

Minute of Meeting

Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 12 March 2019	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor Bill Binks, Councillor Stephen Burns, Councillor Natalie Don, Councillor John Hood, Councillor James MacLaren, Councillor Kenny MacLaren, Councillor Mags MacLaren, Councillor Colin McCulloch, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Kevin Montgomery, Councillor Iain Nicolson, Councillor Emma Rodden, Councillor Jane Strang

In Attendance

M Crearie, Director of Communities, Housing & Planning Services; L McIntyre, Head of Policy & Commissioning and A Armstrong-Walter, Strategic Partnerships and Inequalities Manager (Chief Executive's); J Trainer, Head of Child Care & Criminal Justice (Children's Services); F Carlin, Head of Planning & Housing Services, O Reid, Head of Communities and Public Protection, S Marklow, Strategy & Place Manager and L Muirhead, Planning & Housing Manager (all Communities, Housing & Planning Services); and K Graham, Head of Corporate Governance, A McLaughlin, Senior Solicitor Litigation & Regulatory Services, R Devine, Senior Committee Services Officer and N O'Brien, Assistant Committee Services Officer (all Finance & Resources).

Apologies

Councillor Andy Doig.

Declarations of Interest

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

1 Minute of Police and Fire & Rescue Scrutiny Sub-Committee

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-Committee held on 15 January 2019, which forms the Appendix to this Minute.

DECIDED: That the Minute be approved.

2 Revenue Budget Monitoring Report

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources, Communities, Housing & Planning Services and Children's Services for the period 1 April 2018 to 4 January 2019.

The report advised that following the revenue budget monitoring report submitted to the meeting of this Policy Board held on 15 January 2019 the net budget had increased by £32,000 as budgets had been realigned between Services to reflect the Council restructure implemented during September 2018.

It was proposed that a report be prepared and submitted to a future meeting of this Policy Board providing additional information in respect of the continuing pressures impacting on the maintenance of housing stock and, in particular, void repairs which had resulted in an overspend in property maintenance costs. This was agreed

DECIDED:

(a) That a report be prepared and submitted to a future meeting of this Policy Board providing additional information in respect of the continuing pressures impacting on the maintenance of housing stock and, in particular, void repairs which had resulted in an overspend in property maintenance costs; and

(b) That the budget position be otherwise noted.

3 Capital Budget Monitoring Report

There was submitted a capital budget monitoring report by the Director of Finance & Resources for the period 1 April 2018 to 4 January 2019.

The report advised that following the revenue budget monitoring report submitted to the meeting of this Policy Board held on 15 January 2019 the 2018/19 Housing Revenue Account budget had been reprofiled for 2019/20 in respect of Council House New Build to reflect updated cash flows received.

DECIDED: That the report be noted.

4 Community Empowerment Fund

There was submitted a report by the Chief Executive relative to the award of grants from the Community Empowerment Fund.

The report outlined the key objectives and aims of the Community Empowerment Fund. The Appendix to the report provided details of three applications received for funding, totalling £44,020 and made recommendations in respect of each application. It was highlighted that the deadline for the submission of applications for the next round of funding was 27 March 2019.

DECIDED: That the recommendations made in relation to the three applications received in the current funding period, and detailed in Section 4 of the report and the Appendix, be approved.

5 Greenspaces, Park and Play Areas and Villages Investment Fund

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the development of projects to be funded by the Greenspaces, Parks and Play Areas and Villages Investment Fund.

The report outlined the key objectives of the Fund and the application review and assessment process. Details of projects being developed within communities across Renfrewshire were provided. It was noted that there was currently one application by Linwood Development Trust summarised in the Appendix to the report, which met the criteria for funding and that the Director of Communities, Housing & Planning Services had approved funding of £4,500 in terms of the agreed Scheme of Delegation.

DECIDED:

(a) That the work currently being undertaken to support communities as they developed projects for funding from the Greenspaces, Parks & Play Areas and Villages Investment Fund be noted; and

(b) That the award, in terms of the Council's Scheme of Delegated Functions, of a grant of £4,500 to Linwood Community Development Trust, as detailed in the Appendix to the report, be noted

6 Communities, Housing & Planning 2019/22

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Service Improvement Plan 2019/22 for Communities, Housing & Planning Services, which was appended to the report.

