

Notice of Meeting and Agenda Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 29 August 2023	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN
Head of Corporate Governance

Membership

Councillor Jim Paterson (Convener): Councillor Bruce MacFarlane (Depute Convener):

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

Hybrid Meeting

Please note that this meeting is scheduled to be held in the Council Chambers. However, it is a hybrid meeting and arrangements have been made for members to join the meeting remotely should they wish.

Webcasting of Meeting

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<https://renfrewshire.public-i.tv/core/portal/home>

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online

at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>

For further information, please email

democratic-services@renfrewshire.gov.uk

Apologies

Apologies from members.

Declarations of Interest and Transparency Statements

Members are asked to declare an interest or make a transparency statement in any item(s) on the agenda and to provide a brief explanation of the nature of the interest or the transparency statement.

Finance

- 1 Revenue & Capital Budget Monitoring Report 1 - 6**

Joint report by Chief Executive and Director of Finance & Resources.

Climate Change

- 2 Implications of a Separate Carbon Neutral Plan for Renfrewshire 7 - 16**

Report by Director of Environment, Housing and Infrastructure.

- 3 Circular Economy (Scotland) Bill: Stage 1 17 - 20**

Report by Director of Environment, Housing and Infrastructure.

Development Management

- 4 Dargavel – Planning Update 21 - 28**

Report by Chief Executive.

- 5 Tree Preservation Order Requests 29 - 70**

Report by Chief Executive.

- 6 Developer Contributions – Annual Report 71 - 76**

Report by Chief Executive.

- 7 Developer Contributions – Education - Update 77 - 84**

Report by Chief Executive.

- 8 Renfrewshire Planning Performance Framework 2022/23 85 - 134**

Report by Chief Executive.

9	Renfrewshire Local Development Plan - Development Plan Scheme 2023	135 - 164
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Report by Chief Executive.

Planning Applications

Planning Applications

Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.

10	Planning Applications	165 - 166
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List of planning applications to be determined by the Policy Board.

10(a)	Erection of extension to height of golf range netting at Golf Range Netting at Gleddoch Resort and Golf Course by Gleddoch Resorts Ltd	167 - 174
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To: Planning and Climate Change Policy Board

On: 29 August 2023

Report by: Chief Executive and Director of Finance and Resources

Heading: Revenue and Capital Budget Monitoring as at 23 June 2023

1. Summary of Financial Position

- 1.1. The projected revenue outturn at 31 March 2024 for those services reporting to the Planning and Climate Change Policy Board is an overspend position of £0.006 million (1.0%).
- 1.2. There are no capital projects reporting to the Planning and Climate Change Policy Board.
- 1.3. This is summarised in the table below and further analysis is provided in the Appendices.

Division	Revised Annual Budget £000	Projected Annual Outturn £000	Budget Variance (Adv) / Fav £000	Budget Variance %
Planning Services	601	607	(6)	1.0

2. Recommendations

- 2.1. Members are requested to:
- (a) Note the projected Revenue outturn position in Table 1 above; and
 - (b) Note the budget adjustments detailed at section 4.

3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £0.006 million (1.0% of total budget) for all services reporting to this Policy Board. Detailed division service reports can also be found here, together with an explanation of any significant projected variances.
- 3.2. The projected outturn is based on information currently available, and assumptions made by service budget holders. Any changes to these projections will be detailed in future reports to the Board.
- 3.3. The main reasons for the projected outturn position are indicated below the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).
- 3.4. The projected overspend position reflects the net effect of two main factors. A marginal projected under-recovery in fee income (see 3.5) offset by a minor projected underspend in employee costs due to the expected impact of staff turnover over the course of the financial year.
- 3.5. Due to the current economic and financial climate, the level of Planning and Building Standards income can vary over the course of the financial year, which can make it challenging to determine trends for income projection. In the previous financial year low levels of income were received in the first quarter of the financial year with recovery only apparent by the third quarter. The projected net under-recovery in Planning and Building Standards fees at this stage in the financial year reflects a reasonable estimate at the end of the first quarter.

4. Revenue Budget Adjustments

- 4.1. Members are requested to note, from Appendix 1, that budget adjustments totalling £0.006 million have been processed since the budget was approved in March 2023, which relates to a minor realignment of employee cost budgets. A budget adjustment (net zero impact) has been processed to increase both income and expenditure by £0.141 million in the Building Standards team, aligning historic annual income levels and the cost of the current team structure.

Implications of this report

1. **Financial** – The projected budget outturn position for the revenue budget reported to the Planning and Climate Change Board is a minor overspend of £0.006 million. Income and expenditure will continue to be monitored closely for the rest of the financial year and any changes to current projections in Revenue budgets will be reported to the board as early as possible, along with an explanation for the movement.

2. **HR and Organisational Development**
None directly arising from this report.
3. **Community/Council Planning**
None directly arising from this report.
4. **Legal**
None directly arising from this report.
5. **Property/Assets**
None directly arising from this report.
6. **Information Technology**
None directly arising from this report.
7. **Equality and 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 because for example it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health and Safety**
None directly arising from this report.
9. **Procurement**
None directly arising from this report.
10. **Risk**
The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.
11. **Privacy Impact**
None directly arising from this report.
12. **Cosla Policy Position**
N/a.
13. **Climate Risk**
None directly arising from this report.

List of Background Papers:

Revenue Budget and Council Tax 2023/24, Council 2 March 2023

Author: Valerie Howie, Finance Business Partner

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2023/24
1 April 2023 to 23 June 2023

POLICY BOARD : PLANNING SERVICES

Objective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget at Period 3	Projected Outturn	Budget Variance (Adverse) or Favourable	
	£000	£000	£000	£000	£000	%
Planning Strategy & Place	550	1	551	548	3	0.5%
Development Management	210	6	216	135	81	37.5%
Building Standards	(165)	(1)	(166)	(76)	(90)	(54.2%)
NET EXPENDITURE	595	6	601	607	(6)	(1.0%)

Objective Heading	Key Reasons for Projected Variance
Planning Strategy & Place	No significant projected year end variances to report.
Development Management	The projected underspend relates mainly to a projected over-recovery in Planning fee income (c. 12% of targeted income).
Building Standards	The projected overspend relates mainly to a projected under-recovery in Building Standards fee income (c. 9% of targeted income).

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2023/24
1 April 2023 to 23 June 2023

POLICY BOARD : PLANNING SERVICES

Subjective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget at Period 3	Projected Outturn	Budget Variance (Adverse) or Favourable	
	£000	£000	£000	£000	£000	%
Employees	1,469	146	1,615	1,601	14	0.9%
Premises Related	1	0	1	1	0	0.0%
Transport Related	15	0	15	15	0	0.0%
Supplies and Services	161	0	161	161	0	0.0%
Third Party Payments	0	0	0	0	0	0.0%
Transfer Payments	101	1	102	102	0	0.0%
Support Services	317	0	317	317	0	0.0%
Depreciation and Impairment Losses	0	0	0	0	0	0.0%
GROSS EXPENDITURE	2,064	147	2,211	2,197	14	0.6%
Income	(1,469)	(141)	(1,610)	(1,590)	(20)	(1.2%)
NET EXPENDITURE	595	6	601	607	(6)	(1.0%)



To: Planning and Climate Change Policy Board

On: 29 August 2023

Report by: Director of Environment, Housing and Infrastructure

Heading: Implications of a Separate Carbon Neutral Plan for Renfrewshire

1. Summary

- 1.1 Renfrewshire's Plan for Net Zero was approved in August 2022, committing to working towards net zero by 2030 for both the Renfrewshire area as a whole and Renfrewshire Council as an organisation.
- 1.2 This target places Renfrewshire 15 years ahead of the national target (as set out in the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, which commits Scotland to become net zero by 2045); and 20 years ahead of the UK Government target of net zero by 2050.
- 1.3 At the Planning and Climate Change Policy Board on 24th January 2023, it was requested that a report be submitted to this Policy Board relating to a 'Carbon Neutral by 2025' Plan. The Carbon Neutral Plan would be distinct from the approved Plan for Net Zero, focusing on the applicability of external carbon offsetting and how this could be used to offset the emissions produced by Renfrewshire.
- 1.4 The purpose of this report is to outline:
 - the implications associated with external carbon offsetting if applied to the Renfrewshire context; and
 - the appropriate steps should an additional Carbon Neutral Plan (with a target date of 2025) be adopted in addition to the existing Plan for Net Zero (with a target date of 2030).
- 1.5 Whilst there is significant commitment and focus within the Council and across Renfrewshire to tackle the climate emergency, the report notes that the resource and financial capacity required to deliver two distinct Plans with different target dates and different methodologies is unlikely to be feasible or bring best value at this time. In addition to the potentially significant financial impact for the Council on an ongoing annual basis, there is also a risk around confusing the messaging, communications and engagement, which has been a key strength of Renfrewshire's response to date.

- 1.6 Based on the information currently available, it is recommended that the Council focus remains on continuing to work with partners towards the current 2030 targets and actions within the approved Plan for Net Zero. This remains very ambitious and significantly ahead of the Scottish and UK targets and incorporates levels of carbon offsetting within it, alongside the delivery of local initiatives across all 5 themes of the Plan for Net Zero which bring a range of direct benefits to our communities through local investment.
 - 1.7 However, within the Plan for Net Zero it is acknowledged that offsetting will have a role to play to deal with residual emissions (those which cannot otherwise be removed). The detailed phased road map and costed delivery plans which are currently being developed will highlight levels of offsetting required in order to reach net zero for both the Council as an organisation and the Renfrewshire area as a whole. The development of an offsetting strategy, looking at both local offsetting and external offsetting, which aligns to the phased road map could be a valuable tool to support Renfrewshire's net zero activities.
 - 1.8 As noted previously, at all stages throughout the delivery of Renfrewshire's Plan for Net Zero, officers will look to identify opportunities with partners to accelerate progress wherever possible within the resources and capacity available.
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2. Recommendations

Members of the Planning and Climate Change Policy Board are requested to:

- 2.1 note the implications, particularly the financial implications of having a distinct and separate Carbon Neutral Plan which focuses on external carbon offsetting in addition to the approved actions and targets within the existing Plan for Net Zero;
 - 2.2 note the existing Plan for Net Zero and the approved targets and actions, including those currently relating to carbon offsetting, should remain the focus and continue to be progressed as a priority by all partners in Renfrewshire; and
 - 2.3 following phase 2 of Renfrewshire's Plan for Net Zero, agree the development of an offsetting strategy aligning with the phased road map and costed delivery plans to identify and maximise opportunities associated with offsetting.
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3. Background: Carbon Neutral, Net Zero and Carbon Offsetting

- 3.1 The terms 'carbon neutral' and 'net zero' are similar in principle and are sometimes used interchangeably but represent slightly different approaches to emissions reduction:
 - 'carbon neutral' typically accounts for carbon dioxide (CO₂) emissions but not emissions from other greenhouse gases.

