

## Minute of Meeting

### Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 24 January 2023	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

**Present:** Councillor Jennifer Adam, Councillor Alison Ann-Dowling, Councillor Andy Doig, Councillor Chris Gilmour, Councillor Neill Graham, Councillor Anne Hannigan, Councillor Bruce MacFarlane, Councillor Kenny MacLaren, Councillor Jamie McGuire, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Iain Nicolson, Councillor Jim Paterson, Councillor John Shaw, Councillor Ben Smith

### Chair

Councillor Paterson, Convener, presided.

### In Attendance

L McIntyre, Head of Policy & Commissioning, A Morrison, Head of Economy & Development, D Love, Chief Planning Officer, G McCracken, Development Standards Manager, S Marklow, Strategy & Place Manager, K Dalrymple, Development Plans & Housing Strategy Team Leader, A McKenzie, Access Officer, P Moss, Strategy, Policy & Insight Manager, R Smith, Climate Emergency Lead Officer and G Crawford, Senior Communications Office (all Chief Executive's); K Anderson, Sustainability, Place & Assets Manager (Environment & Infrastructure); and N Young, Assistant Managing Solicitor (Litigation & Advice), V Howie, Finance Business Partner, D Pole, End User Technician, R Devine and E Gray both Senior Committee Services Officers and D Cunningham, Assistant Committee Services Officer (all Finance & Resources).

### Declarations of Interest

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

## 1 Revenue & Capital Budget Monitoring Report

There was submitted a Revenue and Capital Budget Monitoring report by the Director of Finance & Resources for the period 1 April to 11 November 2022.

The report stated that the projected outturn as at 31 March 2023 for all services reporting to this Policy Board was a breakeven position. It was noted that there were no capital budget projects reporting to this Policy Board. Summaries were provided over the relevant services in the tables within the report, together with further analysis. It was noted that the projected outturn was based on information currently available and assumptions made by service budget holders. It was also highlighted that there had been no revenue budget adjustments processed since the report submitted to the meeting of this Policy Board held on 25 October 2022.

**DECIDED:** That the projected outturn position, detailed in Table1 of the report, be noted.

## 2 Net Zero Renfrewshire

Under reference to Item 2 - Scotland's Councils' Approach to Addressing Climate Change: Audit Scotland Briefing, - of the meeting of this Policy Board held on 1 November 2022, there was submitted a report by the Chief Executive detailing the challenges and actions required in terms of the approved Renfrewshire Plan for Net Zero should the local target for net zero be revised from 2030 to 2025.

The report made reference to the climate emergency declared at the meeting of Renfrewshire Council on 27 June 2019 and the Plan for Net Zero approved at the meeting of this Policy Board held on 23 August 2022, which committed to working towards net zero by 2030 for both the Renfrewshire area as a whole and Renfrewshire Council as an organisation. This target placed Renfrewshire 15 years ahead of the national target, as set out in the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, which committed Scotland to become net zero by 2045, and 20 years ahead of the UK Government target of net zero by 2050.

It was highlighted that Renfrewshire's Plan for Net Zero was Council-led but was for the Renfrewshire area. In terms of achieving net zero, it was emphasised that the scale of the challenge for Renfrewshire as an area and the Council as an organisation was significant. The report indicated that Renfrewshire Council made up around 2.5% of the area's total emissions but around 33% of area-wide emissions were from sectors that could be directly shaped or influenced by council policy or partnerships, including waste and recycling services; land use and planning policies; and transport strategies.

The report outlined the background of the approach taken to date; the milestones to progress towards net zero; and what might be involved should the net zero target date be changed. The report also indicated that whilst there was significant commitment and focus within the Council and across Renfrewshire, the resource and financial capacity required to deliver on a 2025 target would not be possible at this time. Assurances were provided that officers would submit, to future meetings of the Policy Board, costed delivery plans for key priority areas that required to be targeted to

reduce carbon emissions and that at all stages throughout the delivery of the Net Zero Plan, officers would look to identify opportunities with partners to accelerate progress wherever possible within the resources and capacity available.

A proposal by Councillor Andy Doig, that 'this Board as part of its Net Zero strategy will encourage the reduction of mass produced lamb, beef and dairy which are produced by non-sustainable means and work with the quality lamb, beef and dairy sector in Renfrewshire to produce a just transition to such a reduction in the diets of employees' was accepted by the Convener and agreed unanimously.