The Service Improvement Plan set out a comprehensive statement of the service aims and objectives for the next three-year period, based on the resources likely to be available, and took account of the themes, actions, outcomes and targets contained within the Council Plan, Single Outcome Agreement and Community Plan. The report highlighted that at the core of the Service Improvement Plan process was an action plan which detailed the priorities, the key tasks to be implemented, the implementation timetable and the outcomes against which progress would be measured. It was noted that progress to deliver the Service Improvement Plan 2019/22 for Communities, Housing & Planning Services would be monitored and reported to this Policy Board on a six-monthly basis.

DECIDED:

(a) That the Service Improvement Plan 2019/22 for Communities, Housing & Planning Services, which was appended to the report, be approved in terms of those areas of activity delegated to this Policy Board;

(b) That it be agreed that mid-year progress in respect of those areas of activity delegated to this Policy Board be reported to the meeting of this Policy Board scheduled to be held 29 October 2019; and

(c) That it be noted that the Service Improvement Plan 2019/22 for Communities, Housing & Planning Services would also be submitted to the meeting of the Infrastructure, Land and Environment Policy Board to be held on 20 March 2019 to approve those elements of activity within the remit of that Policy Board.

7 Children's Services 2019/22

There was submitted a report by the Acting Director of Children's Services relative to the Service Improvement Plan 2019/22 for Children's Services, a copy of which was appended to the report.

The Service Improvement Plan set out a comprehensive statement of the service aims and objectives for the next three-year period, based on the resources likely to be available, and took account of the themes, actions, outcomes and targets contained within the Council Plan, Single Outcome Agreement and Community Plan. The report highlighted that at the core of the Service Improvement Plan process was an action plan which detailed the priorities, the key tasks to be implemented, the implementation timetable and the outcomes against which progress would be measured. It was noted that progress to deliver the Service Improvement Plan 2019/22 for Children's Services would be monitored and reported to this Policy Board on a six-monthly basis.

DECIDED:

(a) That the Service Improvement Plan 2019/22 for Children's Services, a copy of which was appended to the report, be approved in terms of those areas of activity delegated to this Policy Board;

(b) That it be agreed that mid-year progress in respect of those areas of activity delegated to this Policy Board be reported to the meeting of this Policy Board scheduled to be held during October 2019; and

(c) That it be noted that the Service Improvement Plan 2019/22 for Children's Services would also be submitted to the meeting of the Education and Children's Services Policy Board to be held on 14 March 2019 to approve those elements of activity within the remit of that Policy Board.

8 Private Sector Housing Grant Investment Programme 2019/20

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Private Sector Housing Grant (PSHG) Investment Programme requirements for 2019/20, which was appended to the report.

The report referred to the decision taken at the meeting of the Council held on 28 February 2019 to approve the report entitled 'Non-Housing Capital Investment Programme 2019/20 - 2021/22' which had included funding provision for Capital and Revenue PSHG expenditure during 2019/20. Based on the Council budget approval and taking account of the most up to date expenditure projections, the report updated the programme requirements for the period 2019/20 to support owner participation in a range of programmes. The requirement to manage PSHG capital and revenue resource in a flexible manner in terms of the drawdown of funds, to reflect the timing of the settlement of final accounts associated with owners in the Housing Investment Programme was highlighted. In addition, it was noted that funds were held in reserve to support owners involved in the Orchard Street Housing Renewal Area tenement refurbishment project, as previously noted at the meeting of this Board held on 13 March 2018, and for any increased programme requirements that might be identified in the future.

DECIDED: That the Private Sector Housing Grant Investment Programme 2019/20, as appended to the report, be approved.

9 Housing Energy Efficiency and Carbon Reduction Programmes 2019/20

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Home Energy Efficiency and Carbon Reduction Programmes 2019/20.

The report advised that the Scottish Government's Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS: ABS), introduced during 2013/14, was an initiative targeted at private-sector home owners to assist their participation in projects to improve energy efficiency. Local authorities acted as coordinating agents. The key objectives of the HEEP: ABS were detailed within the report and it was highlighted that the benefits of the scheme complemented and supported a wide range of social housing initiatives. It was noted that Renfrewshire had secured £14m of funding for local HEEPS: ABS projects undertaken during the previous five-year period, which had enabled a range of external wall insulation projects to be carried out in multi-tenure blocks to support the Council's housing investment programme, as well as external and internal wall insulation programmes led by local Housing Associations. The report stated that the announcement of the actual amount of funding available for HEEPS: ABS for 2019/20 was expected from Scottish Government before the end of March 2019, with local authorities expected to be required to submit schemes for consideration for their allocation by the end of April 2019. A table within the report detailed proposed schemes for inclusion within Renfrewshire's submission and it was highlighted that the bid would be tailored to suit the value of the allocation. It was noted that confirmation of the allocation and the bid made would be submitted to a future meeting of this Policy Board.

