

Minute of Meeting

Communities, Housing & Planning Policy Board

| Date | Time | Venue |
|------------------------|-------|--|
| Tuesday, 13 March 2018 | 14:00 | Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN |

Present

Councillor Bill Binks, Councillor Stephen Burns, Councillor Andy Doig, 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

S MacDougall, Director of Environment & Communities; D Hawthorn, Head of Child Care & Criminal Justice, (Children's Services); F Carlin, Head of Planning & Housing Services and S Marklow, Assistant Manager - Policy (both Development & Housing Services); Oliver Reid, Head of Public Protection, C Dalrymple, Regulatory Enforcement Manager, D Kerr, Service Co-ordination Manager and C Grainger, Planning & Performance Manager (all Environment & Communities); and J Lynch, Head of Property, A McLaughlin, Senior Solicitor Litigation & Regulatory, V Howie, Finance Business Partner and R Devine, Senior Committee Services Officer (all Finance & Resources).

Declarations of Interest

Councillor Mags MacLaren declared an interest in Agenda item 13 (f) - planning application 17/0750/PP - as she was a member of the Board of Williamsburgh Housing Association. She indicated that it was her intention to leave the meeting during consideration of this item and not to take part in any discussion or voting thereon.

Councillor Kenny MacLaren declared an interest in Agenda item 13 (f) - planning application 17/0750/PP - as he was the spouse of a member of the Board of Williamsburgh Housing Association. He indicated that it was his intention to leave the meeting during consideration of this item and not to take part in any discussion or voting thereon.

1 Minute of Police Fire & Rescue Scrutiny Sub-Committee

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-Committee held on 16 January, 2018, which formed the Appendix to this Minute.

DECIDED: That the Minute be approved.

2 Revenue Budget Monitoring Report

There was submitted a joint report by the Director of Finance & Resources, Director of Development & Housing Services, Director of Children's Services and Director of Environment & Communities in respect of Services reporting to the Communities, Housing and Planning Policy Board for the period 1 April, 2017 to 5 January, 2018.

DECIDED:

(a) That the budget position be noted; and

(b) That it be noted that there had been no budget adjustments since the previous report.

3 Capital Budget Monitoring Report

There was submitted a capital budget monitoring report by the Director of Finance & Resources in respect of Services reporting to the Communities, Housing and Planning Policy Board for the period 1 April, 2017 to 5 January, 2018.

DECIDED: That the report be noted.

4 Public Protection Annual Update

There was submitted a report by the Director of Environment & Communities relative to recent activities undertaken by Renfrewshire Community Safety Partnership. The report provided updates in terms of environmental enforcement and improvement activities, protecting vulnerable residents, building safer communities, diversionary activities and performance in terms of achievement against agreed indicators and targets.

DECIDED: That the progress update report be noted.

5 Environment & Communities: Service Improvement Plan 2018/19 - 2020/21

There was submitted a report by the Director of Environment & Communities relative to the Environment & Communities: Service Improvement Plan 2018/21, 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 Environment & Communities Service Improvement Plan would be monitored and reported to the Board on a six-monthly basis.

DECIDED:

(a) That the Environment & Communities: Service Improvement Plan for 2018/2019 - 2020/2021, 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 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 2018; and

(c) That it be noted that the Environment & Communities Service Improvement Plan 2018/19 – 2020/21 would also be submitted to the meetings of the Infrastructure, Land and Environment Policy Board and the Finance, Resources and Customer Services Policy Board to approve those elements within the respective remits of each of those Policy Boards.

6 Community Justice Outcomes Improvement Plan 2018/21

There was submitted a report by the Director of Children's Services relative to the Community Justice Outcomes Improvement Plan 2018/21.

The Community Justice (Scotland) Act 2016 received Royal Assent on 21 March 2016. The aim of the Act was to make provision regarding community justice, establishment of a new national body, Community Justice Scotland, to oversee community justice, to introduce requirements in relation to achievement of nationally and locally determined outcomes and to provide national, professional and strategic leadership for community justice in Scotland.

The report advised that following the dis-establishment of the Community Justice Authorities, on 31 March 2017, new community justice arrangements had been put in place at both a national and local level. This new model required the statutory partners to co-operate at a local level in the preparation, implementation and review of a Community Justice Outcomes Improvement Plan for the local authority area, outlining how they would work together to address re-offending. Community Justice Renfrewshire had assumed full responsibility for local community justice arrangements with effect from 1 April 2017 and had published the Renfrewshire Community Justice Outcomes Improvement Plan 2017/2018. It was noted that the first annual progress report covering the period 1 April 2017 to 31 March 2018 required to be published by 30 September 2018.