Councillor Smith, seconded by Councillor Gilmour, moved that 'council officers be instructed to produce a plan for Renfrewshire to be Carbon Neutral by 2025. The report should advise councillors on how carbon offsetting could be used to offset the emissions produced by Renfrewshire. The report would be brought to a subsequent meeting of the Planning and Climate Change policy board for board members to decide whether to enact the plan. The plan would be distinct from the 2030 Net Zero target which focusses on domestic initiatives and concerns, whereas the Carbon Neutral plan should focus on the applicability of external carbon offsetting'. Following clarification that officers would be instructed to prepare a report in relation to a Plan for Renfrewshire to be Carbon Neutral by 2025 rather than a Plan the motion was agreed.

**DECIDED:**

(a) That the background and milestones to Renfrewshire's 2030 net zero target and what might be involved if this target were to be changed be noted;

(b) That the recommendation at Section 1.6 from officers that the 2030 target should remain and continue to be progressed as a priority by all partners in Renfrewshire be noted;

(c) That it be noted that regular updates would be submitted to this Policy Board on the further development of the Plan for Net Zero; its ongoing implementation; and the identification of opportunities to accelerate action across different themes and work programmes;

(d) That the Policy Board, as part of its Net Zero strategy, would encourage the reduction of mass-produced lamb, beef and dairy which were produced by non-sustainable means and work with the quality lamb, beef and dairy sector in Renfrewshire to produce a just transition to such a reduction in the diets of employees; and

(e) That council officers submit a report to a future meeting of this Policy Board in relation to a Plan for Renfrewshire to be Carbon Neutral by 2025, which would be distinct from the 2030 Net Zero target which focused on domestic initiatives and concerns, whereas the Carbon Neutral plan should focus on the applicability of external carbon offsetting and advising Board members on how carbon offsetting could be used to offset the emissions produced by Renfrewshire.

### **3 Renfrewshire Planning Performance Framework Feedback 2021/22**

There was submitted a report by the Chief Executive relative to the feedback report provided by the Minister for Public Finance, Planning and Community Wealth in

relation to Renfrewshire's Planning Performance Framework 2021/22, a copy of which was appended to the report.

The report stated that a system of performance management for planning had been established by local authorities and the Scottish Government, which required all planning authorities to produce an annual Planning Performance Framework. The Framework had been developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to speed of decision making; qualitative analysis, delivery and implementation of good quality development and design; project management and communication consultation, and engagement with communities and stakeholders.

It was noted that the Framework provided planning authorities with an opportunity to demonstrate continuous improvement, achievements and successes. The Renfrewshire Planning Performance Framework 2021/22 demonstrated that the Council was committed to continuous improvement in the service it provided in its role as a local planning authority and the feedback report received had been positive with all areas of the assessment awarded green for achieving the required level of performance in each area of review.

**DECIDED:** That the positive feedback report on Renfrewshire's Planning Performance Framework 2021/22 be noted.

#### 4 **Update on National Planning Framework 4**

There was submitted a report by the Chief Executive relative to implementation of the Planning (Scotland) Act 2019 and the wider reforms of the planning system.

The report advised that as part of the delivery of transforming planning, the Scottish Government had published a draft National Planning Framework 4 (NPF4), to which Renfrewshire Council had provided a comprehensive response in March 2022. A revised draft NPF4 – A spatial plan for Scotland to 2045 had subsequently been laid before the Scottish Parliament on 8 November 2022. Thereafter the Scottish Parliament had scrutinised the proposed NPF4 and heard evidence from a range of stakeholders, groups and agencies to inform Parliament's consideration. The Scottish Parliament approved NPF4 on 11 January 2023 and the approved NPF4 document was available to view on the Scottish Government website.

NPF4 was now subject to the formal development plan adoption process by the Scottish Ministers. On adoption the provisions of the Planning Act(s) would commence which would make NPF4 part of the statutory development plan which Renfrewshire Council would require to take into account as a material consideration in the preparation of the next Renfrewshire Local Development Plan and all planning applications.

**DECIDED:** That the update and progress on the adoption of NPF4 be noted.

#### 5 **Tree Preservation Order Requests**

Under reference to item 5 of the Minute of the meeting of this Policy Board held on 1 November 2022 there was submitted a report by the Chief Executive relative to the Tree Preservation Order (TPO) requests agreed and requests to apply a TPO

designation to a site at Dykebar, Paisley.

The report advised that the TPO requests submitted were to be considered in terms of the relevant legislation, namely, Section 160 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, and within the procedures set out in the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2011. A summary of the Renfrewshire Planning & Development Tree Policy 2022, approved at the meeting of the Communities, Housing & Planning Policy Board held on 15 March 2022, was provided.