DECIDED:

(a) That it be noted that Renfrewshire Council would be notified shortly of the 2019/20 allocation for qualifying projects as part of the Scottish Government's HEEPS: ABS programme;

(b) That the Director of Communities, Housing & Planning Services be authorised to bid for projects as detailed in Section 3 of the report;

- (c) That the Director of Communities, Housing & Planning Services be authorised to oversee delivery and operational management of the programme; and
- (d) That it be noted that a report would be submitted to a future meeting of this Policy Board confirming the outcome of the HEEPS: ABS application.

10 Common Housing Allocation Policy - Council Targets for 2019/20

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Common Housing Allocation Policy and, in particular, the Council targets set for 2019/20 in respect of the proportion of lets to each of the five groups in which applicants were placed according to their circumstances.

The report advised that the Renfrewshire Common Housing Allocation Policy would be implemented with effect from Spring 2019 by the Council and its housing association partners and that allocation targets would be set and reviewed annually by each landlord. The proposed Council allocation targets were detailed in section 4 of the report.

It was proposed that the number of applicants on the housing waiting lists be monitored and variances from the current position reported to future meetings of this Policy Board. This was agreed.

DECIDED:

- (a) That the Council's allocation targets for 2019/20, detailed in section 4 of the report, be approved;
- (b) That it be noted that the allocation targets would be reviewed and reported annually to this Policy Board; and
- (c) That the number of applicants on the housing waiting lists be monitored and variances from the current position reported to future meetings of this Policy Board.

11 Council Laundrettes

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the current provision of laundrette services in Renfrewshire, the scope of the review currently being undertaken and the proposed consultation arrangements.

The report advised that the Council owned and managed 60 laundrette blocks across 14 areas in Renfrewshire outwith multi-storey blocks, provided information on the current service and outlined the need to modernise arrangements for the Council, tenants and residents. Proposals for each laundrette site would be developed taking account of views expressed by tenants and owners. It was noted that the review would initially focus on the laundrettes at Montgomery Avenue and Montgomery Road, Paisley and pilot proposals developed and tested. A report would be prepared and submitted to a future meeting of the Policy Board providing feedback from the consultation with tenants and owners, an update on the pilot initiative in the Gallowhill area of Paisley and presenting proposals for changes to the laundrette service in Renfrewshire.

DECIDED:

(a) That the current arrangements for the provision of laundrette services, detailed in section 3 of the report be noted; and

(b) That it be agreed that the Director of Communities, Housing & Planning Services, following review of the service and consultation with Council tenants and private tenants, prepare proposals for each of the laundrette sites for consideration at a future meeting of this Policy Board.

12 Calls for Views - Social Security Committee

There was submitted a report by the Director of Communities, Housing & Planning Services relative to a call for views from the Scottish Parliament's Social Security Committee into Social Security Support for Housing

The report stated that the Scottish Parliament's Social Security Committee had launched an inquiry into Social Security Support for Housing which would explore how social security support for housing costs was impacted by welfare reform, with a particular focus on the local housing allowance and Universal Credit housing costs. The Committee sought views on specific questions detailed in the report from organisations and individuals. It was noted that the deadline for submissions was 18 March 2019. A copy of the draft response, prepared on behalf of the Council, was appended to the report.

DECIDED: That the draft response, a copy of which was appended to the report, be agreed.

13 Review of Communities and Public Protection

There was submitted a report by the Director of Communities, Housing & Planning Services relative to progress in establishing an integrated and effective Communities and Public Protection Service.

Following the review of senior management arrangements in the Council during 2018 the Public Protection Service had combined with Community Learning and Development forming the Communities and Public Protection Service within Communities, Housing and Planning Services. To maximise efficiencies and ensure that outcomes were delivered appropriately, a review of Communities and Public Protection, which incorporated a review of management and reporting structures and role and work patterns was being undertaken. The report provided a summary of current service provision and outlined the scope of the service review.

DECIDED: That the on-going review of the Communities and Public Protection Service and the scope of the review, as detailed in section 4 of the report, be noted.

14 Scottish Government Consultation on Improving Multi-agency Risk Assessment and Interventions for Victims of Domestic Abuse

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Scottish Government Consultation on Improving Multi-agency Risk Assessment and Interventions for Victims of Domestic Abuse.