- 'net zero' is expanded in scale and refers to all greenhouse gases being emitted into the atmosphere, including methane (CH₄), nitrous oxide (N₂O) and other hydrofluorocarbons, as well as CO₂.
- 3.2 For the purposes of net zero, emissions from the various greenhouse gases are converted to a standard metric, known as carbon dioxide equivalent (CO₂e) on the basis of their global warming potential. This enables different activities to be directly comparable using one standard measurement.
- 3.3 Carbon offsetting is the reduction or removal of emissions of carbon dioxide or other greenhouse gases in order to compensate for emissions which are generated elsewhere:
- **External carbon offsetting** requires paying for emissions to be removed from places outwith the Council's operational boundaries for organisational emissions targets, or outwith the Council area for area-wide targets.
 - **Local carbon offsetting** (also known as insetting) relates to carbon removal projects within the Council's operational boundary for organisational emissions (e.g. Council-owned parks and peatbogs on Council land) and by extension, carbon removal projects within the Council area, such as forestry and woodland, for area-wide emissions targets.
- 3.4 Renfrewshire's Plan for Net Zero, approved in August 2022, specifies the use of local carbon offsetting for residual emissions that cannot be removed (which aligns with Scotland's default national position that targets are to be met through domestic action, without the use of international offset credits). As such, a Carbon Neutral Plan with a focus on external offsetting is not in alignment with Renfrewshire's agreed Plan for Net Zero.
- 3.5 Currently officers are working with external consultants to develop a detailed phased net zero road map to identify opportunities and solutions and to set clear interim targets. This phased road map will include levels of residual emissions (emissions that cannot be removed) each year that would need to be offset in order to reach net zero. Following this current phase of work, the development of an offsetting strategy which identifies opportunities for a focus on local offsetting as well as opportunities for external offsetting would enhance the Plan for Net Zero to ensure that we are taking action to deal with all of our emissions as part of a managed transition.

Carbon Offsetting Guidance

- 3.5 Audit Scotland produced guidance on 'Scotland's Councils' Approach to Addressing Climate Change'. This outlined the importance of establishing a maximum level of acceptable offsets to minimise the risk of over-relying on carbon offsets.

- 3.6 The UK Climate Change Committee (CCC) is an independent statutory body established under the Climate Change Act 2008, whose purpose is to advise the UK and devolved governments on emissions targets and to report to Parliament on progress made in reducing greenhouse gas emissions and preparing for and adapting to the impacts of climate change. The CCC report on carbon offsetting, published in October 2022, highlights that the use of carbon credits risks disincentivising emissions reductions. The CCC also notes concerns around the integrity, quality and accuracy of carbon credits. As such, the overarching CCC recommendation is that direct emissions reductions and those within our supply chains should be prioritised, with carbon credits having a limited role and being used as a last resort.
- 3.7 The Plan for Net Zero aligns with the best practice and carbon offsetting guidance within both of the above reports. At the 1 November 2022 Planning and Climate Change Policy Board it was noted that in line with Audit Scotland guidance, maximum levels of offsetting would be outlined for Renfrewshire within the road map to net zero (where previously the Plan had stated achievable levels) in order to strengthen the Plan in line with the Audit Scotland guidance.
- 3.8 A Carbon Neutral Plan focused on external carbon offsetting to deal with residual emissions would not align with the UK CCC guidance of carbon credits having only a limited role and to be used as a last resort. This would also increase the risk of disincentivising stakeholders to reduce emissions if the Council would otherwise pay to offset all residual emissions within the area. This approach also increases the risk of over-relying on carbon offsets. In addition, external carbon offsets would not contribute to national net zero targets, if bought from projects outwith Scotland.
- 3.9 High level projected cost indications associated with an approach which has a focus on external offsetting can be found in Section 5.

4. Planning, baselining and road mapping

- 4.1 As previously outlined to this Policy Board, since the declaration of a climate emergency in June 2019, a significant work programme has been undertaken, with engagement at the heart, to develop a road map towards a net zero Renfrewshire. This work has included the development of the agreed 'Plan for Net Zero', a recognisable brand 'Ren Zero', allocating the £1m climate change action fund (including community climate fund aligned to the themes of the Plan for Net Zero) and meetings, talks, training and the establishment of Renfrewshire's Climate Panel all based on the premise of working towards net zero Renfrewshire. This also aligns with the approach of our Community Planning Partners in Renfrewshire, who are also working towards net zero targets, rather than carbon neutral.
- 4.2 Members also approved the commissioning of independent technical support for baselining emissions in Renfrewshire and the subsequent commissioning of a phase 2 road map exercise which is currently underway, again based on working towards net zero Renfrewshire.

4.3 As well as the requirement to undertake a similar work programme described above to develop a Carbon Neutral Plan, there is a risk that introducing a separate Carbon Neutral Plan with different targets may impact local progress on net zero ambitions through:

- mixed messaging from using two different terminologies and two different Plans with different targets;
- resources being split between the two Plans (financial and personnel) and the risk this brings to delivery of both;
- the impact of the Council having to fund the offsetting of all stakeholders' residual emissions on an ongoing annual basis, thereby disincentivising others to take action; and
- diverting Council funds and resources towards external offsetting with a reduced capacity to deliver projects with wider benefits of a just transition.

5. The Cost Implications of a 2025 Carbon Neutral Plan for Renfrewshire

5.1 In order to be carbon neutral, residual emissions (i.e. those emissions that have not been able to be removed) would need to be offset for each and every year that they remain above zero.

5.2 There is a financial cost if a decision was taken to purchase carbon credits to offset residual emissions. A commitment to be carbon neutral 2025 would be very challenging and it is suggested that the Council and local stakeholders would not be able to deliver this within the timeframe, which would require the purchase of significant volumes of carbon credits to be progressed to achieve a 2025 target.

5.3 Once a carbon credit has been purchased, it is then permanently retired so it cannot be reused, therefore new carbon credits require to be purchased annually in order to keep offsetting residual emissions each year.

5.4 The Woodland Carbon Code (WCC) is the quality assurance standard for woodland creation projects in the UK and generates high integrity, independently verified carbon units. Woodland Carbon Code verified carbon credits currently cost between £17 and £24 per tonne of carbon.

5.5 The emissions baselining that was undertaken as part of the evidence base used in the development of the Plan for Net Zero included a trajectory to 2030 using two scenarios: a best case (tailwind) scenario and a worst case (business as usual) scenario. This trajectory showed that in 2025 under a tailwind scenario the Renfrewshire area would have 224ktCO₂e residual greenhouse gas emissions which would require to be offset and 416ktCO₂e under a worst-case scenario.

- 5.6 To calculate exactly how much of these residual emissions each year relate to carbon dioxide (and not other greenhouse gas emissions) would require additional consultancy and modelling (with additional time and costs). Working on the assumption that CO₂ accounts for around 76% of total greenhouse gas emissions, then this would leave 170.24ktCO₂ and 316.16ktCO₂ residual emissions under a tailwind and worst-case scenario for the Renfrewshire area respectively.
- 5.7 Taking a midpoint in the Woodland Carbon Code carbon credits price of £23.7/tonne would result in a cost of between £4.03m and £7.49m to use external offsetting to cover residual emissions for just the year 2025 alone.
- 5.8 Similar investment would be required annually for every year after 2025 that residual carbon emissions remain above zero in order for Renfrewshire to remain carbon neutral. With investment in projects which contribute to reducing carbon emissions, the residual emissions would be expected to fall but there are two key risks with the approach of the Council using external carbon offsetting for residual emissions:
- **Disincentivising action:** if the Council were to commit to invest in external carbon offsetting for the Renfrewshire area as a whole in order to meet a 2025 target, then stakeholders could be disincentivised to take action to reduce their own emissions, and the Council may be left with an annually recurring financial burden for external offsetting in order to remain carbon neutral.
 - **Rising carbon prices:** even if residual emissions were also to fall, within government projections carbon prices are expected to rise significantly to over £100/tonne in the Low scenario and over £200/tonne in the Central scenario by 2050 (the UK Emissions Trading Scheme prices were over £75/tonne in October 2021, which is within the government's High trajectory for future carbon prices). It is difficult to predict future carbon prices and whether these rises will remain in the High trajectory, but with the impacts of climate change becoming greater each year and the difficulty of maintaining global temperatures below a 1.5°C rise, it would seem likely that carbon prices will continue to be high in the future, bringing high levels of risk and annual investment utilising external offsetting to remain carbon neutral.
- 5.9 It is important to note that it is unlikely that large-scale external funding sources (such as from the Scottish or UK Governments) would be made available for external carbon offsetting as the focus of funding streams to date has been on developing green infrastructure for example, with the associated economic and employment benefits.
- 5.10 The financial implications of this approach would require significant Council funds to be diverted outwith the local area, towards investment in external carbon offsetting. Given the Council's resourcing pressures, this would require decisions to be taken regarding disinvestment from work programmes in other areas.

6. Additional Implications of a 2025 Carbon Neutral Plan for Renfrewshire

6.1 In addition to the areas outlined above, there are some additional implications to consider including:

- **Stakeholder engagement** – considerable engagement has been undertaken as part of Renfrewshire’s climate journey to date, including Renfrewshire’s Climate Panel and the development of the RenZero identity, and further engagement would be required to shift to a new carbon neutral approach. There is a risk around confusing the messaging; losing elements of stakeholder buy-in where partners’ planning is based on a Net Zero approach; and disengagement from the process if we reduce the target timescales.
- **Resources and capacity** – the introduction of a separate 2025 Carbon Neutral Plan would require twin streams of separate work to be undertaken by the Council, with dedicated resources being split between the two Plans (both financial and personnel, including commissioned support).
- **Community benefits** – external carbon offsetting would involve investing significant financial resources on an ongoing basis outwith Renfrewshire, and therefore risks not delivering additional community benefits and outcomes detailed in the Plan for Net Zero.

7. Next steps

7.1 Ambition for tackling the climate emergency in Renfrewshire is welcome, however as highlighted within the paper, the current evidence available to officers indicates that it is unlikely that the Council and local stakeholders would be able to commit time, capacity, capability, investment or resourcing to deliver the infrastructure at the scale and pace required to be carbon neutral by 2025. This would leave the purchase of large volumes of carbon credits at a financial cost as the only option to meet a target of being carbon neutral.

7.2 The Plan for Net Zero acknowledges that there will always be some residual emissions which cannot be eliminated (e.g. those associated with anaesthetics and medicine). There are areas relating to carbon offsetting which will be brought to future Planning and Climate Change Policy Boards - the next phase of the Plan for Net Zero will produce a detailed phased road map, broken down into clear annual phasing and interim targets for each year alongside costed phased delivery plans which quantify multiple outcomes (including those that cannot be monetised, such as fuel poverty alleviation and local job creation).

7.3 The levels of carbon offsetting required in order to work towards net zero by 2030 will be incorporated into modelling and into the phased road map, with maximum levels of offsetting for Renfrewshire as a means to meet our net zero targets being set in line with Audit Scotland guidance. This would highlight any potential shortfall of residual emissions that are unable to be met from local carbon offsetting.

- 7.4 The recommendation from officers is for the focus to remain on the delivery of Renfrewshire's Plan for Net Zero and the approved targets and actions, including those currently relating to carbon offsetting, and accelerating the work that is already in progress as a priority by all partners in Renfrewshire to optimise local benefits.
- 7.5 Updates will be provided to the Board on the ongoing implementation and progress of the Plan for Net Zero, including the identification of opportunities to accelerate action across different themes and work programmes.
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Implications of the Report

1. **Financial** – the report outlines the significant potential financial implications of a 2025 Carbon Neutral Plan with a focus on external carbon offsetting.
2. **HR & Organisational Development** – none.
3. **Community/Council Planning** – the report outlines potential implications on engagement and collaboration with local businesses, partners and communities on the climate emergency agenda and highlights the potential impacts on activities which support the key priorities set out in the Council and Community Plans to tackle inequality and widen opportunity.
4. **Legal** – a Carbon Neutral Plan has no significant legal implications, however future actions associated with external carbon offsetting may have some level of implication.
5. **Property/Assets** - none.
6. **Information Technology** – none.
7. **Equality and 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 because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website. In addition, social justice and reducing inequalities is at the core of the Plan for Net Zero and one of its overarching outcomes.
8. **Health and Safety** – none.
9. **Procurement** – a Carbon Neutral Plan with a focus on external carbon offsetting would have significant procurement implications given the nature of the work and levels of financial investment involved.

