 | 492 | 527 | (35) | 492 | 0.0% |
| Property and Construction Services | 3,658 | 2,160 | 2,171 | (11) | 2,160 | 0.0% |
| NET EXPENDITURE | 5,091 | 2,652 | 2,698 | (46) | 2,652 | 0.0% |
| | | | | | | breakeven |

Bottom Line Position to 06 January 2017 is an overspend of 0.0%
 Anticipated Year End Budget Position is breakeven of 0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 06 January 2017

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

| Description (1) | Revised Annual Budget (2) | Revised Period Budget (3) | Actual (4) | Adjustments (5) | Revised Actual (6) = (4 + 5) | Budget Variance (7) | |
|--------------------------|------------------------------|------------------------------|---------------|--------------------|---------------------------------|------------------------|----------------------------|
| | £000's | £000's | £000's | £000's | £000's | £000's | % |
| Employee Costs | 1,687 | 1,194 | 1,248 | (19) | 1,229 | (35) | -2.9% overspend |
| Property Costs | 58 | 0 | 0 | 0 | 0 | 0 | 0.0% breakeven |
| Supplies & Services | 4 | 0 | 49 | (25) | 24 | (24) | 0.0% breakeven |
| Contractors and Others | 23 | 16 | (12) | 30 | 18 | (2) | -12.5% overspend |
| Transport & Plant Costs | 4 | 2 | 2 | 0 | 2 | 0 | 0.0% breakeven |
| Administration Costs | 1,364 | 33 | 64 | (21) | 43 | (10) | -30.3% overspend |
| Payments to Other Bodies | 504 | 489 | 491 | 0 | 491 | (2) | -0.4% overspend |
| CFCR | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% breakeven |
| Capital Charges | 652 | 0 | 0 | 0 | 0 | 0 | 0.0% breakeven |
| GROSS EXPENDITURE | 4,296 | 1,734 | 1,842 | (35) | 1,807 | (73) | -4.2% overspend |
| Income | (2,862) | (1,243) | (1,316) | 0 | (1,316) | 73 | 5.9% over-recovery |
| NET EXPENDITURE | 1,434 | 491 | 526 | (35) | 491 | 0 | 0.0% breakeven |

| |
|------------|
| £000's |
| <u>0</u> |
| <u>(0)</u> |

| |
|--------------|
| <u>-0.1%</u> |
| <u>0.0%</u> |

Bottom Line Position to 06 January 2017 is breakeven of
 Anticipated Year End Budget Position is breakeven of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 06 January 2017

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

| Description (1) | Revised Annual Budget (2) | Revised Period Budget (3) | Actual (4) | Adjustments (5) | Revised Actual (6) = (4 + 5) | Budget Variance (7) |
|-------------------------|------------------------------|------------------------------|---------------|--------------------|---------------------------------|------------------------|
| £000's | £000's | £000's | £000's | £000's | £000's | % |
| Policy and Regeneration | 1,691 | 1,061 | 1,102 | (40) | 1,062 | (1) |
| Development Standards | (257) | (569) | (575) | 5 | (570) | 1 |
| NET EXPENDITURE | 1,434 | 492 | 527 | (35) | 492 | 0 |
| | | | | | | 0.0% |
| | | | | | | breakeven |

£000's

Bottom Line Position to 06 January 2017 is breakeven of

-0.1%

Anticipated Year End Budget Position is breakeven of

0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 06 January 2017

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

| Description (1) | £000's | Revised Annual Budget (2) | Revised Period Budget (3) | Actual (4) | Adjustments (5) | Revised Actual (6) = (4 + 5) | Budget Variance (7) | |
|--------------------------|--------|------------------------------|------------------------------|---------------|--------------------|---------------------------------|------------------------|-------------|
| | | £000's | £000's | £000's | £000's | £000's | £000's | % |
| Employee Costs | | 3,235 | 2,387 | 2,398 | (11) | 2,387 | 0 | 0.0% |
| Property Costs | | 3,745 | 2,125 | 2,125 | 0 | 2,125 | 0 | 0.0% |
| Supplies & Services | | 355 | 94 | 94 | 0 | 94 | 0 | 0.0% |
| Contractors and Others | | 991 | 699 | 699 | 0 | 699 | 0 | 0.0% |
| Transport & Plant Costs | | 80 | 58 | 58 | 0 | 58 | 0 | 0.0% |
| Administration Costs | | 456 | 69 | 69 | 0 | 69 | 0 | 0.0% |
| Payments to Other Bodies | | 37 | 18 | 18 | 0 | 18 | 0 | 0.0% |
| CFCR | | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| Capital Charges | | 897 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| GROSS EXPENDITURE | | 9,796 | 5,450 | 5,461 | (11) | 5,450 | 0 | 0.0% |
| Income | | (6,139) | (3,289) | (3,289) | 0 | (3,289) | 0 | 0.0% |
| NET EXPENDITURE | | 3,657 | 2,161 | 2,172 | (11) | 2,161 | 0 | 0.0% |

| |
|--------|
| £000's |
| 0 |
| (0) |

Bottom Line Position to 06 January 2017 is breakeven of
 Anticipated Year End Budget Position is breakeven of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 06 January 2017

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

| Description (1) | £000's | Revised Annual Budget (2) | Revised Period Budget (3) | Actual (4) | Adjustments (5) | Revised Actual (6) = (4 + 5) £000's | Budget Variance (7) £000's % | |
|---------------------------------|--------|------------------------------|------------------------------|---------------|--------------------|---|------------------------------------|------------------|
| Directorate | | (124) | 81 | 81 | 0 | 81 | 0 | breakeven |
| Investment & Technical Services | | 154 | (482) | (481) | (1) | (482) | 0 | breakeven |
| Finance & Support Services | | (336) | 105 | 115 | (10) | 105 | 0 | breakeven |
| Corporate Landlord | | 3,936 | 2,196 | 2,196 | 0 | 2,196 | 0 | breakeven |
| Office Accommodation | | 27 | 261 | 261 | 0 | 261 | 0 | breakeven |
| NET EXPENDITURE | | 3,657 | 2,161 | 2,172 | (11) | 2,161 | 0 | breakeven |

£000's

| |
|-----|
| 0 |
| (0) |

Bottom Line Position to 06 January 2017 is breakeven of
 Anticipated Year End Budget Position is breakeven of

0.0%
 0.0%



To: PLANNING & PROPERTY POLICY BOARD

On: 14 MARCH 2017

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 6th January 2017 totals £2.696m compared to anticipated expenditure of £2.792m for this time of year. This results in an under-spend position of £0.096m for those services reporting to this board, and is summarised in the table below:

| Division | Current Reported Position | % Variance | Previously Reported Position | % Variance |
|-------------------------------|----------------------------|-----------------------|------------------------------|-----------------------|
| Planning Services | £0.055m u/spend | 11% u/spend | £0.048m u/spend | 10% u/spend |
| Corporate Projects (Property) | £0.041m u/spend | 2% u/spend | £0.050m o/spend | 3% o/spend |
| Total | £0.096m u/spend | 3% u/spend | £0.002m o/spend | 0% o/spend |

- 1.2 The expenditure total of £2.696m represents 64% of the resources available to fund the projects being reported to this board. Appendix 1 provides further information on the budget monitoring position of the projects within the remit of this board.
-

2. Recommendations

- 2.1 It is recommended that Members note this report.

3. **Background**

- 3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Development & Housing Services.
- 3.2 This capital budget monitoring report details the performance of the Capital Programme to 6th January 2017, and is based on the Capital Investment Programme which was approved by members on 3rd March 2016, adjusted for movements since its approval.

4. **Budget Changes**

- 4.1 Since the last report budget changes totalling £0.425m have arisen which reflects the following:-
- Budget re-profiled from 2016/17 to 2017/18 reflecting updated cashflows received for the projects:
- Lifecycle Capital Maintenance Fund (£0.500m).
- Budget transferred in 2016/17:
- Lifecycle Capital Maintenance Fund (£0.075m) reflecting a transfer from revenue.

Implications of the Report

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

List of Background Papers

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

The contact officers within the service are:

- Geoff Borland, Extension 4786
- Joe Lynch, Extension 6159
- Fraser Carlin, Extension 7933

Author: *Geoff Borland, Principal Accountant, 0141 618 4786, geoffrey.borland@renfrewshire.gov.uk.*

Planning & Property - Appendix 1

RENFREW SHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: PLANNING & PROPERTY

| Project Title | Approved Programme @03/03/16 | Current Programme MR 10 | Year To Date Budget to 06-Jan-17 | Cash Spent to 06-Jan-17 | Variance to 06-Jan-17 | % Variance | Cash to be Spent by 31-Mar-17 | % Cash Spent |
|---|------------------------------|-------------------------|----------------------------------|-------------------------|-----------------------|------------|-------------------------------|--------------|
| DEVELOPMENT & HOUSING SERVICES(THI/LGAN) | | | | | | | | |
| Townscape Heritage Initiative | 0 | 292 | 150 | 150 | 0 | 0% | 142 | 51% |
| Townscape Heritage CARS 2 | 1,512 | 72 | 0 | 0 | 0 | 0% | 72 | 0% |
| Local Green Area Networks Projects | 0 | 360 | 360 | 305 | 55 | 15% | 55 | 85% |
| Total Development & Housing(THI/LGAN) | 1,512 | 725 | 510 | 455 | 55 | 11% | 269 | 63% |
| | | | | | | | | |
| CORPORATE PROJECTS(Property) | | | | | | | | |
| Energy Efficiency Programme | 0 | 451 | 285 | 249 | 35 | 12% | 202 | 55% |
| Lifecycle Capital Maintenance (LCM) Fund | 4,000 | 3,032 | 1,997 | 1,992 | 5 | 0% | 1,040 | 66% |
| Total Corporate Projects(Property) | 4,000 | 3,483 | 2,282 | 2,241 | 41 | 2% | 1,242 | 64% |
| | | | | | | | | |
| TOTAL PLANNING & PROPERTY BOARD | 5,512 | 4,208 | 2,792 | 2,696 | 96 | 3% | 1,511 | 64% |



To: Planning & Property Policy Board

On: 14th March 2017

Report by: Director of Finance & Resources

Heading: Shop premises at 32 Glenburn Road, Paisley.

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 32 Glenburn Road, Paisley.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Authorise the Head of Property Services and the Head of Corporate Governance to conclude a new lease of the shop premises at 32 Glenburn Road, Paisley, on the basis of the main terms and conditions contained in this report.
-

3. Background

- 3.1 Mr Kulvinder Singh Chahal has leased the shop property at 32 Glenburn Road, Paisley since June 2003. This property trades as Bombay Cuisine hot food takeaway and has a current passing rental of £4,200 per annum. Mr Chahal's lease is due to expire on 25th June this year and he has requested that the lease be renewed.

3.2. Discussions have taken place with Mr Chahal, and the following main terms and conditions of lease have been provisionally agreed.

4. **Proposed terms and conditions of lease;**

4.1 The date of entry shall be 25th June 2017.

4.2 The lease shall be for a period of 10 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.

4.3 The initial annual rental shall be £5,100, and the rent shall be reviewed on the 5th anniversary.

4.4 The premises shall continue to be used as a hot food takeaway, subject to receipt of all necessary planning, statutory and licensing consents that may be required in connection with the proposed use.

4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.

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

Implications of the Report

1. **Financial** – Annual rental of £5,100 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Wealthier and Fairer – New lease will provide more security of tenure for both landlord and tenant.

4. **Legal** – New lease to be concluded.

5. **Property/Assets** – As per this report.

6. **Information Technology** – none.

7. **Equality & Human Rights** -

(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at

the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

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

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

FINANCE & RESOURCES ASSET & ESTATES SECTION



Renfrewshire
Council

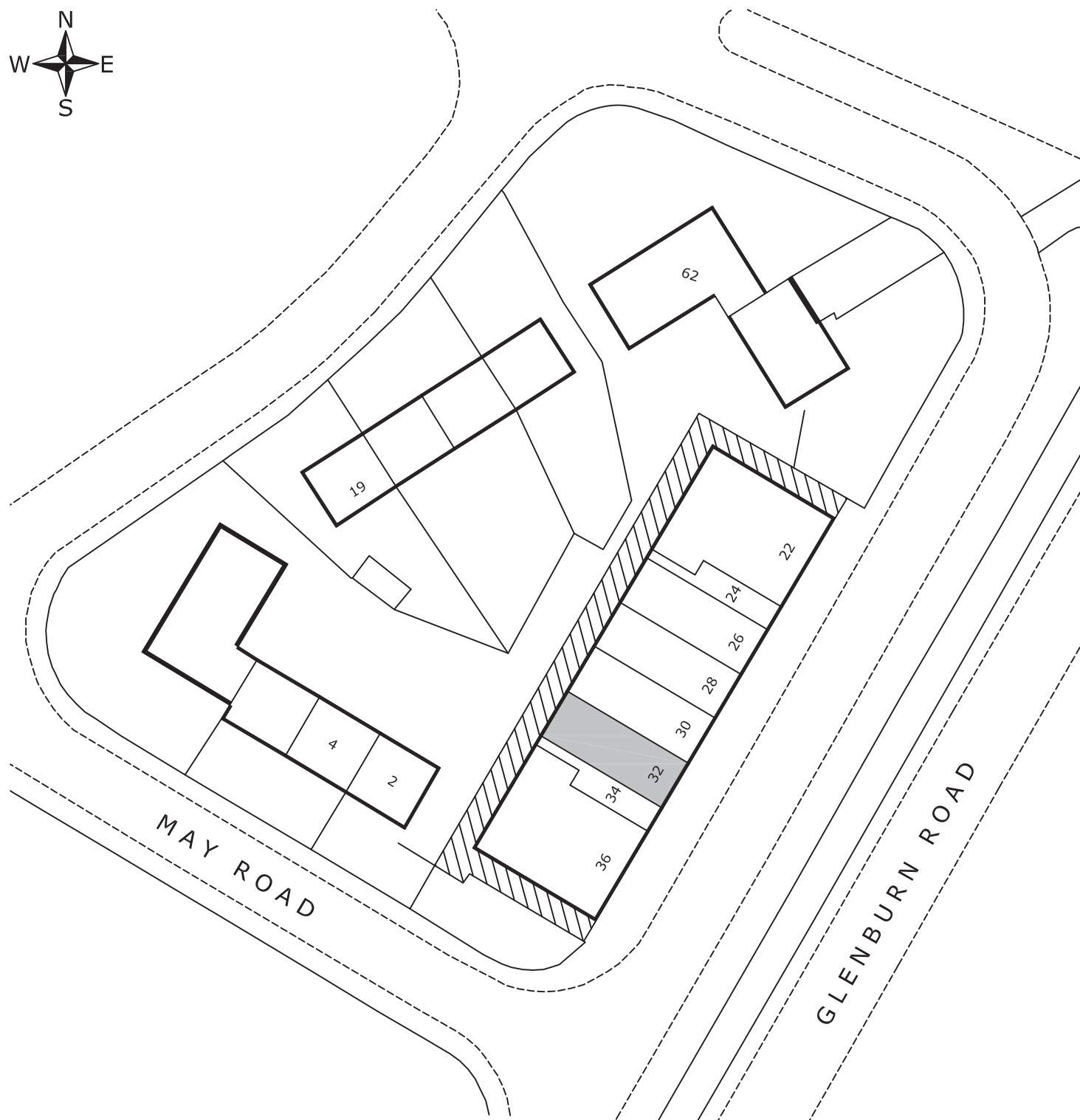
TITLE SHOP LEASE / REPORT PLAN
32 GLENBURN ROAD, PAISLEY PA2 8JG

DRAWING No. E2589



SCALE 1:500

DRAWN BY JW

DATE FEB 2017



LEGEND

-  SHOP AREA TO BE LEASED
-  1/6 SHARE BETWEEN
Nos. 22, 26, 28, 30, 32 & 36



To: Planning & Property Policy Board

On: 14th March 2017

Report by: Director of Finance & Resources

Heading: Shop premises at 66 Netherhill Road, Paisley.

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 66 Netherhill Road, Paisley.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Authorise the Head of Property Services and the Head of Corporate Governance to conclude a new lease of the shop premises at 66 Netherhill Road, Paisley, on the basis of the main terms and conditions contained in this report.
-

3. Background

- 3.1 Boots UK Limited has leased the shop property at 66 Netherhill Road, Paisley since April 2001. This property trades as retail pharmacy and has a current passing rental of £4,200 per annum. The lease is due to expire on 27th May this year and Boots has requested that the lease be renewed.

3.2. Discussions have taken place with Boots property agents, and the following main terms and conditions of lease have been provisionally agreed.

4. **Proposed terms and conditions of lease;**

4.1 The date of entry shall be 27th May 2017.

4.2 The lease shall be for a period of 10 years with a tenants only break option at the end of year 5, upon the tenant providing 6 months prior notice and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.

4.3 The initial annual rental shall be £4,440, and the rent shall be reviewed on the 5th anniversary.

4.4 The premises shall continue to be used as a retail pharmacy, subject to receipt of all necessary planning, statutory and licensing consents that may be required in connection with the proposed use.

4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.

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

Implications of the Report

1. **Financial** – Annual rental of £4,440 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Wealthier and Fairer – New lease will provide more security of tenure for both landlord and tenant.

4. **Legal** – New lease to be concluded.

5. **Property/Assets** – As per this report.

6. **Information Technology** – none.

7. **Equality & Human Rights** -

(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the

report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

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

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

User: howardhaughj2

Date: 31/01/2017



Notes:

Legend

- Shop area
- Service road & yard



To: Planning & Property Policy Board

On: 14th March 2017

Report by: Director of Finance & Resources

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

1. Summary

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

2. Recommendations

It is recommended that the Board:-

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

3. Background

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

- 3.2. Thereafter the site was cleared, and marketed as available for lease. The Board may recall approving a lease of this site for use as a Motor Engineers and MOT Station in November 2014. Unfortunately that lease did not proceed. More recently in August 2016, the Board also approved a lease to a party who proposed to use the site for the sale and hire of caravans and motorhomes. Unfortunately, this party also failed to conclude the lease as intended, and the site once again became available.
- 3.3 An application to lease has now been received from a Mr Matthew Robertson on behalf of his company, MCM Formwork Services Ltd. This is an existing civil engineering company based in Paisley that mainly specialises in structural concrete contracts for wind farms, substations and flood defence works. In addition, Mr Robertson has established a fairly new company called McMotorhome Hire Ltd, which as the name suggests, involves the hire of luxury motorhomes. The plan is to have both businesses operating from the same site. The applicant anticipates that 4 full time staff would be employed on site, 2 of them new positions, if this lease gets approval.
- 3.4. Discussions have taken place with Mr Robertson, and the following main terms and conditions of lease have been provisionally agreed.
4. **Proposed terms and conditions of lease;**
- 4.1 The date of entry shall be at a mutually agreed date.
- 4.2 The lease shall be for a period of 9 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease, incorporating a tenant's break option after year 3 and year 6.
- 4.3 The initial annual rental shall be £6,000, and the rent shall be reviewed 3 yearly. The tenant shall be granted a 1 month rent free period at the start of the lease to allow for service and utility installation works.
- 4.4 The premises shall be used for a civil engineering business, and for the hire of motorhomes, subject to receipt of all necessary planning, statutory and licensing consents that may be required in connection with the proposed uses.
- 4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.
- 4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rental of £6,000 to be received.
2. **HR & Organisational Development** – None.

3. **Community Planning –**

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

4. **Legal** – New lease to be concluded.

5. **Property/Assets** – As per this report.

6. **Information Technology** – none.

7. **Equality & Human Rights -**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – none.

9. **Procurement** – none.

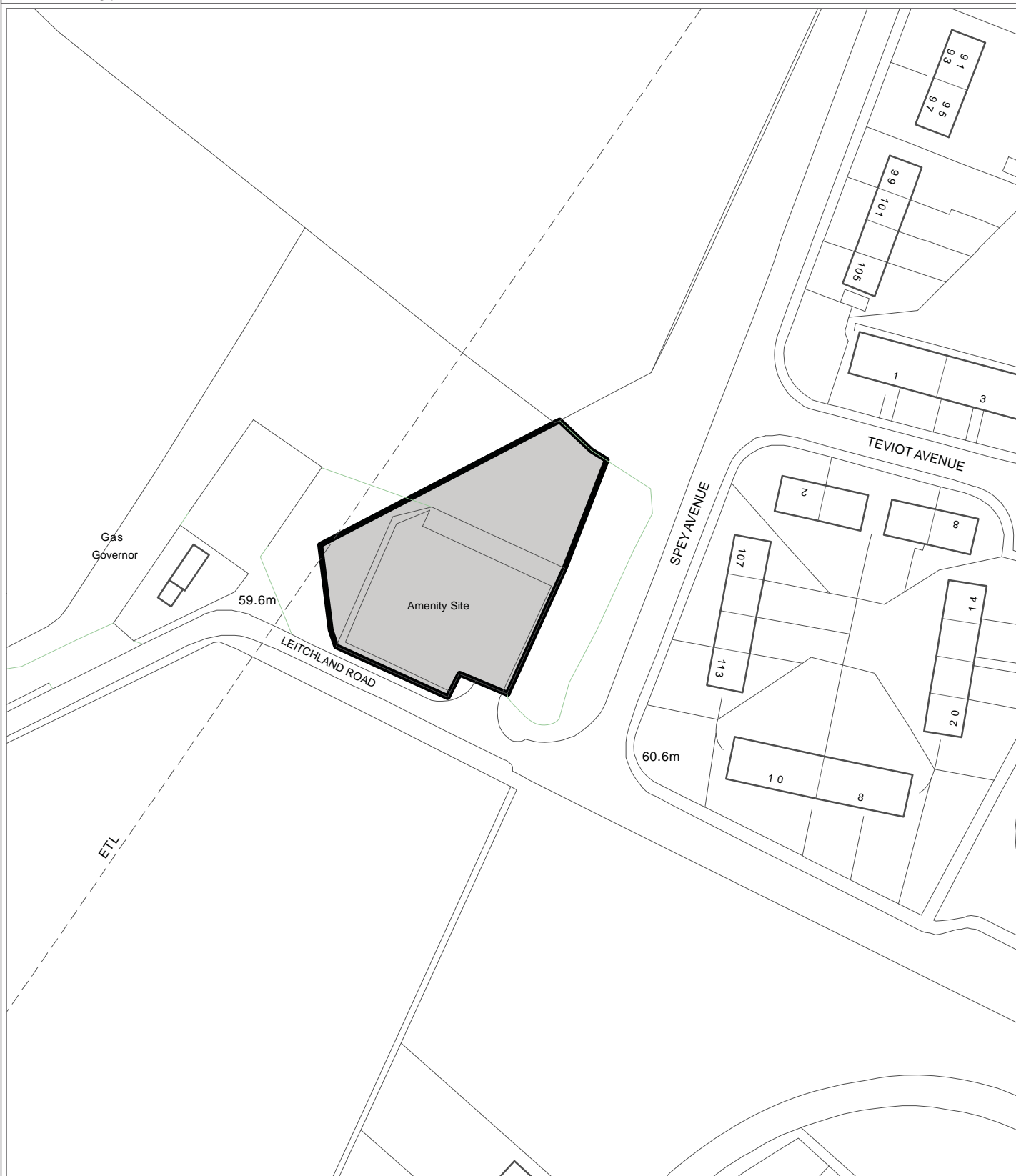
10. **Risk** – none.

11. **Privacy Impact** – none.

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Date: 08/08/2014



Notes:

Site extends to 1,606 sqm or thereby.

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To: Planning & Property Policy Board

On: 14th March 2017

Report by: Director of Finance & Resources

Heading: The Robertson Centre, 16 Glasgow Road, Paisley

1. Summary

The purpose of this report is to

- 1.1 Seek approval to extend the lease to the Renfrewshire Valuation Joint Board (RVJB) for the Robertson Centre on Glasgow Road for a further 4 years.
-

2. Recommendations

It is recommended that the Board

- 2.1 authorise the Head of Property Services and the Head of Corporate Governance to agree to a lease extension with The Renfrewshire Valuation Joint Board (RVJB) for the subjects known as The Robertson Centre, 16 Glasgow Road, Paisley PA1 3QF.
- 2.2 note that the lease extension is for a period of 4 years until 31 March 2024, but will be subject to a rent review as at 31 March 2020.

3. Background

- 3.1. The Robertson Centre is leased to the RVJB on a 9 year lease from 1 May 2011 which is scheduled to expire on 31st March 2020 at a current rental of £141,000 pa. There is no provision for a rent review in the current lease.

- 3.2. The current annual rent reflects the market rent of £55,000 as set in May 2011, along with the loan costs of £86,000 for the £1.4m refurbishment of the Robertson Centre, which took place at this time.
- 3.3 The Board will be aware that the RVJB consists of Renfrewshire, East Renfrewshire and Inverclyde Council's and is the body responsible for valuing properties for Council Tax purposes and Non Domestic Rates along with maintaining the Electoral Roll. Each Council makes a proportionate contribution to the running costs, with Renfrewshire Council being the lead authority.
- 3.4 In order to support the RVJB's medium term financial planning and operating arrangements, the RVJB has requested that the Council agree to an extension of the lease. This allows the RVJB to plan their service provision within the existing building, provides certainty for a further period in relation to rental charges and also allows the RVJB to an extended period over which to repay existing loan charges. .
- 3.5 The Head of Property Services has confirmed it is in the Council's interest to agree to the lease extension, however, as the original lease is due to expire on 31st March 2020 any lease extension must be subject to a rent review at that time.
- 3.6 The Head of Finance has confirmed it would be acceptable to the Council for the loan repayment period to be extended in line with the revised lease period.

Implications of the Report

1. **Financial** – As per report
 2. **HR & Organisational Development** – Not Applicable.
 3. **Community Planning** – Not Applicable
 4. **Legal** – Conclusion of a lease extension and the inclusion of a rent review clause for 31st March 2020.
 5. **Property/Assets** – As per report.
 6. **Information Technology** – Not Applicable
 7. **Equality & Human Rights**.
- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the

recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – Not Applicable.
 9. **Procurement** –Not Applicable.
 10. **Risk** – Not Applicable.
 11. **Privacy Impact** – Not Applicable.
-

Author Gillian Beattie
Senior Asset & Estates Surveyor
0141 618 6173
Ref:Robertson Centre -165487 Date: 07/03/2017

Robertson Centre, Glasgow Road, Paisley

Report Plan Ref. E2588



User: howardhaughj2

Date: 10/02/2017



Notes:

Legend

 Robertson Centre



To: Planning & Property Policy Board

On: 14 March 2017

Report by: Director of Finance & Resources

Heading: Site of Abattoir, Sandyford Road, Paisley PA3 4HP

1. Summary

- 1.1. This report seeks consent to the disposal of land at Sandyford Abattoir, Sandyford Road, Paisley to the Council's sitting tenant, Sandyford Abattoir (Paisley) Limited on the basis of the terms and conditions contained in this report.
-

2. Recommendations

- 2.1. Approve the sale of the 3.5ha (8.64 acres) plot of land, illustrated on the attached plan (E2595) to Sandyford Abattoir (Paisley) Limited to facilitate their redevelopment/refurbishment plans.
 - 2.2. Authorise the Head of Property Services and the Head of Corporate Governance to conclude the disposal of land at Sandyford Road Paisley as shown shaded on the attached plan (E2595), to Sandyford Abattoir (Paisley) Limited subject to the terms and conditions contained in this report.
 - 2.3. Declare the shaded area of ground as shown on the attached plan (E2595) surplus to requirements in order to progress the proposed disposal to Sandyford Abattoir (Paisley) Limited
-

3. Background

- 3.1 The area of ground shown shaded on the attached plan (E2595), which extends to approximately 3.5 ha (8.64 acres) is currently leased to Sandyford

Abattoir (Paisley) Limited on the basis of a 100 year Full Repairing & Insuring lease from 12 June 1989 at an annual rent of £1, if asked.

The site contains industrial buildings extending to approximately 66,168 sq ft, used for meat processing and distribution. The buildings are brick and steel frame construction primarily dating from circa 1964 and have been adapted and added to over a number of years. The site has large areas of concrete hard standing and a significant area of undeveloped fields. The buildings are Council owned. The Council accepted a payment of £380,000 at the start of the lease in return for a nominal rent (£1pa) for the duration of the lease. The Lease obliges the tenant to use the property as an Abattoir and ancillary purposes. There is no provision for a change of use; the Council's consent to a change of use is discretionary.

3.2 The tenant advised that they are keen to invest further in the property and has submitted a request to purchase advising that outright ownership would assist them to secure their investment.

3.3 Discussions with the tenants and their agents have resulted on the following provisional terms detailed in section 4 below:-

4. **Proposed terms and conditions of sale;**

4.1.1. The purchase price payable for the land shown shaded on the attached plan, which extends to approximately 3.5 ha (8.64) acres, shall be £250,000 plus VAT.

4.1.2. There will be clawback arrangement between the parties, which will exist for a 10 year period, whereby should the abattoir seek to develop the facility, for an alternative higher value use within this period, the Council will be entitled to 25% of any uplift above the agreed current value of the facility as a whole.

4.1.3. Each party shall meet their own legal and professional expenses incurred in concluding the sale, with the purchaser responsible for meeting any land transaction taxes, stamp duty or registration dues in the sale.

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

Implications of the Report

1. **Financial** – Purchase price of £250,000 plus VAT to be received. No annual rent to be foregone.
2. **HR & Organisational Development** - none.
3. **Community Planning:**

Wealthier & Fairer - Disposal will provide Sandyford Abattoir (Paisley) Limited with more incentive to invest in the property, and the potential to increase employment opportunities.

Children and Young People – none.

Community Care, Health & Well-being – none.

Empowering our Communities – none.

Greener – This none.

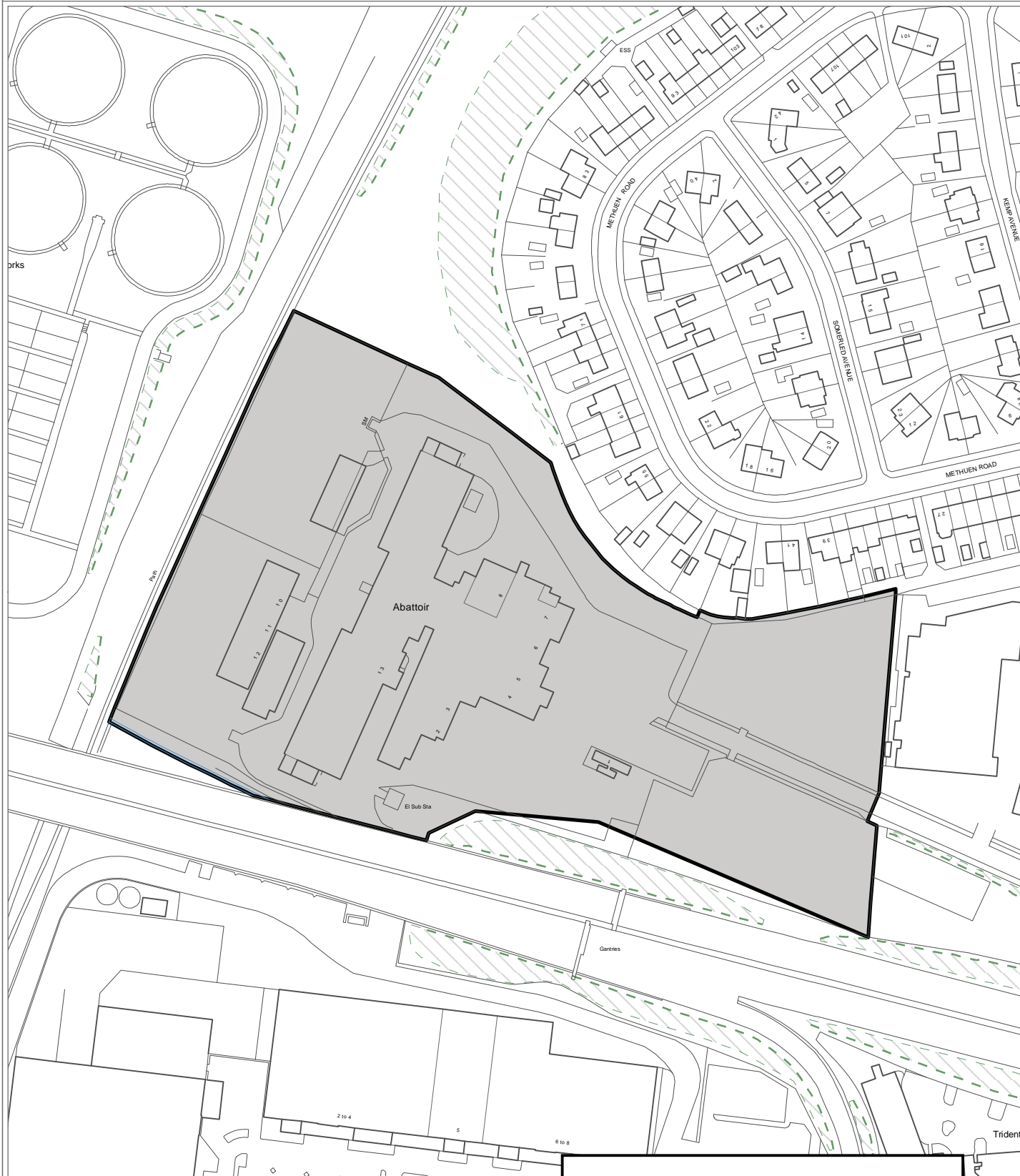
Jobs and the Economy – Potential to secure existing jobs and provide additional roles as the business expands.

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

Author: Margaret Law
Senior Asset & Estates Surveyor
0141 638 4697
margaret.law@renfrewshire.gov.uk
Date: 07/03/2017

User: howardaughj2

Date: 20/02/2017



Notes:

Legend

 Proposed disposal extends to 3.5 hectares or thereby



To: Planning & Property Policy Board

On: 14th March 2017

Report by: Director of Finance & Resources

Heading: Barwood Park, Erskine – Long Lease Request

1. Summary

The purpose of this report is to

- 1.1 Provide an update on the request for a long term lease from Erskine Youth Football Club for the football pitches at Barwood Park, Erskine and associated pavilion.
-

2. Recommendations

It is recommended that the Board

- 2.1 Authorise the Head of Property Services to continue discussions with Erskine Youth Football Club (hereinafter referred to as EYFC), regarding their interest in securing a long lease for the football pitches at Barwood Park, Erskine, including the pavilion.
- 2.2 The Board is asked to approve a renunciation of the existing lease from the Council to Renfrewshire Leisure Ltd, on EYFC providing a satisfactory business plan.
- 2.3 Authorise the Head of Corporate Governance to conclude the proposed 30 year lease on the terms detailed within this report, subject to EYFC providing a satisfactory business case, approved by the Head of Finance and the Head of Property Services.

- 2.4 Note that the Board of Renfrewshire Leisure will require to confirm its' agreement to the lease renunciation.
- 2.5 Note that the Board can anticipate that it will be asked to consider a future planning application by the club as it has aspirations to develop the pavilion and new facilities within the site, subject to funding.

