

Minute of Meeting Planning & Property Policy Board

Date	Time	Venue
Tuesday, 15 March 2016	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

PRESENT

Councillors B Brown, E Devine, Audrey Doig, Gilmour, Grady, Hood, Kelly, J MacLaren, McGee, Murrin, Nicolson and Perrie.

CHAIR

Councillor Kelly, Convener, presided.

IN ATTENDANCE

M Crearie, Director of Development & Housing Services; F Carlin, Head of Planning & Housing Services, D Bryce, Development Standards Manager and S Marklow, Assistant Manager - Policy (all Development & Housing Services); and J Lynch, Head of Property Services, D Forbes, Finance Manager, V Howie, Finance Business Partner, F Hughes, Asset Manager, N Young, Assistant Managing Solicitor (Litigation & Advice) and E Currie, Senior Committee Services Officer (all Finance & Resources).

APOLOGY

Councillor McGurk.

DECLARATIONS OF INTEREST

Councillor Audrey Doig declared a non-financial interest in relation to item 5 of the agenda as the organisation was known to her. However, as she considered the interest to be insignificant in terms of the Councillors' Code of Conduct she did not consider it necessary to leave the meeting.

Councillor Audrey Doig declared a financial interest in relation to item 6 of the agenda as she was an employee of Renfrewshire Leisure and indicated her intention to leave the meeting during consideration of the item and not to take part in any discussion or voting thereon.

Councillor Nicolson declared a non-financial interest in relation to item 6 of the agenda as he was a Director on the Board of Renfrewshire Leisure Limited and indicated that it was his intention to take part in the discussion as he had a general dispensation from the Standards Commission which allowed him to take part and to vote in relation to such matters.

1 REVENUE BUDGET MONITORING REPORT

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources, Community Resources and Development & Housing Services for the Planning and Property & Construction Services Divisions for the period 1 April 2015 to 8 January 2016.

DECIDED:

(a) That the budget position be noted; and

(b) That it be noted that there had been net budget realignments of £9,353 processed since the last report which primarily related to the reallocation of previously agreed savings partially offset by transfers to corporate landlord.

2 CAPITAL BUDGET MONITORING REPORT

There was submitted a capital budget monitoring report by the Director of Finance & Resources for the Planning Service and Corporate Projects (Property) Divisions for the period 1 April 2015 to 8 January 2016.

DECIDED: That the report be noted.

3 SHOP PREMISES AT 36-40 FOXBAR ROAD, PAISLEY

There was submitted a report by the Director of Finance & Resources relative to the provisional terms and conditions agreed for a new lease of the shop premises at 36-40 Foxbar Road, Paisley.

DECIDED: That the Heads of Property and Corporate Governance be authorised to conclude a new lease of the shop premises at 36-40 Foxbar Road, Paisley, on the basis of the main terms and conditions contained within the report.

4 SHOP PREMISES AT 64 NETHERHILL ROAD, PAISLEY

There was submitted a report by the Director of Finance & Resources seeking consent to dispose of the shop property at 64 Netherhill Road, Paisley to the sitting tenant, Mr Muhammed Atif, on the basis of the terms and conditions contained within the report and subject to the property being declared surplus to the Council's requirements by the Housing and Community Safety Board at its meeting on 15 March 2016 and also to receipt of Scottish Ministers' consent.

DECIDED:

(a) That the Heads of Property and Corporate Governance be authorised to conclude the disposal of the shop property at 64 Netherhill Road, Paisley to Mr Muhammed Atif, subject to the terms and conditions contained within the report; and

(b) That it be noted that the property was subject to receipt of Scottish Ministers' consent in terms of section 12(7) of the Housing (Scotland) Act 1987 for the disposal of Housing Revenue Account land and property.

DECLARATION OF INTEREST

Councillor Audrey Doig having declared an interest in the following item of business remained in the meeting.

5 LEASE OF FORMER JANITORS COTTAGE AT EAST FULTON PS TO KLAS CARE

There was submitted a report by the Director of Finance & Resources seeking consent to lease the janitor's cottage at East Fulton Primary School to KLAS CARE.

DECIDED:

(a) That it be agreed that the former janitor's cottage and its associated land, which equated to 580 square metres or thereby as indicated on plan E2454, be declared surplus to requirements;

(b) That it be noted that the lease of the cottage would also include the provision of a right of access which would be used by users of the primary and nursery school buildings as highlighted on plan E2454; and

(c) That the Head of Corporate Governance be authorised to conclude the lease of the janitor's cottage on the basis of the terms detailed within the report and on such other terms and conditions that may be deemed necessary to protect the interests of the Council.

DECLARATIONS OF INTEREST

Councillor Audrey Doig having declared an interest in the following item of business left the meeting and did not take part in any discussions or voting thereon.

Councillor Nicolson having declared an interest in the following item of business remained in the meeting.

6 PAISLEY LIBRARY RELOCATION

There was submitted a report by the Director of Development & Housing Services relative to the relocation of Paisley library.

The report intimated that regeneration of Paisley Town Centre was a key priority for the Council. The Paisley Town Centre Heritage Asset Strategy set out a vision for a cultural and heritage-led regeneration of the town centre, which included the redevelopment of Paisley museum and library to create a signature visitor attraction of national importance for the town.

The report detailed that nine potential sites had been identified, which were then assessed against a range of criteria and ranked from one to nine. The premises that had been ranked first amongst all of the options considered was at 22/22a High Street, Paisley. The property had been the subject of an initial survey by AECOM on behalf of the Council in late 2015, when the Council entered into preliminary discussions with the owner. The consultant's report had flagged up a number of unresolved issues which would require more detailed intrusive surveys of different parts of the buildings. The detailed surveys would allow the Council to establish more precisely the costs of refurbishment and redevelopment for library purposes.