10. **Risk** – the report details a number of risks associated with a Carbon Neutral Plan which has a focus on carbon offsetting. A key risk is that stakeholders are disincentivised to reduce emissions, leaving the Council with significant financial burden for external offsetting annually in order to remain carbon neutral.
 11. **Privacy Impact** – none.
 12. **COSLA Policy Position** – COSLA has a longstanding position on climate change, supporting Scotland’s 2045 target for net zero.
 13. **Climate Risk** – this report details potential implications to work currently being undertaken and progress made by Renfrewshire Council in response to the climate emergency.
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List of Background Papers:

- Renfrewshire’s Plan for Net Zero, 23 August 2022, Planning and Climate Change Policy Board
 - Scotland’s Councils’ Approach to Addressing Climate Change: Audit Scotland Briefing, 1 November 2022
 - Net Zero Renfrewshire, 24 January 2023
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Author: Roz Smith, Climate Emergency Lead Officer
Chief Executive’s Service



To: Planning and Climate Change Policy Board

On: 29 August 2023

Report by: Director of Environment, Housing and Infrastructure

Heading: Circular Economy (Scotland) Bill: Stage 1

1. Summary

- 1.1 On 13 June 2023, the Circular Economy (Scotland) Bill was introduced in Parliament. The Bill is currently at Stage 1.
 - 1.2 The purpose of the Circular Economy (Scotland) Bill is to introduce measures as part of the transition to a circular economy that require primary legislation. It aims to set out how modernising Scotland's waste and recycling services can help tackle the climate and nature crises and how, by introducing a circular economy strategy and associated targets, progress towards reaching a circular economy will be monitored.
 - 1.3 Measures at this stage include giving Ministers powers to set local recycling rates (building on the experience of Wales which has the best recycling rates in the UK); setting statutory targets for delivery of a circular economy to measure progress in reducing waste; banning the disposal of unsold consumer goods to prevent good products ending up in landfill; and placing charges on single use items such as coffee cups to encourage the move to reusable alternatives.
 - 1.4 As part of horizon scanning to identify important developments which will have potential future impacts for the Council, Officers have highlighted key areas within the Bill in its current stage for noting by Members.
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2. Recommendations

It is recommended that members of the Planning and Climate Change Policy Board:

- 2.1 note the high-level information available at this time on the Circular Economy (Scotland) Bill; and

- 2.2 note that updates will be provided to the relevant Policy Boards on the further development of the Bill as it progresses, along with any impacts upon local service delivery and statutory obligations.
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3. Background

- 3.1 Estimates suggest that around 80% of Scotland's carbon emissions come from the services we use and the products we manufacture, consume and throw away. The Circular Economy (Scotland) Bill recognises that sustainable consumption and production are essential for Scotland's transition to a low carbon and green economy.
- 3.2 A circular economy is based on reducing waste, carbon emissions and pressures on resources and the natural environment, where products, services and resources are optimised; where everything has value; and materials are kept in use for longer, with waste minimised or designed out. Circular Economy is one of the 5 focus areas as approved within Renfrewshire's Plan for Net Zero.
- 3.3 On 13 June 2023, the Circular Economy (Scotland) Bill¹ was introduced in Parliament. The Circular Economy (Scotland) Bill is currently at Stage 1.
- 3.4 The purpose of the Bill is to outline steps towards creating a circular economy in Scotland and to introduce measures as part of the transition to a circular economy that require primary legislation, complemented by other legislative and non-legislative activities. It aims to set out how modernising Scotland's waste and recycling services can help tackle the climate emergency and nature and biodiversity crisis and how, by introducing a circular economy strategy and associated targets, progress towards reaching a circular economy will be monitored.
- 3.5 Local opportunities associated with a circular economy as set out in the Policy Memorandum include: opening up new market opportunities; improved productivity; increased self-sufficiency and resilience by reducing reliance on international supply chains and global shocks; local employment opportunities; and lower cost options to access goods.
- 3.6 On 28 June 2023, Parliament agreed a motion that consideration of the Circular Economy (Scotland) Bill at Stage 1 must be completed by 26th January 2024.

¹ A Bill is a proposed Act of the Scottish Parliament which is introduced, scrutinised and debated by MSPs. Each Bill must go through several stages before it can be passed and become an Act.

4. Circular Economy (Scotland) Bill: Key Provisions at Stage 1

4.1 Key provisions at this stage of the Bill include:

- **Development of a Circular Economy Strategy** – placing a duty on Scottish Ministers to publish or refresh a Circular Economy Strategy at least every 5 years to direct national policy on the circular economy
- **Circular Economy targets** – development of statutory targets for Scottish Ministers to provide a focus for action
- **Restrictions on the disposal of unsold customer goods** – providing powers to limit the disposal of unsold goods, including clothing or electrical items, in order to reduce wasteful practice
- **Charges for single-use items** – creating powers to set a minimum charge for certain throwaway items in order to drive waste reduction and greater use of reusable items (intention to initially apply this to single use disposable beverage cups)
- **Householder’s duty of care in relation to waste** – making it a criminal offence for a householder to breach their existing duty of care under the Environmental Protection Act 1990 in relation to waste, and creating a new fixed penalty regime to enforce this duty
- **Household waste** – requiring local authorities to comply with a code of practice on recycling and giving powers to Scottish Ministers to set recycling targets for local authorities, applying from 2030 onwards
- **Littering from vehicles** – establishing a new civil penalty regime that will make the keeper of a vehicle liable to pay a penalty charge in respect of a littering offence committed from that vehicle
- **Enforcement powers in respect of certain environmental offences** – improving enforcement against fly-tipping and other waste crimes through powers allowing the Scottish Environment Protection Agency (SEPA) and local authorities to seize vehicles involved in specified waste crime
- **Reporting on waste, surpluses, etc.** – creating powers requiring public reporting of waste and surplus by businesses (intention to initially apply this to information about food)

4.2 The Scottish Government have stated they will work with local authorities to co-design an updated national Code of Practice for household waste recycling, to support maximised recycling performance, increasing the quality and quantity of recycling collected; achieve more consistent local services; make the right choices easier for householders; and support and incentivise positive behaviours.

Implications of the Report

1. **Financial** – No current implications as this report is for noting. It is likely that the implementation of this Bill will have financial impacts for many businesses and organisations across Scotland, including Councils. As noted in 2.1, as the full implications for local government emerge, future reports on the implications will be brought to the relevant Policy Boards.
2. **HR & Organisational Development** – none.
3. **Community/Council Planning** – none.
4. **Legal** - No current implications as this report is for noting. It is likely that the implementation of this Bill will have financial impacts for many businesses and organisations across Scotland, including Councils. As noted in 2.1, as the full implications for local government emerge, a future report will be brought to the Planning and Climate Change Policy Board.
5. **Property/Assets** - none.
6. **Information Technology** – none.
7. **Equality and Human Rights** - none.
8. **Health and Safety** – none.
9. **Procurement** – No current implications as this report is for noting. It is likely that the implementation of this Bill will have financial impacts for many businesses and organisations across Scotland, including Councils. As noted in 2.1, as the full implications for local government emerge, a future report will be brought to the Planning and Climate Change Policy Board.
10. **Risk** – none.
11. **Privacy Impact** – none.
12. **COSLA Policy Position** – COSLA has a longstanding position on climate change, supporting Scotland’s 2045 target for net zero.
13. **Climate Risk** – as noted in para 3.2, this aligns with Renfrewshire’s Plan for Net Zero, specifically the Circular Economy theme.

List of Background Papers:

None

Author: *Roz Smith, Climate Emergency Lead Officer
Chief Executive’s Service*



To: Planning and Climate Change Policy Board

On: 29 August 2023

Report by: Chief Executive

Heading: Dargavel – Planning Update

1. Summary

- 1.1 The Dargavel Masterplan (Community Growth Area) in north-west Renfrewshire has been the subject of several Board and full Council reports in recent months. This report aims to update the Board on land use planning matters only. It refers to other Board reports without seeking to cover the detail of these.
- 1.2 This report seeks to update Board on site allocations within the Masterplan site following negotiations between BAE and the Council; the total number of housing units that have been granted planning permission to date; and proposed changes to the Section 75 legal agreement between BAE and the Council.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) Note the proposed changes to the Dargavel Masterplan as currently approved and illustrated in the adopted LDP;
 - (ii) Approve the proposed changes to the existing Dargavel Section 75 Agreement; and
 - (iii) Note the confirmed housing capacity of the Dargavel Masterplan site given planning permissions granted;

- (iv) Note that the above changes will only be enacted when the Council reaches agreement with BAE on the transfer of land within the Dargavel Masterplan for education purposes;
-

3. Background

- 3.1 This report brings members an update on planning matters as they affect the Dargavel Masterplan (Community Growth Area) as identified in the adopted Renfrewshire LDP.
- 3.2 Dargavel is the largest residential development under construction and planned within Renfrewshire. By the time it is completed it will provide approximately 4,300 homes.
- 3.3 New home construction at Dargavel commenced in 2013 and has so far (up to July 2023) seen more than 2,300 homes delivered by a range of different housebuilders. The majority of these have been for sale, but the site has also seen approximately 200 social rented homes delivered to date as well as a range of flats and 2 bed homes for sale at lower than average sale price for the Dargavel development.
- 3.4 Members should be aware that the Council's ILE Board will consider a report on 30 August 2023 regarding Dargavel. This report seeks approval of draft Heads of Terms for a legal agreement between BAE and Renfrewshire Council regarding the transfer of land to the Council within the Dargavel site. This is to allow for the delivery of additional education capacity to serve the development.
- 3.5 Although this report sets out several proposed changes to the Dargavel Masterplan for members to approve / note, it is important to bear in mind that these changes will only be enacted should missives be signed between BAE and Council to allow land transfer for new education development at Dargavel. This is an integral part of the negotiated agreement reached between the two parties.

4. Land use allocations

- 4.1 Three changes are proposed to the currently approved Dargavel Masterplan. These are to allow for additional education capacity to be delivered to serve the residents of Dargavel Village. For reference, the sites concerned are indicated in the plans provided in Appendix 2 to this report.
- **Site E1** – (c.3.5 hectares) – this site lies at the heart of the Dargavel Masterplan at the northern end of the land area still to be developed for housing. It is proposed that this site is reallocated from residential use (current Masterplan) to education / community use;

- **Site C1A** – (c.0.6 hectares) – site C1 lies immediately adjacent to the east of Dargavel Primary School.
The western portion of this site (C1A) is proposed to be reallocated from commercial use (current Masterplan) to education / community use;
 - **Site C1B** – (c.1.0 hectares) – the eastern portion of site C1 is proposed to be reallocated from commercial use (current Masterplan) to residential use;
- 4.2 Sites E1 and C1A will be transferred to the ownership of Renfrewshire Council. This transaction forms the basis of a report to the Council’s ILE Board on 30 August 2023.
- 4.3 Site C1B will remain in the ownership of BAE.
5. **Proposed changes to Section 75 Agreement**
- 5.1 As a result of the negotiations that have taken place between the Council and BAE in recent months, and in reaching agreement on the land transfers outlined in the forthcoming ILE Board report (30 Aug 2023), there are several proposed changes to the existing Section 75 Agreement that applies to the Dargavel Masterplan.
- 5.2 The Section 75 Agreement (dated Oct 2018) is a legal document that sets out the obligations placed upon BAE (as co-signatories with Renfrewshire Council) and subsequent landowners of the Dargavel development.
- 5.3 A summary of the Section 75 Agreement is available on the Council’s website [Dargavel - summary of S75 Agreement 2018](#)
- 5.4 The proposed revisions to the Section 75 Agreement, which it is intended are formalised in a Minute of Variation, are:
- Amendments to section 5 to refer to the provision by BAE of a site (E1) for a further new primary school and a site (C1) for potential expansion of existing primary school;
 - Amendment to section 12 of the S.75 in relation to Primary Healthcare Facility Option 3 to reflect BAE contribution of land plus £1m to NHS to deliver the new facility;
 - A new paragraph (5.16) added to S.75 to acknowledge land previously transferred by BAE to the Council for the provision of a children’s nursery at Aberlady Way;
 - Amendment to S.75 and Affordable Housing Strategy to reflect reduction of 93 social rented units in Stage 2 Affordable Housing provision;
 - amend paragraph (11.2) of S.75 to alter trigger for delivery of second phase Park & Ride Facility to “prior to 30 June 2025”
 - Reference being made to the total number of homes in Dargavel Masterplan with planning permission as being 4.322 (see below);

5.5 Members should note that any Section 75 Planning Obligation is a legal agreement between two (or more) parties. If the parties do not agree to the content and any revisions thereof, then the S75 does not change. A local authority does not have the ability to unilaterally alter a Section 75 Agreement without the consent of other signatories.