The report advised that during November 2018 the Scottish Government had announced the appointment of an independent review, led by Christina McKelvie, Minister for Older People and Equalities, seeking views on strengthening multi-agency risk assessment conferences (MARAC) and interventions for victims at high risk of domestic abuse in Scotland. It was noted that the deadline for responses had been 2 March 2019. Locally the Council's Communities and Public Protection Service administered and co-ordinated the Renfrewshire MARAC, which met monthly, and led the development of integrated and effective partnership approaches to raise awareness and respond to the highest risk cases of domestic abuse.

The report stated that the consultation paper had been discussed at the meeting of the Renfrewshire Gender Based Violence Strategy Group held during January 2019 to agree a collective response incorporating the views of all relevant partners. A copy of the multi-agency response submitted by the Strategy Group to the Scottish Government was appended to the report.

DECIDED:

(a) That the approach to tackling domestic abuse in Renfrewshire and the development of best practice approaches, that had received national and international recognition, be noted; and

(b) That the multi-agency response, by the Renfrewshire Gender Based Violence Strategy Group, to the Scottish Government consultation be noted.

15 Voluntary Sector Grants 2019/20

There was submitted a report by the Director of Communities, Housing & Planning Services relative to applications received for grant support during 2019/20 from voluntary and independent organisations.

Recommendations for grant support allocations to specific voluntary sector organisations totalling £60,510 were detailed in the appendices to the report. It was noted that a review of the administrative process for progressing voluntary sector grants would be undertaken and a report detailing the findings submitted to a future meeting of this Policy Board.

DECIDED:

(a) That the recommendations for grant support to voluntary organisations, as detailed in the appendices to the report, be agreed; and

(b) That it be noted that all grants would be subject to the Council's conditions of grant.

16 Planning Performance Framework Feedback 2017/18

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Renfrewshire Planning Performance Framework 2017/18.

The report advised that a system of performance management for planning had been established by local authorities and the Scottish Government. All planning authorities were required to produce an annual Planning Performance Framework based on that developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance relative to: speed of decision making; provision of certainty through timescales, process and advice; delivering good quality development; project management; communication and engagement; and an overall 'open for business' attitude. It was noted that the Framework was not a policy document but provided planning authorities with an opportunity to demonstrate continuous improvement, achievements and successes. The Feedback report received from the Minister for Local Government and Housing in respect of the Renfrewshire Framework, a copy of which was appended to the report, was generally positive. Progress had been assessed using a red, amber and green traffic light system and, of the 15 performance indicators, nine were green, four were amber and none were red. Two performance indicators were not applicable to Renfrewshire.

DECIDED: That the Feedback Report for Renfrewshire Planning Performance Framework 2017/18 be noted.

17 Renfrewshire Local Development Plan - Proposed Plan 2019

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Renfrewshire Local Development Plan – Proposed Plan 2019, the associated supporting documentation and seeking approval to consult stakeholders to obtain their views on the Proposed Plan which was appended to the report.

It was highlighted that, following approval, the Proposed Plan would be the settled view of the Council on land use priorities and associated policies that would guide planning decisions locally for the next five years. The Plan would also be a material planning consideration in the assessment of planning applications. The report outlined the aims of the Proposed Plan and detailed five key themes, together with relevant policies and strategies. It was noted that the New Development Supplementary Guidance and Action/Delivery Programme had also been updated. The report summarised actions to be undertaken in terms of consultation prior to adoption of the Plan and it was noted that arrangements were in place to consider the content of the Renfrewshire Local Development Plan further during the Councillor Development sessions to be held in April 2019.

The Convener advised that Councillor Mack, who was not a member of the Communities, Housing and Planning Policy Board had asked to be allowed to address the Board and that she had agreed to the request.

Councillor Mack outlined his views on barriers to public engagement in the consultation process, the desirability of safeguarding the preservation of grassed areas in the Dykebar area of Paisley and the failure, in Renfrewshire, of developers previously to deliver on assurances provided when planning permission had been granted. Members of the Board referred to the terminology used in terms of the transition areas, highlighted

the desirability of protecting public access to the area's riverfront and the significant change in emphasis within the Plan on communities.

DECIDED:

(a) That the Renfrewshire Local Development Plan – Proposed Plan, supplementary guidance and action/delivery programme be approved for publication for a 12-week public consultation exercise; and

(b) That the publication of the updated environmental reports, habitat regulations appraisal and other background papers in support of the Local Development Proposed Plan be approved.