3. **Background**

- 3.1. The land shown on the attached plan (E2599) indicates the football pitches at Barwood Park, Erskine. The subjects extend to 2.75 hectares or thereby.
- 3.2. The subjects were leased to Renfrewshire Leisure Limited (RLL) on 1 July 2015 as part of the first phase of the Cultural Trust.
- 3.3. Renfrewshire Leisure Limited (RLL) had the initial discussions with EYFC over this request and have advised that they would be supportive of the clubs request. They recognise that for this to be taken forward, RLL would need to relinquish its' existing lease of the pitches at Barwood Park. RLL also advised that the Park Mains Community Sports Hub, which EYFC are active members, is also supportive of the application.
- 3.4. EYFC was previously known as Erskine Boys Club, which was founded in 1975 to provide an outlet for the youth in a new community, which at the time had very few recreational facilities.
- 3.5. EYFC has grown steadily over the years and now has approximately 325 male and female playing members and 65 unpaid volunteers / coaches. The club currently have 16 four a side and seven aside teams for players of primary age. In addition to playing organised games at the weekend, players also train up to two nights a week.
- 3.6. EYFC is a registered SCIO (charity number SC047089). The club has achieved an accredited Scottish FA Quality Mark and currently they are at Community Quality Mark Level. They aim to achieve the Legacy Award within the next five years by demonstrating the inclusive nature of the club including those with disabilities, which is something the club are working towards.
- 3.7. The club are keen to expand and have aspirations both in the short, medium and long term. The club currently train and play at Park Mains High School, Erskine Monday to Thursday 6pm until 10pm on a variety of surfaces. The proposed lease at Barwood Park would see training and games, in the future, being moved from Park Mains High School.
- 3.8. They have identified Barwood Park as being a site which they believe would suit their needs. The site is currently underutilised and EYFC have aspirations to develop the site into a fully operational football pitch / training facility for the benefit of both EYFC other neighbouring clubs and the local community. The

subjects as existing would require works to be carried out. The club propose to upgrade the pavilion both internally and externally initially. They would be proposing to replace the existing blaes surface with a 3G astro grass pitch, and thereafter to build a covered 3G astro grass pitch facility. In addition they propose to work with other groups to upgrade the existing path network to encourage more community use and disabled access to the pitches

- 3.9. EYFC have been working with officers to provide a business case which would allow them to initially take on a lease for Barwood Park and additional information is awaited in support. The club currently has a healthy bank balance which officers have had sight of. EYFC in their current financial operation have developed the ability to help and encourage members who perhaps face financial difficulty and who cannot meet the clubs fee. They hold a 20% contingency for fees and collect fees 10 months of the year. This method has been successful to date and will continue to be in place as the club grows.

4. Provisional Terms & Conditions

- 4.1. Renfrewshire Council will grant to Erskine Youth Football Club a 30 year Full Repairing and Insuring lease of the pitches and pavilion indicated on the attached plan (E2599).
- 4.2. The tenants, EYFC, shall have a tenant only break option at 10 year intervals
- 4.3. The initial rent shall be the sum of £1, if asked.
- 4.4. The lease will provide that the pitches shall be used primarily for football matches / training purposes and for associated community use.
- 4.5. Renfrewshire Council, Renfrewshire Leisure and EYFC, shall all meet their own respective professional and legal expenses in the lease renunciation between the Council and Renfrewshire Leisure, and the grant of the new 30 year lease by the Council to EYFC.
- 4.6. EYFC shall meet any land transaction tax, stamp duty or registration dues with registering the lease.
- 4.7. Any other terms and conditions deemed necessary by the Head of Property Services or the Head of Corporate Governance to protect the Council's interest..

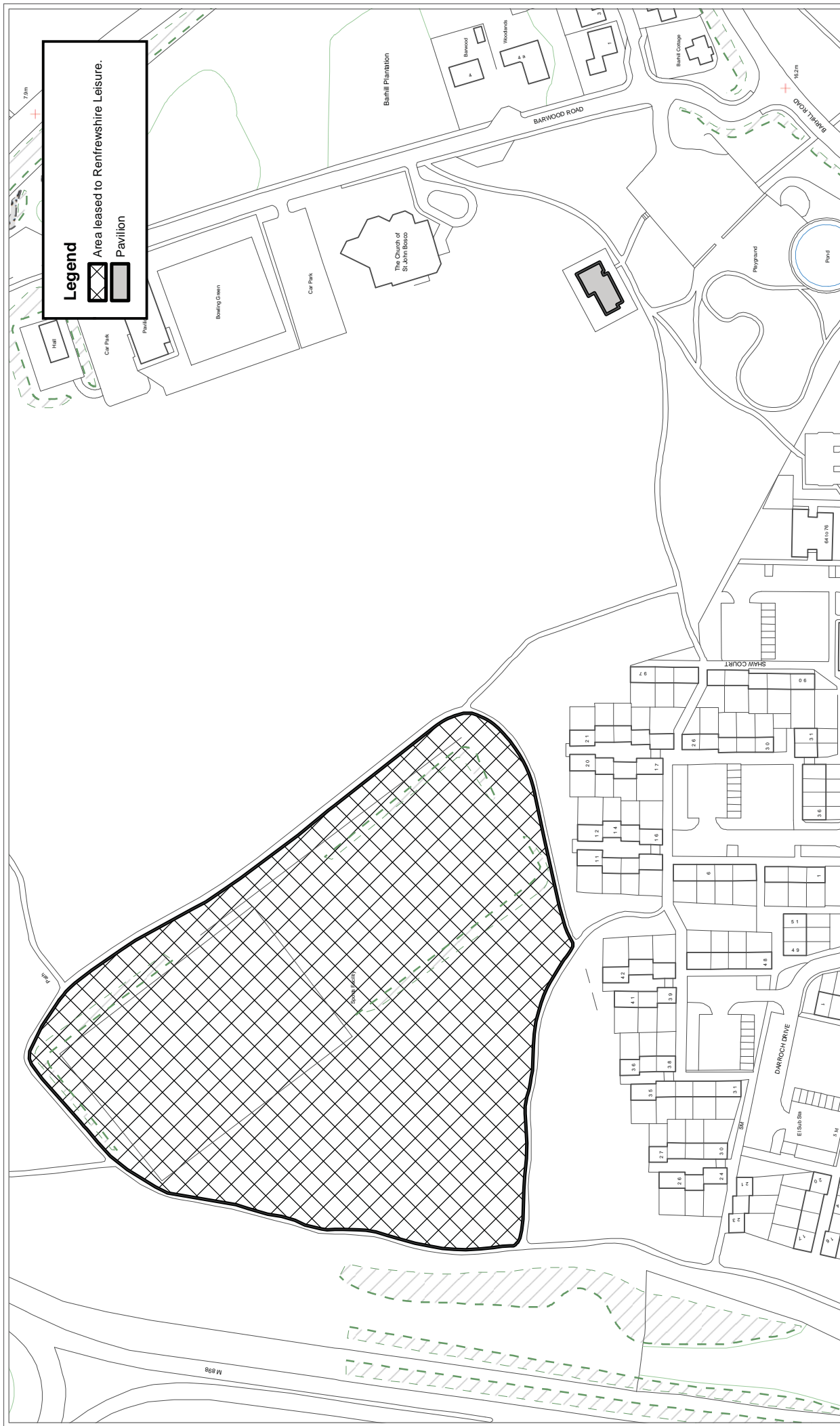
Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – Not Applicable.

3. **Community Planning –**
 - a. **Children and Young People** – An underutilised football pitch and pavilion will be improved and developed for the Community at large.
 - b. **Community Care, Health & Wellbeing** – The increased use of football pitch will enable EYFC to take forward numerous football and other sport related activities for the benefit of the local community.
 - c. **Empowering our Communities** – EYFC will continue to be operated by the community who will be able to improve the subjects for the benefit of the local community both young and old.
4. **Legal** – Conclusion of a lease with EYFC following submission of an acceptable business plan, and renunciation of a lease from Renfrewshire Leisure Ltd.
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
7. **Equality & Human Rights.**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – Not Applicable.
9. **Procurement** –Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

Author Gillian Beattie
Senior Asset & Estates Surveyor
0141 618 6173

Ref: **Date:** 07/03/2017



Barwood Park, Erskine **Report Plan Ref. E2599**

1:2,000



User: howardhaugh12

Date: 22/02/2017

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To: Planning & Property Policy Board

On: 14 March 2017

Report by: Director of Finance & Resources

Heading: Co-op Wellmeadow Street, Paisley.

1. Summary

- 1.1 This report seeks authority for the Board to amend the previously approved provisional terms and conditions agreed with the Co-op for the disposal of the Council's ground lease interest of the premises at Wellmeadow Street, Paisley as reported on 17th May 2016.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude the disposal of the Council's two ground lease interests at Wellmeadow Street Paisley to the Co-op, on the basis of the amended purchase price of £125,000(one hundred and twenty five thousand pounds sterling) and the conditions contained within this report.
- 2.2 Note that at this time, the offer received for the Council's interest is linked with the onward disposal by the Co-op of the subjects to Sanctuary Housing Association.

- 2.3 Note that should the proposed disposal to Sanctuary Housing Association not proceed, for whatever reason, then both leases will remain in place.
-

3. **Background**

- 3.1. Renfrewshire Council currently lease to the Co-op ground at Wellmeadow Street, Paisley from 21 March and 1 July 1983, on two separate 125 year leases both scheduled to terminate on the 21 March 2108 at an annual rent of 1p, if asked.
- 3.2. One lease is in relation to the building of a Supermarket and the other is in respect of the formation of a car park to serve the Supermarket. Both leases require the tenant to operate the premises for the specific purpose only, albeit the Council have in the past consented to the occupation by Renfrewshire Association for Mental Health (RAMH) as detailed in 3.4 below.
- 3.3. The Co-op who had operated from the Supermarket for close on 30 years closed their operation in late 2009, and proceeded to market the property as available for let or sale.
- 3.4. Despite a number of parties showing an interest over the years, the property has on the whole lain vacant except for a short period when Renfrewshire Association for Mental Health (RAMH) took occupation for storage purposes. Throughout this term the Co-op's agents continued to market the property and have recently reached a provisional agreement to dispose of the property to Sanctuary Housing Association
- 3.5. As Sanctuary Housing Association are not looking to operate a supermarket, but to develop the site for Social Housing, the Co-op requires the Council's agreement to dispose of its interest in the two ground leases to enable the proposed sale to proceed.
- 3.6. Should the sale proceed this will assist the West End Regeneration proposals as Sanctuary Housing Association look to develop the site for Social Housing.

4. **Provisional terms and conditions of Disposal;**

4.1 The Board will recall that at its meeting on 17 May 2016 it approved the disposal to the Co-op of the Council's two ground lease interests for the sum of £150,000 (one hundred and fifty thousand pounds sterling).

4.2 The above sum was subject to the Co-op receiving a sum of £500,000 (five hundred thousand pounds sterling) from Sanctuary Housing Association.

4.3 Sanctuary Housing Association had originally offered the sum of £500,000 (five hundred thousand pounds sterling) for the site subject to the site being sold with no VAT election, and also the Association being satisfied with the ground conditions and that they can obtain appropriate planning consent for the redevelopment of the site. However, since then, the Housing Association has revised their offer price to £400,000 (four hundred thousand pounds sterling) with no VAT election, as their anticipated development cannot accommodate the number of units they first envisaged.

4.4 The Co-op had requested that the Council therefore accept a lower sum for its interest and this has been provisionally agreed at £125,000 (One hundred and twenty five thousand pounds sterling) with no VAT election.

4.5 Sanctuary Housing Association will still meet the cost to demolish the existing premises

4.6 Each party to this transaction shall meet their own legal and professional expenses incurred in concluding the bargain.

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

Implications of the Report

1. **Financial** – Capital Receipt of £125,000 will be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Wealthier & Fairer – This disposal will assist the West End Regeneration, bringing a new use into a redundant site..

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

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Renfrewshire
Council

Co-op site, Wellmeadow Street, Paisley

Report Plan Ref. E2480



1:1,250


User: howardhaughj2

Date: 22/04/2016



Notes:

Legend

 E2480, Area extends to 0.66 hectares or thereby

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To: Planning and Property Policy Board

On: 14 March 2017

Report by: Director of Development and Housing Services

Heading: "Places, People and Planning": The Scottish Government's Consultation on the future of the Scottish Planning System

1. Summary

1.1 This report provides a synopsis of the Scottish Government's consultation on the future of the Scottish planning system. The consultation advocates four key areas of change supplemented by a series of linked proposals, these are as follows:-

- (a) **Making plans for the future** principally through
 - Aligning community planning and spatial planning
 - Regional partnership working
 - Stronger local development plans
- (b) **People make the system work** by
 - Giving people an opportunity to plan their own place
 - Getting more people involved in planning
 - Keeping decisions local – rights of appeal
- (c) **Building more homes and delivering infrastructure** by
 - Being clear about how much housing land is required
 - Releasing more 'development ready' land
 - Embedding an infrastructure first approach
 - A more transparent approach to funding infrastructure
- (d) **Stronger leadership and smarter resourcing** through
 - Developing skills to deliver outcomes
 - Investing in a better service
 - Making better use of resources – efficient decision making.

- 1.2 The closing date for submitting the consultation response is the 4 April 2017. A full response on the 38 individual questions will be provided by the Director of Development & Housing prior to the consultation closing date.
-

2. Recommendations

- 2.1 It is recommended that the Board
- (i) Agrees that this Report is submitted in response to the Key Questions set by the Scottish Government in relation to its consultation on the future of the Planning System in Scotland; and
 - (ii) Authorises the Director of Development & Housing Services to provide a full response on all of the consultation questions to the Scottish Government prior to the closing date of April 4th 2017.
-

3. Background

- 3.1. The Planning system has experienced significant changes over the last 10 years since the introduction of the Planning etc (Scotland) Act 2006.
- 3.2. In September 2015 Scottish Ministers appointed a panel to undertake an independent review of the Scottish planning system to focus on six key themes. The panel reported in May 2016, with a suite of forty-eight recommendations aimed at delivering six outcomes:-
- (1) Strong and flexible development plans;
 - (2) The delivery of more high quality homes;
 - (3) An infrastructure first approach to planning and development;
 - (4) Efficient and transparent development management;
 - (5) Stringer leadership, smarter resourcing and sharing of skills; and
 - (6) Collaboration rather than conflict – inclusion and empowerment.
- 3.3 The Scottish Government response to the Review of Planning was issued in July 2016 and in welcoming the report, Ministers signalled their agreement in principle with many of the recommendations.
- 3.4 The Scottish Government published its consultation document on the future of the planning system in Scotland, 'Places, People and Planning' on 10th January 2017 with a closing date for submissions by 4 April 2017.
- 3.5 It is anticipated that a new Planning Bill will be published by the end of 2017 which will be put before the Scottish Parliament.
-

4. Key Changes proposed by ‘Places, People and Planning’

4.1. Making Plans for the Future

The consultation document sets out a recommendation to align Community Planning and spatial planning and a requirement for Development Plans to take account of wider community planning.

There is also a call for refocused regional partnership working – including a proposal that Strategic Development Plans should be removed from the system as a means of encouraging more proactive regional partnerships.

The consultation seeks comments on the need to deliver robust Development Plans, proposing that the plan period be extended to 10 years and that ‘Main Issues Reports’ and Supplementary Guidance be removed. A new ‘gatecheck’ system is proposed to improve plan examinations by dealing with significant issues at an earlier stage.

4.2. People Make the System Work

The consultation suggests mechanisms to give people an opportunity to plan their own place. This proposes a new right for communities to come together and prepare local place plans which should form part of the statutory local development plan.

Getting more people involved in planning – Introducing measures that enables children and young people to have a stronger voice in decisions about the future of their places.

It is also suggested that there should be a review of pre-application consultation and greater community involvement where proposals are not supported in the development plan. It is also proposed to discourage repeat applications and to improve planning enforcement.

Finally in order to keep decisions local; it is proposed that more review decisions should be made by local authorities rather than centrally.

4.3. Building More Homes and Delivering Infrastructure

The Review Document expresses a need to be clear about how much housing land is required. In this respect it states that Planning should take a more strategic view of the land required for housing development. Clearer national and regional aspirations for new homes are proposed.

This would involve identifying more ‘development ready’ land with a strategic and flexible approach to identify land for housing in plans; and that consents could be put in place for zoned housing land through mechanisms such as Simplified Planning Zones (SPZs).

The Consultation document also calls for better co-ordination in the delivery of infrastructure and the need for the development industry and public bodies to work in partnership.

4.4 **Stronger Leadership and Smarter Resourcing**

The consultation recognises the need to develop skills to deliver outcomes. This states that increasing planning fees would ensure the planning service is better resourced.

A new approach to improving performance and strengthening the way in which performance is monitored, reported and improved is called for.

Finally in order to make better use of resources, the consultation suggest that removing the need for planning consent for a wider range of developments; and changes to development management to ensure decisions are made more quickly and transparently would be appropriate.

.

5. **Key Questions and Responses.**

- 5.1 The consultation poses a series of key questions supplemented by a number of specific 'optional technical questions'. These key questions, and the recommended responses, are set out below:-

- 5.2 **Key Question A - Making Plans for the Future:** Do you agree that our proposed package of reforms will improve development planning?

Response:

Aligning Community Plans and spatial planning is welcomed. The Renfrewshire Local Development Plan already reflects and takes account of the vision, aims and objectives set out in Renfrewshire's Community Plan.

The outcomes of the Community Plan are also embedded in the Local Development Plan Action Programme, where it acts as the delivery mechanism for the Community Plan. Introducing a statutory link between the Development Plan and Community Plan is therefore not considered necessary.

Regional partnership working is already carried out in the Glasgow City Region through a range of vehicles including Clydeplan and the Glasgow City Region structure. It is considered that in order to strengthen this partnership there remains a requirement to produce a Spatial Plan which provides the framework to deliver sustainable economic growth across the Region.

Removing and not preparing Clydeplan Strategic Development Plan would risk losing the spatial expression of where development should and should not happen in the Region.

It is considered that should the Scottish Government decide to remove Strategic Development Plans from the Planning hierarchy, that statutory powers/duties should be put in place to create appropriate partnerships that are established through a duty to prepare a Spatial Strategy outlining the delivery framework for the Regional Partnership which would be set out in the new enhanced National Planning Framework.

An enhanced National Planning Framework which provides clear regional priorities is welcomed as long as it is informed and prepared by Regional Partnerships which are led by Local Authorities who are compelled to work together to provide regional spatial strategies along with priorities to guide investment and development that align to the delivery of the objectives set out in the National Planning Framework.

Renfrewshire Council agree that Local Development Plans should be reviewed every 10 years. However would welcome consideration that every two years a housing land supply update is provided to ensure that there is a continuous and effective housing land supply at all times.

Having Plans 'Gatechecked' by an independent Party early in the plan preparation process is welcomed. This would provide more certainty to all that the Plan is realistic and deliverable. However this process has to be fully resourced to prevent delays in plan preparation as well as preventing a long final Examination of the Plan prior to adoption.

- 5.3 **Key Question B - People Make the System Work:** Do you agree that our proposed package of reforms will increase community involvement in planning?

Response:

While the principle of preparing local place plan may be well received by many communities, there is concern that not all communities will be equipped with the skills and resources to prepare their own Place Plans.

Renfrewshire Council is also concerned that the preparation of these Place Plans may not be reflective of entire communities and there may be delay in agreeing the final Place Plan for an area. There is also some questions regarding raising expectations in Place Plans, in particular how these Plans can be resourced and who would deliver these Plans.

Renfrewshire Council agree that more people should get involved in planning. To do this Planning needs to be a part of the education curriculum, where local children and young people shaping their local area.

Renfrewshire Council would agree that there is a benefit in increasing the fees for retrospective planning applications as well as the fixed penalties for breaches of planning control.

- 5.4 **Key Question C - Building More Homes and Delivering Infrastructure:**
Will these proposals help to deliver more homes and the infrastructure we need?

Response:

Renfrewshire Council welcome the proposal to agree the number of homes required to be delivered at the National level, preventing protracted debate on housing numbers and more time on delivering the right homes in the right places.

More information / details are required on using land assembly powers to enable developments. It is considered that land assembly is almost always reliant on adequate infrastructure provision being in place to unblock development sites.

Renfrewshire Council have actively supported and implemented Simplified Planning Zones (SPZs) for both business locations and a town centre. However The Council fail to see how SPZs for housing sites will make land more development ready for housing than going through a Planning Permission in Principle.

- 5.5 **Key Question D - Stronger Leadership and Smarter Resourcing**
Do you agree the measures set out here will improve the way that the planning service is resourced?

Response:

It is widely accepted that a skilled professional workforce is better able to provide efficient and effective outcomes, and to provide a better service to all users of the planning system. Culture change has been widely adopted across the public sector planning service with the emphasis being less on controlling development and more on managing change and outcomes.

Resourcing will remain key to securing a high performing planning system as only so much can be achieved through a positive approach to encouraging development; there are limits to efficiency savings which can be derived from process changes and ICT; and efficient decision making and extended permitted development rights impose their own challenges.

Culture change also needs to take place within the development sector through a more collaborative and listening approach to public engagement and more generally, development has to be viewed as both a positive and natural process for towns and communities to grow and thrive and for investment to take place.

The broad suite of measures such as raising the maximum level of planning fees, charging for appeals, higher charges for retrospective applications and those on sites not supported by the adopted local development plan, discretionary charging, and charging for pre-application advice, could also help to focus priorities on those activities.

Concern should be expressed however over any suggestion that arrangements for funding central government functions related to planning should be subsidised through the planning fees paid to local authorities (much in the same way that the recent consultation on increasing Building Warrant fees proposed the 'top-slicing' of approximately 43% of any additional fee income generated to be diverted to fund the Scottish Government's Building Standards Division).

6. Summary and Conclusions

- 6.1 The general thrust of the proposals set out in the consultation paper is welcomed. The underlying principles of a planning system that has a positive attitude to sustainable development, operating within a plan-led context, and which seeks to encourage engagement with as wide a range of stakeholders as possible are all worthy of support. Delivering more homes and the infrastructure necessary to service and support them are also worthy ambitions.
- 6.2 It is also accepted that for there to be a realistic prospect of achieving these objectives, the planning service requires to be properly resourced and with the necessary professional skills. The report recognises that this should include high quality and innovative training of the development sector in community involvement.
- 6.3 Performance will also continue to play a key role in how the planning system is perceived to be working; and not only does it continue to be crucial to make good decisions, but also to make them quickly and efficiently.
- 6.4 Renfrewshire Council is concerned at the suggestion removal of Strategic Development Plans and would welcome further input into how Regional Partnership will be formed, the mechanism, roles and responsibilities and geographies of these partnerships along with how they will be resourced.

Implications of the Report

- 1. **Financial** - Given that this is a consultation paper there is no certainty as to what the outcome of the consultation will be and what will be in the final Planning Bill.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning** – None
- 4. **Legal** – None.
- 5. **Property/Assets**–None.
- 6. **Information Technology** – None.

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

List of Background Papers

- (a) Background Paper 6: 'Places, people and planning' - Scottish Government Consultation on the future of the Scottish planning system (January 2017)
<http://www.gov.scot/Publications/2017/01/3486>
-

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6 March 2017



To: Planning and Property Policy Board
On: 14 March 2017

Report by: Director of Development and Housing Services

Heading: Centre Strategies – Braehead and Linwood

1. Summary

- 1.1 The Planning and Property Policy Board previously approved draft centre strategies for Braehead and Linwood as the basis for consultation with local communities and key stakeholders. A publicity and consultation exercise was undertaken in late 2015 and a summary of the representations received from the consultation was presented to the Board in 26 January 2016.
 - 1.2 The outcomes from the consultation exercise have been considered and finalised strategies for Braehead and Linwood have been prepared for Board approval.
-

2. Recommendations

- 2.1 It is recommended that the Board:-
 - (i) approves the Centre Strategies for Braehead and Linwood.
-

3. Background

- 3.1 The commitment by Renfrewshire Council to produce Centre Strategies reflects Scottish Planning Policy in promoting a 'Centre First' approach and forms part of a suite of innovative measures which the Council are implementing to support all of Renfrewshire's centres.
- 3.2 The strategies explain the role of each centre, their strengths and potential for future enhancement, identifying priorities for action and opportunities for change. They set out a vision for successful, sustainable centres which support economic growth and provide a commercial, social and cultural focus for local communities.

- 3.3 In preparing the strategies, a consultation exercise was undertaken to ensure that proposals and priorities within the documents reflect the need aspirations of local communities and key stakeholders. The representations received from the consultation exercise have now been taken into consideration. Finalised strategies for Braehead and Linwood have been prepared.
-

4. **Next Steps**

- 4.1 The delivery of actions identified within the centre strategies will require to be progressed in partnership with the public and private sectors, local community representatives, key stakeholders, Community Planning Partners and funding bodies. The Council will work to identify opportunities and mechanisms to assist implementation of the actions.
- 4.2 Delivery of actions within the strategies is anticipated to be monitored on an annual basis and reported to Board as appropriate. The strategy documents will be updated on a two yearly cycle.
-

Implications of the Report

1. **Financial** – None
 2. **HR & Organisational Development** – None
 3. **Community Planning – Jobs and the Economy** – The centre strategies promotes Renfrewshire as one of the best locations in Scotland to invest as well as encourage successful centres through regeneration that contributes positively to local communities and economic growth.
 4. **Legal** – None
 5. **Property/Assets** – None
 6. **Information Technology** - None
 7. **Equality & Human Rights**
The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report.
 8. **Health & Safety** – None
 9. **Procurement** – None
 10. **Risk** – None
 11. **Privacy Impact** - None
-

Appendix 1

Centre Strategies for Braehead and Linwood.

List of Background Papers - None

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

3 March 2017



Renfrewshire centre strategy

Braehead

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1. Introduction

This strategy is a framework for the future development of Braehead centre. It considers the social, economic and environmental characteristics of the centre and sets out actions which will continue to enhance its role as a retail, leisure, employment and cultural hub.

The strategy has been prepared to reflect Scottish Planning Policy in supporting the health of centres and to assist in delivering the

spatial strategy and objectives set out in the Renfrewshire Local Development Plan.

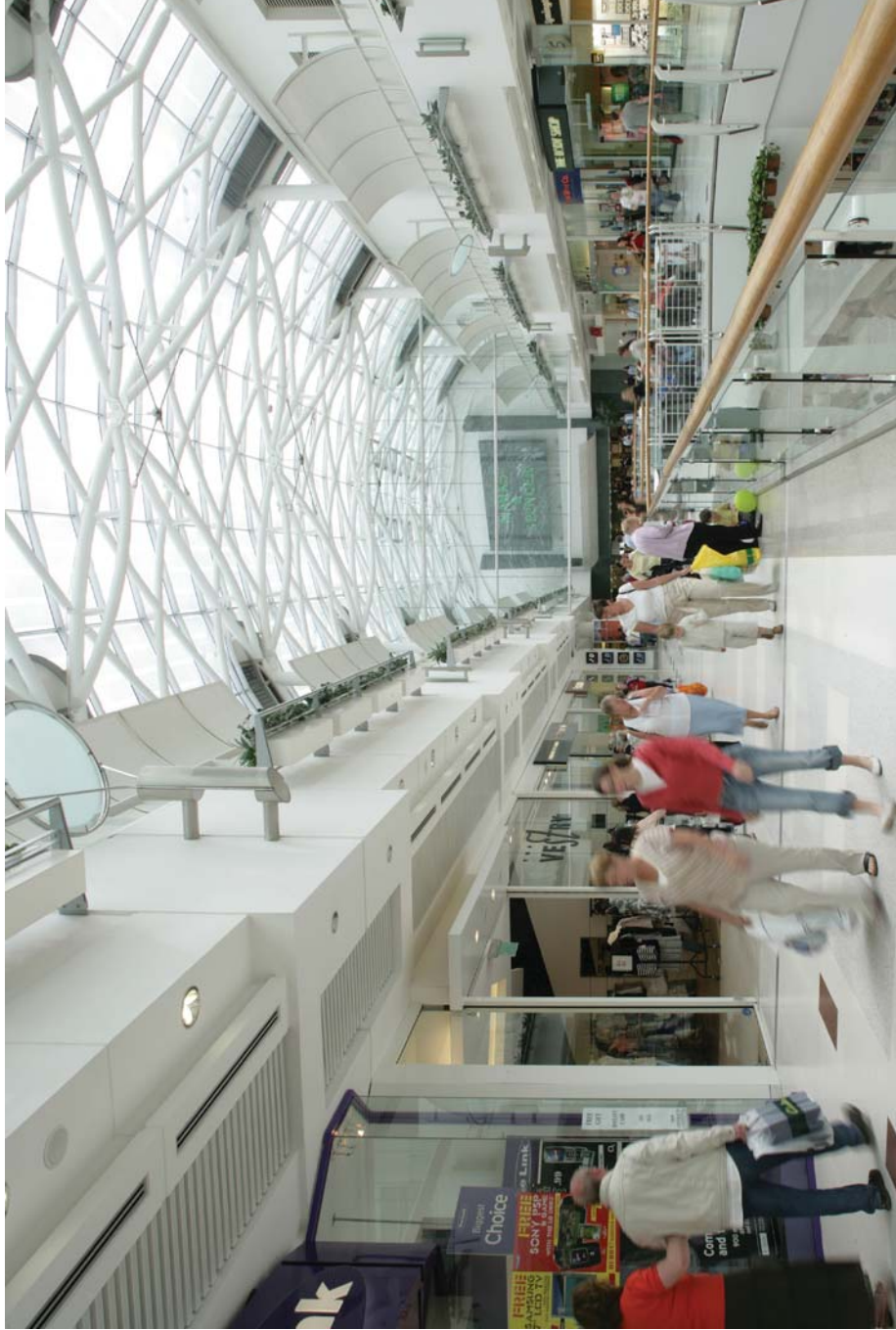
The key objective of the strategy is to enable the centre to continue to thrive and develop a distinct character which supports and complements Renfrew town centre as well as the network of centres across Renfrewshire.

The strategy identifies a number of actions to support the future development of Braehead.

These include:

- Improving pedestrian and cycle connections between the centre, Renfrew and surrounding area;
- Improving accessibility by public transport, incorporating Fastlink where possible;
- Introducing new and complementary uses which enhance the existing offer and further develop town centre character;
- Enhancing the environment and place making aspects of the centre through good design of buildings and civic spaces;
- Working with landowners and developers to bring forward opportunities to continue Renfrew Riverside regeneration;
- Delivering new travel and transport infrastructure to support complement the centre and wider Renfrew Riverside regeneration.

Actions in the strategy have been developed in consultation with landowners, community groups, businesses and Community Planning Partners. Their continuing support will be crucial for successful delivery. Actions will be taken forward in close partnership with these groups and all of those who have an interest in the future of Braehead centre.



2. Braehead Today

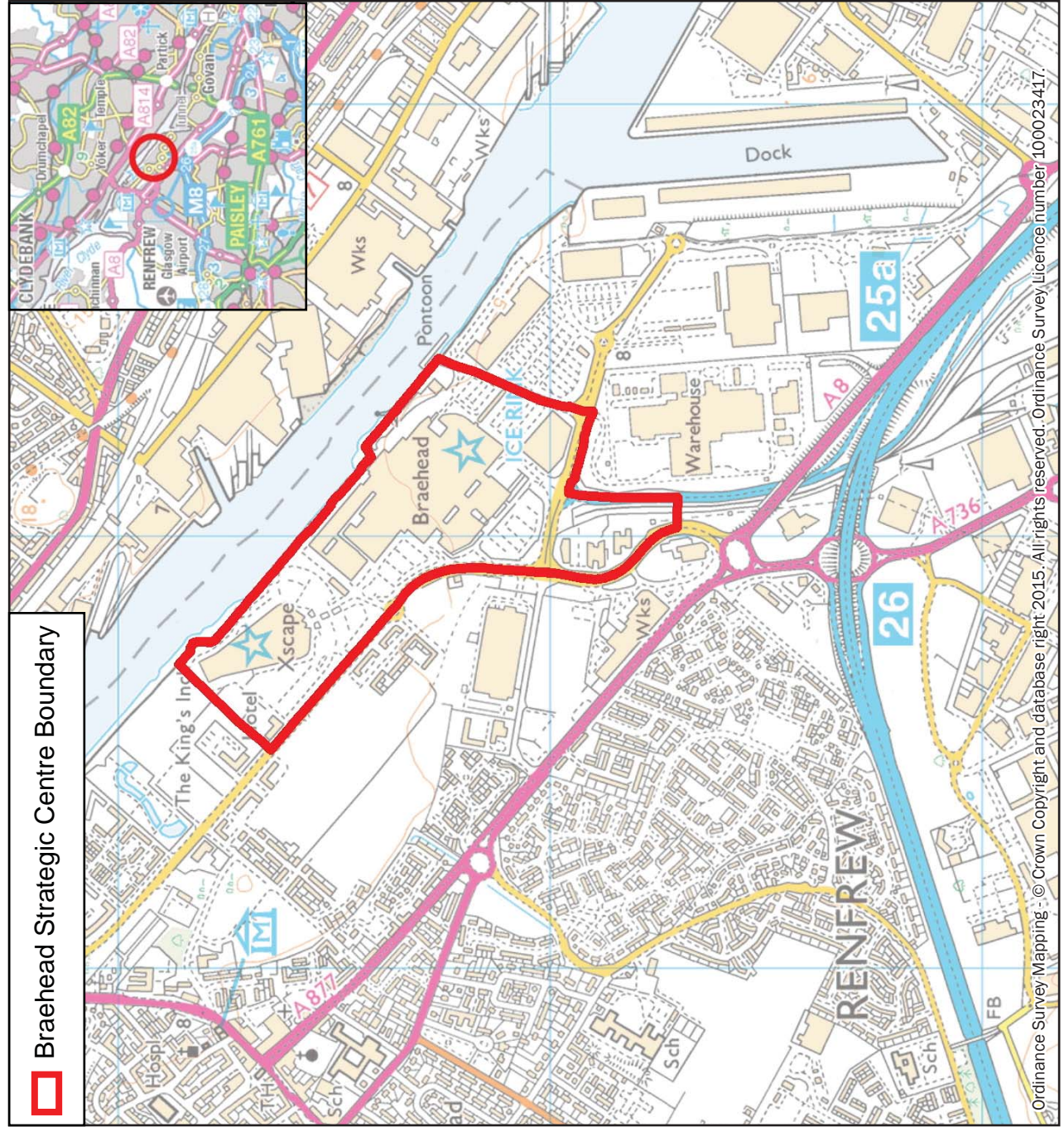
Braehead lies 5 miles north east of Paisley and is Renfrewshire's prime retail and leisure location attracting around 17 million visits per year. The centre lies between the River Clyde and the town of Renfrew.

The centre has strong transport links to Glasgow and the wider central belt through road and river. The M8 motorway lies less than a mile to the east. A bus station within the centre provides for extensive bus services and connections to surrounding settlements and Glasgow. A ferry service provides a connection across the River Clyde to Glasgow. The centre also benefits from the close proximity of Glasgow Airport to the west.

Role

The variety of the retail offer and unique leisure, sports and recreation uses, as well as strong transport connections establish Braehead as a Strategic Centre in Clydeplan Strategic Development Plan as well as the Renfrewshire Local Development Plan (2014).

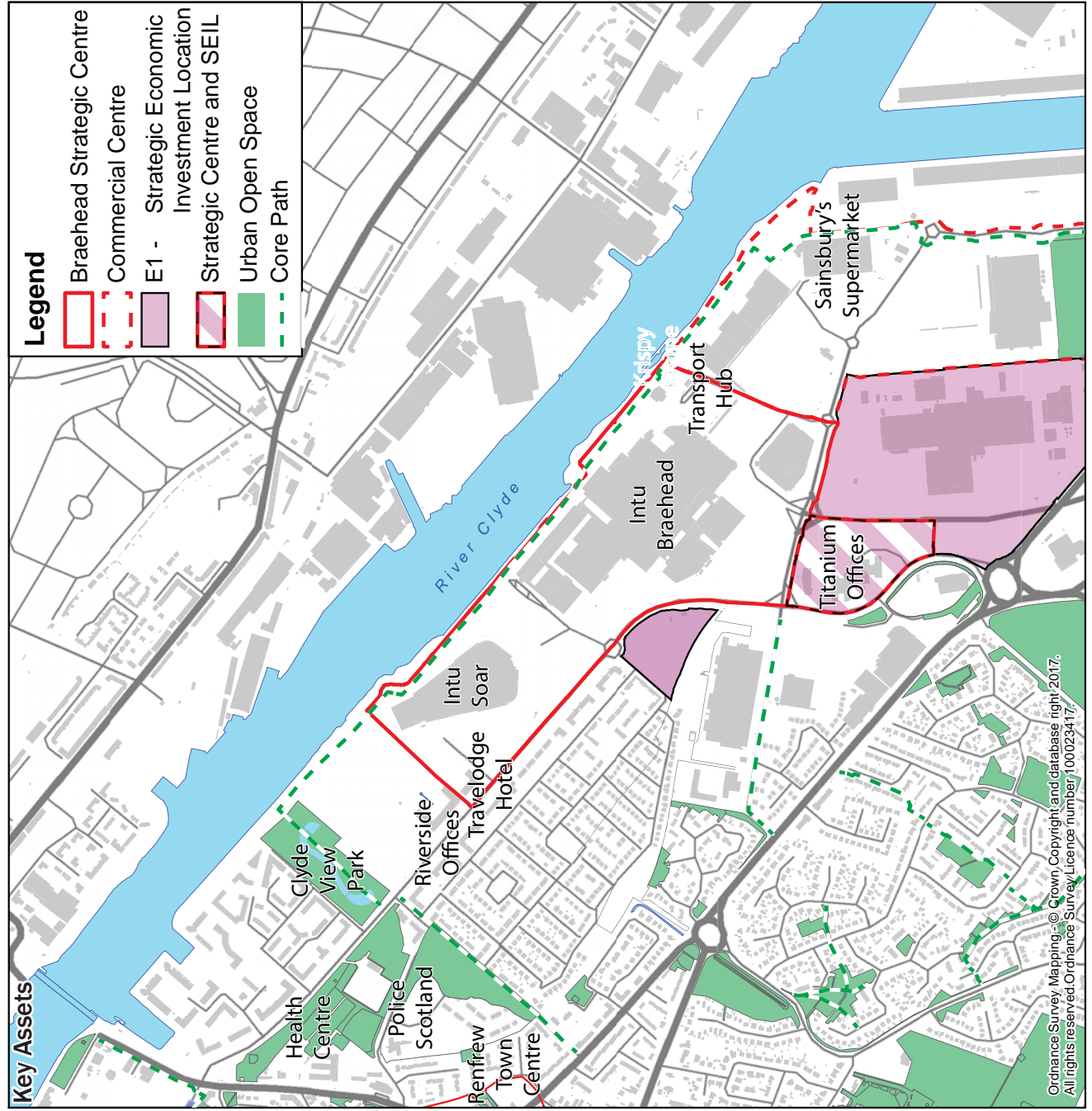
The centre is recognised as having a strategic role in providing retail, cultural and leisure activities for Renfrewshire and is central to the wider Clyde Waterfront Regeneration Initiative.