6. Land Supply

6.1 Over the last number of years many detailed planning applications have been submitted for the Dargavel Masterplan site and approved by Renfrewshire Council. The Council had been working on the premise that the total number of homes with planning permission was approximately 4,300 units and this broadly concurred with the position being progressed by BAE Systems.

6.2 A consented planning figure of 4,300 units formed the basis of the education modelling completed since December 2022. As part of reviewing the historical planning arrangements since the Dargavel development outline planning was approved in 2009, Council officers identified potential uncertainties in relation to the interpretation of the total housing units approved as part of all planning applications determined since 2009 – identifying that the total number may potentially be interpreted as at a lower number of 3,982 units. The Council sought an external legal opinion on this interpretation in 2023 which confirmed there was potential legitimacy in the number being stated by the authority.

6.3 Equally, BAE's legal interpretation of the planning permissions granted has differed from the Council's updated view, stating a case that they have consent for 4,322 homes in total and their list of relevant planning permissions are set out at Appendix 1 to this report.

6.4 In terms of working towards an agreement to find a solution to the current education capacity issues at Dargavel, the Council have agreed to work to an explicitly clarified total of 4,322 homes which broadly reflected the understanding held by Council officers until recently. This figure was used by the Council in commissioning the Edge Analytics work on school roll forecasting for the catchment.

6.5 This figure will be closely monitored by officers against the homes built at Dargavel and any planning application that would result in this total exceeding 4,322 will require a new planning application that will be considered by Renfrewshire Council as if it was submitted afresh and separate from any previously granted permissions for the Masterplan area. That is to say that it would be considered as a stand-alone application and its potential impacts on issues such as education capacity would be assessed anew.

6.6 At time of writing this total can be broken down as follows:

Category	Number
Number of housing units completed	2,373
Number of homes under construction	456
Number of homes with detailed permission but construction not yet started	111
Number of homes with planning permission in principle (detailed applications to follow)	1,382
Total	4,322

6.7 Dargavel is significant in terms of overall housing land supply for Renfrewshire. Over the last 10 years (since 2013) it has provided:

- 32% of Renfrewshire's total number of new homes constructed;
- 92% of the new homes built in Bishopton, Erskine, Langbank and Inchinnan;

6.8 The 1,950 homes that are still to be built at Dargavel Village represent 26% of the total identified future housing land supply in Renfrewshire.

7. Next Steps

7.1 If Board agree to the recommendations in this report, officers will move forward to make the necessary changes to the Dargavel Masterplan land allocations. Planning applications will then follow for sites E1 and C1 as appropriate and be dealt with in accordance with the changes agreed to the Masterplan. The Section 75 Agreement will be amended to reflect the changes outlined in this report and will include reference to the total number of housing units with planning permission at present at Dargavel.

Implications of the Report

1. **Financial** – None
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – Reshaping our place, our economy, and our future – the proposed changes to Dargavel Masterplan will result in a more suitable development to serve the local community.
4. **Legal** – The proposed changes to the Dargavel Masterplan and housing land supply will be reflected in subsequent changes to the LDP and have all been agreed with the landowner, BAE.
5. **Property/Assets** – Council will gain two parcels of land transferred to their ownership from BAE.

This is reflected in detail in the report to Council's Infrastructure, Land and Environment Policy Board on 30 Aug 2023

6. **Information Technology** – None.

7. **Equality & Human Rights** -

- (a) 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. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **COSLA Policy Position** - None.

13. **Climate Risk** – None.

Background papers

None

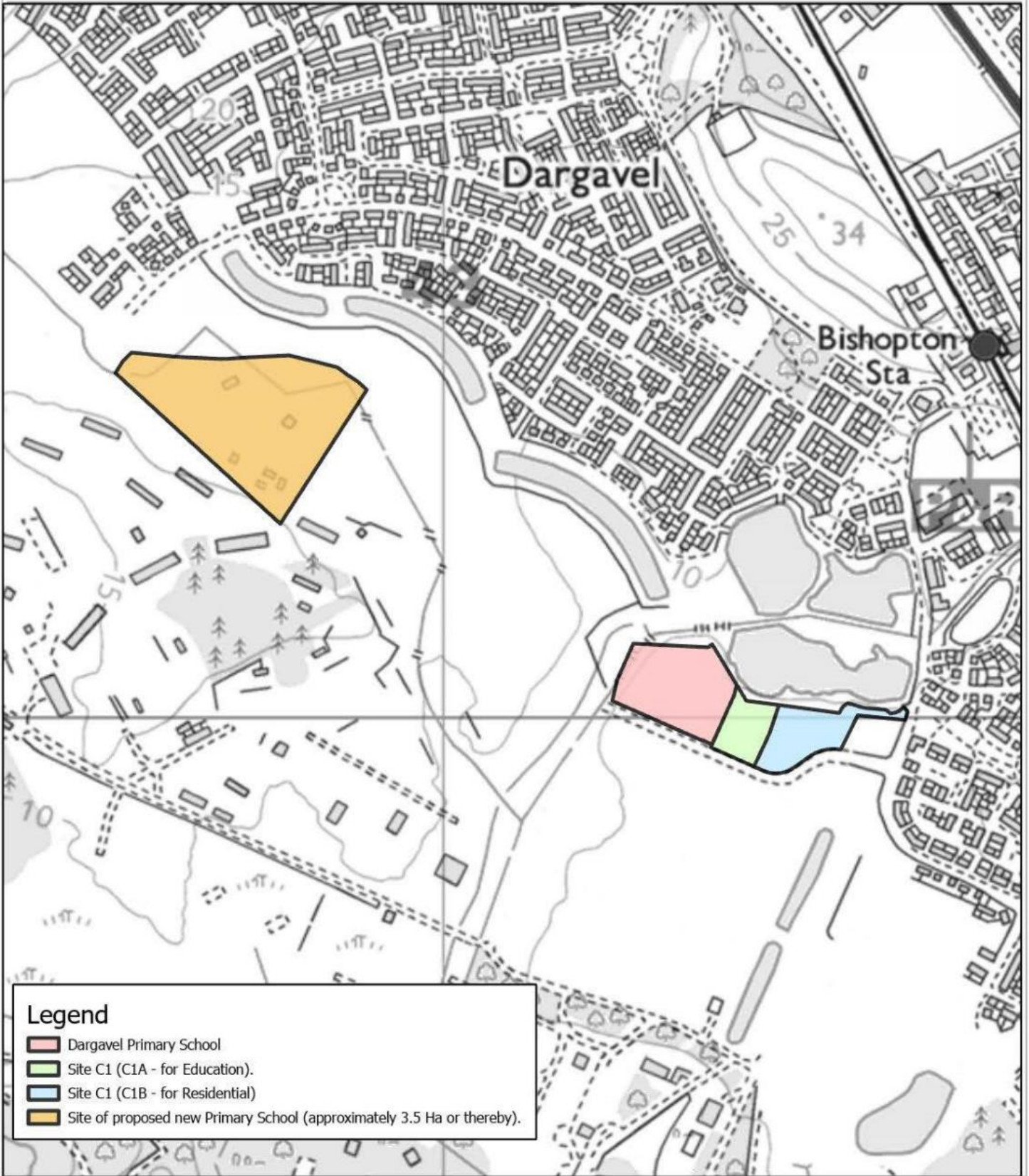
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Appendix 1 –

List of residential planning permissions at Dargavel Village, Renfrewshire (excluding AMSC applications)

<i>Reference</i>	<i>Decision Date</i>	<i>Applicant</i>	<i>Process</i>	<i>Location</i>	<i>Housing Capacity</i>	<i>Cumulative Total</i>
12/0584/PP	29.01.13	BAE	Outline permission	Whole Masterplan	2,500	2,500
14/0218/PP	26.08.14	Persimmon	Detailed permission	E4	132	2,632
15/0188/PP	15.05.15	Persimmon	Detailed permission	H7	49	2,681
15/0794/PP	29.03.16	Persimmon	Detailed permission	H7	48	2,729
16/0403/PP	21.11.16	Persimmon	Detailed permission	H7	49	2,778
16/0648/PP	16.01.17	BAE	Planning permission in principle	Northern edge of Core Development Area	19	2,797
17/0599/PP	20.09.17	Persimmon	Detailed permission	E4	30	2,827
17/0768/PP	01.08.18	Stewart Milne	Detailed permission	H29	13	2,840
17/0819/CL	12.01.18	Renfrewshire Council	Permitted development	H11	41	2,881
17/0820/CL	12.01.18	Renfrewshire Council	Permitted development	H27	39	2,920
18/0413/PP	30.07.18	McCarthy & Stone	Detailed permission	MC	49	2,969
18/0443/PP	18.08.18	Taylor Wimpey	Detailed permission	H10	3	2,972
17/0393/PP	02.10.18	BAE	Planning permission in principle	NW of plots H17 / H19 in original masterplan	350	3,322
17/0394/PP	02.10.18	BAE	Planning permission in principle	H23 / H24 / H25	1,000	4,322

- Permissions listed in date order they were determined by Renfrewshire Council;
- Entries in bold text were permissions granted by Council's Planning Board;



Notes:

enter text here



To: Planning and Climate Change Policy Board

On: 29 August 2023

Report by: Chief Executive

Heading: Tree Preservation Order Requests

1. Summary

- 1.1 This report seeks to provide an update to the tree preservation order (TPO) requests which were considered at previous meetings of the Planning and Climate Change Policy Board.
 - 1.2 In addition, this report also seeks to respond to requests to apply a TPO designation to a number of sites across Renfrewshire.
 - 1.3 The requests submitted are considered in line with 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.
 - 1.4 The report recommends that a tree preservation order is made in relation to the following sites:
 - 3 trees at Potterhill Avenue, Paisley
 - Trees to the south of Stanely Reservoir
 - Trees at St. Marks Church, Paisley
 - 1.5 The report also recommends that a tree preservation order is not made in relation to the following sites:
 - Station Road, Bridge of Weir
 - Edzell Drive, Elderslie
 - Barrochan Road, Brookfield
-

2. Recommendations

2.1 It is recommended that the Board:

- (i) Approve the need for a tree preservation order at a site at Potterhill Avenue, Paisley, trees to the south of Stanely Reservoir and trees at St. Marks Church, Paisley and agree that officers proceed to prepare the order, serve it on relevant parties and make the order available to the public and seek representations.
 - (ii) Agree that tree preservation orders are not progressed at Station Road, Bridge of Weir; Edzell Drive, Elderslie; and Barrochan Road, Brookfield.
-

3. TPO Requests

3.1. A number of other requests for tree preservation orders to be designated have been received and assessed.

3.2. The requests relate to the following sites:

- Trees at Potterhill Avenue, Paisley
- Trees located to the south of Stanely Reservoir, Paisley
- St. Marks Church, Paisley
- Station Road, Bridge of Weir
- Trees at Edzell Drive, Elderslie
- Trees at Barrochan Road, Brookfield

3.3. In light of the above, the sites in question have been assessed and a recommendation provided in respect of whether a TPO should be made.