The report provided updates in respect of the TPOs previously agreed, at the meeting of this Policy Board held on 23 August and 1 November 2022, in respect of sites at (i) Erskine Old Lane site of substantive nature conservation value (SINC); (ii) Kirklandneuk, Renfrew; and (iii) University of West of Scotland (UWS) Thornly Park Campus, Paisley. It was highlighted that no comments had been received in respect of the sites at Erskine Old Lane SINC or Kirklandneuk, Renfrew but that comments had been received in respect of the UWS Thornly Park Campus, Paisley site with the site owners advising that, as a result of the ongoing postal strikes, notification had only been received on 29 December 2022. This had subsequently been confirmed by recorded delivery check and given the circumstances, it was proposed to extend the deadline for receipt of comments in respect of the proposed TPO at UWS Thornly Park Campus to 26 January 2023. It was further noted that comments received following the conclusion of the extended consultation period would be considered and a further report would be prepared and submitted to a future meeting of this Policy Board to confirm or otherwise the tree preservation order.

The report also referred to a number of other requests received for the designation of TPOs and advised that, to date, one of the sites involved, at land within the grounds of Dykebar Hospital, had been considered, an assessment undertaken and detailed within the report, and a recommendation provided in respect of whether a TPO should be made together with considerations. Furthermore the report indicated that requests for TPO designations had been received in connection with (i) a site in Houston; (ii) a site at 16 Edzell Drive, Elderslie; and (iii) a site at St. Marks Church. The report stated that consideration and assessment of these sites would be undertaken and the findings and recommendations submitted to a future meeting of this Policy Board.

### **DECIDED:**

(a) That the Tree Preservation Orders in respect of the sites known as Old Lane SINC, Erskine and Land at Kirklandneuk, Renfrew be confirmed and that officers make the orders public and register them with the Land Registry for Scotland;

(b) That it be noted that the TPO designation agreed, at the meeting of this Policy Board held on 1 November 2022, in respect of the site known as UWS Thornly Park Campus was currently subject to a period of public consultation and that as a result of notifications being delayed due to the ongoing Royal Mail strikes further time had been provided for interested parties to make comments in relation to the TPO;

(c) That it be noted that the UWS Thornly Park Campus proposal would be submitted to a future meeting of the Planning and Climate Change Policy Board for confirmation or otherwise of the order;

(d) That the need for a tree presentation order at a site known as Dykebar, Paisley be approved and that it be agreed that officers proceed to prepare the Order, serve it on relevant parties, make the order available to the public and seek representations; and

(e) That it be noted that consideration and assessment of the sites at Houston, Elderslie and St. Marks Church, Paisley would be undertaken and the findings and recommendations submitted to a future meeting of this Policy Board.

## **6 Site Development Briefs – Thriplee Road, Bridge of Weir and Auchenlodment Road, Elderslie**

There was submitted a report by the Chief Executive relative to site development briefs prepared in respect of land at Thriplee Road, Bridge of Weir and Auchenlodment Road, Elderslie.

The report highlighted that the green belt designation which previously covered both the land at Thriplee Road, Bridge of Weir and Auchenlodment Road, Elderslie in the Renfrewshire Local Development Plan 2021 had been quashed following an appeal to the Court of Session. Consequently, both sites were now identified as 'white space' in the local development plan which removed the previous green belt designation. In addition the report advised that the site development briefs set out a planning framework for the sites, identifying a number of factors, including site context; site layout and building design; landscaping and boundary treatments; accessibility; sustainable urban drainage; renewables/sustainability; digital connections; affordable housing; education provision; open space provision; and supporting information, that required to be addressed in preparing development proposals for the sites. Copies of the proposed site development briefs were attached as Appendix 1 of the report. The report indicated that in the event the site development briefs were approved by the Policy Board arrangements would be made to publish them on the Council's website, use them to guide development proposals for the sites and be a material consideration when considering future planning proposals.

**DECIDED:** That the site development briefs relating to sites at Thriplee Road, Bridge of Weir and Auchenlodment Road, Elderslie be approved.

## **7 Planning Applications**

There were submitted reports by the Chief Executive relative to the following applications for planning permission that required to be determined by the Board.

**7(a) 21/1520/PP - Erection of Waste Tyre and Rubber Recycling and Processing Plant (Use Class 5, General Industry) with ancillary office and staff welfare facilities and associated access, parking, landscape, and infrastructure proposals at 2 Lyon Road, Linwood, Paisley, PA3 3BQ by SSH Recycling Ltd**

Councillor McFarlane indicated that he was of the view that the application should be granted, outlining the main reasons for adopting this position.