18 Local Place Plans - "How to Guide"

There was submitted a report by the Director of Communities, Housing & Planning Services relative to Local Place Plans and, in particular, advising that "How to" guides had been prepared to assist in their preparation.

The report stated that a key element of the Planning (Scotland) Bill was strengthening the role of planning in empowering local communities. In this context the Bill proposed the introduction of Local Plans, which considered land use planning, community planning and community action, supporting local people to become more involved in shaping their locality. Local Plans encouraged communities to actively participate and lead the design, enhancement and/or changes in their local area. The Council and its partners were keen to support communities in preparing Local Place Plans to shape their neighbourhoods. Renfrewshire's Place Plans sought to present local areas spatially, prioritising areas of vacant and derelict land for new or alternative uses. The report advised that a "How to" guide had been prepared, based on the experience gained during the preparation of the Local Place Plan for the Foxbar neighbourhood, which provided a framework for communities to consider when preparing Local Place Plans.

DECIDED: That the "How to" Guide for Local Place Plans, which supported communities across Renfrewshire to become more involved in shaping their places, be approved.

19 Planning Applications

There were submitted the undernoted reports by the Director of Communities, Housing & Planning Services relative to applications for planning permission that required to be determined by the Board.

(A) 18/0638/PP – WARD 4: ERECTION OF MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL (CLASS 9), HOTELS (CLASS 7), PUB/RESTAURANT (SUI GENERIS/CLASS 3), BUSINESS (CLASS 4), GENERAL INDUSTRIAL (CLASS 5), STORAGE AND DISTRIBUTION (CLASS 6) AND LONG STAY CAR PARKING WITH ASSOCIATED ACCESS, INFRASTRUCTURE, LANDSCAPING AND MISCELLANEOUS WORKS (IN PRINCIPLE) AT LAND TO THE SOUTH OF ST JAMES INTERCHANGE, BURNSIDE ROAD, PAISLEY BY J29 (SCOTLAND) LIMITED C/O AS HOMES SCOTLAND LIMITED

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

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

(b) 18/0897/PP – WARD 4: ERECTION OF HOTEL AND ANCILLARY WORKS AT SITE ON NORTH WESTERN BOUNDARY OF NO 1 MARCHBURN DRIVE, GLASGOW AIRPORT, PAISLEY BY GA COFFEE LIMITED

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

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

(c) 18/0836/PP – WARD 9: INSTALLATION OF 1.99MW HYDROPOWER SCHEME COMPRISING OF INTAKE PIPELINE AND TURBINE HOUSE WITH ASSOCIATED ACCESS TRACK AT CLYDE MUIRSHIEL PARK, RENFREWSHIRE BY ASHRONA POWER SYSTEMS LIMITED

It was proposed that consideration of the application be continued for a site visit. This was agreed.

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

(d) 17/0494/PP – WARD 11: RESIDENTIAL DEVELOPMENT (IN PRINCIPLE) AT RESIDENTIAL SCHOOL ACCOMMODATION, THE GOOD SHEPHERD CENTRE, GREENOCK ROAD, BISHOPTON PA7 5PF BY THE GOOD SHEPHERD CENTRE

It was proposed that the application be refused for the reasons detailed within the report. This was agreed.

DECIDED: That the application be refused for the reasons detailed within the report.

(e) 18/0752/LB – WARD 5: DEMOLITION OF B LISTED BUILDING (ROSS HOUSE) AT ROSS HOUSE, 145 HAWKHEAD ROAD, PAISLEY PA2 7BN BY KIER HOMES CALEDONIA LIMITED

It was proposed that consideration of the application be continued for a site visit. This was agreed.

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

(f) 18/0753/PP – WARD 5: DEMOLITION OF B LISTED BUILDING (ROSS HOUSE) AND ERECTION OF 37 DWELLINGHOUSES AND ASSOCIATED ROADS AND LANDSCAPING AT ROSS HOUSE, 145 HAWKHEAD ROAD, PAISLEY PA2 7BN BY KIER HOMES CALEDONIA LIMITED

It was proposed that consideration of the application be continued for a site visit. This was agreed.

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

(g) 18/0570/LB – WARD 6: DEMOLITION OF FORMER HOSPITAL BUILDING (CATEGORY B LISTED) AT HAZELWOOD, DYKEBAR HOSPITAL, GRAHAMSTON ROAD, PAISLEY PA2 7DE BY NHS GREATER GLASGOW AND CLYDE

It was proposed that consideration of the application be continued for a site visit. This was agreed.

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