4. TPO Considerations

Trees at Potterhill Avenue, Paisley

4.1. This request relates to the trees found on the street along Potterhill Avenue, Paisley. The trees in question are found to be mature street plantings of common lime which run along both sides of the road from Neilston Road to the junction with Arthur Road.

4.2. Almost all trees in question are under the adoption of the Council with the exception of three trees located on the street outside the properties at 30, 32, 34 and 36 Potterhill Avenue.

4.3. In light of the above it is considered that the trees under the adoption of the Council do not require protection given that the Council can control any works or proposals. In this regard an assessment of such trees was not undertaken.

4.4. The trees located outside the properties of 30, 32, 34 and 36 Potterhill Avenue are not part of the Council adoption and were therefore subject to appropriate assessment.

- 4.5. The independent assessment undertaken noted that little management has been carried out in recent years with the exception of the tree located outside No. 36 which has recently been crown reduced. The work undertaken is noted as being carried out professionally.
- 4.6. The assessment undertaken considered the general condition of the trees, their character, longevity and visibility in wider area for the group of lime trees indicated that making a tree preservation order would be defensible.
- 4.7. A copy of the assessment undertaken can be found at Appendix 1.
- 4.8. In this regard it is recommended that a TPO designation is applied to the group of 3 trees in question.

Trees located to the south of Stanely Reservoir, Paisley

- 4.9. This request relates to the trees found on the former Paisley and Barrhead District Railway where it runs along the southern side of Stanely Reservoir. The site is found to have little, if any, management since the closure of the railway line and now supports a locally dense, self-sown diverse woodland of mostly native species.
- 4.10. Trees found on the site include ash, hawthorn, sycamore, birch, goat willow, holly, elm, alder and rowan. The assessment undertaken notes that some ash are affected by Chalara Ash Dieback but otherwise the overall quality of the tree cover is fair to good, with abundant new growth arising where conditions allow.
- 4.11. The site forms the largest continuous woodland block in the locality and acts as an important landscape and ecological buffer between Stanely Reservoir and the housing development to the south.
- 4.12. No individual tree or groups of trees of particular merit were identified, therefore only a TEMPO assessment, as it relates to woodland, was carried out.
- 4.13. The TEMPO assessment, undertaken by an independent consultant, notes that the site is of significant landscape importance and the overall scoring concluded that the site definitely merits a TPO designation.
- 4.14. A copy of the assessment undertaken can be found at Appendix 2.
- 4.15. In this regard it is recommended that a TPO designation is applied to group of trees in question.

St. Marks Church, Paisley

- 4.16. This request relates to trees found within the grounds of St. Marks Church, Paisley for inclusion within a TPO.

- 4.17. The tree cover at the site was found to consist of a pair of mature beeches on the Glasgow Road frontage, a mature cherry and a purple plum on the lawn along the western boundary adjacent to Corrie Drive, and a young beech and a false cypress to the rear at the junction with Darvel Crescent.
- 4.18. An independent consultant carried out an assessment of all trees on the site however most were dismissed as they are too small and insignificant or have short future life expectancies. A pair of early-mature common beech trees growing on the Glasgow Road frontage were identified as being in acceptable condition and were assessed together as a Group. They have both been heavily crown-lifted in the past and this has resulted in large wounds which will decay and limit the trees future life expectancies, but both appear to be otherwise in satisfactory condition at present.

Despite their past treatment and form, they scored sufficient points in the relevant TEMPO categories to merit inclusion in a TPO.

- 4.19. A copy of the assessment undertaken can be found at Appendix 3.
- 4.20. In this regard it is recommended that a TPO designation is applied to the group of trees in question on the Glasgow Road frontage to the site.

Station Road, Bridge of Weir

- 4.21. This request relates to an area of woodland at Station Road, Bridge of Weir for inclusion within a TPO. The site consists of informal woodland which has grown up alongside the old railway line, now used as a formal footpath/cycle path (National Cycle Route 75) running adjacent to the A761.
- 4.22. The tree cover at the site consists of mixed broadleaved species with heights up to approximately 19m and most comprises young to semi mature, self-sown sycamore, ash, goat willow and silver birch.
- 4.23. The most significant trees are multi-stemmed sycamores growing adjacent to the main road. Although they are mostly in good health, they are of poor structural form due to earlier pruning management and have limited future potential. Some of the ash is suffering from Chalara Ash Dieback, but not all trees are affected. Maintenance appears to be carried out as required to keep vegetation clear of the road and the path, but otherwise it is minimal.
- 4.24. The TEMPO assessment, undertaken by an independent consultant, concluded that a tree preservation order in relation to the site in question would be indefensible.
- 4.25. A copy of the assessment undertaken can be found at Appendix 4.
- 4.26. In addition, it is important to note that the site in question benefits from planning permission as granted by the Government Reporter in September 2022 following a planning appeal.

- 4.27. Officers have previously obtained external legal advice in relation to the potential functioning of a TPO on a site where planning permission has been granted for development.
- 4.28. It is considered that applying a TPO designation to the woodland at Station Road, Bridge of Weir would have no notable effect in regard the preservation of trees and would carry significant legal risks.
- 4.29. In light of all of the above it is recommended that a TPO designation is not applied to the site in question.

Trees at Edzell Drive, Elderslie

- 4.30. This request relates to the suitability of trees at 16 Edzell Drive, Elderslie for inclusion within a TPO.
- 4.31. An independent assessment was undertaken and as such no individual trees of particularly outstanding merit, rarity or value were found. Two mature cherries growing on the Edzell Drive frontage were considered but they are over-mature and declining with short future life expectancies, so they were dismissed.
- 4.32. A pair of semi-mature Lawson cypresses growing adjacent to the northern (rear) site boundary were identified as being in acceptable condition, and were considered together as a group. They have both been reduced in the past and are developing typically weak, multi-stemmed crowns as a result. Unless kept maintained at their current size (i.e. as garden ornaments with annual pruning), they have very limited future useful life expectancies. Due to their past treatment and poor form, they scored insufficient points in the relevant TEMPO categories to merit inclusion in a TPO.
- 4.33. A copy of the assessment undertaken can be found at Appendix 5.
- 4.34. In light of all of the above it is recommended that a TPO designation is not applied to the trees in question.

Trees at Barrochan Road, Brookfield

- 4.35. This request relates to the suitability of a site adjacent to the B789 at Barrochan Road, Brookfield for inclusion within a tree preservation order.
- 4.36. The site comprises a relatively small area of garden attached to a residential property, planted with typical garden trees which have been allowed to get somewhat overgrown, giving the impression of a woodland block. Trees include early-mature cherries, ash, poplar, Lawson cypresses, Goat willow (collapsed) and a Scots pine, with abundant regeneration of birch and Norway maple seedlings arising where they get light. Some recent work has been carried out cutting down some stems, but otherwise little management has been carried out in recent years.

- 4.37. The site is contiguous with the embankment along the northern side of the National Cycle Route No.75 cycleway and is also clearly visible from the B789, but there are numerous trees along the cycleway embankment which obscure the site's trees, limiting their significance in the wider landscape.
- 4.38. No individual trees or groups of trees of particular merit were found, so only a Woodland TEMPO evaluation was carried out.
- 4.39. The TEMPO assessment, undertaken by an independent consultant, concluded that a tree preservation order in relation to the site in question would be indefensible.
- 4.40. A copy of the assessment undertaken can be found at Appendix 6.
- 4.41. In light of all of the above it is recommended that a TPO designation is not applied to the trees in question.

5. Next Steps

- 5.1. A TPO is prepared in respect of each of the sites at:
- Trees at Potterhill Avenue, Paisley
 - Trees located to the south of Stanley Reservoir, Paisley
 - St. Marks Church, Paisley

Thereafter the order will be served on the respective landowners and made available to the public for comment.

- 5.2. Following a period of public consultation, each of the above noted TPO's will be returned to Board to take account of any comments received and to confirm, or otherwise the order.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
4. **Legal** – The recommendations in the report would require for three separate tree preservation orders to be made in relation to the sites in question. Should the orders be confirmed they would require to be lodged with the Land Register of Scotland.
5. **Property/Assets** – None.
6. **Information Technology** – None.

7. **Equality & Human Rights -**

- (a) 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. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **COSLA Policy Position** - None.

13. **Climate Risk** – None.

Appendix 1: TEMPO Assessment of Trees at Potterhill Avenue, Paisley

Appendix 2: TEMPO Assessment of Trees, Site to south of Stanely Reservoir

Appendix 3: TEMPO Assessment of Trees St. Marks Church, Glasgow Road

Appendix 4: TEMPO Assessment of Woodland at Station Road, Bridge of Weir

Appendix 5: TEMPO Assessment of Trees at 16 Edzell Drive, Elderslie

Appendix 6: TEMPO Assessment of Trees at Barrochan Road, Brookfield

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Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT
OF
TREES**

**AT
30 - 38 POTTERHILL AVENUE
POTTERHILL
PAISLEY
PA2 8BA**

Client: Renfrewshire Council

Date: May 2023



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1 INSTRUCTIONS

- 1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of three street trees growing in the pavement outside Nos. 30 - 36 Potterhill Avenue, Potterhill, Paisley for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. The information is required to assist with long-term planning for the area.

2 BACKGROUND

- 2.1 A TPO suitability assessment starts with an assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees, groups or woodlands and then considering the expediency of making them the subjects of a TPO.
- 2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.
- 2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.
- 2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Potterhill Avenue, we have used the individual and group version.

3 SITE VISIT AND METHODOLOGY

- 3.1 We visited the site to carry out an assessment on 25th May 2023. The trees were assessed to establish their general condition, character, longevity and visibility in the wider area.
- 3.2 The trees were considered as individuals but it was considered more appropriate to regard them together as a group.

4 ASSESSMENT FINDINGS

- 4.1 Potterhill Avenue is characterised by the mature street tree plantings of Common lime which run along both sides of the road from Neilston Road to the junction with Arthur Road. Some of the original plantings have been lost over the years, but 27 remain - 14 along the southern side and 13 along the northern side.
- 4.2 Overall, the trees' condition is rather variable. Many are in good health and still growing vigorously, but others are struggling and some clearly declining due mostly to a combination of root loss caused by utility works and drought caused by too-efficient surface water drainage.

- 4.3 We understand that all but the three limes outside 30 - 36 Potterhill Avenue are under the adoption of Renfrewshire Council as Highways Authority. Little management has been carried out in recent years with the exception of the last tree at the western end on the north side, outside No. 36, which has recently been crown reduced.
- 4.4 Although Common limes are widely planted as formal street trees due to their ability to tolerate poor rooting conditions and regular pruning, they can quickly get too large and cause problems if management is neglected. These trees were probably originally planted with the intention that once established they would all be pollarded or heavily reduced on a regular 5 - 10 year cycle to keep them at an appropriate size, and issues of leaf fall, honeydew from aphids, falling deadwood, obstruction and general light loss to a minimum. Unfortunately, due to financial constraints not envisaged at the time, the costs of such works now means they are rarely done anywhere near as often as was intended.
- 4.5 From an arboricultural perspective, the work recently carried out to the lime outside No. 36 appears to have been carried out professionally and is probably more in keeping with the original management plan for the group as a whole. The remaining two limes under private ownership (i.e. those outside No.30 and No.32) have not been subject to any recent management. The one outside No.30 is looking rather stressed but both are in acceptable condition and together with the reduced tree outside No.36 they form a significant part of the larger group and are worth retaining.
- 4.4 A plan of the site along with the relevant TEMPO score sheet is attached.