## **ADJOURNMENT**

The meeting adjourned at 1.42pm and reconvened at 1.47pm

Councillor McFarlane, seconded by Councillor Ann-Dowling, moved that the application be granted subject to conditions as it was considered to contribute to net zero targets, would help resolve flytipping issues relating to tyres and mitigation measures had been put in place to resolve flooding issues. This was agreed unanimously.

It was proposed that authority be delegated to the Head of Economy & Development, in consultation with the Convener, to develop and assign appropriate planning conditions for the development. This was agreed unanimously.

**DECIDED** That the application be granted, as it was considered to contribute to net zero targets, would help resolve flytipping issues relating to tyres and mitigation measures had been put in place to resolve flooding issues, subject to appropriate conditions to be developed and assigned by the Head of Economy & Development, in consultation with the Convener, for the development and the reasons outlined.

### **Sederunt**

Councillor McGuire left the meeting prior to consideration of the following items of business.

#### **7(b) 22/0363/PP: Formation of 2 lane road, including a bridge crossing over the White Cart Water, road and footpath upgrades and other associated works at Site Linking Inchinnan Road and Harbour Road With Abercorn Street, Paisley by Renfrewshire Council**

In terms of Standing Order 59 Councillor Paterson, moved that the application be granted subject to the conditions and reasons detailed within the report. This was agreed unanimously.

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

#### **7(c) 22/0582/PP: Erection of Solar Park and associated infrastructure including substations, boundary fencing and access tracks at Site Between Nether Southbar and East Fulwood, Greenock Road, Inchinnan by Mactaggart & Mickel Investments Limited**

In response to an enquiry, assurances were provided by the Development Standards Manager that should the site be decommissioned the site would require to be returned to its previous agricultural use in the greenbelt and would not be reclassified as brownfield land.

In terms of Standing Order 59 Councillor Paterson, moved that the application be granted subject to the conditions and reasons detailed within the report. This was agreed unanimously.

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

**7(d) 22/0696/TP: Removal of ten mature trees and approximately 50 smaller trees / saplings to facilitate construction of drainage line at Clyde Waterfront and Renfrew Riverside Infrastructure Project, Meadowside Street, Renfrew by Mr Alister Milne Graham Construction**

Councillor Shaw proposed that the application be granted subject to the conditions and reasons detailed within the report and amendment of the re-planting strategy, submitted in support of the application, to require the planting of six trees for every mature tree removed, with the replacements being heavy standards, and the planting of four trees for each of the smaller trees/saplings removed. This was agreed unanimously.

**DECIDED:** That the application be granted subject to the conditions and reasons detailed within the report and amendment of the re-planting strategy, submitted in support of the application, to require the planting of six trees for every mature tree removed, with the replacements being heavy standards, and the planting of four trees for each of the smaller trees/saplings removed.

**7(e) 22/0740/LB: Demolition of Kelvin House, Marshall's Lane, Paisley, PA1 1UX by Renfrewshire Council**

Councillor McNaughtan, seconded by Councillor McGurk, moved that consideration of the application be continued in the absence of replacement redevelopment proposals for the site and to enable further examination, by Council officers, of the potential retention of the façade of Kelvin House. This was agreed unanimously.

**DECIDED:** That consideration of the application be continued in the absence of replacement redevelopment proposals for the site and to enable further examination, by Council officers, of the potential retention of the façade of Kelvin House.

**7(f) 22/0741/CA: Demolition of former depot building, Marshall's Lane, Paisley by Renfrewshire Council**

Councillor McNaughtan, seconded by Councillor McGurk, moved that consideration of the application be continued in the absence of replacement redevelopment proposals for the site and to enable further examination, by Council officers, of the potential retention of the façade of Kelvin House. This was agreed unanimously.

**DECIDED:** That consideration of the application be continued in the absence of replacement redevelopment proposals for the site and to enable further examination, by Council officers, of the potential retention of the façade of Kelvin House.

**7(g) 22/0078/PP: Erection of 10 detached dwellinghouses with associated access, parking and landscaping at Former Carsewood Home, Hillfoot Drive, Howwood, Johnstone by SIM Building Group & A S Homes (Scotland) Ltd**

Councillor Gilmour, seconded by Councillor Andy Doig, moved that consideration of the application be continued pending a site visit. This was agreed unanimously.

**DECIDED:** That consideration of the application be continued pending a site visit.