DECIDED:

(a) That it be agreed that the Council enter into negotiations to purchase the property at 22/22a High Street, Paisley as the preferred site for a new lending library for central Paisley, subject to a detailed survey and the property being able to provide an appropriate library facility for Paisley; and

(b) That the Director of Finance & Resources be authorised to conclude negotiations, subject to the terms and conditions contained within the report and any other terms and conditions considered necessary by the Heads of Property and Corporate Governance to protect the interests of the Council.

SEDERUNT

Councillor Audrey Doig re-entered the meeting.

7 SERVICE IMPROVEMENT PLAN 2016/17-2018/19

There was submitted a report by the Director of Development & Housing Services relative to the Service Improvement Plan 2016/19, a copy of which was appended to the report. The plan set out a strategic statement setting out the key activities and achievements during 2015/16, an assessment of the challenges and priorities for the service over the next three years, the high level strategic outcomes the service would deliver, a strategic improvement action plan and a service performance scorecard.

DECIDED:

(a) That the Service Improvement Plan be approved; and

(b) That it be agreed that the progress towards the actions outlined in the plan be reported to the November meeting of the Board.

8 SOLAR FARM DEVELOPMENT PLANNING ADVICE NOTE

There was submitted a report by the Director of Development & Housing Services relative to the proposed Planning Advice Note related specifically to the development of Solar Farms, a copy of which was appended to the report. The criteria based Planning Advice Note was intended to guide Solar Farm developments to the most appropriate locations in Renfrewshire.

DECIDED: That the Solar Farm Development Planning Advice Note be approved.

9 SCOTTISH GOVERNMENT DRAFT PLANNING DELIVERY ADVICE: HOUSING & INFRASTRUCTURE

There was submitted a report by the Director of Development & Housing Services relative to the Scottish Government's Draft Planning Delivery Advice on Housing and Infrastructure, which was published on 18 February 2016. The document had been written to assist the preparation of Development Plans and would also be a material consideration in the determination of planning applications and appeals.

The report intimated that following the publication of the draft advice, a letter was received from Alex Neil MSP, Cabinet Secretary for Social Justice, Communities and Pensioners' Rights, which reiterated the high priority that the Scottish Ministers placed on the delivery of good-quality housing development and sought the continued support of councils in facilitating developments that would provide the houses that communities needed and helped to create successful and sustainable places. The letter also stated that the Cabinet Secretary would recall all Planning Appeals for housing proposals over 100 units to ensure that housing land supply issues were given ministerial scrutiny. A copy of the letter was appended to the report.

DECIDED:

(a) That the Director of Development & Housing Services be authorised to submit a response to the consultation by the Scottish Government's Draft Planning Delivery Advice: Housing and Infrastructure stating that Renfrewshire Council do not wish to make any further observations; and

(b) That the letter from the Cabinet Secretary for Social Justice, Communities and Pensioners' Rights dated 25 February 2016 sent to all Local Authority Chief Executives on the Planning and Delivery of Housing, a copy of which formed Appendix 1 to the report, be noted.

10 PROPOSAL OF APPLICATION NOTICES

There was submitted a report by the Director of Development & Housing Services relative to proposal of application notices.

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

11 PLANNING APPLICATIONS

There was submitted a report by the Director of Development & Housing Services relative to an application for planning permission that required to be determined by the Board.

(A) 13/0049/PP – WARD 1: PLANNING PERMISSION IN PRINCIPLE: ERECTION OF MIXED USE DEVELOPMENT COMPRISING CLASS 1 (RETAIL USE), CLASS 2 (FINANCIAL, PROFESSIONAL AND OTHER SERVICES), CLASS 3 (FOOD AND DRINK USE), CLASS 7 (HOTEL USE), CLASS 11 (ASSEMBLY AND LEISURE), INCLUDING AN EVENTS ARENA AND OTHER ANCILLARY USES; CONSTRUCTION OF TRANSPORT INTERCHANGES AND ROUTE FOR FASTLINK BUS SERVICE, CAR PARKING, ROADS AND ACCESSES, FOOTPATHS AND COVERED WALKWAYS, PUBLIC REALM WORK (INCLUDING PROVISION OF OPEN SPACE AND CIVIC SQUARE), TOGETHER WITH LANDSCAPING, ALL ASSOCIATED WORKS AND NECESSARY INFRASTRUCTURE; AND DEMOLITION OF SOME BUILDINGS: KING'S INCH DRIVE/KING'S INCH ROAD (BRAEHEAD), RENFREW – INTU SHOPPING CENTRES PLC (FORMERLY CAPITAL SHOPPING CENTRES PLC)

DECIDED:

(i) That the Board be disposed to grant the application subject to the conditions and reasons contained within the report;

(ii) That the application be referred to the Scottish Ministers as a result of objections from neighbouring/adjoining planning authorities; and

(iii) That a direction be issued with the permission to the effect that the time period of consent for this planning permission in principle be extended from three years to five years for the submission of the approval of matters specified in conditions and thereafter two years in which to commence the development.

EXCLUSION OF PRESS AND PUBLIC

The Board resolved that the press and public be excluded from the meeting during consideration of the following items of business as it was likely, in view of the nature of the business to be transacted, that if members of the press and public were present, there would be disclosure to them of exempt information as defined in paragraph 6 of Part I of Schedule 7A of the Local Government (Scotland) Act 1973.

12 FORMER ROAD DEPOT, SCOTT'S ROAD, PAISLEY

This item is exempt,

13 PROPOSED SALE OF CHAPEL HOUSE, ARDGOWAN STREET, PAISLEY

This item is exempt,