5 CONCLUSIONS

- 5.1 The TEMPO evaluation for the group of limes produced a total score of 14 points, indicating that making a Tree Preservation Order would be defensible.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

30th May 2023

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 25-5-2023	Surveyor: K Harvey MICFor
-----------------	---------------------------

Tree details			
TPO Ref (if applicable): n/a	Tree/Group No: G1	Species: 3no. Lime <i>Tilia</i> spp.	
Owner (if known): Unk.	Location: o/s 30 - 38 Potterhill Avenue, Paisley PA2 8BA		

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- 5) Good Highly suitable
- 3) Fair/satisfactory Suitable
- 1) Poor Unlikely to be suitable
- 0) Dead/dying/dangerous* Unsuitable

Score & Notes		
Fair / satisfactory	Suitable	3 points

** Relates to existing context and is intended to apply to severe irremediable defects only*

b) Retention span (in years) & suitability for TPO

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10* Unsuitable

Score & Notes		
20 - 40	Suitable	2 points

**Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality*

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- 5) Very large trees with some visibility, or prominent large trees Highly suitable
- 4) Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or large trees with limited view only Suitable
- 2) Young, small, or medium/large trees visible only with difficulty Barely suitable
- 1) Trees not visible to the public, regardless of size Probably unsuitable

Score & Notes	
Large / medium trees clearly visible	4 points

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes	
Members of group important for cohesion	4 points

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes	
Precautionary only	1 point

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

Add Scores for Total:
14 points

Decision:
TPO defensible



Lime outside No.36 after reduction works



Google Streetview dated September 2022 (No.30 in foreground)



LEABANK AVE

NEILSTON ROAD

G1 3no Limes

LEABANK AVE

ARTHUR ROAD

DOLAND AVE



Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

'TEMPO' ASSESSMENT OF TREES

SITE TO SOUTH OF
STANELY RESERVOIR
FOXBAR
PAISLEY
PA2 0RX

Client: Renfrewshire Council

Date: May 2023



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Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

1 INSTRUCTIONS

- 1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of a site adjacent to Stanely Reservoir, Foxbar, for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. The information is required to assist with long-term planning for the area.

2 BACKGROUND

- 2.1 A TPO suitability assessment starts with an assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees, groups or woodlands and then considering the expediency of making them the subjects of a TPO.
- 2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.
- 2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.
- 2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Stanely Reservoir we have used the woodland version.

3 SITE VISIT AND METHODOLOGY

- 3.1 We visited the site to carry out an assessment on 25th May 2023. The trees were assessed to establish their general condition, character, longevity and visibility in the wider area.
- 3.2 The tree cover was considered in the terms of a) individual trees, b) groups of trees and c) woodlands as deemed appropriate.

4 ASSESSMENT FINDINGS

- 4.1 The site comprises approximately 500m of the former Paisley and Barrhead District Railway where it runs along the southern side of Stanely Reservoir. The site (including Stanely Station at the western end) has limited public access and is still largely secured by the original chain-link security fencing. This branch of the line was barely used and formally closed by the early 1960s. Little, if any, management has been carried out since the line's closure and the entire site now supports a locally dense, self-sown diverse woodland of mostly native tree species.

- 4.2 Tree species noted include ash, hawthorn, sycamore, birch, Goat willow, holly, elm, alder and rowan. Heights of up to 18m were noted for some ash and sycamores. A few small areas have been cleared (presumably by residents of properties on Stravaig Walk to the south) but the cleared vegetation is regenerating rapidly. Some ash are affected by Chalara Ash Dieback, but otherwise the overall quality of the tree cover is fair to good, with abundant new growth arising where conditions allow.
- 4.3 The site is of considerable significance in the local landscape, forming the largest continuous woodland block in the locality. It also acts as an important landscape and ecological buffer between Stanely Reservoir and the dense housing developments to the south.
- 4.4 No individual trees or groups of trees of particular merit were found, so only a Woodland TEMPO evaluation was carried out.
- 4.5 A plan of the site along with the relevant TEMPO score sheet is attached.

5 CONCLUSIONS

- 5.1 The TEMPO evaluation for the site produced a total score of 31 points, indicating that it definitely merits the making a Woodland Tree Preservation Order.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

30th May 2023

WOODLAND EVALUATION METHOD FOR PRESERVATION ORDERS (WOODLANDTEMPO)

SURVEY DATA SHEET & DECISION GUIDE

Date: 25-5-2023	Surveyor: K Harvey MICFor
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Woodland details				
TPO Ref (if applicable):	n/a	Location:/OSGR:	Land south of Stanely Reservoir Foxbar, Paisley OS 246568, 661493	Owner (if known): Unk.
Composition:				

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- 10) Unmanaged – good/fair condition Highly suitable
- 8) Unmanaged – poor condition Very suitable
- 5) Excessively managed Suitable
- 2) Under good management Barely suitable
- 1) Derelict Unlikely to be suitable
- 0) Dead/dying/dangerous* Unsuitable

Score & Notes	
Unmanaged - fair condition	10 points

* Relates to existing context and is intended to apply to majority of main stand trees having severe irremediable defects

b) Naturalness & suitability for TPO

- 10) Ancient / ASN Highly suitable
- 8) Recent semi-natural Very suitable
- 5) Replanted ancient Suitable*
- 2) Recent native plantation Barely suitable
- 1) Pioneer dominant Unlikely to be suitable
- 0) Recent exotic plantation Unsuitable

Score & Notes	
Recent semi-natural	8 points

* If few old growth trees present & little or no regen consider TEMPO tree/group assessment

c) Size (ha) & suitability for TPO

- 10) 100 + Extremely suitable
- 8) 10 - <100 Highly suitable
- 5) 5 - <10 Very Suitable
- 2) 0.25 to <5 Suitable
- 1) 0.1 – <0.25 Barely suitable
- 0) < 0.1 Unsuitable (consider TEMPO tree/group assessment)

Score & Notes	
Approx. 1.5ha	2 points

d) Cultural factors

Woodland must have accrued 13 or more points (with no zero score) to qualify

- 10) Historical record / vital landscape feature / ≥10% veteran tree population present
- 8) SSSI or other national designation; significant landscape / habitat importance
- 5) Woodland with local designation / high public use / identifiable habitat value
- 2) Woodland with internal public access (use light or unknown) / some habitat value
- 1) Woodland adjacent to highway or with external public access / low habitat value
- 0) Woodland with none of the above additional features inc. minimal habitat value

Score & Notes	
Significant landscape importance	8 points

Part 2: Expediency assessment

Woodland must have accrued 15 or more points to qualify

- 5) Immediate threat to overall woodland
- 4) Immediate risk of significant loss / severe fragmentation
- 3) Foreseeable risk of significant loss / severe fragmentation
- 2) Foreseeable risk of partial loss / fragmentation
- 1) Precautionary only

Score & Notes	
Foreseeable risk of significant loss / fragmentation	3 points

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-12 TPO indefensible
- 13-15 Does not merit TPO
- 16-20 TPO defensible
- 21 + Definitely merits TPO

Add Scores for Total:
31 points

Decision:
Definitely merits TPO



Aerial view from south-west.



Specified survey site



Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT
OF
TREES
AT
ST MARK'S CHURCH
GLASGOW ROAD
RALSTON
PA1 3BG**

Client: Renfrewshire Council

Date: March 2023



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Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

1 INSTRUCTIONS

- 1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of the trees at St Mark's Church, Glasgow Road, Ralston for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. A development of the site is under consideration, and the information is required to assist with the design and planning processes.

2 BACKGROUND

- 2.1 A TPO suitability assessment starts with a walkover assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees and then considering the expediency of making them the subjects of a TPO.
- 2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.
- 2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.
- 2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at St Mark's Church, we have used the normal version.

3 SITE VISIT AND METHODOLOGY

- 3.1 We visited the site to carry out an assessment of the trees on 24th February 2023. The trees were assessed to establish their general condition and their suitability for retention within any future development of the site. They were visually inspected and assessed from ground level as far as access and site conditions allowed. No climbing or specialist investigations were undertaken.
- 3.2 The tree cover was considered in the terms of individual trees and groups of trees.
- 3.3 Only trees in good condition with useful future safe life expectancies were considered further. Those in poor condition, or which otherwise are unlikely to make useful long term contribution were discounted and dismissed.
- 3.4 The remaining trees were then assessed using the TEMPO method.

4 ASSESSMENT FINDINGS

- 4.1 Tree cover at the site consists of a pair of mature beeches on the Glasgow Road frontage, a mature cherry and a Purple plum on the lawn along the western boundary adjacent to Corrie Drive, and a young beech and a False cypress to the rear at the junction with Darvel Crescent.
- 4.2 All the trees were considered for assessment but most were dismissed as they are too small and insignificant or have short future life expectancies. A pair of early-mature Common beech growing on the Glasgow Road frontage were identified as being in acceptable condition, and were assessed together as a Group. They have both been heavily crown-lifted in the past and this has resulted in large wounds which will decay and limit the trees future life expectancies, but both appear to be otherwise in satisfactory condition at present. Despite their past treatment and form, they scored sufficient points in the relevant TEMPO categories to merit inclusion in a TPO.
- 4.3 A plan of the site showing the approximate locations of the trees assessed is attached, along with the relevant TEMPO score sheet .

5 CONCLUSIONS

- 5.1 The two beeches on the Glasgow Road frontage (identified as Group 1) are the only trees present at the site which are worth including in a Tree Preservation Order.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

3rd March 2023



Group 1 - Two Common beeches

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 24-02-2023	Surveyor: K Harvey MICFor
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Tree details	
TPO Ref (if applicable): n/a	Tree/Group No: G1 Species: 2no. Common beech
Owner (if known):	Location: St. Mark's Church, Glasgow Road, Ralston

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes	
Fair/satisfactory	3 Points

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes	
20 - 40 Suitable	2 Points

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes	
Large trees clearly visible to public	4 Points

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | | | | | |
|--|---|--------------------------|--|--|----------|
| 5) Principal components of formal arboricultural features, or veteran trees | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Score & Notes</td> </tr> <tr> <td style="width: 70%;">Principal components of formal arboricultural features</td> <td style="text-align: center;">5 Points</td> </tr> </table> | Score & Notes | | Principal components of formal arboricultural features | 5 Points |
| Score & Notes | | | | | |
| Principal components of formal arboricultural features | | 5 Points | | | |
| 4) Tree groups, or principal members of groups important for their cohesion | | | | | |
| 3) Trees with identifiable historic, commemorative or habitat importance | | | | | |
| 2) Trees of particularly good form, especially if rare or unusual | | | | | |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) | | | | | |
- 1) Trees with poor form or which are generally unsuitable for their location

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | | | | | | |
|---|--|--------------------------|--|-----------------------------|----------|
| 5) Immediate threat to tree inc. s.211 Notice | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Score & Notes</td> </tr> <tr> <td style="width: 70%;">Foreseeable threat to trees</td> <td style="text-align: center;">3 Points</td> </tr> </table> | Score & Notes | | Foreseeable threat to trees | 3 Points |
| Score & Notes | | | | | |
| Foreseeable threat to trees | | 3 Points | | | |
| 3) Foreseeable threat to tree | | | | | |
| 2) Perceived threat to tree | | | | | |
| 1) Precautionary only | | | | | |

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:	
17 Points	

Decision:	
Definitely merit TPO	



St Marks Church



1:2,500

Notes:
%Notes%

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Author: %Author%

Date: 23/01/2023



Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT
OF
WOODLAND
AT
STATION ROAD
BRIDGE OF WEIR
RENFREWSHIRE**

Client: Renfrewshire Council

Date: February 2023



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Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

1 INSTRUCTIONS

- 1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of an area of woodland at Station Road, Bridge of Weir for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. The information is required to assist with long-term planning for the area.