Strategic Centre

The centre is focussed around the retail, leisure, sports and recreation uses to the east of Kings Inch Road, including Braehead Shopping Centre and Soar.

A mix of commercial, residential and leisure uses within the Clyde Waterfront Renfrew Riverside area lie immediately to the west and south, supporting the diverse offer of the centre.



3. Health Check

Scottish Planning Policy (SPP) identifies the need to monitor the performance of centres to support their future growth.

Health Checks are used to collect a range of indicators which create a 'picture' of a centre and help to show how it is performing.

Built Environment

The form of the centre reflects Braehead's origins and is focussed on modern commercial retail and offices buildings, the majority of which are two storey. Newer buildings such as Soar are distinctive and an asset to the centre, contributing to the character and sense of place. The setting of the centre immediately adjacent to the River Clyde is also a key asset.



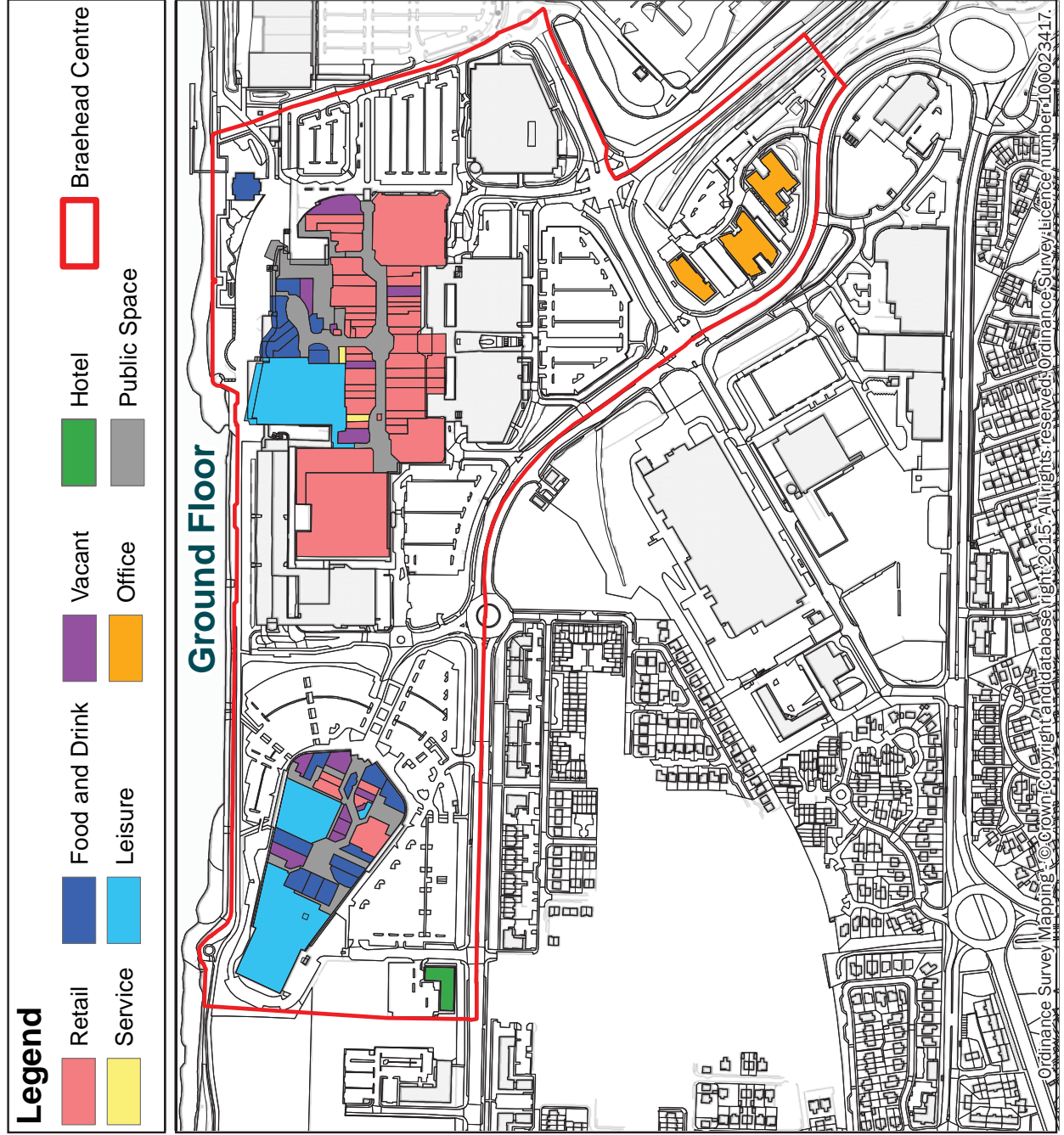
Land Use

Braehead has a diverse retail mix and a unique sports and recreation offer which reflects the important role of the centre as Renfrewshire's principal retail and leisure destination. The centre comprises approximately 114,000 square metres of floorspace providing a range of uses including major retailers such as Apple and Next, a 4000 seat arena, indoor ski slope, hotel and office accommodation.

A variety of regular events, festivals and conferences are held within the centre, drawing visitors from across the Glasgow and Clyde Valley Region and beyond. The centre also performs an important local role, with a range of community groups using the leisure and sports facilities available.

Vacancy levels within the core retail and leisure areas of the centre is 18 units, 11%.

Land Use - Ground Floor

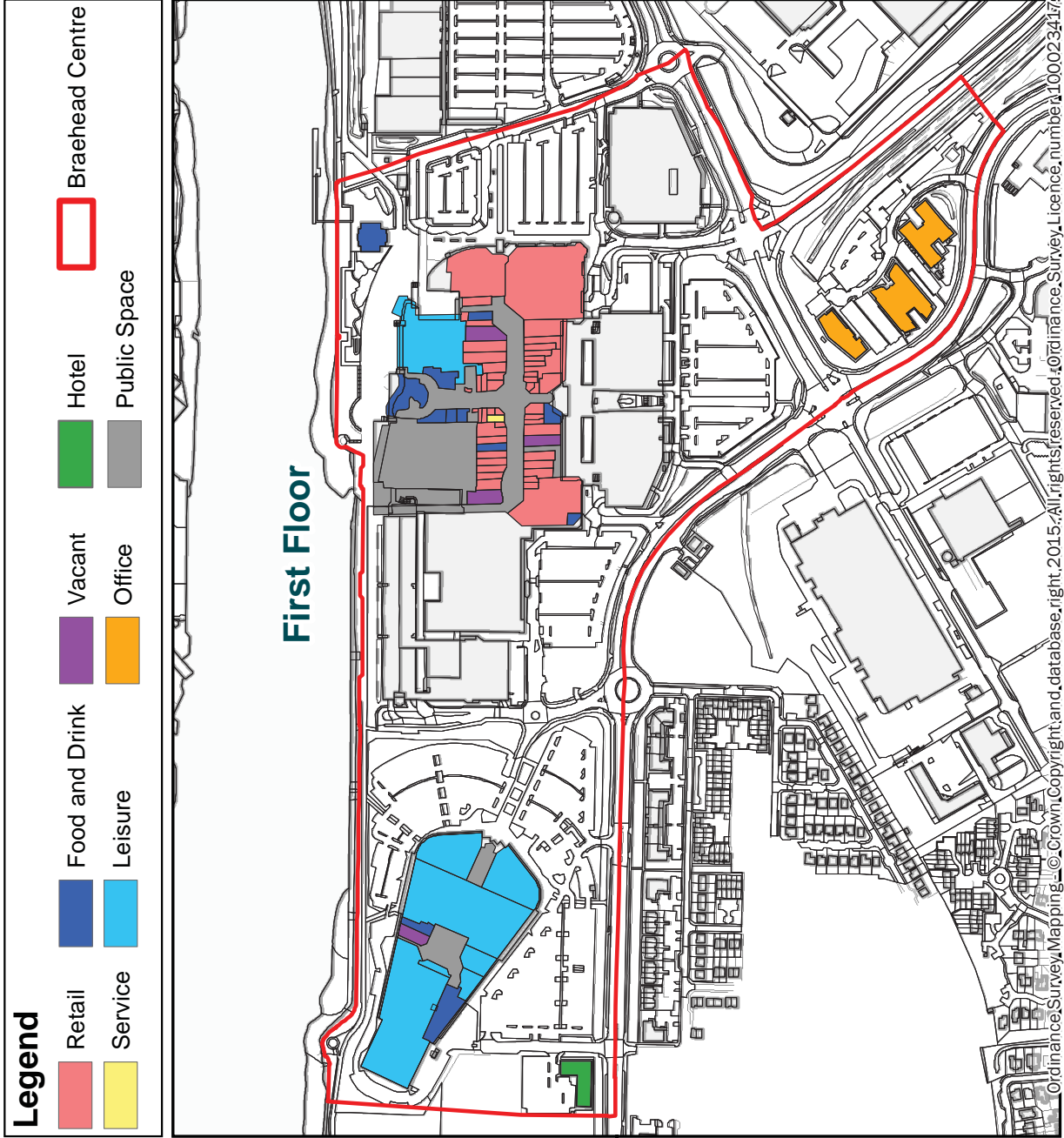


Development Activity

Thirty eight planning applications were approved over the period 2012-2016. The most significant of these relates to a masterplan for major investment to the centre and surrounding area including new retail, office and leisure uses, events arena, civic spaces and public transport improvements. The remainder of the planning applications focussed on works such as change of use or signage.

Development activity within the Renfrew Riverside area immediately adjacent to the centre has also continued over this period, including significant progress on the delivery of the new residential and community uses which support and complement the role of the centre.

Land Use - First Floor



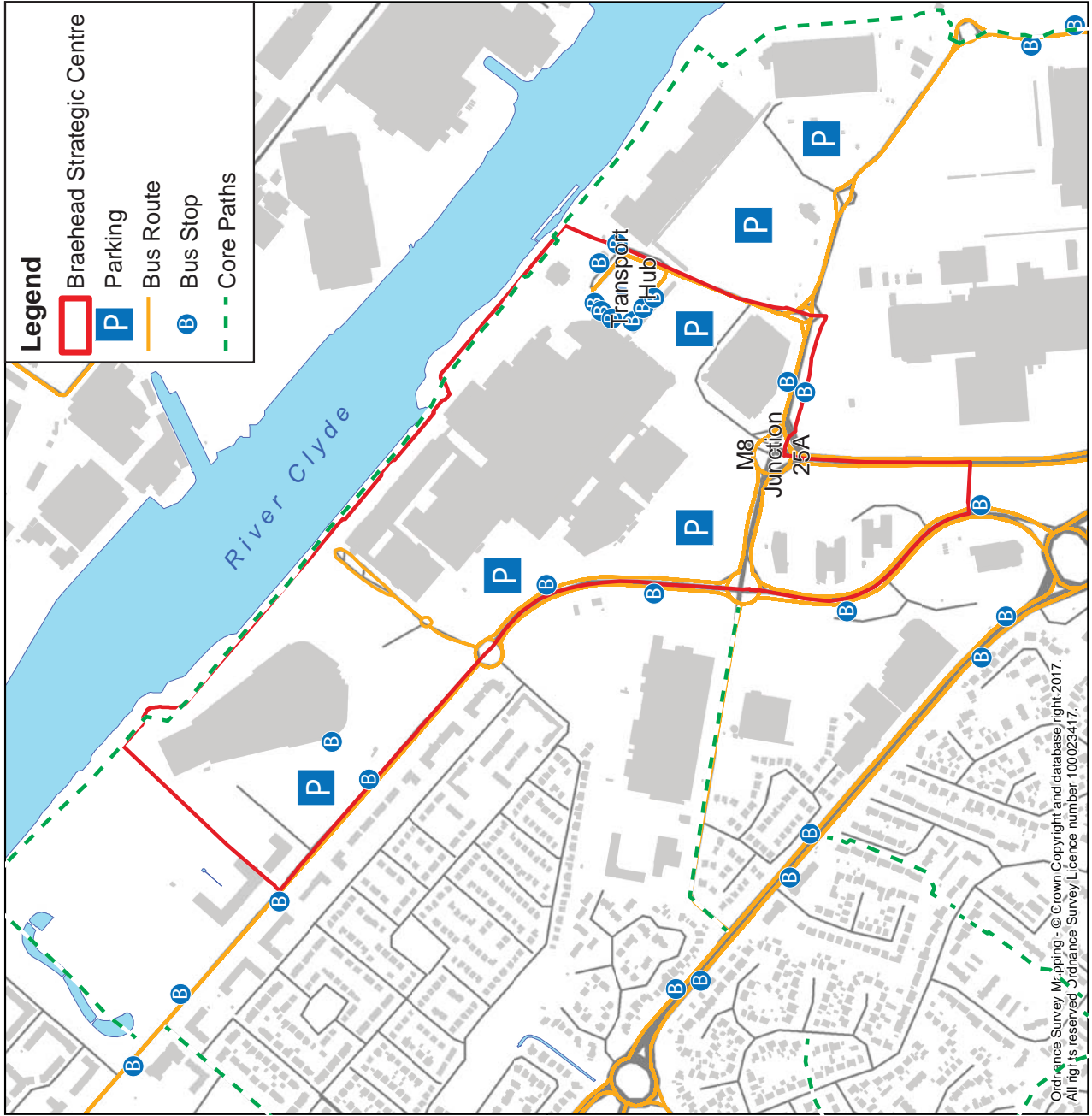
Pedestrian Environment

There are good pedestrian links between the centre and surrounding residential and business areas, particularly from Renfrew Riverside to the west via Kings Inch Road, Station Road and Andrew Avenue. The riverside walkway also provides a key pedestrian link. There are opportunities to further strengthen links at key approaches to the centre, as well as between existing uses.

Parking

Parking provision within the centre lies within dedicated surface and multi-storey car parks immediately adjacent to the key retail mall and commercial buildings. These offer a total of 7,880 spaces.

Accessibility

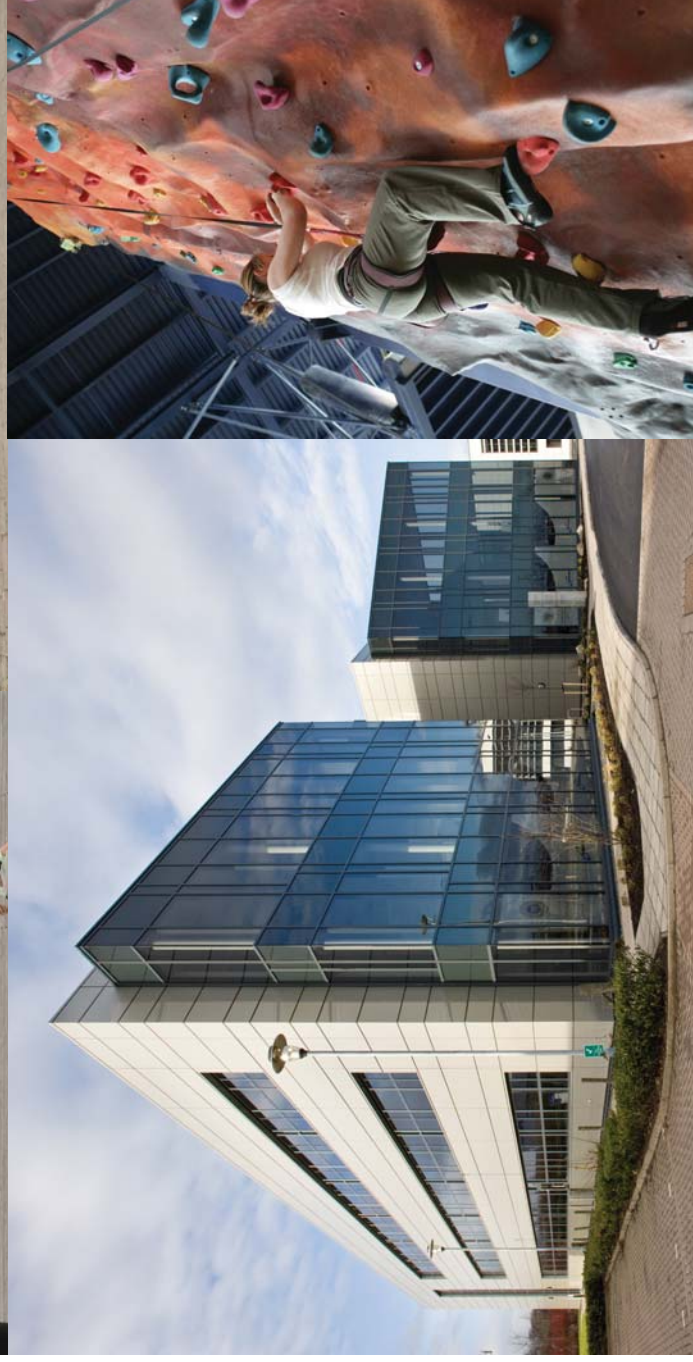


4. Key Opportunities

Action and Investment

Intu Properties Plc, the largest landowner in Braehead, has in recent years continued to enhance the offer and visitor experience within the centre. A number of new retailers have opened, the food quarter and other areas of the centre continue to be remodelled to ensure they are fit for purpose and accommodate a range of commercial ventures. Other improvements including high speed free WiFi have been introduced.

The opportunity exists to build on this investment and to work with Intu Properties Plc along with other stakeholders to bring forward a detailed masterplan for Braehead. This will enhance the existing offer and further develop its town centre character and uses, public realm and accessibility. In turn, this will improve the overall visitor experience and aim to attract further investment in the Renfrew Riverside area.



Opportunities

The multi million pound Glasgow and Clyde Valley City Deal programme will deliver a new bridge crossing between Renfrew and Yoker and a new road to the north of Renfrew.

The proposed additional crossing is in close proximity to the centre and likely to enhance connectivity which will provide opportunities to expand the offer and range of uses at the centre.

The infrastructure investment programme will also deliver enhanced walking, cycling and public transport improvements as well as integrating the existing road infrastructure in and around the area.

The investment will further stimulate the continuation of the Renfrew Riverside regeneration by unlocking the potential of stalled sites in the Meadowside area as well as improving access to the services and facilities available at Braehead.

Actions within the strategy provide for future change that make the most of these opportunities in ways that deliver positive physical, social and economic outcomes.



5. Consultation

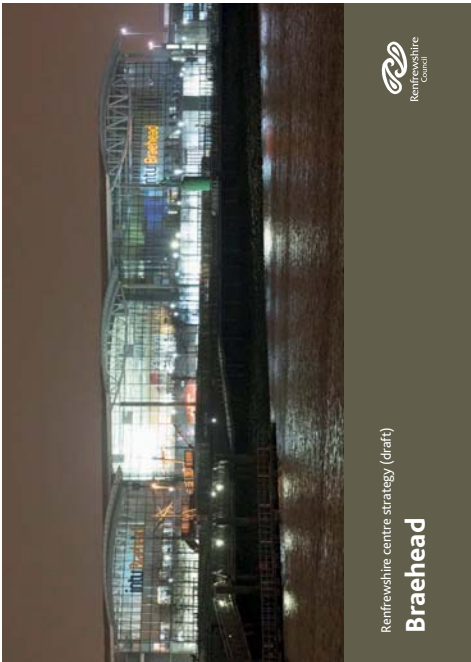
Actions within the strategy have been informed by consultation with businesses, community groups and stakeholders.

A draft Centre Strategy was prepared by the Council as a basis for consultation over three months in late 2015. This included:

- Meetings with landowners and stakeholders including Intu Properties Plc;
- One to one contact with local retailers, businesses and residents;
- Online consultation using the Council’s website and social media pages to gather views; and
- Publicity including the main page of the Council’s website, social media and local press.

The responses to the consultation outlined issues and opportunities as priorities for action. In summary, these were:

- Improvements to key pedestrian routes to and from the centre;
- Improving accessibility by public transport, incorporating Fastlink;
- Diversifying range of uses and further developing Town Centre character;
- Enhancing existing built form, including new and improved civic spaces.

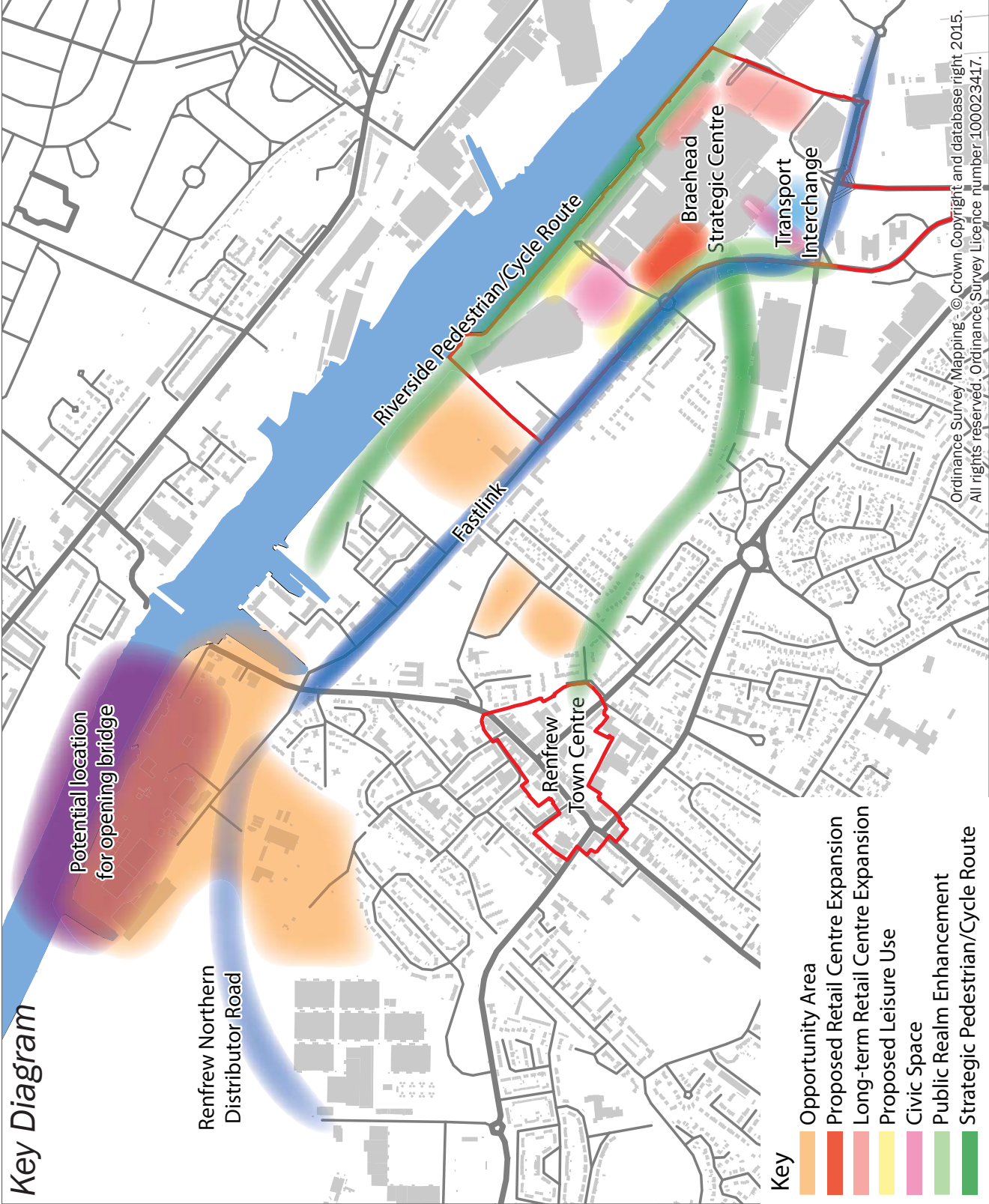


6. Key Actions

Through consultation proposals have emerged which will support delivery of a detailed masterplan for Braehead and future growth of the centre, further developing town centre character.

The key actions are identified in the Key Diagram and are as follows:

- Theme 1: Masterplan
- Theme 2: City Deal

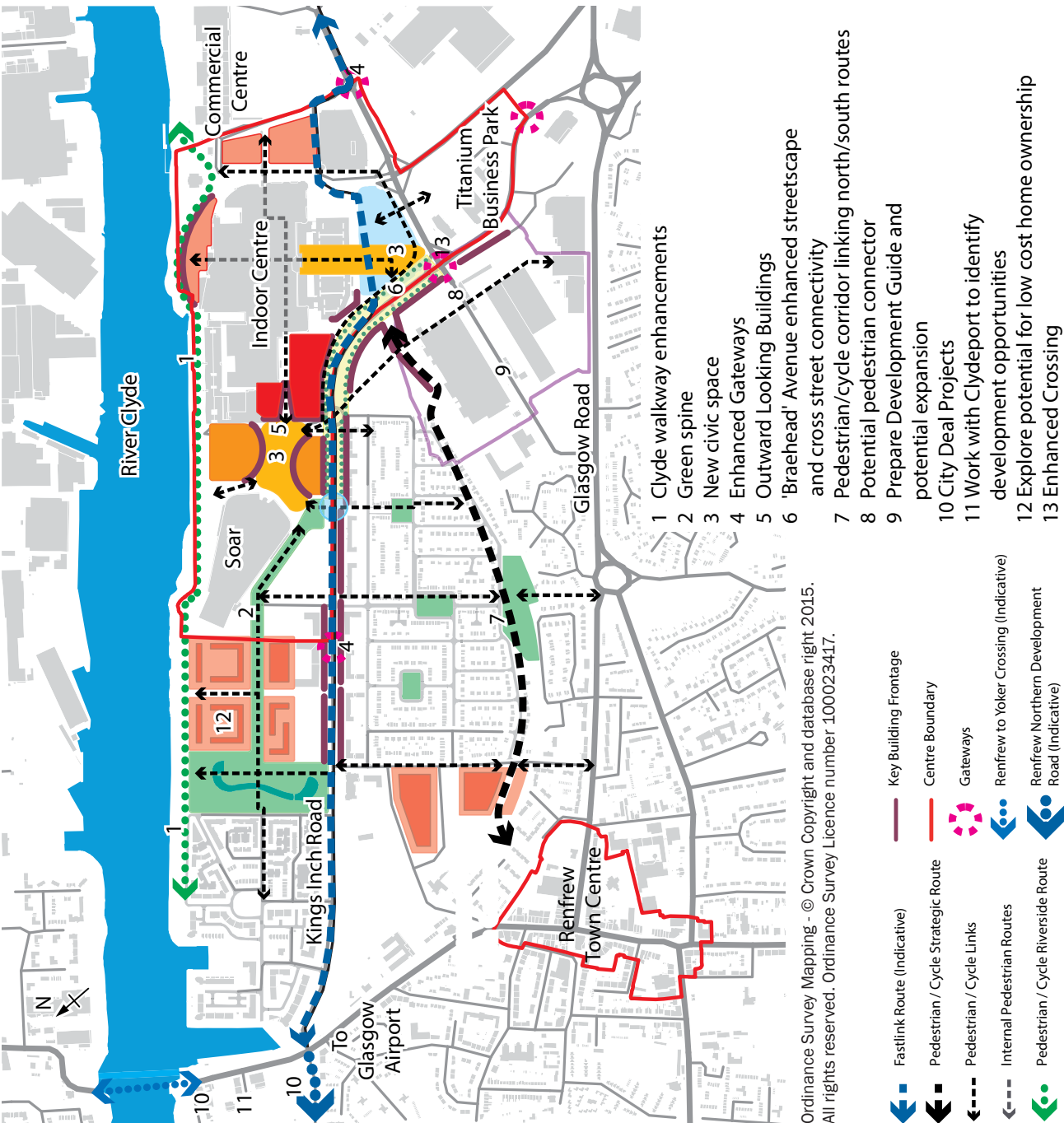


Theme 1: Masterplan

Assist in the implementation of the masterplan for Braehead centre which delivers:

Key Actions

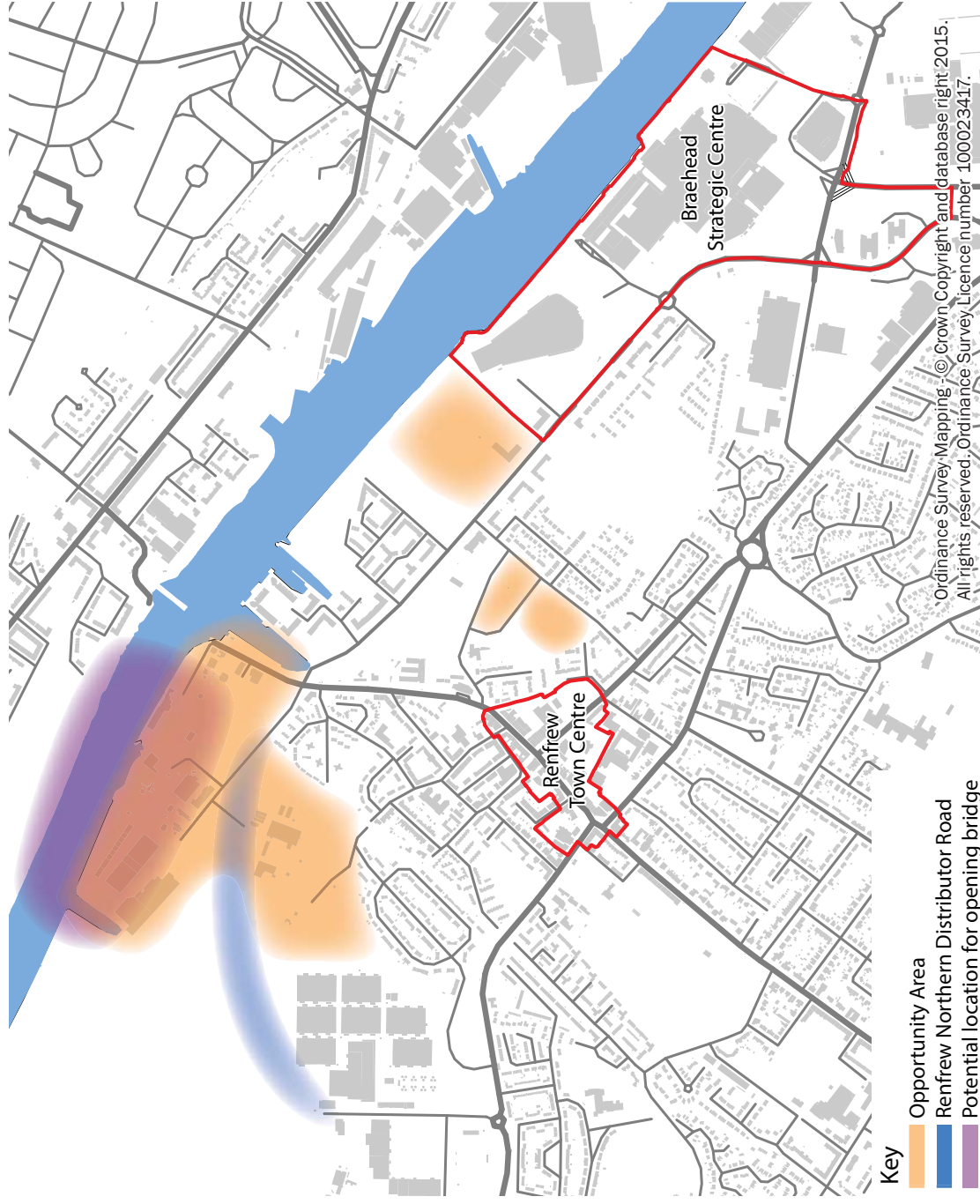
- Enhanced key entrance 'gateways' to the centre;
- Improved connectivity through enhanced walking and cycling routes between the centre and Renfrew;
- Public transport improvements including a new hub, incorporating Fastlink where possible;
- A range of new uses to enhance the existing offer, further developing the town centre character and use;
- Outward looking buildings to enhance the place making aspects of the centre and new civic space to enhance and support existing public realm.



Theme 2: City Deal

Key Actions

- Develop and deliver a new river crossing between Renfrew and Glasgow/West Dunbartonshire along with complementary improvements to the existing road infrastructure around Braehead and Renfrew centres;
- Develop and deliver a new road to the north of Renfrew, to improve access to the facilities and job opportunities at Braehead; and
- Work with developers to identify opportunities for the next phase of Renfrew Riverside regeneration.



7. Making it Happen

Implementation

This Centre Strategy for Braehead is one of a suite of action plans developed for each of Renfrewshire's centres. Delivery of proposals identified in the strategy will not only strengthen Braehead but help to achieve the vision for the network of centres. This will in turn improve the economic and environmental base of Renfrewshire as a whole.

Partnership working will be vital to prioritise and monitor actions. Funding the actions set out in this strategy is also key.

Intu Properties as the major landowner are committed to investing £200 million to deliver a masterplan for the centre.

Part of the funding stream is City Deal. Renfrewshire will gain significantly from City Deal through new jobs, regeneration of major sites and improvements to public transport. This investment will improve access to the facilities and job opportunities at Braehead, support future economic growth at Renfrew Riverside and the overall Clyde Waterfront.

The Council will also seek to secure funding from developers in and around Braehead in line with the New Development Supplementary Guidance to extend Fastlink to Renfrew Riverside.