In addition the report indicated that the Scottish Government had agreed funding, in principle, of £50,000 for each local authority to continue to support statutory partners fulfil their obligations under the Community Justice (Scotland) Act 2016. The draft Renfrewshire Community Justice Outcomes Improvement Plan 2017/2021, a copy of which was appended to the report, detailed local priorities for action during the next 12 months. A summary of the priorities identified in the plan was provided. It was anticipated that following a period of public consultation and the plan being progressed in terms of each partners own governance structures, the finalised Renfrewshire Community Justice Outcomes Improvement Plan 2017/2021 would be published and submitted to Community Justice Scotland, in line with statutory requirements.

DECIDED:

- (a) That the Draft Renfrewshire Community Justice Local Outcomes Improvement Plan 2018/2021 appended to the report be approved;
- (b) That the Lead Officer, Community Justice Renfrewshire be authorised to make such minor changes to the Plan that might arise arise through consultation; and
- (c) That it be noted that the Renfrewshire Community Justice Local Outcomes Improvement Plan required to be submitted to Community Justice Scotland by 31 March 2018.

7 Development & Housing Services; Service Improvement Plan 2018/21

There was submitted a report by the Acting Director of Development & Housing Services relative to the Development & Housing Services: Service Improvement Plan 2018/21, 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 years, 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 Development & Housing Services: Service Improvement Plan would be monitored and reported to the Board on a six-monthly basis

DECIDED:

- (a) That the Development & Housing Services: Service Improvement Plan 2015/18, as appended to the report, be approved;
- (b) That the key priority areas and performance measures be noted; and
- (c) That a progress update be submitted to the meeting of this Board to be held in October 2018.

8 Housing Energy Efficiency and Carbon Investment Programme 2018/19

There was submitted a report by the Acting Director of Development & Housing Services relative to the Home Energy Efficiency and Carbon Reduction Programmes 2018/19.

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 co-ordinating 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 £11.69m 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 wall insulation and internal wall insulation programmes led by local Housing Associations. Confirmation had been received that Renfrewshire's allocation of the £49m available nationally for HEEPS:ABS was £1,518,477 and that local authorities required to submit schemes for consideration for their allocation by 6 April 2018. Details of the proposed bid to be submitted, following consultation with Housing Association partners, was provided.

DECIDED:

(a) That it be noted that Renfrewshire Council had been allocated £1,518,477 for 2018/19 in respect of qualifying projects as part of the Scottish Government's HEEPS:ABS programme;

(b) That the Acting Director of Development & Housing Services be authorised to bid for projects as set out in Section 3 of the report; and

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

9 Private Sector Housing Grant Investment Programme 2018/19

There was submitted a report by the Acting Director of Development & Housing Services relative to the Private Sector Housing Investment Programme requirements for 2018/19.

The report made reference to the decision taken at the meeting of the Council held on 2 March 2018 to approve the report entitled 'Non Housing Capital Investment Programme 2018/19 - 2020/21' which had included funding provision for Capital and Revenue Private Sector Housing Grant (PSHG) expenditure during 2018/19. 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 2018/19 to support owner participation on a range of programmes. A copy of the Private Sector Housing Grant Investment Programme 2018/19, was appended to the report.

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 noted at the meeting of the Housing and Community Safety Policy Board held on 14 March 2017, and for any increased programme requirements that might be identified in the future.

DECIDED: That the Private Sector Housing Grant Investment Programme 2018/19, appended to the report, be approved.

10 Renfrewshire Planning Performance Framework 2016/17

There was submitted a report by the Acting Director of Development & Housing Services relative to the Renfrewshire Planning Performance Framework 2016/17.

The report stated that a system of performance management for Planning had been established by local authorities and the Scottish Government, where all planning authorities required 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 the areas of speed of decision making; providing certainty through timescales, process and advice; delivery of 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 Planning Performance Framework 2016/17, a copy of which was appended to the report, was generally positive, with nine of the 15 RAG performance markers having been allocated green ratings, six being awarded amber ratings and no red ratings being allocated. It was proposed a request be submitted to the Scottish Government that the amber RAG ratings provided in relation to the performance markers for (i) early collaboration; (ii) continuous improvement; (iii) development plan scheme-managing the replacement of the Renfrewshire Local Development Plan; (iv) regular and proportionate policy advice and (v) stalled sites/legacy cases be reviewed.