2 BACKGROUND

- 2.1 A TPO suitability assessment starts with a walkover assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees, groups or woodlands and then considering the expediency of making them the subjects of a TPO.
- 2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.
- 2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.
- 2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Station Road, we have used the woodland version only.

3 SITE VISIT AND METHODOLOGY

- 3.1 We visited the site to carry out an assessment of the woodland on 24th February 2023. The trees were assessed to establish their general condition, character, longevity and visibility in the wider area.
- 3.2 The tree cover was considered in the terms of a) individual trees, b) groups of trees and c) woodlands as deemed appropriate. No individual trees or groups of trees of particular merit were found, so only a Woodland TEMPO evaluation was carried out.

4 ASSESSMENT FINDINGS

- 4.1 The site consists of informal woodland which has grown up alongside the old railway line, now used as a formal footpath/cycle path (National Cycle Route 75) running adjacent to the A761.
- 4.2 Tree cover at the site consists of mixed broadleaved species with heights up to approximately 19m. Mostly it comprises young to semi-mature, self-sown sycamore, ash, Goat willow and Silver birch.

- 4.3 The most significant trees are multi-stemmed sycamores growing adjacent to the main road. Although they are mostly in good health, they are of poor structural form due to earlier pruning management and have limited future potential. Some of the ash is suffering from Chalara Ash Dieback, but not all trees are affected. Maintenance appears to be carried out as required to keep vegetation clear of the road and the path, but otherwise it is minimal.
- 4.4 A plan of the site along with the relevant TEMPO score sheet is attached.

5 CONCLUSIONS

- 5.1 The TEMPO evaluation for the site produced a total score of only 12 points, indicating that a Tree Preservation Order is indefensible.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

27th February 2023



WOODLAND EVALUATION METHOD FOR PRESERVATION ORDERS (WOODLAND TEMPO)

SURVEY DATA SHEET & DECISION GUIDE

Date:	24-02-2023	Surveyor:	K Harvey MICFor
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Woodland details
TPO Ref (if applicable): n/a Location: /OSGR: 239158, 665358 Owner (if known): -
Composition: Self-sown sycamore, ash, willow and birch.

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- 10) Unmanaged – good/fair condition Highly suitable
- 8) Unmanaged – poor condition Very suitable
- 5) Excessively managed Suitable
- 2) Under good management Barely suitable
- 1) Derelict Unlikely to be suitable
- 0) Dead/dying/dangerous* Unsuitable

Score & Notes	
Unmanaged - poor condition	8 points

* *Relates to existing context and is intended to apply to majority of main stand trees having severe irremediable defects*

b) Naturalness & suitability for TPO

- 10) Ancient / ASN Highly suitable
- 8) Recent semi-natural Very suitable
- 5) Replanted ancient Suitable*
- 2) Recent native plantation Barely suitable
- 1) Pioneer dominant Unlikely to be suitable
- 0) Recent exotic plantation Unsuitable

Score & Notes	
Pioneer dominant	1 point

* *If few old growth trees present & little or no regen consider TEMPO tree/group assessment*

c) Size (ha) & suitability for TPO

- 10) 100 + Extremely suitable
- 8) 10 - <100 Highly suitable
- 5) 5 - <10 Very Suitable
- 2) 0.25 to <5 Suitable
- 1) 0.1 – <0.25 Barely suitable
- 0) < 0.1 Unsuitable (consider TEMPO tree/group assessment)

Score & Notes	
0.25 to < 5	2 points

d) Cultural factors

Woodland must have accrued 13 or more points (with no zero score) to qualify

- 10) Historical record / vital landscape feature / ≥10% veteran tree population present
- 8) SSSI or other national designation; significant landscape / habitat importance
- 5) Woodland with local designation / high public use / identifiable habitat value
- 2) Woodland with internal public access (use light or unknown) / some habitat value
- 1) Woodland adjacent to highway or with external public access / low habitat value
- 0) Woodland with none of the above additional features inc. minimal habitat value

Score & Notes	
Woodland adjacent to highway with external public access & low habitat value	1 point

Part 2: Expediency assessment

Woodland must have accrued 15 or more points to qualify

- 5) Immediate threat to overall woodland
- 4) Immediate risk of significant loss / severe fragmentation
- 3) Foreseeable risk of significant loss / severe fragmentation
- 2) Foreseeable risk of partial loss / fragmentation
- 1) Precautionary only

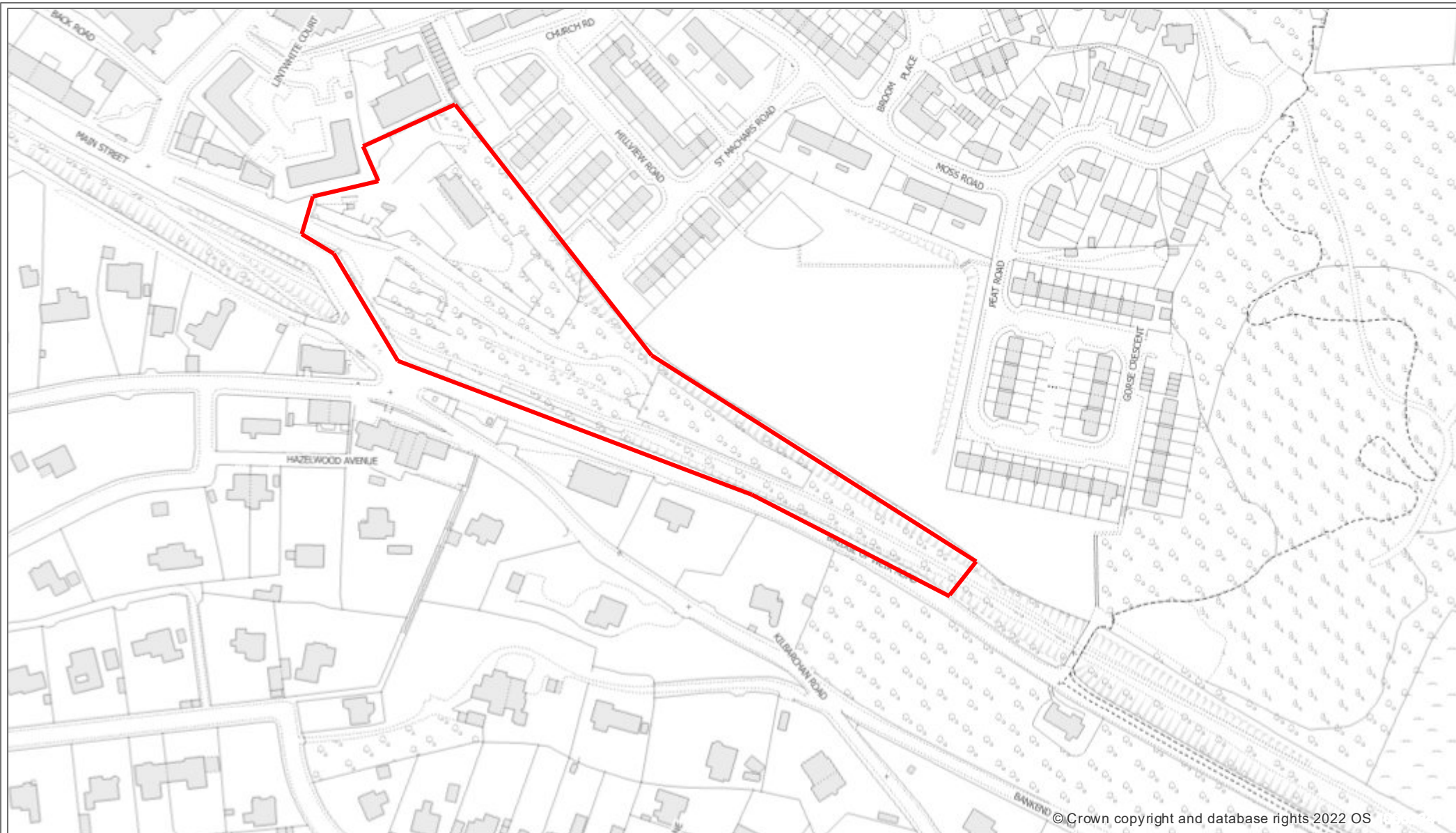
Score & Notes	
not applicable as only accrued 12 points	

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-12 TPO indefensible
- 13-15 Does not merit TPO
- 16-20 TPO defensible
- 21 + Definitely merits TPO

Add Scores for Total:
12 points

Decision:
TPO indefensible



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%Title%



1:2,500

Notes:
%Notes%

Author: %Author%

Date: 26/01/2023

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Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT
OF
TREES
AT
16 EDZELL DRIVE
ELDERSLIE
PA5 9AL**

Client: Renfrewshire Council

Date: March 2023



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Scottish Borders, EH45 8NX
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e: mail@treeconsultancygroup.com
www.treeconsultancygroup.com

Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

1 INSTRUCTIONS

- 1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of the trees at 16 Edzell Drive, Elderslie for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. A development of the site is under consideration, and the information is required to assist with the design and planning processes.

2 BACKGROUND

- 2.1 A TPO suitability assessment starts with a walkover assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees and then considering the expediency of making them the subjects of a TPO.
- 2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.
- 2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.
- 2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Edzell Drive, we have used the normal version.

3 SITE VISIT AND METHODOLOGY

- 3.1 We visited the site to carry out an assessment of the trees on 24th February 2023. The trees were assessed to establish their general condition and their suitability for retention within any future development of the site. They were visually inspected and assessed from ground level as far as access and site conditions allowed. No climbing or specialist investigations were undertaken.
- 3.2 The tree cover was considered in the terms of individual trees and groups of trees. No woodlands or areas were considered appropriate.
- 3.3 Only trees in good condition with useful future safe life expectancies were considered. Those in poor condition, or which otherwise are unlikely to make useful long term contribution were discounted and dismissed.
- 3.4 The remaining trees were then assessed using the TEMPO method.

4 ASSESSMENT FINDINGS

- 4.1 No individual trees of particularly outstanding merit, rarity, or value were found. Two mature cherries growing on the Edzell Drive frontage were considered but they are over-mature and declining with short future life expectancies, so they were dismissed.
- 4.2 A pair of semi-mature Lawson cypresses growing adjacent to the northern (rear) site boundary were identified as being in acceptable condition, and were considered together as a Group. They have both been reduced in the past and are developing typically weak, multi-stemmed crowns as a result. Unless kept maintained at their current size (i.e. as garden ornaments with annual pruning), they have very limited future useful life expectancies. Due to their past treatment and poor form, they scored insufficient points in the relevant TEMPO categories to merit inclusion in a TPO.
- 4.3 A plan of the site showing the approximate locations of the trees assessed is attached, along with the relevant TEMPO score sheet .

5 CONCLUSIONS

- 5.1 None of the trees present at the site are worth including in a Tree Preservation Order.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

3rd March 2023



Two cherries dismissed due to age and poor overall condition.