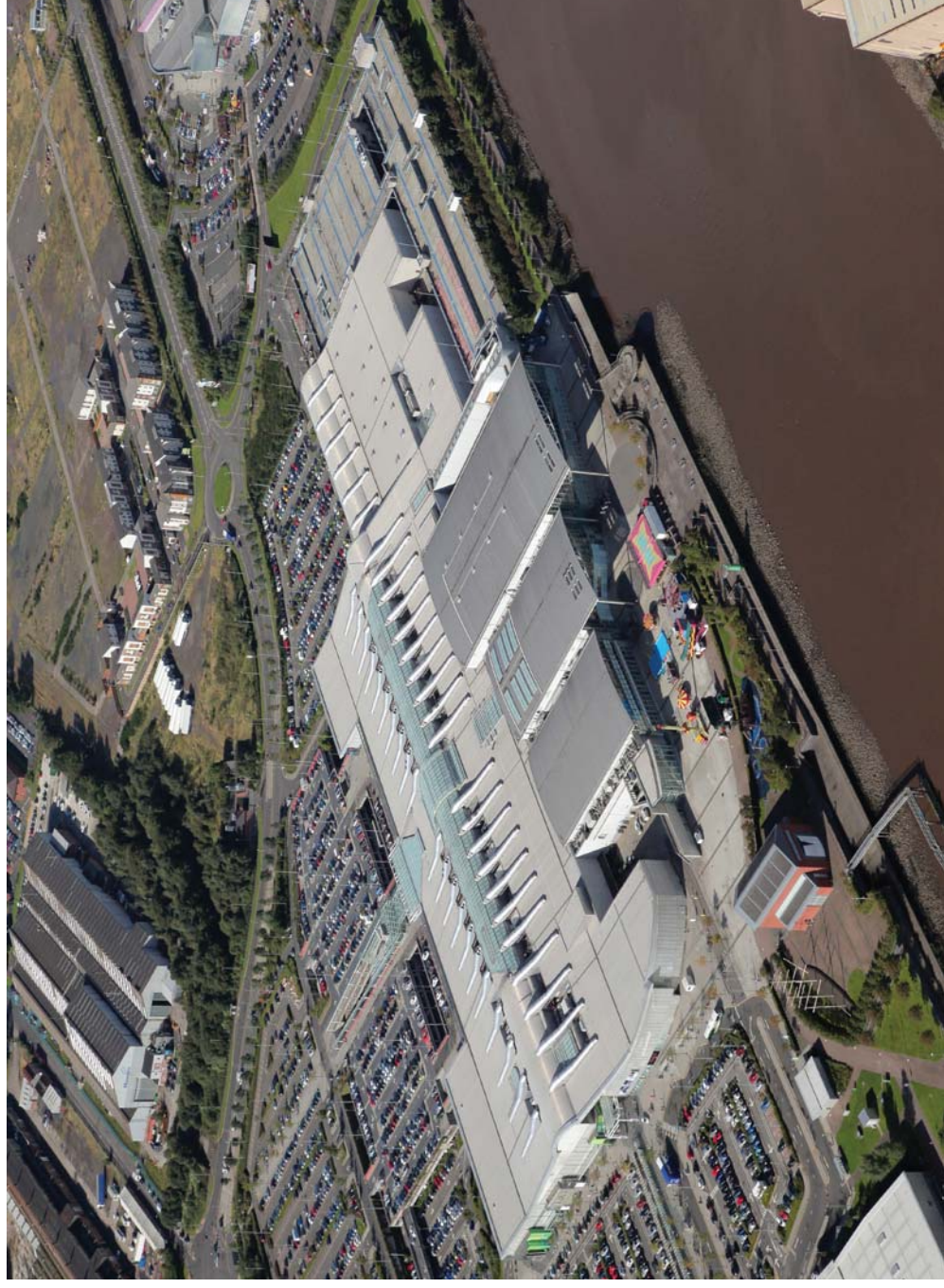
Staying on Track

This strategy is non-statutory supplementary planning guidance to help deliver proposals set out in the Renfrewshire Local Development Plan.

The delivery of actions within the strategy will be monitored annually and progress reported to the

Renfrew and Gallowhill Local Area Committee. If progress is slow, a review will consider new approaches to achieving results.

The strategy will be updated every two years.



Key Action Summary

| Location/Project | | Timescale |
|----------------------------|--|-----------|
| Theme 1: Masterplan | | |
| Gateways | Enhance key gateway entrances to the centre | 2-5 years |
| Connectivity | Improve key pedestrian and cycle connections between the centre and Renfrew | 2-5 years |
| Public Transport | Improve public transport provision and facilities, including new hub and linkages to Fastlink | 2-5 years |
| Diversify Uses | Deliver a range of new uses to enhance the existing offer, further developing the town centre character and use; | 2-5 years |
| Place Making | Deliver outward looking development and improvements to civic spaces | 2-5 years |
| Theme 2: City Deal | | |
| River Crossing | Develop and deliver Renfrew river crossing along with improvements to existing road infrastructure | 2-5 years |
| North Development Road | Develop and deliver new road to north of Renfrew | 2-5 years |
| Opportunity Sites | Work with developers to identify opportunities for next phase of Renfrew Riverside regeneration | 2-5 years |

If you would like information in another language or format please ask us.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھیے۔

ਜੇ ਫਿਰ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਫਿਰ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

☎ 0300 300 0144



Renfrewshire centre strategy

Linwood

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1. Introduction

This strategy provides a framework for the future growth of Linwood town centre. It considers the social, economic and environmental characteristics of the centre and sets out a range of actions which will enhance its role as a retail, employment, social and cultural hub.

The strategy has been prepared to reflect Scottish Planning Policy, in supporting the

health of Renfrewshire's centres and delivering proposals set out in the Renfrewshire Local Development Plan.

The key objective of the strategy is to ensure that the town centre is fit for purpose and can adapt to changing needs and demands.

The strategy identifies a number of actions these include:

- Continue to support public, private and community partners to deliver a range of uses, activities and events at sites within and adjacent to the town centre;
- Improve and strengthen important pedestrian routes;
- Considering opportunities to improve links to Linwood Lades green space and Kintyre Park;
- Promote a review of the town centre boundary with an extension eastwards to include part of Bridge Street;
- Support new uses within the Middleton Road Transition Area;
- Ensuring the town centre is more accessible by walking, cycling and public transport; and
- Continue to deliver an attractive, clean and secure town centre.

Actions within the strategy have been developed in consultation with local residents, community groups, businesses and Community Planning Partners. Their continuing support will be crucial for successful delivery. Actions will be taken forward in close partnership with these groups along with all of those who have an interest in Linwood.



2. Linwood Today

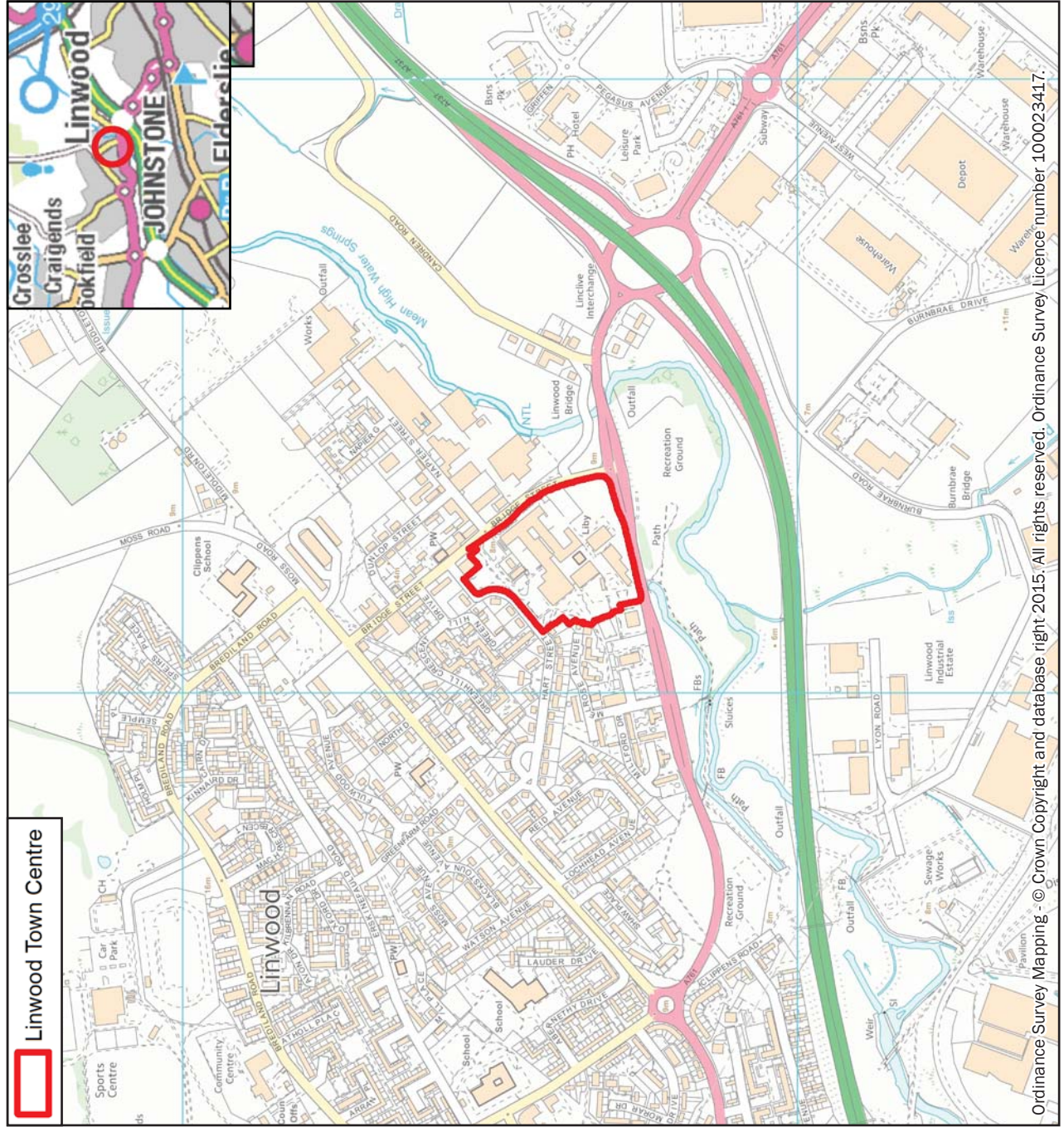
Linwood is located 3 miles west of Paisley and has a population of approximately 9000.

The town has strong transport links to Glasgow and the wider central belt both through road and rail. The A737 lies immediately to the east and provides links to the M8 motorway while extensive bus services provide connections to surrounding settlements and Glasgow. The town is also supported by strong walking and cycling links, with National Cycle Routes 7 and 75 to the southwest of the centre.

The town centre lies to the southern edge of Linwood. The centre has benefited from successful redevelopment and regeneration in recent years. New retail, commercial and community facilities have made significant improvements to the character vitality of the town centre and surrounding area.

Role

The centre plays an important role in providing key services for the local community and improves the range and choice of retail, commercial and community uses within West Renfrewshire.



Ordnance Survey Mapping - © Crown Copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100023417.

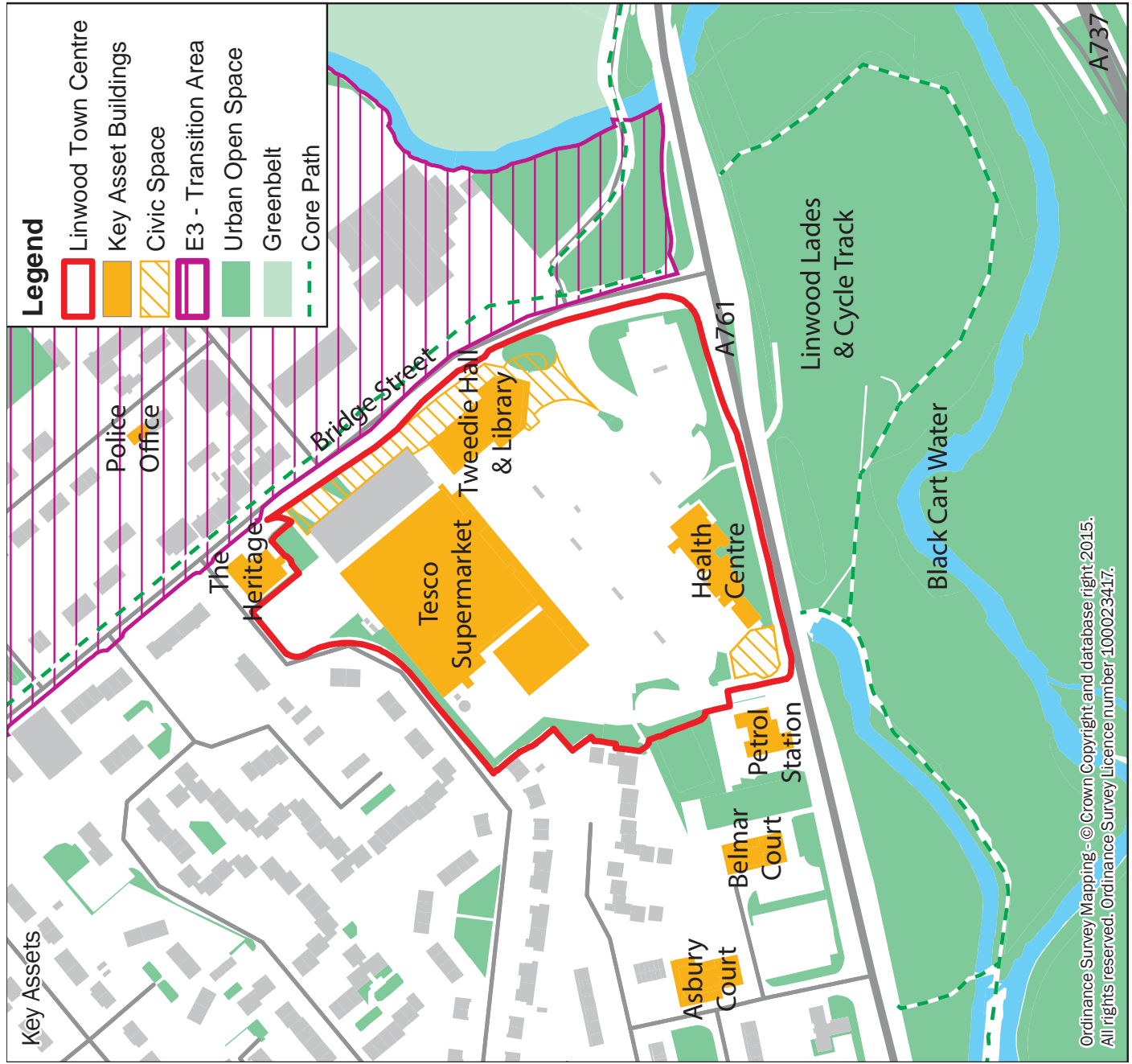
Town Centre

The town centre is based around a purpose built shopping centre at Bridge Street. Retail provision is focussed on a foodstore with some non-food retail including a pharmacy and opticians. A public house and small additional retail lie immediately to the north and east.

The centre performs a key cultural role through the Tweedie Hall and library which also includes office and conference facilities. Linwood Health Centre and Linstone Housing Association offices are also key assets in the town.

Linwood Lades lies to the south between the town centre and the Black Cart Water. This riverside area has a cycle track and walkway linking to wider green network resources including the Kintyre Park Play Area.

The area to the east of Bridge Street is identified as the Middleton Road Transition Area in the Renfrewshire Local Development Plan (2014) with potential for a range of uses to complement the town centre.



3. Health Check

Scottish Planning Policy (SPP) identifies the need to monitor the performance of town centres. Health Checks are used to collect a range of indicators which create a 'picture' of a town centre and help to show how it is performing. Findings should be used to develop a strategy to deliver improvements to the town centre.

The indicators below have informed the preparation of the Linwood Town Centre Strategy and will be used to monitor progress in the town centre.

Population

Data from the 2011 census indicates that the town has a population of just over 8,500 with some 4,000 households.

The demographics of the town largely reflect those of Scotland as a whole. The key differences from national averages are that Linwood has:

- Less residents aged 16-64 (Linwood 61.5% 16-64 year olds, 65.7% in Scotland)
- More residents without access to a car (Linwood 42.5%, Scotland 30.5%)
- More residents travelling to work by bus (Linwood 18.8%, Scotland 10%)



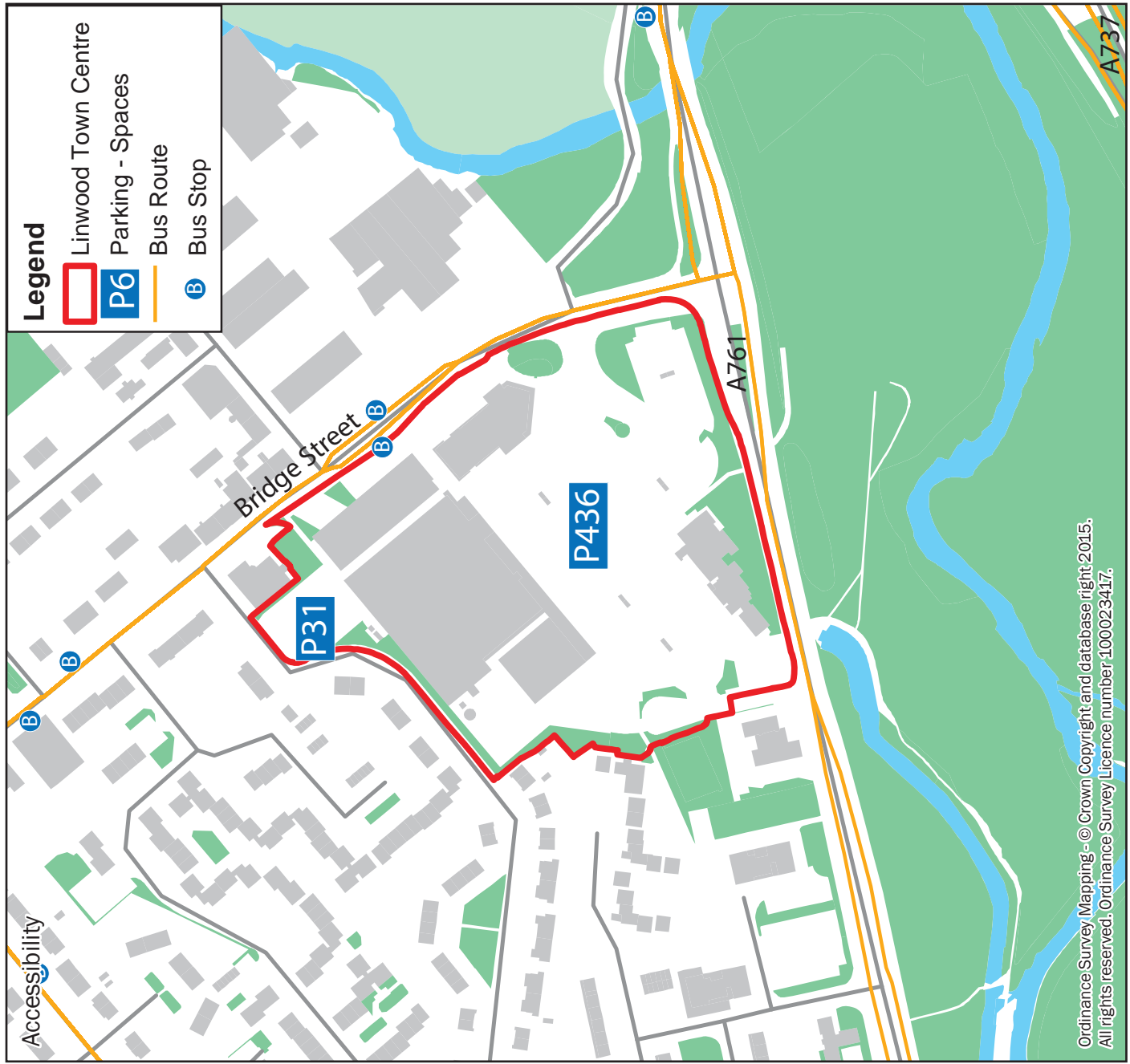
Built Environment

The form of the town centre has been determined by the recent redevelopment and is focussed on a purpose built commercial centre providing retail, commercial and community uses. The centre is characterised by modern, mostly single storey buildings with the glass fronted Tweedie Hall, Linwood Library and Linstone Housing Association office building rising to 3 storeys, creating a focal point.

Pedestrian Environment

The pedestrian environment within Linwood Town Centre is good. The main pedestrian routes into the town centre are wide to aid safe and easy pedestrian journeys. The routes are clearly defined using paving materials. There are opportunities to further strengthen links at key approaches to the centre, as well as between existing uses.

The provision of civic and open space was a key component in the regeneration of the town centre. On Bridge Street, in front of the shop units, the use of several landscape elements such as boxed trees, high quality paving and raised lawn beds provide an attractive frontage onto Bridge Street. The raised lawn beds also offer informal seating. An area of civic open space in front of the Tweedie Hall provides the setting for the Phoenix sculpture.



Land Use

Linwood Town Centre provides a mix of retail, commercial and community uses; providing key services for local residents and the surrounding villages.

A foodstore anchors retailing in the town centre and this is supported by additional local shops, including a pharmacy and opticians. There are currently no vacant units in the town centre.

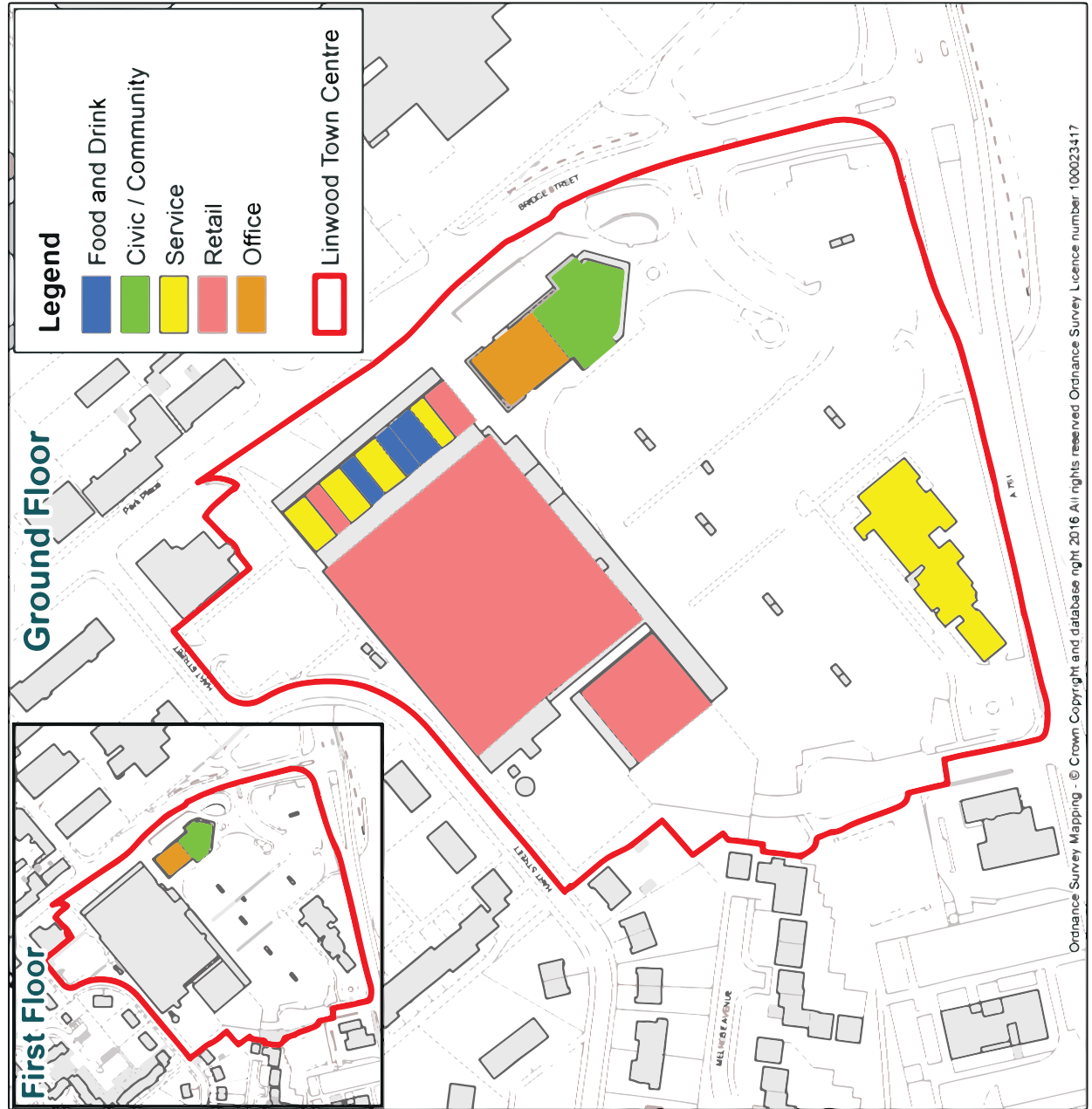
Community uses are based in the new Tweedie Hall which contains the library on the ground floor and offers meeting, conference and event space. Linwood Health Centre is located on the southern edge of the town centre.

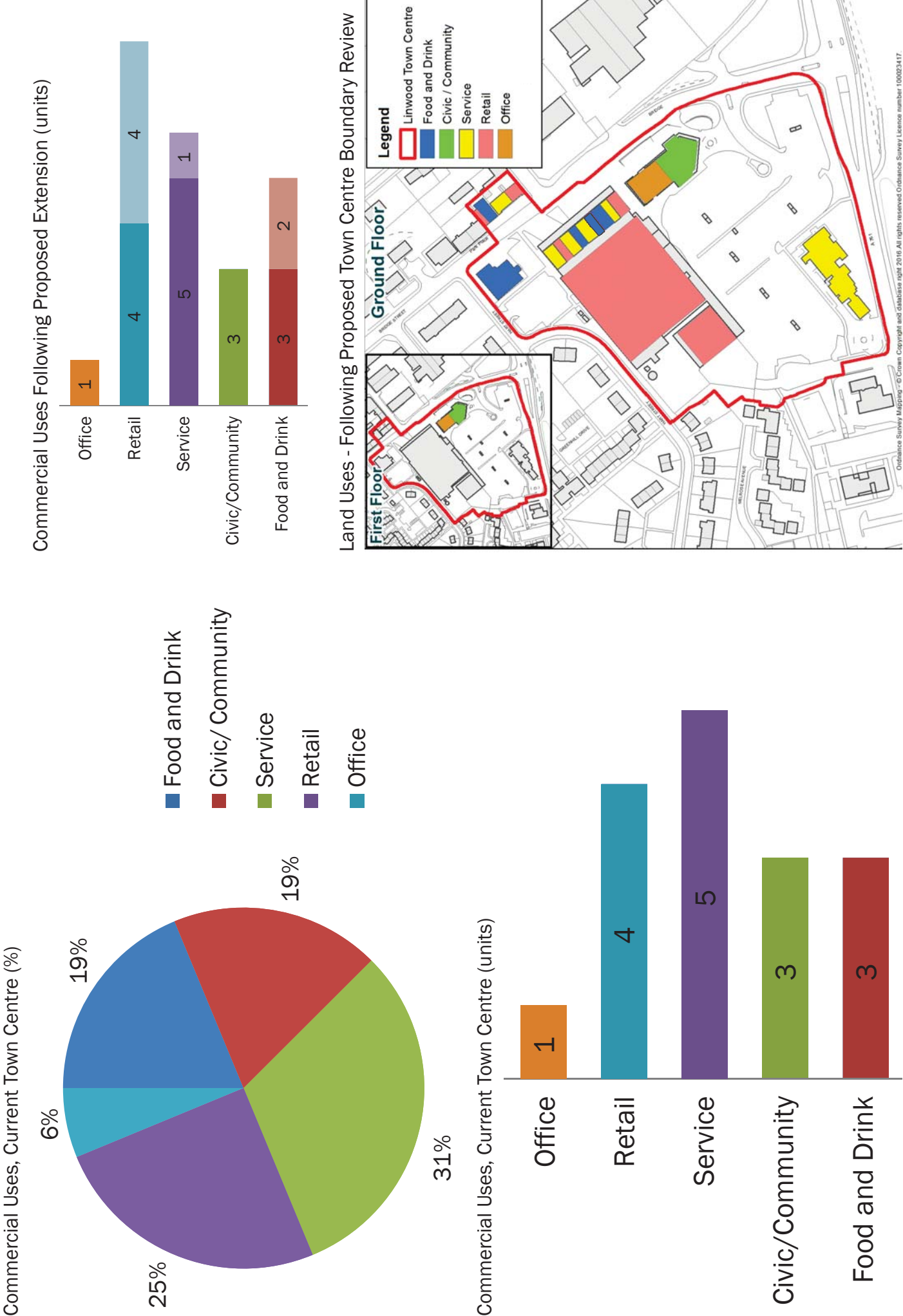
The Black Cart Water and Linwood Lades lie to the south of the town centre. These provide an attractive setting for the town and access to the wider recreational path networks as well as play facilities at Kintyre Park. Additional commercial uses, such as a pub and more retail units, can be found adjacent to the town centre to the north and to the east across Bridge Street.

Parking

There are two car parks within Linwood Town Centre, offering a capacity of 460 spaces. The majority of parking provision within the centre lies to the south of the Tesco foodstore, with additional provision off Hart Street to the north of the town centre.

Land Use - Existing Town Centre Boundary



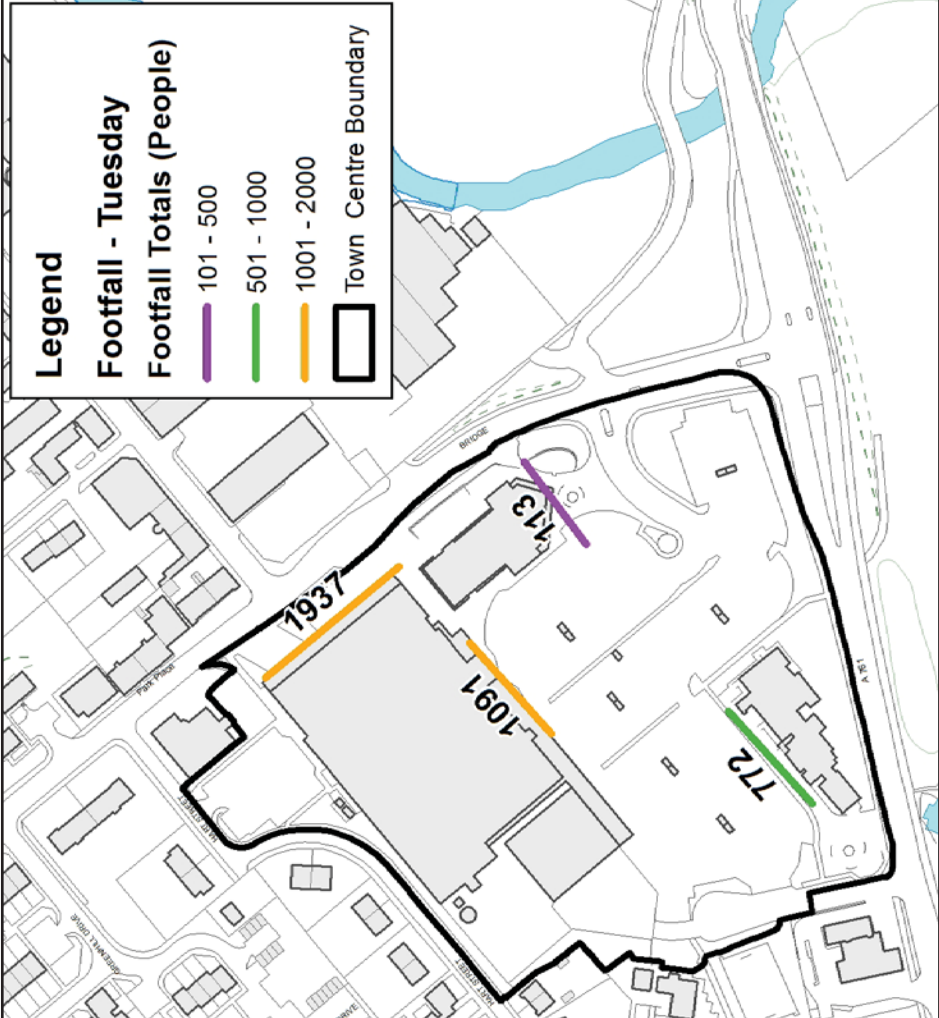
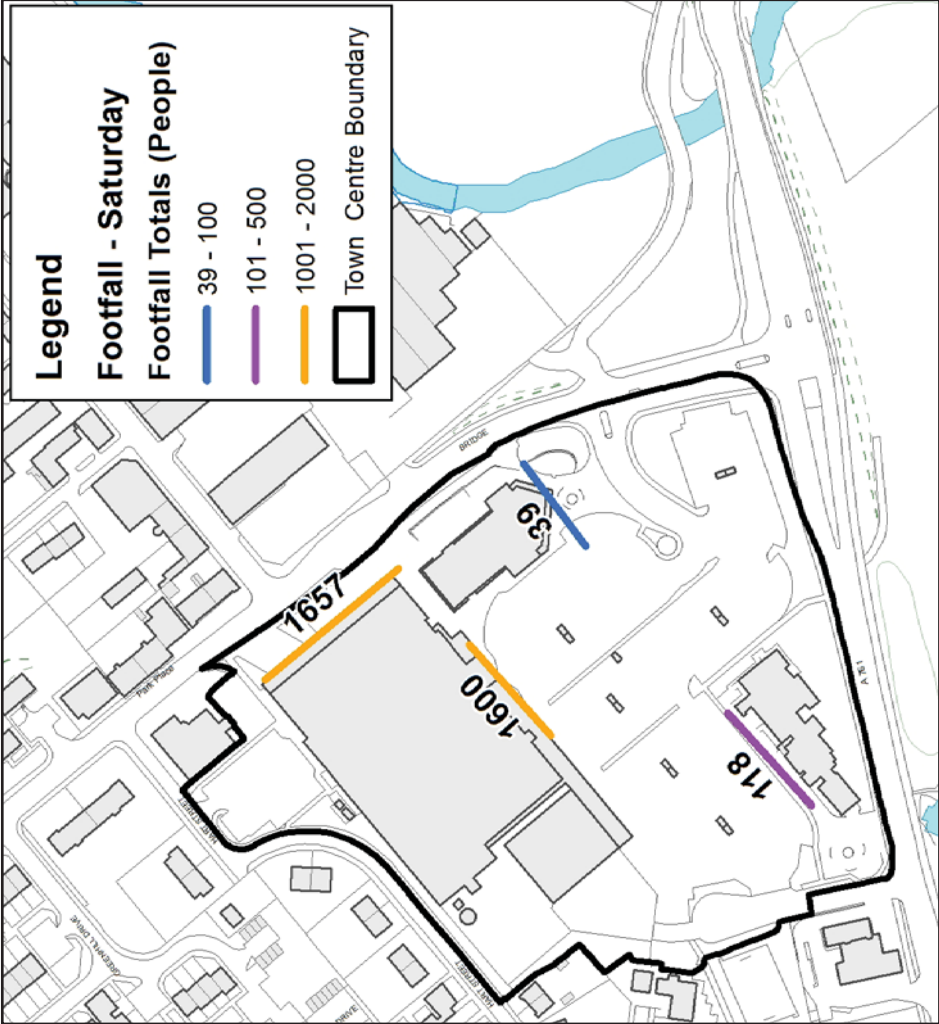


Footfall

A footfall survey was commissioned as part of the town centre Health Check. The results are based on an analysis of footfall between 7am and 9pm on both a weekday and a weekend.

The outcomes of the survey indicate that footfall locations vary between the working week and the weekend. The highest levels of footfall can be identified at the front of the new retail units on Bridge Street and to the front of the supermarket.

The weekday survey shows the Bridge Street location having a significantly higher footfall than the supermarket location, while on Saturday the footfall at these two locations is comparable.



4. Key Opportunities

Retail and civic functions in Linwood Town Centre renewed and transformed the centre in 2014, linking with existing shops on east side of Bridge Street. New retail and civic facilities are complemented by a significant improvement in the public realm with new hard and soft surfaces transforming the town centre.

The completed redevelopment of the Town Centre has been a major investment in Linwood and its future. It is a complete transformation which is already a thriving focus for the community and is encouraging further private sector investment within the centre.

There is potential for new investment in residential and business uses which support the centre. Promoting development opportunities in and around the town centre particularly the Transition Area will also help to grow the local economy.

Public spaces within the town centre, which have been improved as a result of redevelopment, have potential to be used for a range of activities and events. There are opportunities to work with community groups to support the delivery of events and projects.

There is also an opportunity to strengthen and enhance the role of Linwood Lades as a focus for leisure and recreation.

