

To: Planning and Climate Change Policy Board

On: 29 August 2023

Report by: Chief Executive

Heading: Developer Contributions – Annual Report

1. Summary

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

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

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

4. Monies Held

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

Section 50, Station Rise, Lochwinnoch

- 4.2 As previously reported, the Council held monies in respect of a Section 50 agreement which related to planning application 90/0661/PP, known as the Station Rise development.
- 4.3 It was previously agreed that the money would be distributed to local community groups for projects within the Lochwinnoch community and as such the remaining balance which is held by the Council is now £4,917.

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

- 4.4 £100,000 is currently held in respect of planning application 02/0660/PP for the purposes of improving road transportation links to the development at Braehead.
- 4.5 To date a suitable project has not been identified and as such we will work with colleagues in Environment, Infrastructure and Housing in order to identify and bring forward a suitable project.
- 4.6 It should be noted that should a suitable project be identified will considered and details brought to a meeting of the relevant Board in due course.

Fastlink Contributions

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

S69 Abbotsinch Retail Park

- 4.10 £40,000 is held in respect of a planning application at Abbotsinch Retail Park.

- 4.11 The funds held relate to a sustainable transport contribution and more specifically require to be used towards the installation of a pedestrian crossing on Renfrew Road so as to facilitate pedestrian access to the application site from the bus stop on Renfrew Road.
- 4.12 The funds in question require to be spent by 1st June 2027.
- 4.13 Officers are currently preparing plans and designs for potential options in relation to a new pedestrian crossing on Renfrew Road, Paisley.

S75 Ferry Village, Renfrew

- 4.14 £50,000 is held in relation to an art fund at Ferry Village, Renfrew.
- 4.15 Officers intend to progress the spend of the funds in question and will seek further advice from appropriate officers in relation to the best mechanism in which to secure public art at Ferry Village. Following this, officers will engage with ward councillors and other local stakeholders before reaching a view on the most appropriate method of spend and delivery.

Dargavel Village

- 4.16 In line with the relevant legal agreement, the Council currently hold £500,000 in relation to payments made in respect of the ongoing residential development at Dargavel.
- 4.17 £100,000 is held in respect of a contribution to CCTV provision within the Dargavel development. The funds in question require to be spent or committed in full by February 2027. Officers are currently investigating options in relation to the spend of the money in question.
- 4.18 £100,000 is held in respect of a contribution to the upgrade of Newton Road Playing Field. The funds in question require to be spent or committed in full by February 2027. Officers are currently working with colleagues in One Ren to progress plans in relation to the upgrade of the Newton Road Playing Field.
- 4.19 £300,000 is held in respect of a contribution towards measures to manage traffic movements between junctions 26 and 29 on the M8. This contribution represents the first instalment of four. The S75 agreement requires this payment to be paid to Transport Scotland who are responsible for its spend. Officers are currently seeking to make the appropriate arrangements to transfer the funds to Transport Scotland.

5. Future Monitoring

- 5.1 Monitoring of S75 agreements and monies received will continue and an annual report will be considered at the meeting of the Planning and Climate Change Board around August 2024.

6. Conclusion

- 6.1 Funds are currently held by Renfrewshire Council in respect of the following developments:
- £4,914 in respect of the monies relating to the Section 50 associated with planning application 90/0661/PP;
 - £100,000 in respect of improved road links to Braehead Shopping Centre;
 - £40,000 in respect of a pedestrian crossing at Abbotsinch Retail Park;
 - £50,000 in respect of an art fund at Ferry Village;
 - £26,000 in respect of various development contributing towards Fastlink; and
 - £500,000 in respect of the development at Dargavel Village including contributions to Newton Road Playing Field, CCTV and M8 capacity improvements.
- 6.2 An annual report will be brought to the Planning and Climate Change Policy Board which outlines the funds held with Renfrewshire Council in respect of planning obligations and their purpose.
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Implications of the Report

1. **Financial** – monies should be released to the appropriate service as required to meet the obligations set out in the associated legal agreement or returned to the applicant where applicable.
2. **HR & Organisational Development** - None
3. **Community/Council Planning** – None.
4. **Legal** – Obligations will require to be discharged or varied where appropriate when monies have been spent, returned or agreement is reached to repurpose the funds.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.

11. **Privacy Impact** – None.
 12. **Cosla Policy Position** – None.
 13. **Climate Risk** – Not Applicable.
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