DECIDED: That the Feedback Report for Renfrewshire's Planning Performance Framework 2016/17 be noted.

11 Paisley Town Centre Conservation Area Appraisal and Conservation Area Management Plan 2018

There was submitted a report by the Acting Director of Development & Housing Services relative to the Paisley Town Centre Draft Conservation Area Appraisal and Draft Conservation Management Plan 2018.

The Board was reminded that the Draft Conservation Area Appraisal and Management Plan had been approved at the meeting of this Policy Board held on 7th November 2017 at which time the Acting Director of Development & Housing Services had been authorised to carry out a consultation exercise. The report advised that the consultation exercise had been completed and the responses received incorporated into the finalised documents.

In addition the report stated that the Paisley Town Centre Draft Conservation Area Appraisal and Draft Conservation Management Plan 2018 had been produced in support of the approved grant funding secured for the delivery of the Paisley Town Centre Townscape Heritage/Conservation Area Regeneration Scheme 2, and in the context of the Scottish Government's PAN71: Conservation Area Management (2004).

DECIDED: That the Paisley Town Centre Conservation Area Appraisal and Conservation Area Management Plan 2018 be approved.

12 Disposal of Land adjacent to 9 and 11 Ewing Street, Kilbarchan

There was submitted a report by the Director of Finance & Resources relative to the proposed declaration of an area of land located adjacent to 9 and 11 Ewing Street, Kilbarchan, identified on a plan appended to the report, as surplus to the Council's requirements.

The area of land involved, which was held on the General Services Account, comprised a total of 1998 square metres which was overgrown and had previously been considered the garden ground of the properties at 9 and 11 Ewing Street, Kilbarchan which had not been maintained for a considerable period of time. An offer to purchase the ground involved had been received from the owners of the adjoining properties at 7 Ewing Street, Red Maple Cottage, Well Street and the Old Manse, Well Street, Kilbarchan. The purchasers had indicated that they intended to incorporate the land into their respective gardens, which would improve the amenity of the area, and would require to obtain the required planning consents for the change of use from open space. The Head of Planning & Housing had indicated that the area of land involved had no operational requirement. The area of land concerned was such that the purchase price/value of the land would be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property would be utilised.

DECIDED:

(a) That the area of land located adjacent to 9 and 11 Ewing Street, Kilbarchan, identified in the plan attached to the report, be declared surplus to the Council's requirements;

(b) That the sale of the land identified on the plan appended to the report, to the adjoining owners of the properties at 9 and 11 Ewing Street, Kilbarchan, on such terms and conditions as may be negotiated by the Head of Property utilising delegated powers, be authorised;

(c) That the Head of Corporate Governance be authorised to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest;

(d) That the Head of Planning & Housing Services advertise in the local press the proposed sale of the area of open space in terms of the Town and Country Planning (Scotland) Act 1959; and

(e) That it be noted that the disposal of the land would have deemed consent from Scottish Ministers in terms of the regulations introduced in March 2016 for the proposed disposal of land and property held on the Housing Revenue Account.

13 Planning Applications

There were submitted reports by the Acting Director of Development & Housing Services relative to applications for planning permission that required to be determined by the Board.

The Clerk advised that only those members of the Policy Board who had attended the visit to the application site, undertaken on 13 February, 2018, Councillors Binks, Burns, J MacLaren, K MacLaren, M MacLaren, McGurk, McNaughtan and Strang, were eligible to consider and determine applications (a) and (b) below.

(A) 17/04544/LB – WARD 4: DEMOLITION OF FORMER SCHOOL BUILDING AT THE INSTITUTE, MAXWELLTON STREET, PAISLEY: MR HARPER

It was proposed that the application be refused as the proposal would result in an unacceptable loss to a building of historical and architectural importance of the building and the proposal was deemed to be contrary to Policy ENV3. This was agreed.

DECIDED: That the application be refused as the proposal would result in an unacceptable loss to a building of historical and architectural importance and the proposal was deemed to be contrary to Policy ENV3.

(B) 17/0456/PP – WARD 4: ERECTION OF 40 FLATS, FORMATION OF PARKING AND LANDSCAPING AT THE INSTITUTE, MAXWELLTON STREET, PAISLEY: MR HARPER

It was proposed that the application be refused as the proposal constituted overdevelopment, would have an adverse impact on the surrounding area due to the insufficient parking spaces and as the proposal required an unacceptable demolition of a listed building of historical and architectural importance contrary to Policy ENV3. This was agreed.