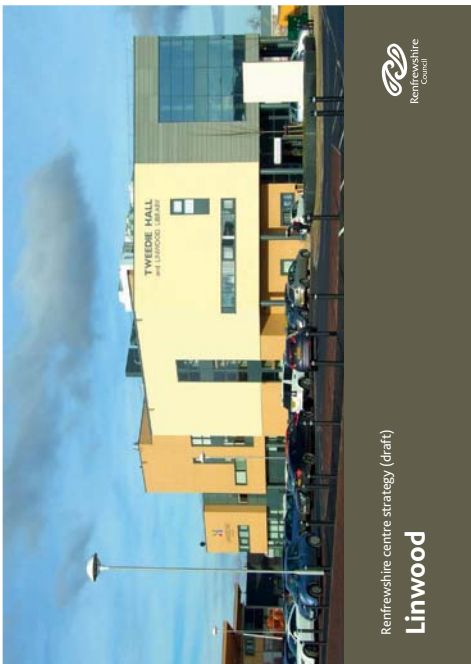


5. Consultation

Actions within the strategy have been developed in consultation with local residents, businesses and stakeholders.

A draft Town Centre Strategy was prepared by the Council as a basis for consultation over three months in late 2015. This included:

- Meetings with local organisations including Linwood Development Trust and Linwood Community Council;
- One to one contact with local retailers, businesses and residents;
- Online consultation, using the Council’s website and social media pages to gather views; and
- Publicity including the main page of the Council’s website, social media and local press



Renfrewshire centre strategy (draft)

Linwood



The responses to the consultation outlined issues and opportunities as priorities for action. In summary, these were:

- Support local community groups to deliver new projects, activities and events which support town centre activity and the local economy;
- Better use of key civic spaces for events;



- Improvements to key pedestrian routes to and from the town centre, particularly with regard to disabled access; and
- Improve links to key recreational resources such as Linwood Lades and Kintyre Park

6. Proposals

Through consultation a range of proposals have emerged which will support the physical, social and economic growth of the town centre.

The key actions are identified in the Key Diagram and are grouped into three themes as follows:

- Theme 1:

Town Centre
- Theme 2:

Environment and Connections

Legend

Linwood Town Centre

Addition to Town Centre Boundary

Landmark Buildings

Activity & Event Space

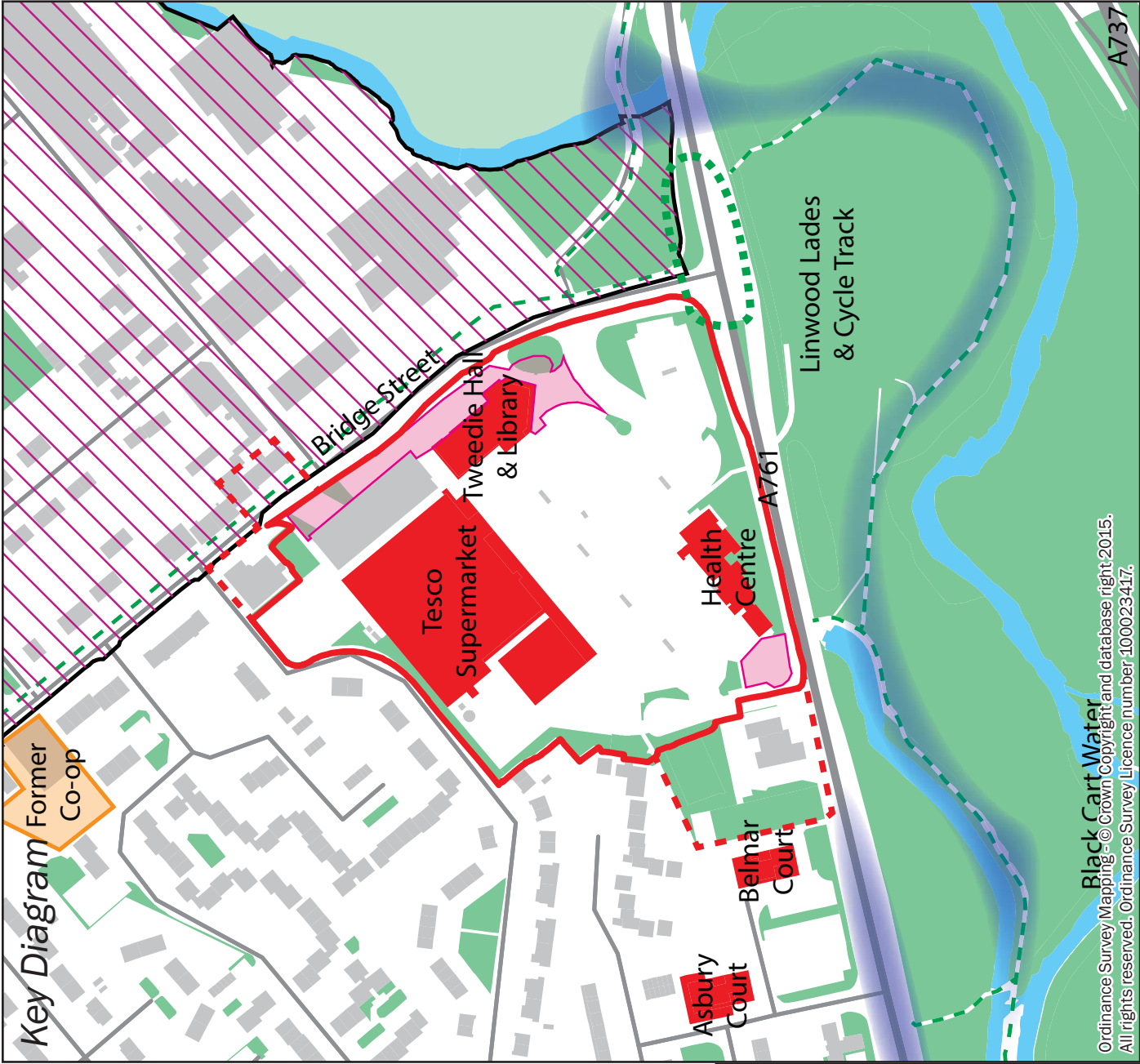
E3 - Transition Area

Opportunity Site

Access Improvement

Gateway Enhancement

Core Path



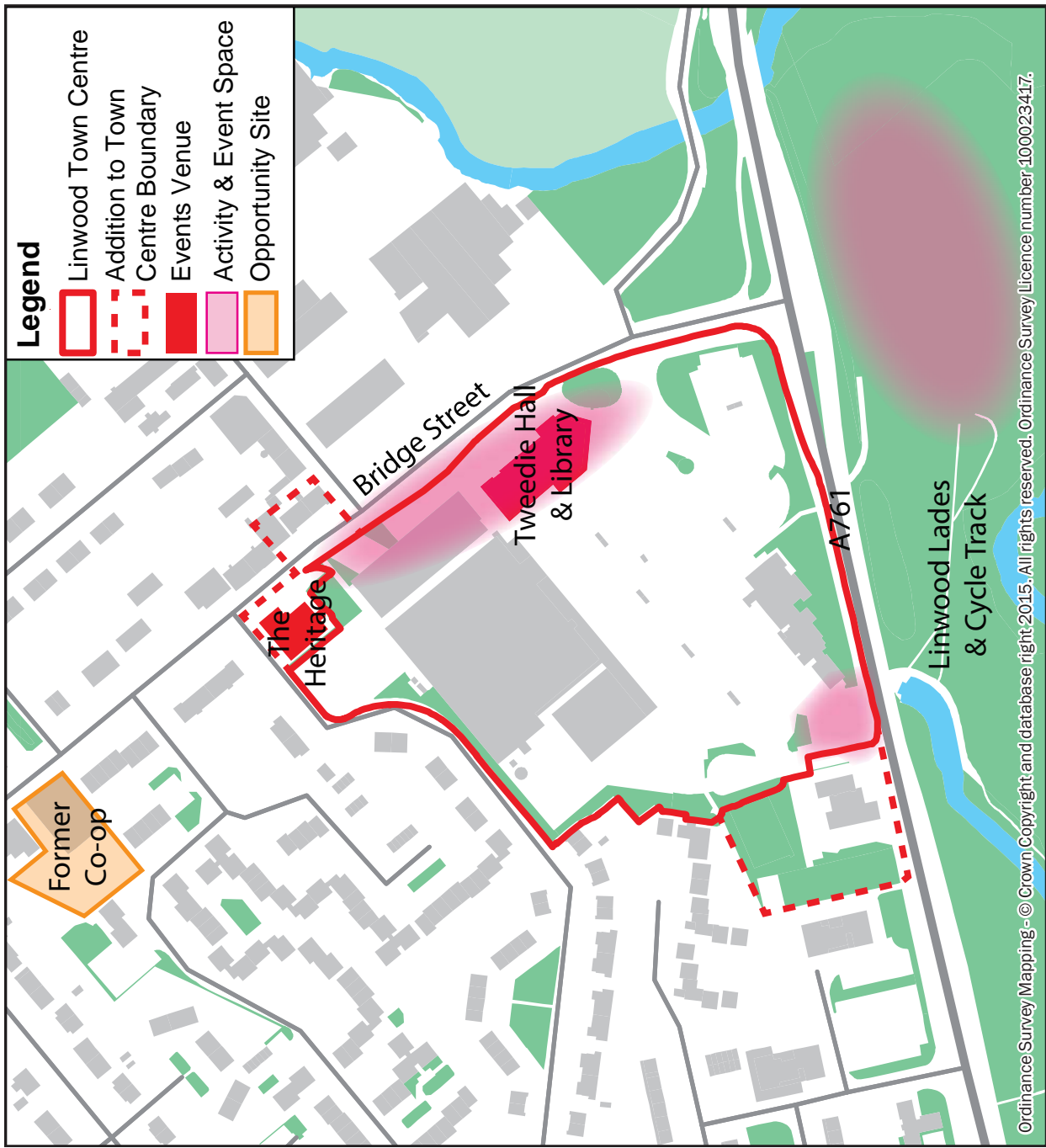
Theme 1: Town Centre

The key objective of this strategy is to support Linwood town centre. To assist in delivering opportunities to develop activities and uses which expand the “offer” of the town centre and enhance its role. This includes making better use of existing spaces for community uses, as well as considering the most appropriate location for new uses within the town centre as well as the adjacent Middleton Road Transition Area.

A key element of action under this theme is working with the public and private sector as well as community groups to deliver new uses, projects and events which support the local economy.

Key Actions

- Work with public and private sector partners to support and assist in the continued delivery of retail, office and residential uses within and adjacent to the Town Centre;
- Support local community groups to deliver new projects, activities and events which support town centre activity and the local economy;
- Prepare and implement development briefs which support redevelopment and changes of use at opportunity sites;



- Review the Town Centre boundary so that it includes adjacent commercial uses.

- Use Retail Improvement Scheme funding to support the improvement of shopfronts within the town centre.

Theme 2: Environment and Connections

The regeneration of the town centre has improved accessibility both within and around Linwood. The public realm within the town centre is of high quality and has benefited from significant investment in recent years.

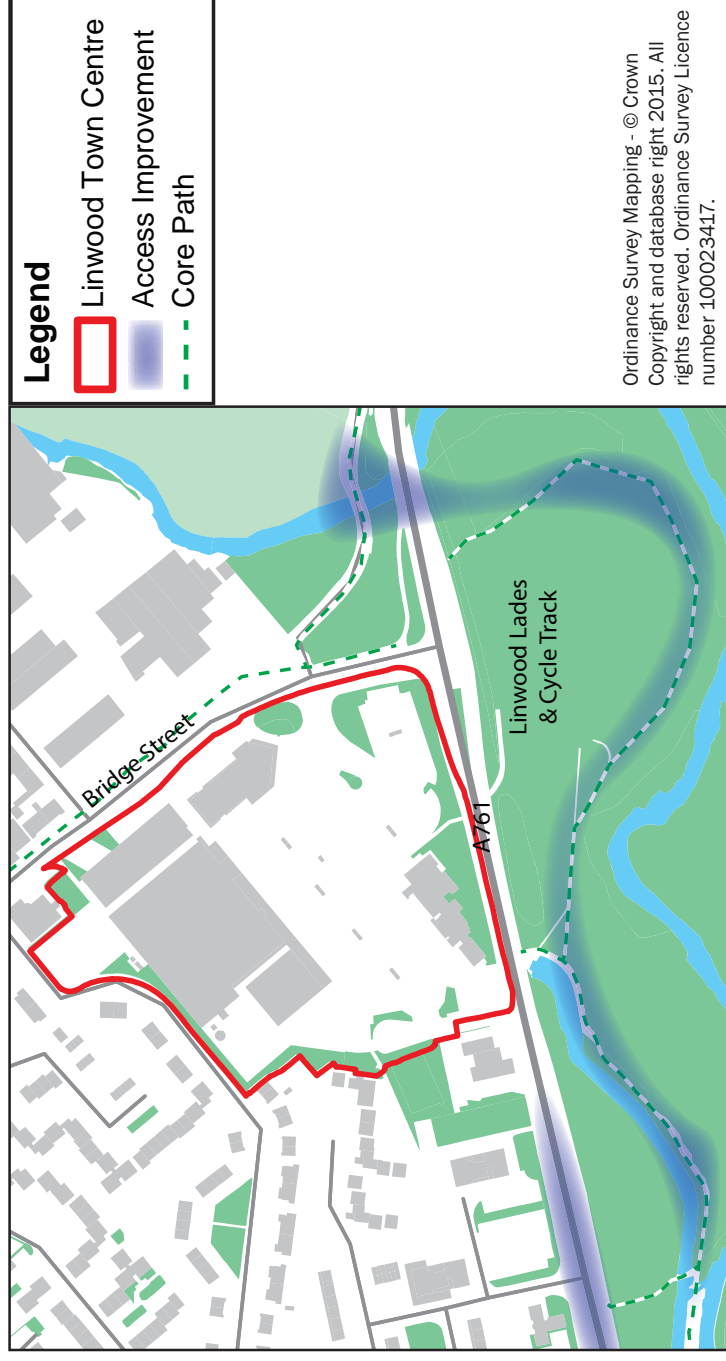
There are opportunities for further enhancements, to further improve the environment of the centre and pedestrian routes particularly in terms of connections to key local assets such as the On-X, Linwood Lades green space, and Kintyre Park.

The town centre benefits from being close to the National Cycle Routes 7 and 75. There are opportunities to improve the connections to these routes highlighted within the Renfrewshire Cycling Strategy.

It is important that Linwood's town centre looks good, feel safe and attracts visitors, residents and businesses.

To ensure the quality of the centre is maintained to a high standard, the Council delivers a regular programme of street cleaning and litter picks to complement the schedule of works conducted by the private sector within the centre.

Community wardens patrol the town centre daily, responding to community safety and environmental concerns. Town centre locations are covered by manned CCTV.



Key Actions

- Improve and strengthen important pedestrian and routes such as crossing infrastructure at Kashmir Avenue.
- Explore opportunities to further improve accessibility and connections between the town centre, the On-X, Linwood Lades and the wider green network of paths and recreational opportunities.
- Explore opportunities to improve and strengthen cycle linkages within the centre and surrounding area, including National Cycle Routes 7 and 75;
- Continue to complement existing private sector investment in a programme of maintenance including litter picks, street cleaning, seasonal planting and grass cutting in and around the town centre; and
- Work with local community groups to consider opportunities for new local activities and events on the spaces.

7. Making it Happen

Implementation

Delivery of proposals identified in the strategy will be achieved through joint working between the public, private and community sectors. Timescales for delivery will require detailed discussion with partners however to help inform progress short and long terms actions are identified below.

The support of local residents, community groups, businesses and Community Planning Partners will be crucial in successful delivery of the strategy. Actions will be taken forward in close partnership with these stakeholders and all of those who have an interest in the future of Linwood.

Staying on Track

This strategy is non-statutory supplementary planning guidance to deliver proposals set out in the Renfrewshire Local Development Plan. The delivery of actions within the strategy will be monitored annually and progress reported to the Houston, Crosslee, Linwood, Riverside and Erskine Local Area Committee.

The strategy will be updated every two years.



Key Action Summary

| Location/Project | | Timescale |
|---|---|-----------|
| Theme 1: Town Centre | | |
| Activity and Events | Work with local community groups to assist in the delivery of new activities and events. | 0-2 years |
| Development Briefs | Prepare and implement development briefs to support development of town centre opportunity sites. | 0-2 years |
| Town Centre Expansion | Review Town Centre boundary within the next Local Development Plan | 0-2 years |
| Shopfront Improvements | Use Retail Improvement Scheme funding to enhance retail shop fronts | 0-2 years |
| Diversify Uses | Work with partners to deliver new retail, offices and residential uses. | 2-5 years |
| Theme 2: Environment and Connections | | |
| Pedestrian Connections | Improve and strengthen linkages within the centre and surrounding area. | 0-2 years |
| Town Centre Maintenance | Continue to support investment in programme of town centre maintenance | 0-2 years |
| Cycle Linkages | Explore opportunities to improve cycle connections to National Cycle Routes 7 and 75. | 2-5 years |
| Pedestrian routes | Explore further opportunities to improve key pedestrian connections. | 2-5 years |
| Civic Space | Work with local community groups to consider opportunities to use spaces | 2-5 years |

If you would like information in another language or format please ask us.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھیے۔

ਜੇ ਫਿਰ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਫਿਰ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

☎ 0300 300 0144



To: Planning and Property Policy Board

On: 14 March 2017

Report by: Director of Development and Housing Services

**Heading: Renfrewshire Local Development Plan – Housing Land Supply
Supplementary Guidance (Update)**

1. Summary

- 1.1 On 10th November 2015 the Planning and Property Policy Board approved the Renfrewshire Housing Land Supply Supplementary Guidance.
 - 1.2 The preparation of the Supplementary Guidance was a recommendation of the Scottish Government Reporter through the Examination of the current Adopted Renfrewshire Local Development Plan to address the potential shortfall in housing land supply. The Council is required to monitor and review the Supplementary Guidance annually in light of changing circumstances.
 - 1.3 In the current Adopted Renfrewshire Housing Land Supply Supplementary Guidance (December 2015) the shortfall in private sector housing land was identified as 755 private sector units.
 - 1.4 Following monitoring and review of the housing land supply through the Renfrewshire Housing Land Audit 2016, this shortfall has been reduced to 230 private sector units and the Supplementary Guidance requires to be updated to reflect this change.
-

2. Recommendations

- 2.1 It is recommended that the Board:-
 - (i) Authorises the Director of Development and Housing Services to progress the necessary publicity and consultation in relation to the Renfrewshire Housing Land Supply Supplementary Guidance (Update) at Appendix 1;
 - (ii) Notes that following consultation and consideration of the comments made on the Renfrewshire Housing Land Supply Supplementary

Guidance (Update), that the finalised Supplementary Guidance will be referred to the Board for consideration.

3. Background

- 3.1 Scottish Planning Policy requires Councils to identify a generous supply of housing within the context of the Development Plan and its Local Housing Strategy.
- 3.2 The Reporter appointed to conduct the Examination of the Renfrewshire Local Development Plan concluded that there was a shortfall in housing land supply and in order to address this, recommended that the Council prepare Supplementary Guidance, providing a detailed framework to guide the release of additional housing land to ensure an adequate supply of land for housing was being maintained.
- 3.3 The Planning and Property Policy Board on the 10 November 2015 approved the Supplementary Guidance and following submission to the Scottish Ministers it was adopted by the Council in December 2015.
- 3.4 The Renfrewshire Housing Land Supply Supplementary Guidance is a statutory document and forms part of the adopted Renfrewshire Local Development Plan. The Supplementary Guidance has been a material consideration on a number of planning applications for residential developments since its adoption.
- 3.5 The Council is required to monitor and review the Supplementary Guidance and does so through the annual Renfrewshire Housing Land Audit. The Housing Land Audit identifies the housing completions on existing housing sites for both the private and affordable sector along with the identification of new sites that have gained planning permission as well as sites allocated in the Local Development Plan.
- 3.6 The current housing land supply includes all available brownfield land, including the land at Dargavel, Bishopton and the additional residential sites that were identified in the Adopted Local Development Plan. The Renfrewshire Housing Land Audit is published on the Council's web pages at <http://www.renfrewshire.gov.uk/article/2485/Strategic-Land-Audits>
- 3.7 In line with Scottish Government Guidance, consultation and engagement with Homes for Scotland was carried out to finalise the Renfrewshire Housing Land Audit 2016. The Housing Land Audit identifies that the shortfall in housing land has been reduced to 230 private sector units.
- 3.8 This is a reduction from the previous Housing Land Audit which identified the shortfall as 755 private sector units. This change requires to be reflected in the updated Renfrewshire Housing Land Supply Supplementary Guidance.
- 3.9 The reduction in the housing shortfall in the previous Housing Land Audit is due to the increase in housing completions at Dargavel, the approval of housing at the former BASF site on Hawkhead Road along with higher completions from many of the existing housing sites on brownfield land. This

confirms that the Council's strategy focused on the development of previously used sites, concentrating on existing built-up areas and key redevelopment sites is successfully being delivered.

4. Next Steps

- 4.1 The Renfrewshire Housing Land Supply Supplementary Guidance has been updated (Appendix 1) by changing the figure and table on Page 3 of the document to reflect the current housing land shortfall. There is no change to the detailed framework, criteria and considerations in the Supplementary Guidance, they remain as exists.
 - 4.2 The updated Supplementary Guidance will require consultation and in this instance it is considered that a period of 6 weeks would be appropriate to provide an opportunity for comments.
 - 4.3 Following this consultation a finalised version of the Supplementary Guidance along with a summary of the representations made during the consultation period will be presented to the Board for consideration.
 - 4.4 The Finalised Supplementary Guidance then requires to be sent to the Scottish Government along with a statement setting out the comments received through consultation and an explanation of how these were taken into account. Thereafter, unless directed by the Scottish Government, the Supplementary Guidance will then be considered as being the Adopted Council policy.
 - 4.5 The current Adopted Renfrewshire Local Development Plan, the New Development Supplementary Guidance and the Renfrewshire Housing Land Supply Supplementary Guidance will continue to be the statutory framework at the local level for decision making on planning applications. All residential developments will require to be assessed against this framework and in accordance with the criteria set out.
 - 4.6 A review of the current adopted Renfrewshire Local Development Plan has commenced with the Planning and Property Policy Board approving the Renfrewshire Local Development Plan Main Issues Report and accompanying documents for a 12 week consultation period on the 24 January 2017.
 - 4.7 It is anticipated that the next Renfrewshire Local Development Plan will be in place by autumn 2018. This will replace the current adopted Renfrewshire Local Development Plan.
-

Implications of the Report

1. **Financial** – None
 2. **HR & Organisational Development** – None
 3. **Community Planning – Jobs and the Economy** – The Renfrewshire Local Development Plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire through investment and area regeneration.
 4. **Legal** – None
 5. **Property/Assets** – None
 6. **Information Technology** - None
 7. **Equality & Human Rights**
The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report.
 8. **Health & Safety** – None
 9. **Procurement** – None
 10. **Risk** – None
 11. **Privacy Impact** - None
-

Appendix 1

Renfrewshire Housing Land Supply Supplementary Guidance (Update).

List of Background Papers - None

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



Renfrewshire Local Development Plan

Housing Land Supply Supplementary Guidance (2017)

March 2017 (Update)



Aerial view of Spateston, Johnstone South West

Introduction

The Renfrewshire Local Development Plan (LDP) is in two parts; the LDP document and New Development Supplementary Guidance (SG). Together these documents set out the overall spatial strategy for Renfrewshire, with key policies, proposals and guidance.

The LDP sets out the strategy, priorities and principles for development in Renfrewshire and the detailed development framework and criteria is contained within supplementary guidance.

Both the local development plan and supplementary guidance outline what developers need to do in designing, delivering and implementing development, with an emphasis on sustainable development and place making.

*Effective Housing Land Supply – The part of the established land supply which is free or expected to be free of development constraints in the period under consideration, and therefore be available for the construction of housing.

Purpose of the Housing Land Supply Supplementary Guidance

Scottish Planning Policy requires Councils to identify a generous supply of land to meet the housing land requirements within the context of the Strategic Development Plan (SDP) and Renfrewshire Local Housing Strategy (LHS).

The Renfrewshire LDP is required to allocate a range of sites for housing which are effective or expected to become effective* to meet the housing land requirements up to 10 years beyond the predicted year of the plan adoption, ensuring a minimum of 5 years effective land supply at all times.

The LDP identifies a housing land supply that focuses on brownfield land to meet the majority of the housing land requirements along with a small number of green belt release sites to help stimulate supply in the short term.

In Examining the Renfrewshire LDP, the Reporter concluded that there was a shortfall in housing land in Renfrewshire. The LDP did not identify sufficient land to meet the housing need and demand.

Scottish Government Reporter's Recommendation

To address the potential shortfall in housing land supply, the Reporter recommended that the Council prepare Supplementary Guidance (SG), within 1 year of the adoption of the LDP. The SG is to include a detailed framework to guide the release of additional housing land where a 5-year supply of effective housing land is not being maintained.

The Council is required to monitor and review that guidance annually in light of changing circumstances. The Council are then to grant planning permission in accordance with the detailed guidance, provided that:

- The site is shown to be effective and can be delivered to address the identified shortfall;
- It will not undermine the spatial strategy of the plan; and,
- Its design would comply with the criteria for implementing the spatial strategy in the local development plan and the Council's New Development SG.

Role of Supplementary Guidance

In line with the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Development Planning) (Scotland) Regulations 2008, the role of this Housing Land Supply Supplementary Guidance is to provide further information or detail in respect of the policies and/or guidance already set out in the Adopted Renfrewshire LDP and New Development Supplementary Guidance.

In this respect it is considered that identifying or allocating additional housing sites or providing locational preferences in the SG is not appropriate. Renfrewshire Council consider that this detail would be inconsistent with the conclusions and recommendations of the Reporter appointed by the Scottish Government. This is because the reporter indicated the potential impact of finding sufficient land could affect the spatial strategy of the plan and have significant effect on the environment. The reporter also considered it would be contrary to Scottish Government policy and advise to require identification and allocation of probably contentious housing sites without the scrutiny of an examination.

Preparation of the Supplementary Guidance Framework

In the preparation of the SG along with the early review of the Adopted Renfrewshire Local Development Plan to address the shortfall in housing land supply, the Council undertook an additional Suggestion for Land Use Change exercise. This helped to gauge developer interest in relation to investing in Renfrewshire.

Following the Suggestions for Land Use Change exercise, Renfrewshire Council have had discussions with all parties that made representations to the exercise. Each party has been given feedback on submission and an indication as to whether a site could come forward in the short term or medium term or that it does not fit with the overall spatial strategy, policies or guidance framework for Renfrewshire. This approach is considered to provide a more appropriate way forward with dialogue and conversation, resulting in a better understanding of opportunities and issues in Renfrewshire rather than to simply suggesting sites in the supplementary guidance.

In this regard, the Renfrewshire Housing Land Supply SG sets out the framework for how the Council will consider planning applications for housing on sites not allocated in the adopted Renfrewshire LDP, in circumstances where the 5 year effective land supply is not being maintained.

Housing Land Requirement

Renfrewshire's 5 year effective land supply is monitored and reviewed on an annual basis through the preparation of the Housing Land Audit (HLA). The HLA will be the monitoring mechanism to gauge the need to release further land to meet the housing land requirements. On this basis the Housing Land Supply Supplementary Guidance will require to be reviewed annually and updated where required, ensuring any shortfall in the housing land supply is identified in the HLA that the SG addresses this and the detailed framework is refreshed where necessary.

The Housing Land Audit 2016 indicates that there is currently a shortfall of 230 private sector units.

| Year | 2015/ 2016 | 2016/ 2017 | 2017/ 2018 | 2018/ 2019 | 2019/ 2020 | 2020/ 2021 |
|--------------------------------------|-------------------|---------------|---------------|---------------|---------------|---------------|
| Housing Supply Target | 745 | 632 | 632 | 632 | 632 | 632 |
| Programming of Current Housing Sites | 577 (completions) | 540 | 658 | 670 | 611 | 619 |
| Surplus/Shortfall | -168 | -92 | +26 | +38 | -23 | -13 |



Housing at Bishopton

Delivery of existing sites in the Established Land Supply/Housing Action Programme Sites

Renfrewshire Council is committed to utilising a variety of enabling mechanisms and innovative approaches to support the delivery of housing on stalled or more complex or challenging sites.

Almost all of these housing sites, which are in the established housing land supply, are previously developed sites in existing residential areas. Many of these sites are vacant and/or derelict and are only challenging due to the nature of the economy and not due to significant constraints.

This SG therefore includes the methods that the Council will use to make the sites in the established housing land supply and the identified housing action programme sites effective and deliverable.

Regeneration of Previously Developed Land

The Renfrewshire LDP Spatial Strategy supports investment which helps to regenerate, create and enhance communities and places, providing high quality new developments in the right locations.

The regeneration of previously developed land, in line with Scottish Planning Policy, the National Planning Framework, the Strategic Development Plan as well as all of Renfrewshire Council's plans, policies and strategies, has made a significant contribution to the number of residential units built over the last 20 years in Renfrewshire.

Renfrewshire Council expects to see a continuation of this trend, particularly given the amount of brownfield land available for development within Renfrewshire.

The Council's however recognise that despite the strong commitment and priority given over to brownfield sites, a process is required that would allow greenfield sites to be identified within the context of the Council's strategic regeneration priorities.

Partnership Working

The Council see an opportunity to proactively work with others with a flexible and enabling approach to remove constraints/barriers. As such the council will continue to actively engage with Homes for Scotland and the wider development industry on a site by site basis, to find appropriate solutions to development constraints.

Housing Action Programme Sites

The Housing Action Programme Sites were identified in the LDP as being an integral part of the housing land supply. The Council is aiming to enable the implementation of development on these sites by assessing the infrastructure that would be required as part of site implementation works, as well as looking at staggering capital receipts on land owned by the Council on the basis of a licence agreement or an agreed payment structure and disposal of sites at nil value. Each site will require a different method of support or facilitation.

Renfrewshire Local Development Plan – Action Programme

The LDP Action Programme sets out how the objectives, strategy and policies within the LDP can be successfully implemented and delivered along with various actions and partnerships that can support and achieve successful implementation.

There are 10 actions within the Places Strategy section which specifically refer to how Renfrewshire Council along with partners and stakeholders will progress actions to make more housing sites effective.

Development Briefs

The Council is also committed to enabling and supporting many of the housing development sites that have not been successfully delivered over the years.

The Council have started this process by identifying areas where there have been a number of smaller vacant and derelict sites within or on the edge of our town centres, where planning consent for housing has been given and the sites have stalled.

Development briefs are being prepared outlining a vision of how collectively regenerating an area together with various parties and landowners, that that this could make sites more viable, available and therefore more effective. The Council is to develop, implement and roll out this approach in various locations throughout Renfrewshire.

Planning Obligations

The adopted LDP does not set out any policies on developer contributions. The Council consider this is a proactive approach to encouraging development in the right places where the delivery of development is not reliant on large infrastructure investment.

The Council encourage early discussions with developers and key agencies with an aim of implementing suitable development which will have minimal impact on existing infrastructure, timescales or budgets. Developers are still required to make good any infrastructure deficits associated with any new development.

In considering the implementation of planning obligations associated with existing residential consents, consideration will be given to the use of staged or deferred payments to assist development at a site and generate revenue before paying the full costs of related infrastructure.

How to use the Supplementary Guidance

All residential developments must be assessed against the policies set out in the LDP and the guidance / criteria within the New Development Supplementary Guidance as well as the framework set out in this Housing Land Supply Supplementary Guidance.

The LDP and New Development SG is also supplemented by a series of non statutory Planning Advice Notes which provide good practice examples in relation to design and place, in particular reference must be made to Renfrewshire's Places Residential Design Guide.

Framework for the release of further housing land

Each planning application for residential development will be assessed on its merits and in accordance with the following criteria. Additional land release for housing will be supported where it meets the main and other considerations.

Main Considerations

- Scottish Planning Policy – Sustainability and Placemaking Policy Principles,
- Compliance with the Glasgow and the Clyde Valley Strategic Development Plan – Spatial Development Strategy and indicative compatible development (Diagram 3), Sustainable location assessment (Diagram 4) and Strategy Support Measure 10 – Housing development and local flexibility;
- Renfrewshire Local Development Plan – Spatial Strategy (Implementing the spatial Strategy – page 4), Policy P1 – Renfrewshire's Places, Policy P2 – Housing Land Supply, Policy P7 – Green Network, Policy P8 – Open Space, Policy ENV1 – Green Belt, Policy ENV 2 – Natural Heritage, Policy, ENV 3 – Built Heritage, Policy ENV 4 – The Water Environment, Policy ENV5 – Air Quality, Policy I5 – Flooding and Drainage, Policy I7 – Low Carbon Developments
- Renfrewshire Local Development Plan New Development Supplementary Guidance;
- Renfrewshire's Places Residential Design Guide;

Other Considerations

- Supporting information to demonstrate the effectiveness of the site and guarantee delivery in the short term (up to 2019) must be submitted with any planning application for residential development;
- Details of the phasing of the development will require to be submitted with any planning application;
- The site must be capable of being substantially built out by 2019. Should development not commence by 2019 the sites will revert back to green belt land designation;
- Compliance with The Scottish Government Planning Advice Note 2/2010 or any superseding advice relating to the assessment of effectiveness is required to be demonstrated;
- Proposed housing sites must create or be contained within robust defensible boundaries and must not set a precedent for subsequent future expansion;
- It must be demonstrated that sufficient infrastructure is available or can be made available by the developer or another party within a timescale that allows for early house completions;

- Proposals for residential development must not be dependent on the prior provision of infrastructure required by existing housing land allocations that do not yet have planning permission or are committed but have not started;
- Scale of the site – This SG does not apply to planning applications for single or small groups of houses (5 or less). The scale should also be such that it can contribute to the short term needs of the housing land supply;
- Development sites should be able to co-exist with existing surrounding uses, having no significant affect on the character and amenity of the surrounding area;
- The use of processing agreements will be used to ensure that the Council deal with planning applications expeditiously, to support the early delivery of housing on sites;



Anslie Square, Moorpark, Renfrew

If you would like information in another language or format please ask us.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھئے۔

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

Jeżeli chciałby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

☎ 0300 300 0144

Prospective Planning Application

Reference No. 16/0917/NO



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley North West

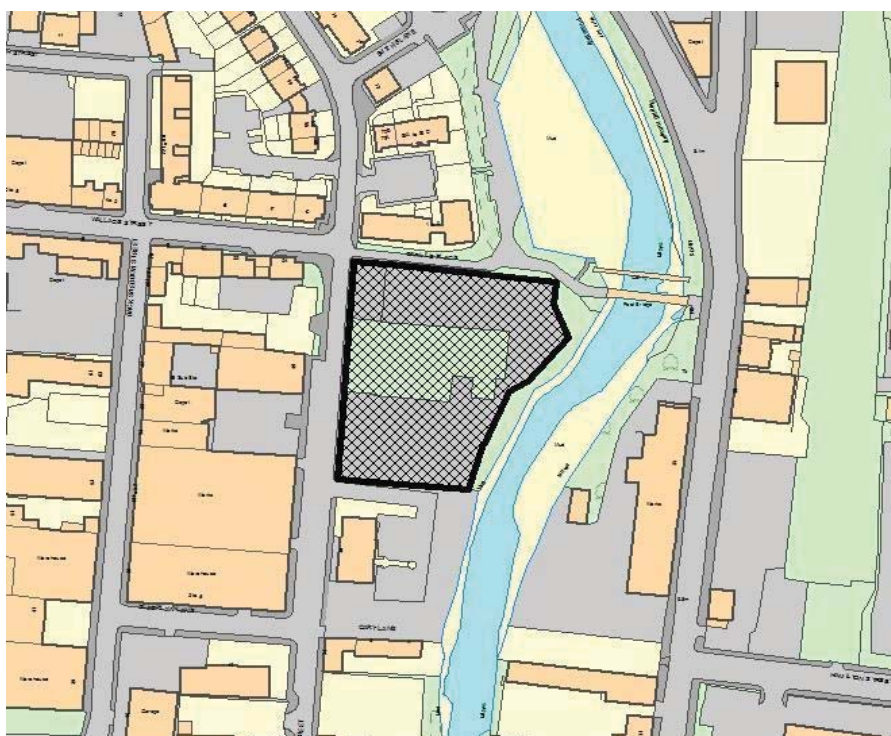
Prospective Applicant

Oatridge Ltd
c/o C D Livingstone
14 Albany Street
Edinburgh
EH1 3QB

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 64 FLATS

LOCATION: 46 NEW SNEDDON STREET, PAISLEY PA3 2AZ



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RECOMMENDATION

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

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan as being covered by Policy P1 'Renfrewshire's Places' where there will be a presumption in favour of a continuance of the built form.
- The form of development shall require to have regard to the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guide.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage, flood risk and ground conditions.

Site Description and Proposal

The site comprises of a generally rectangular-shaped area of cleared, formerly developed land located on the eastern side of New Sneddon Street at its junction with Carlile Place. Flatted residential properties lie immediately to the north; the White Cart Water to the east; a restaurant to the south; and mixed residential/commercial/business uses to the west.

The site extends to approximately 0.5 hectares. The surrounding uses comprise of mixed industrial and commercial and residential.

It is proposed to develop the site for residential purposes.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan under Policy P1 (Renfrewshire's Places) and new development within these areas should be compatible and complementary to existing uses and demonstrate that they would cause no significant harm.

Relevant Site History

None.

Community Consultation

A public event is to take place, the details of which have yet to be confirmed.

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

Key Issues

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

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

regard to the development plan and all relevant material considerations;

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

Recommendation

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

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

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

Prospective Planning Application

Reference No. 17/0062/NO



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North

Prospective Applicant

BDW Trading Limited
7 Buchanan Gate Business
Park
Cumbernauld Road
Stepps
G33 6FB

RECOMMENDATION

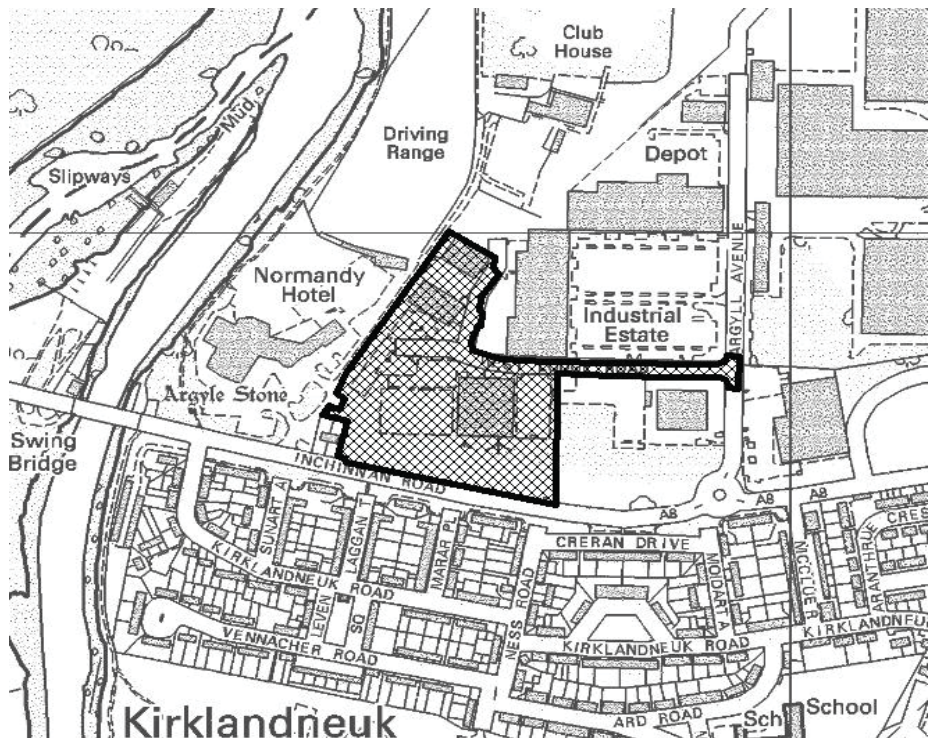
That the Board note the
key issues identified to
date and advise of any
other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL
DEVELOPMENT WITH ASSOCIATED LANDSCAPING,
INFRASTRUCTURE, ACCESS AND MISCELLANEOUS WORKS

LOCATION: LAND AT INCHINNAN ROAD AND ARGYLL
AVENUE, WEST LODGE ROAD, RENFREW



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan as being covered by Policy E3 'Transition Areas' where development proposals should be able to co-exist with existing uses. Consent has previously been approved for residential development on the site.
- The form of development shall require to have regard to the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guide.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and ground conditions.

Site Description and Proposal

The site comprises of an irregularly-shaped area of cleared, formerly developed land lying immediately to the north of Inchinnan Road and on ground which previously formed the southern portion of the Blytheswood Retail Park.

The site extends to approximately 3.3 hectares. The surrounding uses comprise of the retail park to the north; Renfrew Juniors football ground to the east; the Normandy Hotel to the west; and residential uses to the south, across Inchinnan Road.

It is proposed to develop the site for residential purposes with associated landscaping, infrastructure, access and miscellaneous works.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan under Policy E3 (Transition Areas). Policy E3 requires that development proposals should be able to co-exist with existing uses without having significant impact on the character or amenity of the surrounding area including on the vitality and viability of the Network of Centres.

Policy ENV2 (Natural Heritage) seeks to safeguard sites for their natural conservation interests and the portion of the site running immediately adjacent to Inchinnan Road is covered by a Tree Preservation Order.

Relevant Site History

09/0678/PP - Erection of residential development comprising 35 detached, semi-detached and terraced dwellings, formation of access, parking and provision of play area and landscaping. Granted subject to conditions July, 2010.

08/0077/PP - Erection of residential development, formation of football ground and associated facilities including pavilion

and covered terrace. Granted subject to conditions February, 2008.

07/1271/VR - Deletion of conditions 3.1, 3.3 and 6.5 of planning consent 04/1288/PP. Granted subject to conditions February, 2008.

04/1288/PP - Erection of residential development, formation of football ground and associated facilities including pavilion and covered terrace, and erection of industrial starter units. Granted subject to conditions, and section 75 Agreement, February, 2007.

Community Consultation

A public event has been intimated as taking place in the Normandy Hotel on 7 March 2017 and the details of this have been confirmed as having been communicated to the community council and local elected members and are to be press advertised.

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

Key Issues

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

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

- (4) Whether the local infrastructure, sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require to be addressed, including tree protection; noise and air quality; and ground conditions.

Recommendation

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

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

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

Prospective Planning Application

Reference No. 17/0154/NO



Renfrewshire
Council

KEY INFORMATION

Ward

9 Houston, Crosslee and
Linwood

Prospective Applicant

Taylor Wimpey and HNS
Greater Glasgow & Clyde
c/o Icen Projects
The Mercantile Chambers
52 Bothwell Street
Glasgow
G2 6TS

RECOMMENDATION

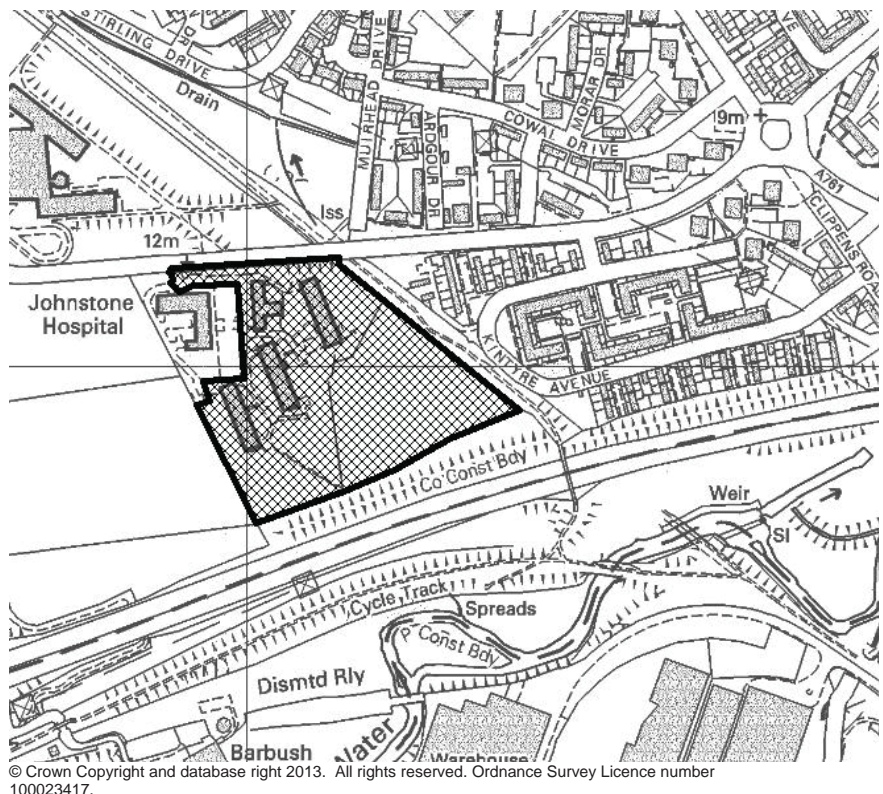
That the Board note the
key issues identified to
date and advise of any
other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL
DEVELOPMENT WITH LANDSCAPING, INFRASTRUCTURE
AND ASSOCIATED WORKS

LOCATION: JOHNSTONE HOSPITAL, BRIDGE OF WEIR ROAD,
LINWOOD, PAISLEY



IDENTIFIED KEY ISSUES

- The prospective site is identified within the Adopted Renfrewshire Local Development Plan under Policy P3 ('Additional Housing Site') with an indicative capacity of 50 units.
- The form of development shall require to respect the density and character of development in the surrounding urban area.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and ground conditions.

Site Description and Proposal

The site comprises of an irregularly-shaped area of cleared, formerly developed land lying immediately to the south of Bridge of Weir Road and to the north of the A737 on ground which previously formed the site of Johnstone Hospital.

The site extends to approximately 4.2 hectares. The surrounding uses comprise of St Benedict's High School to the north across Bridge of Weir Road; a cycleway (on a former rail solum) to the east with residential uses beyond; the Scottish Ambulance Service depot to the west with open fields beyond; and the A737 to the south.

It is proposed to develop the site for residential purposes with associated landscaping, infrastructure, access and miscellaneous works.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan under Policy P3 (Additional Housing Sites). Policy P3 advises that the Council will support and encourage residential development on the sites identified in Schedule 1 and 2 as additional housing sites to meet the identified housing requirements. This site is contained within Schedule 1 with an indicative capacity of 50 units.

These sites will require to comply with the criteria set out in the New Development Supplementary Guidance to ensure that they make a positive contribution to Renfrewshire's places.

Relevant Site History

13/0486/DD – Demolition of vacant buildings. Permission not required 01/08/2013.

Community Consultation

A public event has been arranged to take place in the Tweedie Hall, Linwood on 26 April 2017 and the details of this have been confirmed as having been communicated to Linwood Community Council and Johnstone Community Council and local elected members for Ward 9.

The public event will be press advertised a minimum of 7 days prior to the event taking place.

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

Key Issues

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

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

Recommendation

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

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

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

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 14/03/2017

| APPN. NO: WARD: | APPLICANT: | LOCATION: | PROPOSAL: | Item No. |
|---|---|--|--|----------|
| 16/0669/PP Ward 10: Bishopton, BoW, Langbank | CALA Homes (West) Ltd | Golf course, Old Ranfurly Golf Club, Ranfurly Place, Bridge of Weir, PA11 3DE | Erection of 8 detached dwelling houses and 14 flats with associated roads, parking and landscaping. | A1 |
| RECOMMENDATION: | GRANT subject to conditions | | | |
| 16/0901/PP Ward 7: Johnstone S, Elderslie & Howwood | BDW Trading Limited | Site 30 metres South of Nos 2 to 28, Abbey Road, Elderslie, Johnstone | Approval of matters specified in conditions 2, 4, 6, 7, 8, 9 and 10 of planning permission in principle 15/0470/PP (Erection of residential development with associated access, infrastructure and landscaping). | A2 |
| RECOMMENDATION: | GRANT subject to conditions | | | |
| 17/0025/PP Ward 10: Bishopton, BoW, Langbank | BAE Systems | Royal Ordnance, Station Road, Bishopton, PA7 5NJ | Variation of Condition 11 (Implementation of mitigation measures at Junction 29 (St James Interchange)) and Condition 12 (Construction of proposed M8 junction at Bishopton) of planning permission 12/0584/PP. | A3 |
| RECOMMENDATION: | GRANT subject to a Section 75 Agreement | | | |
| 16/0905/PP Ward 4: Paisley North West | AS Homes (Scotland) Ltd | Football Ground, St Mirren Football Club, Love Street, Paisley, PA3 2EA | Approval of matters specified in Conditions 2, 3, 4, 5, 8, 11 and 12 of planning permission 16/0644/PP. (Regulation 11 renewal application of 13/0431/PP, for residential development of 132 dwellings with associated car parking, landscaping and vehicular and pedestrian access). | A4 |
| RECOMMENDATION: | GRANT subject to conditions | | | |

| APPN. NO: WARD: | APPLICANT: | LOCATION: | PROPOSAL: | Item No. |
|---|-------------------|--|---|-----------------|
| 16/0878/PP | Hammerson plc | Land to South of Abbotsinch Retail Park, Washington Road, Paisley | Erection of non-food retail warehouse with associated car parking and servicing (Amendment to Planning Consent 16/0355/PP to include a free-standing building, amended floorspace layout and alterations to external parking and servicing layout) | A5 |
| Ward 2: Renfrew South & Gallowhill | | | | |
| RECOMMENDATION: | Disposed to grant | | | |
| <hr/> | | | | |
| Total Number of Applications to be considered = | | 5 | | |

Planning Application: Report of Handling

Application No. 16/0669/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir & Langbank

Applicant

Cala Homes (West) Ltd
Cairnlee House
Callendar Business Park
Callendar Road
Falkirk
FK1 1XE

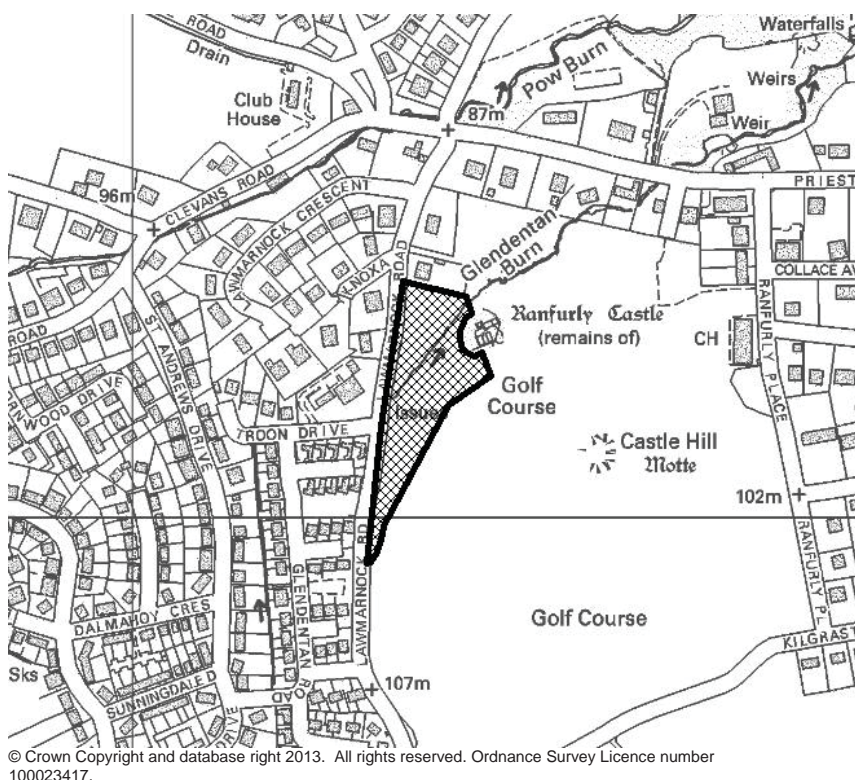
Registered: 20/09/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF 8 DETACHED DWELLING HOUSES AND 14 FLATS WITH ASSOCIATED ROADS, PARKING AND LANDSCAPING

LOCATION: GOLF COURSE, OLD RANFURLY GOLF CLUB, RANFURLY PLACE, BRIDGE OF WEIR, PA11 3DE

APPLICATION FOR: FULL PLANNING PERMISSION



RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and are consistent with the Policy P1 'Places' and Policy P3 'Additional Housing Sites' designation within which the site is included in Renfrewshire's Housing Land Supply.
- There have been one hundred and sixty three letters of objection relating to effect on historic character, traffic and access arrangements; privacy and overlooking; drainage and flooding; loss of green space; infrastructure capacity; impact on wildlife; and unit numbers. One letter of support has been received.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered.

Description

The site comprises an elongated area of undulating and steeply sloping, open land, bisected by the Glendentan Burn, with the western portion of the site running adjacent to Lawmarnock Road on the western extremity of Old Course Ranfurly Golf Club and extending to approximately 1.3 hectares.

It is proposed to develop the site for residential purposes in the form of eight detached houses and a block of flats containing fourteen units. The houses would variously comprise of two and a half storey with roof space accommodation/dormer/balcony to the road with one and a half storey to the rear (to allow for the difference in ground levels rising between the front and rear of the site) and with one of the units being reversed (i.e. one and a half storey to the front facade with two and a half storey to the rear). External finishes would be facing brick, render and concrete roof tiles. The houses would be laid out in a linear arrangement with direct driveway access taken from Lawmarnock Road.

A flatted block is proposed to the northern end of the site which would be two storey with roofspace accommodation to the west (Lawmarnock Road) elevation and three storey and roofspace accommodation to the east (rear) elevation, again to accommodate prevailing ground levels. The block would be finished predominantly in render with brick accents.

Access would be taken from Lawmarnock Road at two points to access parking spaces to the north and south of the block. This block was originally proposed as a three and four storey block with roof space accommodation, but as a result of concerns expressed by Historic Environment Scotland (HES) regarding the positioning and height of the block in relation to Ranfurly Castle remains, it has been reduced in height and mass and as a result has been moved further from Ranfurly Castle remains. The block has

also been given a traditional rather than flat roof profile which is more reflective of the design of surrounding buildings.

The site is bounded to the north and west by established residential areas with dwellings of mixed age, design and size, to the east by the golf course and Ranfurly Castle remains (which is a scheduled ancient monument) and to the south by remnants of open land and the golf course.

History

None.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy P1: Renfrewshire's Places

Policy P3: Additional Housing Sites

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Places Strategy: Places Development Criteria and Places Checklist

Delivering the Environment Strategy: Contaminated Land; Scheduled Ancient monuments & Archaeological Sites

Delivering the Infrastructure Strategy: Connecting Places; Flooding and Drainage

Material considerations

Renfrewshire's Places Residential Design Guidance 2015

Historic Environment Scotland Policy Statement 2016

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposals require to be assessed against the above policies and guidance, the comments of all consultees and representees and any other material considerations.

Publicity

The Council has undertaken statutory neighbour notification procedures. Additionally, the proposals were advertised in the Paisley and Renfrewshire Gazette on 5th October 2016, with a deadline for the submission of representations of 19th October 2016.

**Objections/
Representations**

One hundred and sixty three letters of objection have been received, the substance of which can be summarised as follows:-

- impacts on roads and traffic safety,
- impact on the conservation area,
- cumulative impacts associated with nearby development at Shillingworth,
- school capacity,
- sewer and water infrastructure capacity,
- impact on Ranfurly Castle remains,
- impact on visual amenity and the character of the area,
- proposed unit numbers,
- height and scale of the development,
- privacy and overlooking,
- impact on wildlife and loss of green space,
- impact of construction traffic, and
- other sites in the centre of the village would be more appropriate.

One letter in support of the application has been received which considers that this development, in proximity to the castle remains, will discourage vandalism and undesirable behaviour and will result in the upgrading of the core path which leads to the castle remains, improving accessibility to the public.

Consultations**Bridge of Weir Community Council -**

Objection on the grounds of the number of units and impact on the area surrounding Ranfurly Castle; road traffic and pedestrian safety due to inadequate road widths and footways; safe walking routes; and increased traffic volumes.

The Director of Community Resources (Roads) - No objection subject to conditions to achieve appropriate visibility splays; the widening of Lawmarnock Road; provision of footway and upgrade of existing lighting.

The Director of Community Resources (Design Services) - Accept the findings of the Drainage Impact Assessment and Flood Risk Assessment.

The Director of Community Resources (Environmental Services) - No objection subject to conditions in respect of ground conditions.

The Director of Education and Leisure - No objection on the basis that adequate capacity exists in schools within the catchment area of the site.

West of Scotland Archaeology Service - Observation of the potential for impact on the Ranfurly Castle as a Scheduled Ancient Monument but advise that if it is considered that the benefits of the development outweigh the effect on the setting of the Castle, then a condition is recommended to require archaeological investigation of the site.

Scottish Water - No comment.

Historic Environment Scotland - No objection on the basis that the proposed housing is unlikely to have a significant detrimental impact upon the setting of Ranfurly Castle.

However, concerns were expressed in relation to the height of the block of flats and proximity to Ranfurly Castle. It was considered that the erection of a building of competing height with the castle in relative proximity would erode the ability to appreciate important aspects of the Castle's significance, and hence have an adverse effect upon its setting. It was stated that impact could be reduced by lowering the proposed height of the block

by one storey and relocating it further away from the Castle.

It was therefore concluded that the proposal did not raise historic environment issues of national significance and therefore no objection to the development was held.

Summary of main issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments

Planning Statement - This sets out the planning policy position in relation to the proposed development and outlines the general approach to siting, design, layout, scale and massing.

Archaeological Desk Appraisal - Considers the known archaeology in the area and concludes that it will be possible to avoid the Ranfurly Castle scheduled monument area during development.

Tree Survey - Describes the extent and condition of tree cover within and immediately adjacent to the site and describes those trees which should be retained and methods of protection including a Construction Exclusion Zone.

Protected Species Survey - Provides an ecological baseline and concludes that no evidence of bats was found; no resting sites or other evidence of otters were recorded; no evidence of water voles was recorded; no evidence of badger was recorded; no birds nests were recorded; no evidence of brown hare was recorded; and no evidence of hedgehog was noted.

Drainage Report - Provides a description of proposals including drawings and calculations for dealing with foul and surface water drainage and concludes that

the proposals comply with all design requirements of Scottish Water, Renfrewshire Council and SEPA.

Flood Risk Assessment - Provides an assessment of flood risk from all sources and concludes that the development area of the site lies outwith the 1 in 200 year functional flood plain with access and egress to the site available throughout the design storm from Lawmarnock Road. It is stated that the proposed development is at low to medium risk of flooding and that the development proposed can be satisfactorily accommodated.

Ranfurly Castle and Motte Setting Assessment - Concludes that overall there are not expected to be any significant effects on the historical or contemporary setting of Ranfurly Castle or the more distant Castle Hill Motte from the proposed development, whether viewed as separate monuments or linked together. It is further concluded that despite being a new intervention and slightly closer to the Castle than current buildings the proposed development will only form a small extension to an existing contemporary urban setting which has already altered the historical setting of the Castle and Motte.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case, the relevant documents of the Development Plan comprise the Adopted Renfrewshire Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG), including Renfrewshire's Places Residential Design Guide.

The application site is identified in the LDP proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the

Council will support and encourage residential development on these sites, as identified in Schedule 1 and 2, as additional allocated housing sites to meet identified housing requirements. Schedule 2 identifies the application site as having an indicative capacity of nine units. The development of these sites requires to comply with the criteria set out in the New Development SG.

The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development and that development proposals should create attractive and well connected street networks which will facilitate movement. In addition, Renfrewshire Places Design Guide sets out standards in relation to separation distances, layouts, parking provision and open space. Assessing the development in terms of these criteria, the following conclusions can be made.

Notwithstanding the indicative capacity for the site the proposed development density is considered appropriate to this location and fits with the surrounding area. The form, layout, design and scale of the proposal are appropriate to the surrounding area which is mixed in terms of age, design, materials and size. In this regard, all homes will front onto Lawmarnock Road providing connection to the street and surrounding area. The Glendentan Burn crosses the site and this has been incorporated into the site design, with the construction of two new footbridges which will provide access across the burn. This also allows the existing core path to be retained through the development. The proposed flatted

block has been amended through the application process to both take cognisance of its relationship with Ranfurly Castle remains and to be reflective of and sympathetic to the design character of the surrounding area. As a result, the block has been designed to reflect the massing and built form of the existing 1960's flatted block immediately to the west whilst taking design cues from the more traditional dwellings to the north reflected in the treatment of the facade and roof design. The block is set back into the site and utilises the existing topography of the site. The block also respects the existing house to the north (Castleknowe) in terms of its setting and privacy and is located an appropriate distance from this property with a new landscape buffer proposed along the shared boundary. The positioning of the block creates permeability to both car parks at either side and provides access to the front and rear of the flatted block.

In line with Renfrewshire's Places Design Guide, the layout has outward facing properties along Lawmarnock Road whilst respecting site constraints (changes in level). House types have been designed to reflect the topography of the site and are split level, which reflects the landscape form. The palette of materials to be used reflects those found in the immediate area which will assist in assimilating the development into its surroundings. Although there is a change in levels between the application site and existing houses on Glendentan Road it is considered that the separation distances between the dwellings and their orientation will ensure that the dwellings proposed do not impact unacceptably on privacy or appear over bearing to the extent where an unfavourable recommendation would be warranted. Appropriate separation distances are considered to have been achieved and there are good levels of open space proposed throughout the development.

There are extensive areas of open space around the development and linkages from the site create permeability through the development and connectivity to the surrounding residential area. The site benefits from a degree of enclosure provided by landscape boundaries to the side and rear (east and south) and a change in land level to the east which screens the detached dwellings from the golf course and it is proposed to augment existing landscaping. Further landscaping is also proposed along the northern site boundary. As a result the proposal is also considered to satisfy the requirements of the SG on Scheduled Ancient Monuments & Archaeological Sites which seeks to safeguard their setting.

Policy I5, and the Flooding and Drainage SG, set out a series of criteria which require to be considered. These generally require minimum standards to reduce the risk of flooding in new developments and to ensure that the risk of flooding is fully considered in the assessment of new development proposals. The applicants have, through the submission of a Drainage Scheme and Flood Risk Assessment (FRA), demonstrated that the buildings and persons occupying the developed site would not be put at risk from flooding. The Director of Community Resources (Design Services) is satisfied that an appropriate condition can be imposed to ensure that the site can be appropriately drained prior to the commencement of development.

In terms of the SG on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Director of Community Resources (Roads) is satisfied, subject to the widening of Lawmarnock Road and conditions relating to visibility, footway and lighting provision, that the proposal meets the relevant parking, access and traffic requirements.

With regard to the SG relative to contamination, the Director of Community Resources has no objection to the proposals and is satisfied that any potential contamination of the site can be satisfactorily addressed by conditions.

Referring to the points of objection not already addressed I would comment as follows.

At the consultation stage of the Renfrewshire Local Development Plan Main Issues Report (MIR) in 2011 the housing preferred strategy indicated that additional land would require to be identified to provide an effective housing land supply. Brownfield and green belt sites were identified to meet the overall housing land requirement set at that time. It was not considered necessary at that time to include Lawmarnock Road to meet the overall housing land requirements. However in preparing the Proposed Renfrewshire Local Development Plan in 2012, various changes, alterations and updates to the housing land supply required to be taken into account and this resulted in the need to identify additional sites to meet Renfrewshire's housing needs and demand. The application site was therefore identified by Scottish Government Reporter as an appropriate housing site and included in the Renfrewshire Local Development Plan as subsequently adopted. Although an indicative number of nine units was noted, the current proposal reflects the layout and density of the surrounding area and the number of units proposed can be acceptably accommodated within the application site.

In relation to concerns regarding traffic generation and the existing road network, the Director of Community Resources (Roads) is satisfied that the proposal can be acceptably accommodated subject to the widening of Lawmarnock Road and conditions relating to visibility, footway and lighting provision. In this regard, it is concluded that the additional traffic

movements generated by the development are unlikely to have a detrimental impact on the operation of local junctions or require any additional physical improvement.

The availability of services including adequate provision within schools was considered when the site was identified for release through the LDP process and the Director of Education and Leisure has no objection to the proposal. In addition, the ability for the application development together with the development at Shillingworth to be accommodated within Bridge of Weir in terms of the road network, drainage/sewerage infrastructure and services were all considered through the LDP process when both sites were identified for housing development, with indicative numbers of units. Thereafter, the specific details of the developments proposed, including density, has been assessed through the application assessment including education, roads infrastructure and drainage capacity.

As the proposed flats are topographically separated from the Castle by the Glendentan Burn and set back on the opposite bank, and do not substantially rise above the existing skyline, Historic Environment Scotland consider that the development is unlikely to raise issues of national significance. In light of the relative proximity of the Castle the flattened component of the proposal has been amended by the deletion of one storey.

Additionally, the mass of the building has also been reduced with the result that the building is positioned further from the Castle and re-designed to better reflect the design elements in the surrounding area. These alterations to the scheme reflect the original concerns of Historic Environment Scotland who now have no objection to the proposal. The proposed development as amended fits appropriately within the street scene and the area generally and will not impact on the character or setting of the

conservation area which is located approximately 94 metres to the north. The residential properties in the area immediately surrounding the application site are mixed in terms of age, size, design and materials and the proposal is considered to acceptably reflect the surrounding area with a development which contributes positively to the street scene, does not impact unacceptably on the privacy of existing residents, provides acceptable levels of amenity space and fits with the character of the surrounding area.

Recommendation and Reasons for Decision

In light of the foregoing, it is considered that the proposals are acceptable having regard to the relevant development plan policies and associated guidance. Whilst having attracted a substantial body of objection, the proposals relate to a residential development scheme on a site which has been allocated for housing within the Adopted Renfrewshire Local Development Plan. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.
2. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority:-

a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within the development, and
b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports;

Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

Reason: To ensure that the site will be made suitable for its proposed use.

3. Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy, submitted under the terms of Condition 2 above, shall be submitted to the Planning Authority for written approval.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

4. That the drainage arrangements, including SUDs, shall be implemented in accordance with the details contained within the Flood Risk Assessment Report by Terrenus Land & Water dated 08 July 2014, the Drainage Report by G&D Engineering Services Ltd and drawing 10716/PD1 'Drainage & Levels Layout'. These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

5. 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.

6. That prior to occupation of the last 3 dwellinghouses/flats within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 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.

7. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

8. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. That the visibility splay required to be maintained for both access points for the flats will be 2.5m (x) by 20m (y) by 1.05m in height.

Reason: In the interests of traffic and pedestrian safety.

10. Lawmarnock Road shall be resurfaced and widened to a minimum width of 6m along the frontage of the site to the satisfaction of the Planning Authority.

Reason: In the interests of traffic and pedestrian safety.

11. The proposed footway along the full frontage of the site shall be a minimum of 2m in width.

Reason: In the interests of pedestrian safety.

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

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0901/PP



Renfrewshire
Council

KEY INFORMATION

Ward

7 Johnstone South,
Elderslie and Howwood

Applicant

BDW Trading Limited
Buchanan Gate
7 Buchanan Business Park
Cumbernauld Road
Stepps
G33 6FB

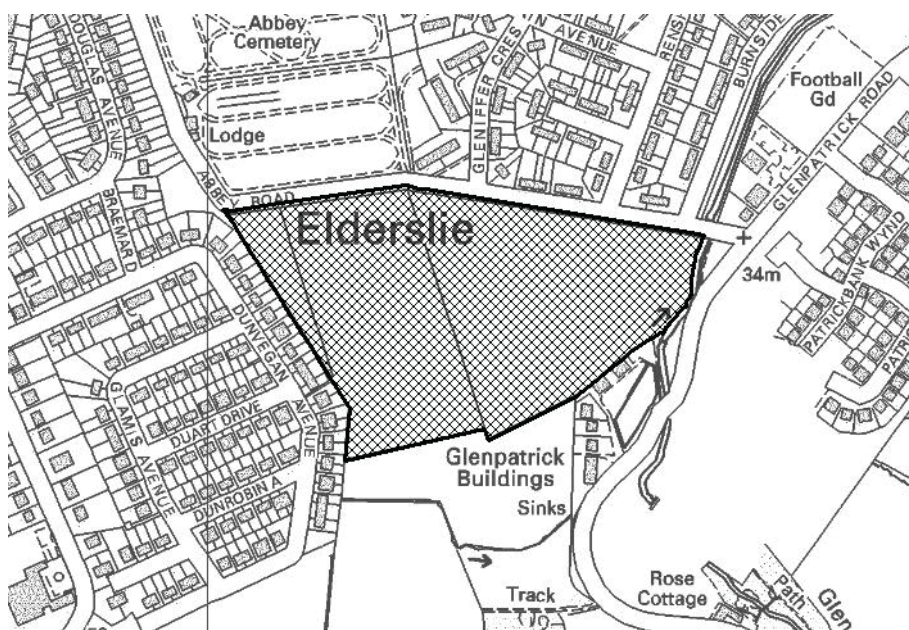
Registered: 21/12/2016

Report by Director of Development and Housing Services

PROPOSAL: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS 2, 4, 6, 7, 8, 9 AND 10 OF PLANNING PERMISSION IN PRINCIPLE 15/0470/PP (ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, INFRASTRUCTURE AND LANDSCAPING)

LOCATION: SITE 30 METRES SOUTH OF NOS. 2-28 ABBEY ROAD, ELDESLIE, JOHNSTONE

APPLICATION FOR: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS



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RECOMMENDATION

Grant subject to conditions.

SUMMARY OF REPORT

- Planning permission in principle has been granted on appeal and the only matters to be considered relate to the specific conditions attached to the permission.
- There have been 21 letters of objection relating to subsidence, drainage and flooding; traffic volumes and parking; impact on rural landscape, wildlife and habitats, lack of amenities, privacy and landscaping.
- The submitted details in terms of site investigation, landscaping, finishing materials and archaeological investigation are all considered to be acceptable and demonstrate general conformity with the criteria set out in the New Development Supplementary Guidance.

Fraser Carlin
Head of Planning and
Housing

Description

Members will recall that this application was refused planning permission by the Planning and Property Policy Board on 20th November 2015, and was thereafter the subject of an appeal to the Scottish Ministers. The Scottish Ministers upheld that appeal on 20th October 2016 and granted planning permission for the residential development of the site. Although the original application sought planning permission in principle, details of the layout of the development, access roads, parking, house type design, positioning of landscaping, flooding and drainage and the risks from historical coal mining activity were all considered and approved as part of this appeal. The Scottish Ministers also made an award of costs against the Council on the basis that the Council acted unreasonably in refusing planning permission in principle and failed to give adequate planning reasons for doing so.

This application seeks the Approval of Matters Specified within Conditions 2, 4, 7, 8, 9, and 10 of planning approval (in principle) 15/0470/PP, for the residential development of a site in Abbey Road, Elderslie.

The current application therefore seeks approval for the remaining detailed aspects of the proposal including through Condition 2 (contamination investigations and proposed remediation), Condition 4 (details of landscaping), Condition 7 (facing materials), Condition 8 (surface finishes) Condition 9 (details of archaeological scheme of investigation) and Condition 10 (mining risk assessment remediation proposals).

The site is bounded to the north by Abbey Road with Abbey Cemetery and existing housing beyond; to the east by Glenpatrick Road and an enclave of existing housing of varied age, size and style and Old Patrick Water and the housing development of Patrickbank beyond; to the south by open agricultural

fields; and, to the west, partially by a woodland area and houses on Dunvegan Avenue.

History

14/0843/NO - Proposal of application notice for erection of residential development in principle. Accepted 27/11/2014.

15/0470/PP - Erection of residential development with associated access, infrastructure and landscaping (in principle). Granted on appeal on 20 October 2016.

Policy and Material

Considerations

Development Plan - Adopted Renfrewshire Local Development Plan 2014

Policy P1 - Renfrewshire's Places

New Development Supplementary Guidance 2014

Places Development Criteria
Infrastructure Development Criteria
Trees, Woodland and Forestry
Contaminated Land

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposals require to be considered against the policies and guidance set out above, the history of the site, the comments of the consultee and any representations received.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley & Renfrewshire Gazette on 18 January 2017, with a deadline for representations to be received of 01 February 2017.

Objections/ Representations

There have been 21 objections to this application and the substance of which can be summarised as follows.