DECIDED: That the application be refused as the proposal constituted overdevelopment, would have an adverse impact on the surrounding area due to the insufficient parking spaces and as the proposal required an unacceptable demolition of a listed building of historical and architectural importance contrary to Policy ENV3.

(C) 18/0021/PP – WARD 10: VARIATION OF CONDITION 7 (IMPLEMENTATION OF IMPROVEMENT WORKS AT BARROCHAN INTERCHANGE) OF PLANNING PERMISSION 15/0731/PP AT FORMER MERCHISTON HOSPITAL, BRIDGE OF WEIR ROAD, BROOKFIELD, JOHNSTONE: BDW TRADING LIMITED

Councillor Nicolson, seconded by Councillor McCulloch moved that the application be refused as the proposal would generate additional traffic which would have a detrimental impact on the wider area.

Councillor McNaughtan, seconded by Councillor McGurk, moved as an amendment that the application be granted subject to the conditions and reasons detailed within the report.

On the roll being called, the following members voted for the amendment: Councillors Burns, Kenny MacLaren, Mags MacLaren, McGurk and McNaughtan.

The following members voted for the motion: Councillors Binks, Andy Doig, Don, Hood, J MacLaren, McCulloch, Montgomery, Nicolson, Rodden and Strang.

5 members having voted for the amendment and 10 members having voted for the motion, the motion was accordingly declared carried.

DECIDED: That the application be refused as the proposal would generate additional traffic which would have a detrimental impact on the wider area.

(D) 18/0023/PP – WARD 10: VARIATION OF CONDITION 4 (IMPLEMENTATION OF IMPROVEMENT WORKS AT BARROCHAN INTERCHANGE) OF PLANNING PERMISSION 15/0731/PP AT FORMER MERCHISTON HOSPITAL, BRIDGE OF WEIR ROAD, BROOKFIELD, JOHNSTONE: BDW TRADING LIMITED

Councillor Nicolson, seconded by Councillor McCulloch moved that the application be refused as the proposal would generate additional traffic which would have an adverse impact on the wider area.

Councillor McNaughtan, seconded by Councillor McGurk, moved as an amendment that the application be granted subject to the conditions and reasons detailed within the report.

On the roll being called, the following members voted for the amendment: Councillors Burns, Kenny MacLaren, Mags MacLaren, McGurk and McNaughtan.

The following members voted for the motion: Councillors Binks, Andy Doig, Don, Hood, J MacLaren, McCulloch, Montgomery, Nicolson, Rodden and Strang.

5 members having voted for the amendment and 10 members having voted for the motion, the motion was accordingly declared carried.

DECIDED: That the application be refused as the proposal would generate additional traffic which would have a detrimental impact on the wider area.

(E) 17/0802/PP – WARD 11: ERECTION OF 12 DETACHED DWELLINGHOUSES WITH ASSOCIATED ROADS, PARKING AND LANDSCAPING AT GOLF COURSE, OLD RANFURLY GOLF CLUB, RANFURLY PLACE, BRIDGE OF WEIR PA11 3DE: CALA HOMES (WEST) 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.

DECLARATIONS OF INTEREST

Having previously declared an interest in the following planning application Councillors Kenny MacLaren and Mags MacLaren left the meeting and took no part in the discussion or voting thereon.

(F) 18/0021/PP – WARD 9: DEMOLITION OF outhouse AND CONSTRUCTION OF 18 RESIDENTIAL UNITS COMPRISING OF 2 STOREY COTTAGE FLATS AND ASSOCIATED AMENITY SPACE, WIDENING OF MILLIKEN ROAD, ACCESS ROAD AND PARKING: WILLIAMSBURGH HOUSING ASSOCIATION LIMITED

Councillor McGurk, seconded by Councillor McNaughtan moved that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

Councillor Andy Doig, seconded by Councillor Rodden moved as an amendment that the application be refused as the proposal would generate additional traffic which would have an adverse impact on the wider area, the appearance of the proposed units was of an unacceptable quality which would have an adverse impact on the surrounding area, and the proposal constituted unacceptable development in the Greenbelt.

On the roll being called, the following members voted for the amendment: Councillors Binks, Andy Doig, James MacLaren, Nicolson, Rodden and Strang.

The following members voted for the motion: Councillors Burns, Don, Hood, McCulloch, McGurk, McNaughtan and Montgomery.

6 members having voted for the amendment and 7 members having voted for the motion, the motion was accordingly declared carried.

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