1. The development proposed will block existing views of a rural landscape.
2. The development will impact on the privacy of existing residents.
3. Landscaping proposals are unclear.
4. Houses will front Abbey Road while parking is at the rear. This will lead to on street parking on Abbey Road which is already too narrow.
5. The proposal to widen Abbey Road does not take account of the bottleneck from the cemetery gate to the bend which cannot be widened.
6. The SUDS provision includes a path around the feature which could prove dangerous to children.
7. Abbey Road is not suitable for higher volumes of traffic.
8. A hedgerow along the back of the site should be preserved to protect the wildlife.
9. The dangers of subsidence and flooding in an area that is marked on Council and Coal Board web sites as unsuitable for development will create unsafe conditions for new and existing properties.
10. When all phases of development are complete the entrance to phase 1 should be removed, as the junction faces existing homes.
11. Local schools have no capacity.
12. A key feature of this development was that strong boundaries would be created and there is no evidence of this.
13. Mono blocked driveways could create flooding.

Consultations

Director of Community Resources (Environmental Services) – No objection.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - States that the development will provide for a variety of housing needs and that as a result of the layout proposed, a clear transition will be provided between the traditional road layout of Abbey Road and the domestic scale of the road pattern within the development. It is stated that the boundaries and relationship between the new and proposed residential areas and the settlement edge will be carefully designed and landscape proposals will be informed by and connected to the existing landform and vegetation surrounding the site, including the native tree cover, hedgerows and open pasture.

Access Statement - States that access to the site will be taken via two all user priority T-junctions from Abbey Road, with pedestrian footways also extended along Abbey Road and into the site to ensure a continuous barrier free, safe route to the existing network for residents and visitors of all abilities.

Other Assessments

Archaeology Data Structure Report - States that the archaeological evaluation has revealed no archaeologically sensitive deposits or features within the proposed development area. It recommends that no further archaeological work is likely to be required. It is stated that the site is affected by shallow mining which will require consolidation. The report concluded that there was no evidence of mine entries or quarrying within the site.

Report On Site Investigations - States that some infilled land is evident at the site, that there is no chemical contamination, no significant ground gas concentrations and that gas protection measures are not considered to be necessary.

Mining Remediation Strategy - States that the mining remediation of the site will comprise of stabilisation works including

grouting of seams within influence depth. It is stated that this treatment is conventional and such measures are typically undertaken for housing schemes throughout Central Scotland.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The use of the site for residential development has been established through planning approval 15/0470/PP. This proposal seeks to approve further detailed aspects of the development and therefore complies in principle, with the provisions of Policies P1 of the Adopted Local Development Plan.

With regard to the detailed consideration of materials, landscaping, contamination remediation measures, the need for archaeological investigation and coal mining remediation the proposal requires to be assessed against the guidance set out in Policies P1 and I5 of the Adopted Local Development Plan and the associated New Development Supplementary Guidance as well as Renfrewshire's Places Residential Design Guidance.

In terms of Condition 2 which seeks to ensure that the ground/soil conditions at the site are appropriate for the use proposed, the Director of Community Resources is satisfied that the site investigation and remediation reports submitted have adequately addressed issues of contamination and remediation. The terms of Condition 2 are considered to be satisfied by the current submission.

Condition 4 required the submission of a scheme of landscaping. The main features of the scheme submitted include the retention of the existing tree belt on the western boundary, laurel hedging and a mix of native trees and shrubs including Cherry, Whitebeam, Maple, Birch and Lime, to define boundaries.

The eastern boundary of the site would be characterised by the sustainable drainage feature which also provides an area of informal open space and is landscaped with grass cover and broad leaved Lime trees. The boundary to Abbey Road is more urban in character where in fronts onto existing housing opposite. Laurel hedging and a mix of trees are a feature here which softens this edge while highlighting the transition between private and public space.

The southern boundary provides an acceptable landscape buffer to the agricultural land beyond.

Areas of informal open space have been provided throughout the development and a play area of an acceptable size and in a position which affords active surveillance has been provided. Overall the requirements of condition 4 are considered to be satisfied by the scheme submitted.

A palette of facing materials has been submitted in relation to Condition 7, proposing two variations on cream coloured roughcast, Ashton cream and Orchid chip. Buff coloured stone would be used as a feature base course and all precast lintels and cills would be buff coloured. Slate grey roof tiles, black UPVC rainwater goods and white UPVC windows/doors are proposed.

It is considered that this palette of materials is reflective of the surrounding area whilst also providing a sense of unity to the development in line with Renfrewshire's Places Residential Design Guide. Variety is gained through the differing design and positioning of house types already approved which adds visual interest to the development. The requirements of Condition 7 are considered to be satisfied.

Condition 8 requires details of surface finishes to parking and manoeuvring areas and drawings have been submitted which

propose the use of asphalt throughout. Given that the key consideration in the choice of carriageway and footway materials is durability, safety and sustainability the use of asphalt is considered acceptable in this regard whilst providing a unifying feature to the development.

An Archeological Report has been submitted to satisfy the requirements of Condition 9 which is acceptable to both the Council and the West of Scotland Archaeological Service. The report submitted therefore satisfies the requirements of Condition 9.

Condition 10 requires that a scheme of mining remediation works be submitted for approval, in line with the Mining Risk Assessment approved through Planning Permission in Principle 15/0470/PP. The Coal Authority has confirmed that the scheme submitted is acceptable to satisfy the requirements of Condition 10.

The issues raised through objection are mainly points relating to the principle of development and the layout, which have been rejected through the approval on appeal of application 15/0470/PP. The issue raised in relation to landscaping have been discussed in the body of this report.

Recommendation and Reasons for Decision

The proposal complies with the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as all the necessary material considerations. The terms of Conditions 2, 4, 7, 8, 9, and 10 have therefore been addressed and it is recommended that this proposal should be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. Prior to the commencement of any construction works on the play area, the developer shall provide for the written approval of the Planning Authority full details of the Locally Equipped Area for Play (LEAP) hereby approved, as shown on Drawing No. SK001 Rev Y 'Proposed Residential Layout' and Drawing No. 099-31-07b 'Landscape Proposals'. The details shall demonstrate that the layout, access and equipment are suitable for use by children of all abilities and that an appropriate number of inclusive items of play equipment are installed. Thereafter, prior to occupation of the final residential unit, hereby approved, the developer shall complete for use, the provision of the LEAP area in accordance with the detail finally approved. Maintenance of the play area finally approved, shall be in accordance with a scheme to be agreed between the developer and the individual occupiers of the development or a factor appointed to act on their behalf.

Reason: In the interests of residential amenity.

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

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 17/0025/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir & Langbank

Applicant

BAe Systems
Royal Ordnance
Station Road
Bishopton
PA7 5NJ

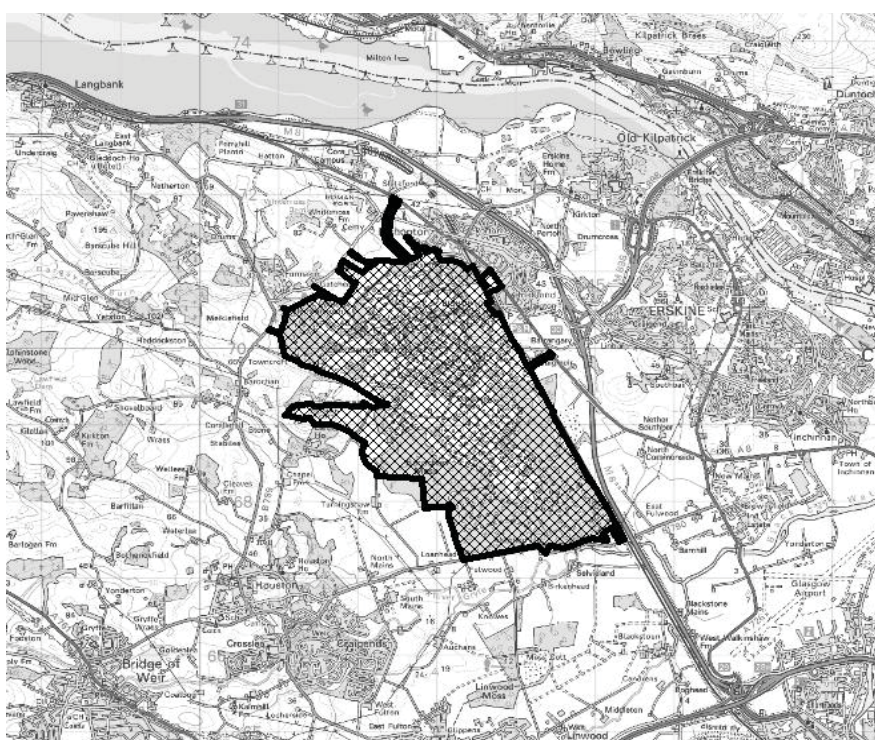
Registered: 18/01/2017

Report by Director of Development and Housing Services

PROPOSAL: VARIATION OF CONDITION 11 (IMPLEMENTATION OF MITIGATION MEASURES AT JUNCTION 29 (ST JAMES INTERCHANGE) AND CONDITION 12 (CONSTRUCTION OF PROPOSED M8 JUNCTION AT BISHOPTON) OF PLANNING PERMISSION 12/0584/PP

LOCATION: ROYAL ORDNANCE, STATION ROAD, BISHOPTON, PA7 5NJ

APPLICATION FOR: PLANNING PERMISSION (IN PRINCIPLE)



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RECOMMENDATION

Grant subject to conditions/Section 75 Agreement

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals relate to a mixed use development, the principle of which has previously been assessed as being appropriate.
- There has been one letter of representation expressing concern on traffic grounds.
- There have been no material changes in the circumstances surrounding the site which would alter the acceptability of the mixed use development for a Community Growth Area at this location.
- There has been no objection from Transport Scotland or the Director of Community Resources (Roads)

Description

This is a Section 42 application which seeks to amend the wording of conditions 11 and 12 attached to planning permission 12/0584/PP which in itself sought to vary conditions attached to the original outline planning permission (06/0602/PP) for the regeneration of the former ROF site in Bishopton to form a mixed use community growth area.

Condition 11 and 12 relate to infrastructure works which are required in conjunction with the development of the community growth area. The exact wording of the conditions is as follows:

Condition 11 - No part of the built development shall commence until an operational assessment has been carried out of Junction 29 (St James Interchange) and a scheme of proposed mitigation measures has been submitted to and agreed in writing by the Planning Authority, in consultation with Transport Scotland Trunk Road Network Management Directorate. The scheme thereafter agreed shall be fully implemented in the approved manner.

Condition 12 - Prior to the occupation of the 651st residential dwelling or the occupation of employment space in excess of 50,000 square metres the proposed M8 junction at Bishopton (as generally set out in DBA Drawing 06614/100/100 Rev G), shall be constructed and brought into use to the satisfaction of the Planning Authority, in consultation with Transport Scotland Trunk Road Network Management Directorate to a design commensurate with the demand identified through an agreed Transport Assessment.

The conditions were imposed at the request of Transport Scotland to ensure that the safety of the traffic on the trunk road network was not diminished.

For the purposes of Condition 11, an operational assessment of Junction 29

has been undertaken, and two mitigation measures have been identified. It is proposed to implement these mitigation measures in stages. Mitigation measure 1 (as identified in drawing number SCT4191/J29/001) involves an amended designation to address lane starvation on the offside lane. Mitigation measure 2 (as identified in drawing number SCT4191/J29/002) involves the installation of traffic signals on the A726 Barnsford Road. The implementation of these measures would be triggered by the occupation of dwelling units within the community growth area.

The proposed wording of condition 11 is as follows:

Prior to the occupation of the 651st Residential Unit the improvements to be carried out at Junction 29 (St James Interchange) as shown on plan reference SCT/4191/L/J29/001 shall be implemented to the satisfaction of the Local Planning Authority. The second stage of improvements at Junction 29 as shown on plan reference SCT/4191/L/J29/002 shall be implemented before the occupation of the 1000th Residential Unit unless the proposed M8 junction at Bishopton is brought into use before the 1000th Residential Unit is occupied.

With regard to condition 12, it is sought to alter the trigger point at which the M8 junction shall be constructed and brought into use from 651 residential dwellings occupied, to 1200 residential dwellings occupied.

The proposed wording of condition 12 is as follows:

Prior to the occupation of the 1200th Residential Unit or the occupation of employment space in excess of 50,000 square metres, the proposed M8 junction at Bishopton shall be constructed and brought into use to the satisfaction of the Local Planning Authority, in consultation

with Transport Scotland Trunk Road Network Management Directorate to a design commensurate with the demand identified through an agreed Transport Assessment.

Outline planning permission 06/0602/PP was granted subject to a Section 75 Agreement for the formation of a mixed use Community Growth Area in 2009. The outline consent is for the erection of a residential development of 2500 units; 150,000m² of commercial/employment related floorspace; a community woodland park; recreation and open space areas; community facilities; local services and retail and educational provision; infrastructure works including a motorway junction and Northern and Southern Access Roads; improvements to station approach and park and ride facilities and the construction of a motorway junction off the M8.

Both the original (06/0602/PP) and the amended (12/0584/PP) permissions were subject to a Section 75 Agreement which makes provision for an extensive range of associated facilities including a primary school, community centre, sports and recreational facilities, affordable housing, health centre, and upgrades to existing facilities and contributions to community-based projects. It is intended that, should permission be granted for the revisions to the two conditions as described above, that the terms of the Section 75 Agreement be re-applied to any new permission issued by the planning authority.

History

12/0584/PP - Variation of Condition 12 of planning consent 06/0602/PP to change the point at which the proposed M8 junction at Bishopton will be constructed and brought into use. Granted subject to conditions and Section 75 agreement 29/01/2013.

06/1065/PP - The construction of a motorway junction. Granted subject to conditions 06/02/2009.

06/0602/PP - Regeneration of the site to form a mixed use community growth area. Granted subject to conditions and a Section 75 agreement 10/08/2009.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan August 2014

Policy P5 - Community Growth Area
Policy I3 - Potential Transport Improvements

New Development Supplementary Guidance

Places Development Criteria
Infrastructure Development Criteria

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was also advertised in the Paisley and Renfrewshire Gazette for the purposes of Neighbour Notification, with a deadline for representations of the 15th February 2017.

Objections/Representations

One letter of objection has been received, the substance of which can be summarised as follows:

- the proposals will cause further severe congestion at several locations in and around Bishopton; and
- BAe should uphold their initial commitment to installing the M8 junction at 650 occupied residential units.

Consultations

Transport Scotland - No objection subject to conditions.

Director of Community Resources (Head of Roads - Traffic) - No objection subject to a condition in respect of traffic signal installation design to enable easy removal.

Bishopton Community Council - No response at time of writing.

Summary of main issues

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design Statement - Not applicable.

Traffic Statement - New M8 Junction Trigger Point Report. This details the traffic impact assessment undertaken at local junctions and Junction 29 (including a public transport strategy), and seeks to provide justification for moving the trigger point from 651 to 1200 units. It concludes that local junctions will continue to operate well within capacity with 1200 units occupied. Changes to the signalised junction at the A8 Greenock Road/Ferry Road/Bridgend junction, however it is noted that this junction would be over capacity both with and without the addition of development generated traffic.

Other Assessments - Not applicable.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Environmental Assessment

The proposals contained within this application have been considered having regard to the requirements set out in the Town and Country Planning (Environmental Impact Assessment)

(Scotland) Regulations 2011, and in particular those relating to a multi-stage consent. The substance of the proposals remain consistent with the matters assessed in the EIA submitted in support of the original outline permission and related detailed permissions. There are no changes which would materially affect the content or conclusions of the earlier EIA which is considered to have taken into account all potential environmental effects.

Assessment

The construction of a motorway junction is a key component of the overall redevelopment of the ROF site. While the junction itself was granted under planning permission 06/1065/PP, the trigger period for the junction being brought into use is linked to conditions associated with outline application 06/0602/PP. As this application has been submitted under Section 42 of the 1997 Act, only the acceptability of the proposed amendments to the conditions can be considered. However it is noted that the substance of the scheme remains unaltered, and the proposals therefore remain consistent with the development plan in this regard.

The main consideration in the assessment of this application is the acceptability of varying the conditions in the manner proposed, any material considerations raised by consultees and objectors, and whether the proposed conditions comply with the six tests as set out by Scottish Government Circular 4/1998.

The Transport Statement confirms that BAe are fully committed to constructing the motorway junction. However the statement advises that the opening date for the junction is projected to be 2020 following the time taken to undertake detailed engineering design, obtain statutory approvals, appoint a main contractor, and for the main contractor to identify a clear programme for construction including a period of ground consolidation to overcome poor geo-technical conditions. It is acknowledged

that ground consolidation in particular will take longer than previously anticipated. Moving the trigger point to 1200 occupied residential units or 50,000 square metres of employment space is anticipated to tie in with this time scale given current and projected construction rates.

On assessment, I am satisfied with reasoning provided by BAE as to why the timetable for construction of the motorway junction has been pushed back. It should also be acknowledged that BAE has brought forward the Northern Access Road, Southern Access Road and internal link road within the community growth area in advance of the originally anticipated time scale for these works. However it must be demonstrated that moving the trigger point for completion of the motorway junction to 1200 occupied dwelling units will not have a significant detrimental impact on either the local road network, or the trunk road network (specifically Junction 29 where the majority of traffic from the community growth area will access the M8 prior to the new junction being provided).

With regard to the local road network, the Transport Assessment concludes that four identified local roundabouts (A8 Greenock Road / Southbar Road / Barnsford Road; B815 HP Complex Access; Erskine Bridge West and Erskine Bridge East) will continue to operate well within capacity with 1200 occupied units and prior to the opening of the new junction. The assessment indicates that the signalised junction on the A8 Greenock Road at Ferry Road / Bridgend would be over capacity with and without the additional completed residential units. However this can be mitigated by increasing the cycle time, and allowing the maximum green time stage to optimise. The Head of Roads has advised that the survey work undertaken to inform the Transport Assessment is sufficiently robust, and agrees that delaying the implementation of the motorway junction would not have a significant impact on the local road

network in terms of traffic volumes and impact on junctions. The Head of Roads does not therefore object to the proposals.

With regard to the trunk road network, the Transport Assessment in support of the original outline planning application for the redevelopment of the ROF site identified three potential improvements which could be introduced at Junction 29 of the M8. For the purposes of this application, the Transport Assessment has assessed the impact on Junction 29 of moving the trigger point for completing the new motorway junction to 1200 occupied units. The Assessment concludes that two mitigation measures could be introduced; amended lane allocation on the northbound circulatory arm, and traffic signalisation at the A726 Barnsford Road / eastbound circulatory arm. For the purposes of condition 11 it is proposed to implement the lane allocation works prior to the occupation of 651 occupied residential units, and the signalisation works prior to the occupation of 1000 occupied residential units unless the new motorway junction is brought into use by this stage. Transport Scotland, in their capacity as the trunk roads authority, has offered no objections to this approach. On this basis, I am satisfied that the proposal to amend the trigger point at which the new motorway junction is completed will not have a detrimental impact on the trunk road network provided that the mitigation measures at Junction 29 are brought forward in advance.

Crucially, revisions to the two restrictive conditions would allow development to continue on the site. The necessary licences are now in place, a construction contract for the implementation of the motorway junction has been awarded and a contractor is currently active on site carrying out the clearance, site separation from the adjacent contained landfill and other early preparatory works. By ensuring a readily available, effective and adequate supply of land for new housing, in an identified Community Growth Area, also

offers the potential to reduce pressure on the demand for the release of other sites, in less sustainable locations, elsewhere within Renfrewshire in the short to medium term. In terms of the local roads infrastructure it also merits recognising that the Northern Access Road, and the road linking the Northern Access Road (NAR) to the Southern Access Road, have been implemented and are now open and fully operational. In the original anticipated development phasing, the NAR was not scheduled to be constructed until year ten of the development but was instead brought forward to year one.

In view of the above assessment, I am satisfied that moving the trigger at which the new motorway junction should be completed to 1200 occupied residential units or 50,000 square metres of occupied employment space will not have a detrimental impact on either the local or trunk road network. In addition, it is noted that maintaining the conditions in their current restrictive form would unduly delay the applicants ability to market and develop land within the community growth area which will have been fully remediated and prepared to receive development. The proposed conditions are also considered to meet the six tests as set out in Circular 4/1998.

As the application is made under Section 42 of the Act, a favourable determination is in effect the grant of a new permission and, other than the conditions for which the specific amendments have been sought, all other conditions relating to the earlier permission require to be re-stated.

In response to the points raised in the letter of objection these matters have been addressed in the above assessment.

Recommendation and Reasons for Decision

Having given consideration to the above assessment, it is found that the proposal complies with the policies and guidance of the Council. It is therefore recommended

that the application should be approved, subject to conditions, and a Section 75 Agreement.

Recommendation

**GRANT SUBJECT TO CONDITIONS
AND SECTION 75 AGREEMENT**

Conditions & Reasons

Other Action

1. That the terms of the Section 75 Agreement attached to planning permissions 06/0602/PP and 12/0584/PP be re-applied to this permission.

Reason for Decision.

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions and Reasons

1. The consent hereby approved shall comprise a maximum of 2500 residential units, 154,179 square metres of employment, commercial and community development of which 138,000 square metres shall be Industrial (Class 5)/Business (Class 4) floorspace, and local retail provision which shall not exceed 1000 square metres gross floorspace. For the avoidance of doubt the consent hereby approved does not grant consent for a landfill facility nor to remediation-related earthworks which shall require to be the subject of separate application to, and the approval of the planning authority.

Reason: To define the permission and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

2. The disposition of the land uses hereby approved shall accord with those demonstrated in Figure 3.1, Figure 3.2 and Figure 3.3 of the Cass Associates Revised Masterplan Statement dated September, 2008.

Reason: To define the permission and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

3. The gross plot areas of the land use development areas shall not exceed those levels demonstrated in Figure 3.16, the maximum gross density of development areas shall not exceed the levels demonstrated in Figure 3.17, and the maximum ridge height of any building within the land use development areas shall not exceed the heights shown in Figure 3.18 all contained within the Cass Associates Supplementary Environmental Information Report dated September, 2008.

Reason: To define the permission and to ensure that the development hereby approved remains consistent with the supporting Environmental Statement.

4. No building, use or other activity within the development hereby approved, other than those within the boundary of and associated with the Environmental Test Facility, shall be occupied or brought into use until it has been demonstrated to the written approval of the planning authority that the building, use or activity is acceptable in respect of any explosives licensing regime which may be in force at the time and as defined by the Health and Safety Executive Explosives Inspectorate.

Reason: In the interests of the safety of the occupants and users of the buildings and site and to ensure that all relevant explosives licences are surrendered or modified in accordance with the building decommissioning, decontamination and demolition activities and the new use of the site.

5. That within 3 years of the date of this permission, an application for approval of reserved matters specified in condition 51 below for phase 1 shall be made to the Planning Authority. Thereafter application for all of the remaining reserved matters shall be made within 15 years of the date of this consent.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

6. That the development hereby permitted shall be started either within 5 years of the

date of this permission or within 2 years of the date on which approval is given for the reserved matters for the first phase of development as identified in Condition 7 and as specified in condition 51 below whichever is the later.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

7. That prior to the submission of any of the reserved matters detailed below, the developer shall agree in writing with the Planning Authority the following:-

- a. proposals for the phased submission of the additional technical reports, risk assessments, method statements, management plans, and monitoring and verification reports.
- b. proposals for the phased submission of reserved matters;
- c. proposals for the phased submission of development briefs for each development sub-area ;
- d. proposals for the phased development of the site which shall generally accord with that shown on Figure 4.2 of the Revised Masterplan Statement;
- e. a contextual masterplan for the core development area, structural landscaping along the main road corridors, development approaches and within the core development area and design codes for each of the development sub-areas;
- f. a strategy to demonstrate how a linked network of roads, footpaths and cycleways will serve the new development and which shall inform reserved matters applications;
- g. a Traffic Management Plan for the site which shall address the points of access, movement and routes for construction vehicles and which shall be reviewed on an annual basis at the anniversary of the date of this permission. Management of traffic shall thereafter take place in accordance with the approved Plan and any subsequent amendments.

Thereafter the development shall proceed solely in accordance with the approved phasing proposals, plans, strategies and method statements, and development briefs unless first agreed in writing with the Planning Authority.

The details submitted in terms of c. above shall provide that a development brief for each

of the development areas defined in Figure 3.1 (Land Use Plan) of the Revised Masterplan Statement shall be submitted and approved in writing prior to the submission of reserved matters in respect of each development area. The development briefs shall set out the design philosophy, and planning parameters for each development sub-area in amplification of the the broad land use zonings of the Land Use Plan and shall address the residential, business, village centre and the parkland uses.

Reason: In the interests of the proper planning of the site and to establish a development framework.

8. Unless otherwise agreed in writing by the Planning Authority, after consultation with Transport Scotland - Trunk Road Network Management Directorate, the proposed development shall not exceed the following limits:-

Phase 1 - Up to 411 units Residential Units and 50,000 square metres of Employment floorspace.

Full Development - Up to 2500 units Residential Units and 138,000 square metres of Employment floorspace.

Reason: To restrict the scale/mix of the development to that suited to the layout of the access and other junctions, and to minimise interference with the safety and free flow of traffic on the trunk road.

9. Prior to the occupation of the 412th Residential Unit and at all times thereafter, there shall be a minimum of 10ha of Serviced Employment Land delivered to the satisfaction of the Planning Authority in consultation with Transport Scotland Trunk Road Network Management Directorate.

Serviced Employment Land will be a designated area where all of the following are provided at the boundary of the relevant parcel:

- all necessary road links/footpaths/cycleways,
- foul and surface water drainage,
- connection points to the utility services network.

Reason To restrict the scale/mix of the development to that suited to the layout of the access and other junctions, and to minimise

interference with the safety and free flow of traffic on the trunk road.

10. No part of the built development shall be occupied until a contribution framework for mitigation measures which improve the capacity on the M8 between Junction 26 Hillington and Junction 29a Bishopton or any other agreed works has been submitted to, and agreed in writing by the Planning Authority, in consultation with Transport Scotland Trunk Road Network Management Directorate. The contribution framework thereafter agreed shall be fully implemented in the approved manner.

Reason: To minimise interference with the safety and free flow of traffic on the trunk road.

11. That prior to the occupation of:

- the 651st Residential Unit, the proposed improvements are to be implemented at Junction 29 (St James Interchange) as shown on plan reference SCT/4191/L/J29/001; and
- the 1000th Residential Unit, the proposed improvements are to be implemented at Junction 29 (St James Interchange) as shown on plan reference SCT/4191/L/J29/002.

These improvements must be implemented to the satisfaction of the Planning Authority in consultation with Transport Scotland's Trunk Road Management Directorate.

Reason: To minimise interference with the safety and free flow of the traffic on the trunk road.

12. Prior to the occupation of the 1200th residential dwelling, or the occupation of employment space in excess of 50,000 square metres, the proposed M8 junction at Bishopton (as generally set out in DBA drawing 00014/100/100 rev C) shall be constructed and brought into use to the satisfaction of the Planning Authority, in consultation with Transport Scotland Trunk Road Network Management Directorate, to a design commensurate with the demand identified through an agreed Transport Assessment.

Reason: To minimise interference with the safety and free flow of the traffic on the trunk road network.

13. Prior to the commencement of any development on the site details of the provision of either new or extended bus services within the development, including details of operating hours, frequency of services, route and timescale for introduction, together with evidence of an agreement with a public transport operator to provide this service, shall be submitted to and approved in writing by the Planning Authority, after consultation with Transport Scotland Trunk Road Network Management Directorate.

Reason: To be consistent with the requirements of Scottish Government Planning for Transport SPP 17 and PAN 75.

14. Concomitant to the phases of development the agreed bus services referred to in Condition 13 shall be introduced.

Reason: To be consistent with the requirements of Scottish Government Planning for Transport SPP 17 and PAN 75.

15. Prior to the commencement of any development on site a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car shall be submitted to and approved in writing by the Planning Authority, in consultation with Transport Scotland Trunk Road Network Management Directorate. The Travel Plan shall identify measures to be implemented; the system of management, monitoring, review and reporting; and the duration of the plan. Specifically the Travel Plan shall include formal implementation and monitoring reports together with proposals to address any identified shortfalls in the Plans objectives.

Reason: To be consistent with the requirements of Scottish Government Planning for Transport SPP 17 and PAN 75.

16. Concomitant with the submission of details in accordance with Condition 7, the applicant shall submit details for the written approval of the Planning Authority defining the vertical and horizontal alignment of the Northern Access Road. The details shall require to demonstrate to the approval of the Planning Authority that the alignment is the best practical option which

takes into consideration the requirement to minimise its visual impact on the landscape, the requirement to minimise its impact on nearby residential premises, and the requirement to establish a defensible edge to the green belt boundary. The submission shall include an assessment of the three options previously identified including mitigation measures to address visual impact, impact on amenity and relationship to the settlement boundary and an investigation into the possibility of reducing the extent of lighting infrastructure whilst remaining consistent with road traffic safety.

Reason: It has not been conclusively proven that the proposed alignment meets all the necessary requirements and to allow this matter to be considered further.

17. Development shall not commence until details of the Sustainable Urban Drainage Schemes (SUDS) have been submitted to and approved in writing by the Planning Authority. Details must comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS)'. The submitted plan shall include details of:

- Profiles and dimensions of all water bodies
- Details of reed planting
- Revisions to the Bird Management Plan should they be required following on from the detailed SUDS design.

No subsequent alterations to the approved SUDS scheme are to take place unless first submitted to and approved in writing by the Planning Authority. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site. For further information please refer to Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS)' (available at www.aoa.org.uk/publications/safeguarding/asp).

18. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority, details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and

Building Design' (available at www.aoa.org.uk/publications/safeguarding.asp). These details shall include:

- Grassed areas
- The species, number and spacing of trees and shrubs
- Aquatic and marginal planting around new and existing water bodies

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

19. No building or structure associated with the development hereby permitted shall exceed the Obstacle Limitation Surfaces as shown on the attached plan as follows:

- Any development, including construction equipment, on the site beneath the Inner Horizontal Surface (IHS) must be kept below 50.50m AOD
- Any development, including construction equipment, on the site beneath the Conical Surface must be kept below 50.50m AOD to 155.50m AOD
- Any development, including construction equipment, on the site beneath the Outer Horizontal Surface must be kept beneath 155.50m AOD.

Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Glasgow Airport and endanger aircraft movements and the safe operation of the aerodrome. See Advice Note 1 'Safeguarding an Overview' for further information (available at www.aoa.org.uk/publications/safeguarding.asp).

20. Prior to the commencement of development on site, an Ecological Design and Management Plan shall be prepared by the applicant, the scope, content and means of implementation of which shall be agreed in writing by the Planning Authority in consultation with Scottish Natural Heritage. The purpose of this document shall be to address the legislative, licensing and mitigation requirements of protected species

including European Protected Species, and to ensure optimal management for the full range of habitats and species present on site throughout the lifetime of the development. The Plan shall establish clear lines of responsibility and be subject to regular update and review. The implementation of this Plan shall be overseen by a qualified ecologist. The Plan thereafter agreed shall be implemented in the approved manner.

Reason: To protect the site's natural heritage interest.

21. Prior to any works commencing on site, and in addition to the Ecological Design and Management Plan, a detailed Badger Management Plan the content of which shall be submitted for the agreement and subsequent written approval of the Planning Authority in consultation with Scottish Natural Heritage. The purpose of this document will be to manage the complex issue of mitigating the loss of badgers setts and access to foraging territory throughout the lifetime of the proposal and will form the basis of all badger development license applications to SNH. The implementation of this Plan, including regular update and review will be overseen by a qualified ecologist. The Plan thereafter agreed shall be implemented in the approved manner.

Reason: To protect the sites natural heritage interest.

22. That prior to any development works being undertaken, the applicants shall submit plans detailing fully the proposed extent of woodland clearance and retention, the content of which shall be agreed in writing by the Planning Authority in consultation with SNH. These plans should concentrate on retaining screening of the new development site from views from the north, and establishing the extent to which views from the west will remain screened post-decontamination. The plans thereafter agreed shall be implemented in the approved manner.

Reason: To protect the sites natural heritage interest.

23. Prior to any works commencing within the development site, the applicants shall submit detailed plans for the written approval of the Planning Authority in consultation with SNH on the proposed extent of structural landscape elements within the settlement expansion

area. The plans thereafter agreed shall be implemented in the approved manner.

Reason: To protect the sites natural heritage interest.

24. Prior to the commencement of development on site, the applicant shall submit a revised Flood Risk Assessment demonstrating effective management of the flood risk in line with SPP7:Planning and Flood Risk to the satisfaction of the Planning Authority in consultation with the Scottish Environmental Protection Agency. The terms of the assessment thereafter agreed shall be implemented on site in the approved manner

Reason: To demonstrate compliance with SPP7.

25. Prior to development commencing on site, the applicants shall submit a surface water drainage strategy outlining the structures and methods to be implemented for the written approval of the Planning Authority in consultation with SEPA. The structures and methods thereafter agreed shall be implemented in the approved form.

Reason: To ensure that the proposed activities which require authorisation under CAR are capable of being licensed as per best practice in Planning Advice Note 51:Planning, Environmental Protection and Regulation.

26. Prior to any works commencing on site, the applicant shall submit a revised risk assessment regarding the impact of the proposed remediation on the water environment for the written approval of the Planning Authority in consultation with SEPA. The terms of the assessment thereafter agreed shall be implemented in the approved manner.

Reason: To ensure that the Council's responsibilities under Water Environment and Water Services (Scotland) Act 2003 concerning the protection of the Water Environment are met.

27. Prior to the commencement of each identifiable development phase a Construction Noise and Vibration Management Plan shall be submitted to and approved in writing by the Planning Authority. The Plan thereafter agreed shall be implemented in the approved manner.

Reason: To minimise disturbance and disamenity to residents from noise and vibration associated with construction/demolition works.

28. Prior to any remediation activities commencing on site, further site investigation works shall be undertaken across the site in order to inform detailed remediation design and further characterise contamination issues and the hydrogeological regime on the site. The scope and assessment of the physical works shall be submitted to and approved in writing by the Planning Authority before the commencement of the works.

Reason: To ensure that additional information gained from the site investigation works provides sufficient information to allow a robust detailed remediation scheme to be designed.

29. Prior to any remediation works commencing, the resulting information gained from the works required by Condition 28 shall be combined with the existing information and detailed Quantative Risk Assessments and suitable interpretation of such assessments shall be undertaken with respect to various receptors as shall be agreed in writing with the Planning Authority.

Reason: To ensure that an appropriate level of assessment of the information to be generated is undertaken and to ensure that the data is considered within the context of the existing data.

30. Prior to any remediation works commencing on site, detailed Quantative Risk Assessment for soils across the whole site with respect to potential risks to the Water Environment and suitable interpretation of such assessment shall be undertaken and shall be submitted for the written approval of the Planning Authority in consultation with SEPA.

Reason: To ensure that the impact of the soil contamination on the Water Environment is considered.

31. Prior to any remediation works commencing on site detailed Quantative Risk Assessment for explosive contaminants in water shall be undertaken, that adheres to the UK and European risk based procedures, and shall be interpreted accordingly. Methods for the Risk Assessment shall be agreed in writing

with the Planning Authority in consultation with SEPA prior to works commencing.

Reason: To ensure that the impact of explosives in the Water Environment are appropriately considered.

32. Prior to any remediation works commencing on site, a Conceptual Site Model for the hydrological regime shall be further developed to include, as a minimum, cross sections and groundwater flow contours and other items as shall be agreed in writing by the Planning Authority in consultation with SEPA.

Reason: To ensure that the hydrological regime of the site is appropriately characterised.

33. Prior to the commencement of any remediation activities, details shall be submitted for the written approval of the Planning Authority to demonstrate that the design, uses and activities proposed within the development has taken into consideration its interaction with any residual contamination being left in situ so that significant pollutant linkages are not created to human health, the Water Environment, proposed structures, services, hard and soft landscaping, existing features that are proposed to remain on the site, and any other receptor agreed with the planning authority in consultation with SEPA.

Reason: To ensure that existing and proposed structures, drainage schemes and networks, utility equipment, landscaping, existing local water features etc are not impacted during and after the development by any residual contamination proposed to be left in situ.

34. Prior to any demolition, clearance, building, decontamination or other works commencing on site a Site Clearance Method Statement shall be submitted to and approved in writing by the Planning Authority. This shall specify working methods with respect to proposed building decontamination, mitigation measures to be implemented, points of construction access, the parts of the site to be used for site huts, storage of materials and plant and parking of employees cars during the demolition and construction period, and any proposal for fencing of a site compound. No buildings or other structures shall be decontaminated until the Site Clearance Method Statement has been approved.

Reason: To ensure satisfactory provision in relation to adjoining properties and circulation within the site, and to safeguard amenity and to ensure no nuisance or disamenity to local residents or the community.

35. No development shall commence until a final detailed Remediation Method Statement providing all remediation requirements has been submitted to and approved in writing by the Planning Authority. The Remediation Method Statement shall be compiled using the information obtained from the various stages of site investigation and refined Conceptual Site Model to inform the method and location of remedial measures and shall contain finalised proposals for monitoring and verification of the recommended remediation process.

Reason: To ensure that an appropriately detailed remediation strategy is designed and approved, to ensure that appropriate steps are taken to remediate the site and in the interests of environmental and public safety.

36. No development shall commence in an identified phase, other than development connected with the remediation works, until the completion of the remediation process on that identifiable development phase. Upon the completion of the remediation works in that phase, a Validation Report shall be submitted for the written approval of the Planning Authority which confirms that the required works regarding contamination have been carried out in accordance with the Remediation Method Statement for that subject phase. Post remediation sampling and monitoring results shall be included in the Validation Report to demonstrate that the required remediation has been fully undertaken. Future monitoring proposals and reporting shall also be detailed in the Validation Report.

Reason: To ensure that appropriate steps have been taken in respect of remediation and the appropriate levels have been achieved in the interests of environmental and public safety.

37. Prior to the commencement of development a finalised Monitoring Plan shall be submitted for the written approval of the Planning Authority. This shall cover all works being proposed and specifically address the remediation works. The Monitoring Plan shall

include; groundwater and surface water sampling and monitoring proposals; drainage details, location of air, dust, vapour, gas odour and noise monitoring equipment, type of equipment to be used, frequency of monitoring, and details of an Action Plan to be implemented should monitoring indicate conditions likely to cause disamenity to local residents and/or the Water Environment. The Monitoring Plan shall also address provisions for monitoring to be undertaken after remedial works have been completed.

Reason: To safeguard the Water Environment and the amenity of nearby residents during and after development.

38. Prior to any demolition, clearance, building or other works commencing, a Water Management Plan to protect the groundwater and the local surface water features on and immediately surrounding the site from materials during remediation, excavation and demolition shall be submitted for the written approval of the Planning Authority in consultation with SEPA. This shall be fully compliant with the Water Environment (Controlled Activities) (Scotland) Regulations 2005 and shall take cognisance of relevant SEPA PPG notes. This document shall be updated throughout the term of the project and shall be submitted for the written approval of the Planning Authority prior to works commencing and at intervals agreed in writing by the Planning Authority in consultation with SEPA.

Reason: To ensure satisfactory means of drainage to prevent pollution of local water features and be protective of the general Water Environment.

39. Prior to the commencement of development, a Scheme for the Provision and Implementation of Pollution Control of the Water Environment, which shall include drainage, shall be submitted for the written approval of the Planning Authority. The scheme/works thereafter agreed shall be constructed and completed in accordance with the submitted plans.

Reason: To ensure a satisfactory method of drainage and to prevent the increased risk of pollution to the Water Environment.

40. Prior to the commencement of development a Logistic Management Plan

shall be submitted for the written approval of the Planning Authority. This shall detail controls and monitoring of vehicle deliveries to the site including the use of wheel washing equipment and material removals from the site and will be in accordance with the Site Clearance Method Statement as required by Condition 34. The Logistic Management Plan thereafter agreed shall be implemented in the approved manner.

Reason: To protect the amenity of local residents and businesses and to accord with the proposals in the Site Clearance Method Statement.

41. Prior to any demolition, clearance, building or other works commencing on site, a Materials Handling Method Statement specifying the provisions for the storage of demolition materials, excavated spoil and imported materials shall be submitted for the written approval of the Planning Authority. Thereafter all works shall be undertaken in accordance with the approved methodology.

Reason: To prevent the increased risk of cross contamination of materials during remediation and development, to reduce any impact of storage of materials on the Water Environment and, to reduce any potential impact of storage of materials on the local community via airborne dust generation and surface water runoff to adjacent properties.

42. Prior to the importation of any topsoil materials, details of the supplier and confirmation of the source(s) of any topsoil material shall be supplied in writing to the Planning Authority. The topsoil shall be free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882:2007 - Specification for Topsoil. A description of the soil materials shall be forwarded to the Planning Authority based on BS 5930: Code of Practice of Site Investigations before they are imported onto the site.

Reason: To ensure that no contaminated materials are brought on to the site.

43. Any earthwork materials brought on to the site shall be subject to appropriate sampling and analysis by a suitably qualified person. Details of the sampling and analysis shall be submitted for the approval of the Planning

Authority as part of the Validation Report. Sampling and analysis certificates submitted by the supplier will not be accepted.

Reason: To ensure that any materials brought onto the site are not contaminated.

44. Sampling of earthwork material imported on to the site of the development shall comprise a random sample for every 500 cubic metres of material from a single source. Material from a single source means the location at which the material was loaded on to the truck prior to delivery at the site.

Reason: To check the quality of soils and materials being imported on to the site.

45. Prior to the commencement of development, excluding demolition, details of an appropriate accredited laboratory, the analytical suite to be utilised in testing, and the appropriate target levels, shall be submitted for the written approval of the Planning authority and such details shall thereafter be submitted in accordance with the Remediation Method Statement. A proportion of samples, to be specified in the Remediation Method Statement, and agreed with the Planning Authority, shall be submitted to an independent accredited laboratory.

Reason: To check the quality of soils and materials being imported on to the site and validate the results of analysis undertaken.

46. Prior to the commencement of construction of each phase of the proposed development, the applicant shall undertake a detailed noise assessment to determine the impact of road traffic noise on the proposed dwellings within that development using the principles set out in 'Calculation of Road Traffic Noise' (DoT/Welsh Office, HMSO, 1988). The assessment shall take account of the assessment methodology as set out in Planning Advice Note 56 'Planning and Noise' (PAN56), British Standard BS8233:1999 'Sound Insulation and Noise Reduction for Buildings' and the World Health Organisation's 'Guidelines for Community Noise'. The assessment shall identify the Noise Exposure Category (NEC) specified in Planning Advice Note 56 'Planning and Noise' within which the development will fall. If any dwellings or noise sensitive premises falling within category B or C then a scheme for protecting the proposed dwellings from road traffic noise shall be

included as part of the noise assessment and the scheme shall ensure that the internal levels with windows closed do not exceed 40dB daytime and 35 dB night-time and the external levels do not exceed 55 dB daytime in any rear garden areas when measured as LAeq,09:00-21:00. No noise sensitive development shall take place within NEC D.

Reason: To ensure that as development proceeds, and upon its completion, residents are protected from excessive road traffic noise.

47. From the date of commencement of development, the details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site, and shall remain so displayed unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of local amenity.

48. No work or other activities involving the use of heavy plant and equipment shall take place on site on Sundays or Bank Holidays, and all work and other activities involving the use of heavy plant and equipment on other days shall be confined to the following hours:
7.30a.m. until 6.00p.m. Monday - Friday
7.30a.m. until 1.00p.m. Saturdays
unless otherwise agreed in writing with the Planning Authority for activities such as the rail bridge construction and the construction of the access road.

Reason: To safeguard the amenity of nearby residents during development.

49. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service,

Reason: To ensure that any sensitive archaeological remains or artefacts, affected by the proposed demolition and redevelopment, can be adequately recorded.

50. Prior to or in conjunction with any application for approval of reserved matters, details of the zero and low carbon equipment to be incorporated into the development and predicted carbon emissions, using SAP or SBEM calculations, shall be submitted to and approved by the planning authority, and the completed development shall accord with those details.

Reason: To ensure that the development complies with the on-site carbon emissions targets of SPP6.

51. That before development starts within each development phase or sub-area a written application and plans in respect of the following reserved matters shall be submitted to and approved in writing by the Planning Authority:

1. a site layout plan at a scale of not less than 1:200 showing the position of all buildings, roads, footpaths, parking areas (distinguishing where appropriate between private and public spaces), play areas, open space, walls and fences and landscaping;
2. plans and elevations of each house and garage type, or other buildings, showing their dimensions and type and colour of external materials;
3. a landscaping plan at a scale of not less than 1:200 showing the location, species and ground spread of existing trees, shrubs and hedges (including details of those to be retained or removed) and proposed trees, shrubs and hedges;
4. details for management and maintenance of the areas identified in 3 above;
5. details of the phasing of the development;
6. details of existing and finished ground levels, and finished floor levels, in relation to a fixed datum, preferably ordnance datum;
7. details of the provision of drainage works;
8. details for the disposal of sewage.

Reason: To enable the Planning Authority to consider these aspects in detail.

52. Before the submission of any of the reserved matters, a scheme for off-site improvements to roads, junctions, footpaths and cycleways (including links into the site) shall be agreed in writing with the Planning Authority. This scheme shall be accompanied by a programme of improvement works and the development shall proceed solely in accordance with this programme. The scheme will inform the subsequent submission of reserved matters.

Reason: In the interests of pedestrian and traffic safety.

53. Not more than 50 dwellings shall be occupied, or new building floorspace to be brought into use (other than those within the boundary of and associated with the Environmental Test Facility), until the southern access road and associated rail bridge is constructed and available for use in accordance with details in planning permission 11/0630/PP granted on 31/10/2011.

Reason: In the interests of traffic safety and in the interest of amenity.

54. Access and egress to and from the development from Rossland Crescent and Newton Road shall be restricted to pedestrian and cycle traffic only. Access to and from the development via Station Road shall be restricted to walking, cycling and public transport traffic, to traffic related to the park and ride facility, and traffic serving the local village centre car parks only (as identified in Figure 3.3 of the Revised Masterplan Statement). Measures to control the use of the access shall be submitted for the written approval of the Planning Authority and thereafter the measures shall be implemented in accordance with a programme which shall be agreed in writing with the Planning Authority before any building is occupied.

Reason: In the interests of traffic safety and in the interests of amenity.

55. Before any of the proposed development is occupied a bus and Park and Ride strategy shall be submitted to and agreed in writing by the Planning Authority. The strategy shall include measures for the phased introduction of bus services as referred to in Condition 13, details of bus infrastructure (including bus turning area/layover) and details of the phased

construction of the Park and Ride facility. The development shall thereafter proceed in accordance with the approved strategy.

Reason: In the interests of traffic safety and in the interests of amenity.

56. Not more than 900 residential units or 59,900 square metres of employment/community floorspace shall be occupied until the northern access road has been constructed and brought into use to the written approval of the Planning Authority.

Reason: In the interest of traffic safety and in the interests of amenity.

57. At any time as may be specified by the Planning Authority before completion of the development, the applicant shall undertake an Air Quality Survey which satisfies the Planning Authority that the Local Air Quality Management Objectives for the pollutants specified in the Air Quality Regulations, made under Part IV of the Environment Act 1995, will not be exceeded at the proposed development. The survey and report shall use a method based on the principles set out in the Scottish Government Publication "Local Air Quality Management Technical Guidance LAQM>TG(03)" or a method that has been agreed with the Planning Authority.

Reason: To protect Local Air Quality and to safeguard neighbouring residential amenity.

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

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0905/PP



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley North West

Applicant

AS Homes (Scotland) Ltd
205 St Vincent Street
Glasgow
G2 5QD

Registered: 09/01/2017

Report by Director of Development and Housing Services

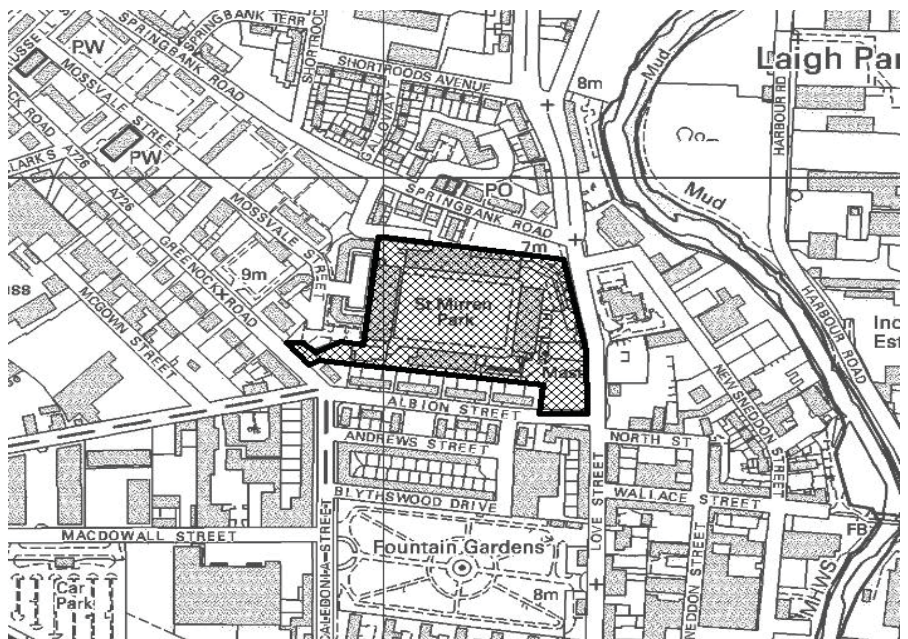
PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED CAR PARKING, LANDSCAPING AND VEHICULAR AND PEDESTRIAN ACCESS (IN PRINCIPLE) – REGULATION 11 APPLICATION TO RENEW PLANNING PERMISSION 13/0431/PP

LOCATION: FOOTBALL GROUND, LOVE STREET, PAISLEY, PA3 2EA

APPLICATION FOR: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS

RECOMMENDATION

Grant subject to conditions.



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Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals relate to residential development, the principle of which has previously been assessed as being appropriate and the only matters to be considered relate to the specific conditions attached to the permission.
- There has been one letter of representation in respect of access.
- The submitted details in terms of siting, design, layout, form, finishing materials and density are all considered to be acceptable and demonstrate general conformity with the criteria set out in the New Development Supplementary Guidance.
- The application has come before this Board because of a 'technical' objection from a statutory consultee (HSE).

Description

This application seeks approval of matters specified in conditions for the erection of a residential development comprising 132 dwellinghouses with associated infrastructure at the former St. Mirren football stadium at Love Street, Paisley. Planning permission in principle was originally granted for residential development at this location in 2010, with the latest renewal of consent, to which this Approval of Matters Specified in Conditions application relates (16/0644/PP) being granted in December, 2016.

This application seeks approval for the development layout, including the erection of dwellings; the means of access to the site; the provision of an equipped play area; landscaping; drainage works; noise assessments; an air quality assessment and; a drainage assessment.

The former stadium has been dismantled and some of the debris has been removed off-site with the remainder being accommodated within a number of grassed mounds. The site is bounded to the north, south and west by residential development and to the east by a resource centre and business and industrial uses.

History

04/0599/PP - Class 1 retail superstore & ancillary car parking, landscaping, petrol filling station & ancillary works. Granted subject to conditions August 2006. This permission was subsequently revoked as a pre-requisite of the approval of the retail consent (08/1056/PP) for Wallneuk Road.

08/1055/PP - Redevelopment of football stadium to form residential development with associated car parking, landscaping and new vehicular and pedestrian access. (Planning permission in principle). Granted subject to conditions July 2010.

13/0013/NO - Proposal of Application Notice relating to varying condition one of consent 08/1055/PP to extend the period for lodging matters specified in conditions applications from three to six years. Accepted January 2013.

13/0431/PP - Regulation 11 Renewal Application to allow an extension of 3 years for the submission of Approval of Matters Specified in Conditions applications, as referred to in Condition 1 of planning approval 08/1055/PP for the redevelopment of football stadium to form residential development with associated car parking, landscaping and new vehicular and pedestrian access in principle. Granted subject to conditions September 2013.

16/0219/NO - Proposal of Application Notice relating to residential development. Accepted April 2016.

16/0644/PP - Regulation 11 renewal application of approval 13/0431/PP, for residential development with associated car parking, landscaping and vehicular and pedestrian access (in principle). Granted subject to conditions December 2016.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy P1: Renfrewshire's Places

New Development Supplementary Guidance

Delivering the Place's Strategy: Places Development Criteria and Places Checklist

Delivering the Environment Strategy: Pipelines and Controls of Major Accident Hazards

Material considerations

Renfrewshire's Places Residential Design Guide

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be considered against the policies and guidance set out above, the comments of the consultees, the history and physical attributes of the site and any representations received.

Publicity

Neighbour notification has been carried out in accordance with statute.

Objections/ Representations

One letter of representation has been received which sought clarification on the retention of an access gate at Caledonia Court.

Consultations

Director of Community Resources (Environmental Services) - No objections.

Director of Community Resources (Design Services) - No objections.

Director of Community Resources (Roads Traffic) - No objections.

Glasgow Airport Safeguarding - No objections.

Health and Safety Executive - Advise against, however the application shall not require to be referred to Scottish Ministers for approval.

Summary of main issues

Design and Access Statement - The applicant's Design and Access Statement evaluates the site within its wider context and identifies key features and assets in accordance with the relevant policies and guidance, both national and local. The history of the site is also explored as well as existing and proposed access arrangements and the resultant proposed design concept.

Report on Road Traffic and Builders Merchant Sound - The applicant's Report on Road Traffic and Builders Merchant Sound identifies road traffic noise on Love Street as having the greatest potential impact on the development. Mitigation against the impact of this noise is proposed in the form of an acoustic barrier within applicable gardens and the installation of specialised glazing in the bedrooms of affected plots.

Drainage Impact Assessment - The Drainage Impact Assessment does not consider there to be a surface water flood risk. Surface water runoff from the site is also likely to drain to the existing combined sewer as per the previous use of the site. Two drainage strategy options are considered, subject to agreement with Scottish Water, with excess flows to be detained on site using a combination of swales, porous paving and sub-surface storage.

Air Quality Assessment - The applicant has submitted an Air Quality Assessment which categorises impact magnitude for sensitive receptors as negligible. No significant air quality impact is predicted on future or existing residents as a result of the development.

Environmental Statement - N/A
Appropriate Assessment - N/A
Planning Obligation Summary - N/A
Scottish Ministers Direction - N/A

Assessment

The application site is covered by Policy P1 of the Adopted Local Development Plan which presumes in favour of the continuance of built form, where that built form would be complementary to and compatible with existing surrounding development and is also identified within the Council's Effective/Established Land Supply Housing Land Audit as suitable for Housing. As such the proposal is considered to remain consistent with the provisions of the Adopted Renfrewshire Local Development Plan.

In order to establish whether the development complies fully with Policy P1, assessment must be made against the relevant criteria as set out in the New Development Supplementary Guidance. The New Development Supplementary Guidance and associated Residential Design Guide identify a checklist of design considerations which form the basis of good place design. This checklist has been prepared within the context of the Scottish Government publications on Designing Streets and Designing Places, and the assessment will be structured around these considerations.

Context and Character

The proposed development has been designed to respect the site and its surrounding context in terms of density and built form, creating a sense of space with an inclusive character. The layout has also demonstrated integration with its surroundings, by reinforcing connections where possible and establishing new connections, creating a suitable level of permeability.

Access and Connectivity

The proposed development connects with the road, cycle and pedestrian network within the wider area and sees the creation of improved linkages to the existing network. The existing linkage from Caledonia Court to Greenock Road at Caledonia Court will also be retained and enhanced, addressing the concerns of the representee. Overall, it is therefore considered that the level of permeability created by the development would be sufficient to allow suitable access and connectivity options for residents of the development itself and those within its vicinity.

Layout and Built Form

The proposed layout is considered to respond to its location by providing an active frontage onto Love Street, Albion Street and Springbank Road. Parking arrangements on frontages are minimised on site boundaries to allow for a more

inclusive development. A sufficient mix of housing style and finish along these frontages has also been demonstrated, with suitable separation distance between gables. Landscaped boundary treatments directly fronting these key routes will further create interest and a sense of place.

Behind the frontage the internal layout is considered to respond to the Residential Design Guide specification. In this respect, a varied street arrangement is proposed which largely avoids cul-de-sacs. This will allow for permeability through the site, whilst contributing to a sense of place. There are also variations to surface materials and the incorporation of shared surface areas within the layout. This will foster pedestrian friendly streets where motor vehicles do not have priority. Internally the streets are also defined by a well structured building layout. The location and design of all garden walls and fencing is also considered to be appropriate, with a clear distinction made between public and private space.

Within the layout, each of the development plots will benefit from sufficient garden ground with at least a 9m depth of rear garden achieved throughout. In addition, there is no overlooking between properties with at least an 18m separation distance maintained between habitable room windows. The layout is also not considered to raise any overshadowing issues.

Overall the layout is also considered acceptable to the Director of Community Resources (Roads Traffic).

Environment and Community

The development layout incorporates an allocated Locally Equipped Area for Play, providing adequate provision of both amenity and recreational open space which will serve both the proposed development, and existing surrounding development. A condition is recommended to ensure that the equipment to be

installed is suitable and accessible for all users.

With regard to drainage, the Director of Community Resources (Design Services) has confirmed acceptance of the drainage documentation submitted in conjunction with this application.

Buildings and Design

The proposed layout primarily incorporates standard house types which are finished in brick with smooth grey tiles to the roof which is considered to be acceptable, contributing to the character of the area.

An adequate landscaping plan has also been provided for the development, to the satisfaction of Glasgow Airport Safeguarding.

With regard to the remaining Places Development Criteria which have not been addressed above, it is considered that adequate provision has been made for all services. There are no existing areas of open space or landscape and ecological features which require retention, and there are no surrounding land uses which will have an adverse effect on the proposed development. Overall the development proposal is considered to create an attractive and well connected street network, and will contribute to the overall character of the place as required by the Residential Design Guide. In view of the above, the proposed development is considered to comply with Policy P1 and the associated New Development Supplementary Guidance on Places Development.

In terms of the specific submissions relating to noise and air quality, these are to the satisfaction of the Director of Community Resources (Environmental Services).

With regard to the site investigation submission, insufficient detail has been provided with this application and

therefore this condition cannot be discharged as part of the current submission. Approval of these matters shall be subject to further assessment as a condition of this consent, consistent with the in principle application.

The site remains within the consultation zone surrounding the Control of Major Accidents Hazard (COMAH) operation at Murray Street. An assessment of risk carried out using the established software processes resulted in an 'advise against' recommendation from Health and Safety Executive. Given the nature of this application (approval of matters specified in principle application 16/0644/PP), which has already been referred to Ministers at the in principle stage, the Health and Safety Executive were asked for an individual response to this application. In response, whilst they have maintained their 'advise against' comments, they have confirmed that the application shall not require to be referred to Scottish Ministers for a second time.

Recommendation and Reasons for Decision

In light of the above assessment it is considered that the proposal accords with the policies and guidance of the Council and would bring about the long anticipated regeneration of a prominent site, located between Paisley Town Centre and Glasgow Airport, bringing positive benefit to the local community, visually and socially.

Notwithstanding the response from HSE, I have concluded that from a land use perspective, all other aspects of the development remain acceptable, and it is therefore recommended that the proposals be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. That no development works shall commence on site until the developer submits and has received approval in writing:-

a) a site investigation report (characterising the nature and extent of any soil, water and gas contamination within the stockpiled materials contained within the site); and, if remedial works are recommended therein

b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report all prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

3. Prior to occupation of any unit within an identified phase of development:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

4. That prior to completion of the development hereby permitted, all planting seeding, turfing and earth moulding included in the scheme of landscaping and planting, also hereby approved, 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.

5. Prior to the commencement of any construction works on the play area, and notwithstanding the details shown on Drawing No. 0035ZB.01 the developer shall provide for the written approval of the Planning Authority full details of the Locally Equipped Area for Play (LEAP). The details shall demonstrate that the layout, access and equipment are suitable for use by children of all abilities and that an appropriate number of inclusive items of play equipment are installed. Thereafter, prior to occupation of the final residential unit, hereby approved, the developer shall complete for use, the provision of the LEAP area in accordance with the detail finally approved. Maintenance of the play area finally approved, shall be in accordance with a scheme to be agreed between the developer and the individual occupiers of the development or a factor appointed to act on their behalf.

Reason: In the interests of residential amenity.

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

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0878/PP



Renfrewshire
Council

KEY INFORMATION

Ward

2 Renfrew South and
Gallowhill

Applicant

Hammerson plc
10 Grosvenor Street
London
W1K4

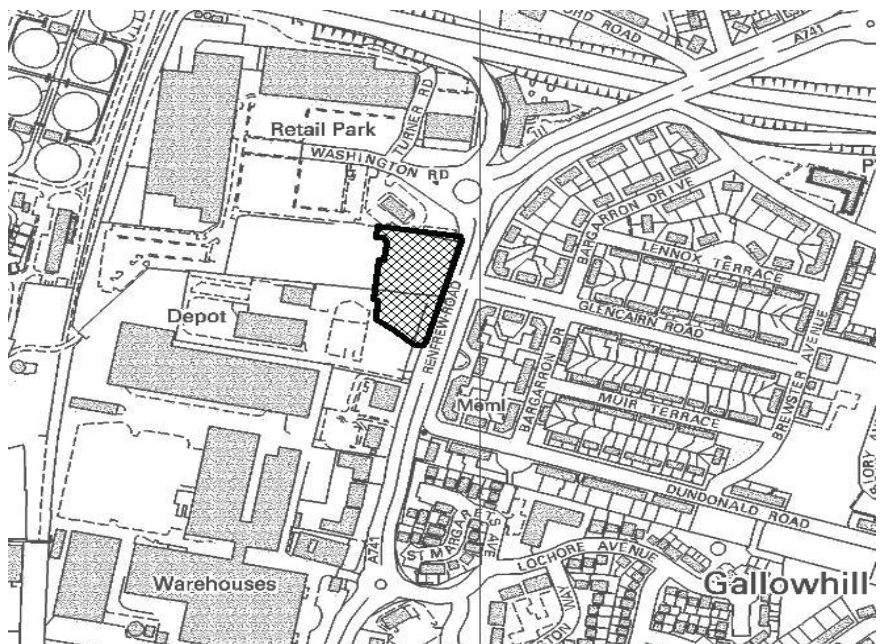
Registered: 14/12/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF NON-FOOD RETAIL WAREHOUSE WITH ASSOCIATED CAR PARKING AND SERVICING (AMENDMENT TO PLANNING CONSENT 16/0355/PP TO INCLUDE A FREE-STANDING BUILDING, AMENDED FLOORSPACE LAYOUT AND ALTERATIONS TO EXTERNAL PARKING AND SERVICING LAYOUT

LOCATION: LAND TO SOUTH OF ABBOTSINCH RETAIL PARK, WASHINGTON ROAD, PAISLEY

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Disposed to Grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals relate to retail development, the principle of which has previously been assessed as being appropriate through the issuing of a recent consent for a similar suite of proposals.
- There have been no letters of representation.
- There have been no material changes in the circumstances surrounding the site which would alter the acceptability of retail development at this location.
- The proposals are considered to be acceptable in terms of siting, design, external finish and parking and traffic arrangements.

Description

Planning permission is sought for the erection of a non-food retail warehouse unit (external footprint 1858 sq m), with associated car parking and servicing on land to the south of Abbotsinch Retail Park, Washington Road, Paisley. The current application represents an amendment to the configuration of the building which was granted planning approval for a similar proposal, with an external footprint of 1394 sq m, incorporating an internal mezzanine level of 1115 sq m (16/0355/PP). Finishing materials are proposed to include blue facing brick, silver metallic wall cladding, grey composite roof cladding and a glazed shopfront.

The retail park consists of large warehouse style units arranged in a U shape around a central parking area, and selling predominantly bulky goods as required by a condition of previous planning permission. Access to the retail park is taken from Renfrew Road which bounds the site to the east, with the M8 motorway bounding the park to the north, a water treatment works to the west, and a filling station and warehousing to the south. The application site is situated in an overflow car park in the south east corner of the retail park. The closest residential properties are 40m to the east of the site beyond Renfrew Road.

History

There are a number of historical applications which relate to the expansion and alteration of Abbotsinch Retail Park. Applications which relate specifically to the site area which forms the basis of this application include:

04/1502/PP - Erection of non-food retail units, car showrooms, leisure services building, formation of new road access and associated forecourt areas, parking and landscaping works. Granted subject to conditions March 2007.

07/1114/PP - Erection of non-food retail units and leisure services building, formation of new road access and associated forecourt areas, parking and landscaping works. (Amendment to planning consent 04/1502/PP). Granted subject to conditions and a Section 75 agreement February 2010.

12/0822/PP - Variation of condition 2 of planning consent 07/1114/PP restricting the sale of goods to non food items. Granted subject to conditions March 2013.

15/0885/PP - Erection of one Class 1 retail unit, and three Class 3 food and drink units (one with drive thru). Refused March 2016.

16/0355/PP - Erection of retail warehouse (non-food), including mezzanine level. Granted subject to conditions October 2016.

Policy and Material Considerations

Glasgow and the Clyde Valley Strategic Development Plan 2012
Strategy Support Measure 11: Network of Centres Strategy

Adopted Renfrewshire Local Development Plan 2014
Policy C1: Renfrewshire Network of Centres

New Development Supplementary Guidance
Delivering the Centre Strategy: Centre Development Criteria and Commercial Centres
Delivering the Environment Strategy: Pipelines and Controls of Major Accident Hazards

Material considerations
Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out

above, the history of the site, the comments of the consultees, any representations received and any other relevant material considerations.

Publicity

Neighbour notification has been carried out in accordance with statute, with a deadline for representations to be received of 03 February 2017.

Objections/ Representations

None received.

Consultations

Director of Community and Resources (Traffic) - No objections.

Director of Community and Resources (Environmental Services) - No objections.

Director of Community and Resources (Design Services) - No objections.

Health and Safety Executive - Advise Against.

Summary of main issues

Drainage Assessment - The Drainage Assessment considers the existing conditions of the site and any influential features and recommends that the drainage scheme be developed and implemented as set out within the report which accords with Renfrewshire Council's guidance. It is also recommended that a suitable maintenance schedule be devised to ensure SuDS and drainage systems continue to operate as designed.

Supporting Statement & Retail Assessment - The Retail Assessment submitted with this application states that the proposal would be in accordance with the relevant policies of the Adopted Local Development Plan, that the scale and nature of the retail warehouse would be compatible with the commercial centre at Abbotsinch which provides a location for

the sale of largely bulky goods. The Retail Assessment considers that the proposal is also not considered to compromise the wider network of centres given the specialist nature of the retail park. A sequential assessment has further been provided which discounts town centre and edge of centre locations for development of the nature proposed given floorspace limitations and approved established uses. In relation to car parking, the provision made is considered to meet the applicants demands and the requirements of the Scottish Government guidelines.

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Strategic Development Plan

With regard to retail developments, while re-affirming the need to arrest the decline of traditional town centres, the Strategic Development Plan states that Local Development Plans should be the primary vehicle to assess such developments and to manage strategic centres. This view essentially places reliance on Local Development Plans to provide the necessary assessment for retail developments.

Adopted Local Development Plan

The current application seeks planning approval for the erection of a non-food retail warehouse building as an amendment to a previously consented unit (including mezzanine) at this location, through planning approval 16/0355/PP. The principle of such development has therefore been agreed as an extension to

the existing retail park. Consideration, therefore requires to be given to any impact the amended scheme would have on the road network, parking provision for the development itself and the wider retail park as well as any amenity concerns.

The centre is utilised as an established retail warehouse park which provides a location for retail development that cannot typically be located within Renfrewshire's Town Centres. The applicant has re-affirmed that the unit proposed would be occupied by an operator which would be suited to a retail warehouse park given the nature of the goods for sale, in this case furniture, which due to physical structure and floorspace limitations in place at available units, could not readily be stored or displayed within a traditional town centre location. The nature of the goods for sale would also contribute to the existing range of goods for sale at this location, maintaining the centres attractiveness and viability as an out of town retail centre. In this regard, the applicant has suitably demonstrated that there would be no significant adverse impact upon the role and function of Renfrewshire's network of centres as a result of the current proposals, primarily Paisley Town Centre which offers a range of uses, retail being only one of its roles, with the retail focus not on goods such as those to be sold within the development currently proposed. In relation to the Phoenix and Braehead which are also identified as out of town and commercial centres, it is not considered that the proposal would undermine the continuing operation of either of these centres which are currently operating at low vacancy rates.

The design of the building, its scale and the proposed use of materials are considered appropriate for the location without detriment to the wider retail park or surrounding land uses, despite occupying a larger overall footprint (at ground level only as the mezzanine level has been omitted) than that which was originally

approved. In terms of positioning of the unit, separate from the main block of units and the necessary reconfiguration of the access arrangements and parking provision, the Director of Community Resources (Roads Traffic) has sought confirmation from the applicant that the loss of parking provision to serve the overall development can be mitigated. In this regard, the applicant has opted to encourage sustainable travel patterns in accordance with national policy and has confirmed their intention to make a financial contribution to the Council, through a Section 69 Legal Obligation to deliver improvements to the local network for public transport accessibility (i.e. pedestrian crossings and bus stops).

In terms of drainage from the site, the Director of Community Resources (Design Services) has confirmed no objections to the proposals.

The application site also falls within the inner zone of a COMAH site. The resultant consultation response from the Health and Safety Executive (HSE) has therefore been to advise against development. It should be noted that consent has previously been granted at this location for development of the same nature, following referral to Scottish Ministers.

Recommendation and Reasons for Decision

In light of the above, the proposals are considered to suitably comply with the relevant policies and guidance of the Strategic and Adopted Local Development Plans and the New Development Supplementary Guidance.

Notwithstanding the response from HSE, I have concluded that from a land use perspective, all other aspects of the development remain acceptable, and I would therefore recommend that it be disposed to grant planning permission subject to conditions.

Recommendation

DISPOSED TO GRANT

Conditions & Reasons

Other Action

1. This application requires to be referred to the Scottish Ministers because the Health and Safety Executive have advised against the development.

2. A Section 69 Agreement requires to be entered into with the applicant to secure the appropriate contribution in terms of improvements to sustainable transport provision.

Reason for Decision.

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. The retail use hereby approved shall be limited to the sale of furniture and associated goods, with a maximum gross floor area of 1858 square metres.

Reason: To define the consent, to allow the Planning Authority to retain effective control, and to ensure that the proposals do not adversely impact of the approved network of centres.

3. Prior to the commencement of any construction works on site, a scheme of landscaping shall be submitted to and approved by the Planning Authority. The scheme shall include:

- (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
- (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
- (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and
- (d) details of the phasing of these works;

Thereafter, all landscaping works, shall be implemented in accordance with the approved

detail, prior to the commencement of trading of the units hereby approved.

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

4. Prior to the commencement of any construction works on site, details shall be submitted for the written approval of the Planning Authority, of all proposed boundary treatments. Thereafter, only the approved details shall be implemented in the development of the site.

Reason: In the interests of the amenity of the site and the surrounding area.

5. That all drainage works to be implemented within the application site to accommodate the development, shall be in accordance with the approved Drainage Assessment, dated May 2016 and produced by Waterman.

Reason: To ensure that drainage for the site is provided in accordance with the approved plans.

6. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on buildings within the site and shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'. The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage development in order to minimise its attractiveness to birds with could endanger the safe movement of aircraft and the operation of Glasgow Airport.

7. That no development shall commence on site until the written approval of the Planning Authority is obtained for:-

- a) a site investigation report (characterising the nature and extent of any soil, water and

gas contamination within the site); and, if remedial works are recommended therein
b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report prepared in accordance with current authoritative technical guidance.

Reason: To ensure the site will be made suitable for its proposed use.

8. Prior to occupation of any unit hereby approved, the developer shall provide for the written approval of the Planning Authority:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy; or
b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To ensure the site is made suitable for the development hereby approved.

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

The site has been visited and the photographs archived.