Two Lawson cypresses considered together as Group 1



16 Edzell Drive



1:1,250

Notes:
%Notes%

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Author: %Author%

Date: 23/01/2023



Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

'TEMPO' ASSESSMENT OF TREES

SITE AT
BORROCHAN ROAD
BROOKFIELD
RENFREWSHIRE PA6 7AA

Client: Renfrewshire Council

Date: May 2023



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www.treeconsultancygroup.com

Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

1 INSTRUCTIONS

- 1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of a site adjacent to the B789 at Barrochan Road, Brookfield, for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. The information is required to assist with long-term planning for the area.

2 BACKGROUND

- 2.1 A TPO suitability assessment starts with an assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees, groups or woodlands and then considering the expediency of making them the subjects of a TPO.
- 2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.
- 2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.
- 2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Barrochan Road we have used the woodland version.

3 SITE VISIT AND METHODOLOGY

- 3.1 We visited the site to carry out an assessment on 25th May 2023. The trees were assessed to establish their general condition, character, longevity and visibility in the wider area.
- 3.2 The tree cover was considered in the terms of a) individual trees, b) groups of trees and c) woodlands as deemed appropriate.

4 ASSESSMENT FINDINGS

- 4.1 The site comprises a relatively small area of garden attached to a residential property, planted with typical garden trees which have been allowed to get somewhat overgrown, giving the impression of a woodland block. Trees include early-mature cherries, ash, poplar, Lawson cypresses, Goat willow (collapsed) and a Scots pine, with abundant regeneration of birch and Norway maple seedlings arising where they get light. Some recent work has been carried out cutting down some stems, but otherwise little management has been carried out in recent years.

4.2 The site is contiguous with the embankment along the northern side of the National Cycle Route No.75 cycleway and is also clearly visible from the B789, but there are numerous trees along the cycleway embankment which obscure the site's trees, limiting their significance in the wider landscape.

4.3 No individual trees or groups of trees of particular merit were found, so only a Woodland TEMPO evaluation was carried out.

4.4 A plan of the site along with the relevant TEMPO score sheet is attached.

5 CONCLUSIONS

5.1 The TEMPO evaluation for the site produced a total score of only 10 points, indicating that making a Tree Preservation Order would be indefensible.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

30th May 2023

WOODLAND EVALUATION METHOD FOR PRESERVATION ORDERS (WOODLANDTEMPO)

SURVEY DATA SHEET & DECISION GUIDE

Date: 25-5-2023	Surveyor: K Harvey MICFor
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Woodland details	TPO Ref (if applicable): n/a	Location: /OSGR: Land adjacent to B789 at OS 242222, 664564	Owner (if known): unk.
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REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- 10) Unmanaged – good/fair condition Highly suitable
- 8) Unmanaged – poor condition Very suitable
- 5) Excessively managed Suitable
- 2) Under good management Barely suitable
- 1) Derelict Unlikely to be suitable
- 0) Dead/dying/dangerous* Unsuitable

Score & Notes	
Unmanaged - poor condition	8 points

* Relates to existing context and is intended to apply to majority of main stand trees having severe irremediable defects

b) Naturalness & suitability for TPO

- 10) Ancient / ASN Highly suitable
- 8) Recent semi-natural Very suitable
- 5) Replanted ancient Suitable*
- 2) Recent native plantation Barely suitable
- 1) Pioneer dominant Unlikely to be suitable
- 0) Recent exotic plantation Unsuitable

Score & Notes	
Recent garden origin (some exotic and some native)	1 point

* If few old growth trees present & little or no regen consider TEMPO tree/group assessment

c) Size (ha) & suitability for TPO

- 10) 100 + Extremely suitable
- 8) 10 - <100 Highly suitable
- 5) 5 - <10 Very Suitable
- 2) 0.25 to <5 Suitable
- 1) 0.1 – <0.25 Barely suitable
- 0) < 0.1 Unsuitable (consider TEMPO tree/group assessment)

Score & Notes	
0.1ha Barely suitable	1 point

d) Cultural factors

Woodland must have accrued 13 or more points (with no zero score) to qualify

- 10) Historical record / vital landscape feature / ≥10% veteran tree population present
- 8) SSSI or other national designation; significant landscape / habitat importance
- 5) Woodland with local designation / high public use / identifiable habitat value
- 2) Woodland with internal public access (use light or unknown) / some habitat value
- 1) Woodland adjacent to highway or with external public access / low habitat value
- 0) Woodland with none of the above additional features inc. minimal habitat value

Score & Notes	
N/a as insufficient score at a) to c) above	0 points

Part 2: Expediency assessment

Woodland must have accrued 15 or more points to qualify

- 5) Immediate threat to overall woodland
- 4) Immediate risk of significant loss / severe fragmentation
- 3) Foreseeable risk of significant loss / severe fragmentation
- 2) Foreseeable risk of partial loss / fragmentation
- 1) Precautionary only

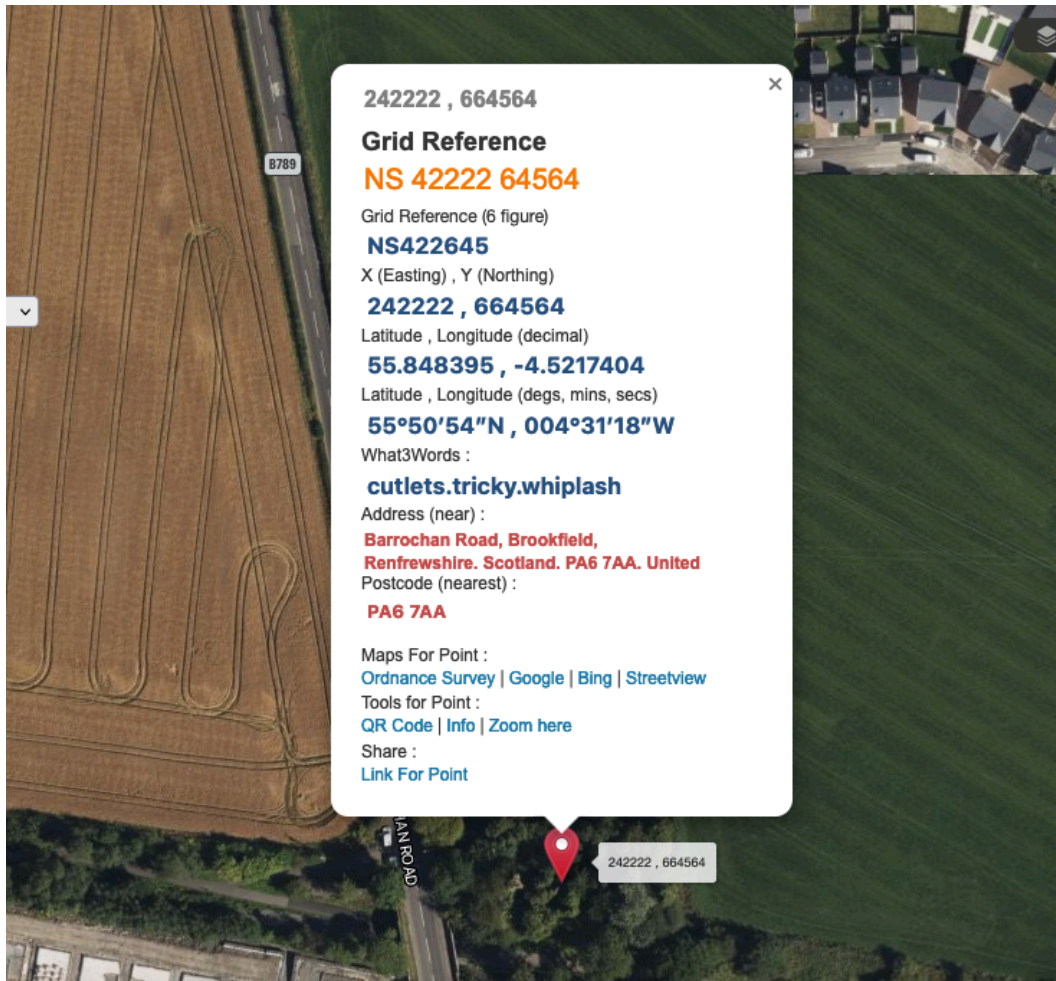
Score & Notes	
N/a as insufficient score at Part 1	

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-12 TPO indefensible
- 13-15 Does not merit TPO
- 16-20 TPO defensible
- 21 + Definitely merits TPO

Add Scores for Total:
10 points

Decision:
TPO indefensible





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.
-

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.
-

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.
-

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.
-

Author: David Love, Chief Planning Officer.
Tel: 07483410182; Email: david.love@renfrewshire.gov.uk



To: Planning and Climate Change Policy Board

On: 29 August 2023

Report by: Chief Executive

Heading: Developer Contributions – Education - Update

1. Summary

- 1.1 This report provides an update for members on progress to date on a revised developer contributions planning policy for education.
 - 1.2 The draft revised policy will be brought back to members at the earliest opportunity for their further consideration before being subject to wider stakeholder engagement.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Note the update on progress towards a new supplementary planning guidance on developer contributions for education and that the draft guidance will be brought back to Board for approval in due course;
-

3. Background

- 3.1 Renfrewshire Council's adopted LDP (2021) includes policy I8. This policy makes clear that the local authority will seek proportionate and necessary contributions from new housing development towards shortfalls in education capacity resulting from the impact of that new development.

- 3.2 This is a standard planning policy approach used by most Scottish local authorities. It has been used for relevant new housing developments in Renfrewshire for several years.
- 3.3 Education contributions are normally achieved via a planning obligation (Section 75 Agreement) with the local authority and the applicant(s) reaching agreement. Such an obligation then runs with the land concerned, regardless of any change in ownership. In Renfrewshire, Section 75 Agreements are identified early in pre-application discussion with applicants. The headlines from any such agreement are identified in appropriate Board reports and the detailed wording and signing of the documentation is delegated to senior officers.
- 3.4 The intention in Renfrewshire is to progress towards preparing a draft supplementary planning guidance on developer contributions for education. This would supplement policy I8 of the adopted LDP.
4. **Current approach**
- 4.1 When planning applications for residential development are received by Renfrewshire Council, these are shared with Children's Services who produce an *education provision impact statement*.
- 4.2 Annual pupil roll projections for the relevant schools are used to calculate likely impact from the new housing. Where the impact is perceived to be significant, an updated roll projection is prepared when assessing the planning application.
- 4.3 Once the impact has been calculated the Council then apply a metric provided by Scottish Futures Trust (Scottish Government) for each school pupil generated by the new housing development, over and above the capacity of the school. This calculation then offers the level of contribution (££) sought by the Council from the applicant.
- 4.4 The policy is applied at present in Renfrewshire to planning applications for private house building. It is not currently applied to applications from registered social landlords for affordable housing for rent.
- 4.5 Appendix 1 to this report highlights the contributions received under this policy approach by Renfrewshire Council through planning permissions for residential development in recent years. Please note that this is not a comprehensive list of contributions received by the Council as the system used to collate and monitor previous application decisions has been updated. A future report will provide members with a more comprehensive schedule.
- 4.6 Allowing for the further amounts to be confirmed and the ones currently still under negotiation for permissions granted; the amount of dev contributions received for education since 2016 = £3.6M. The largest contribution to date has been received for education impact from the Dykebar Hospital development site in Paisley (c. £2.65M).

This excludes direct provision such as Dargavel Primary School where the financial contribution would have been significant if taken in lieu of provision by the applicant.

5. Application of the proposed new policy

5.1 Education capacity in any given catchment area is made up of several elements, including:

- Existing school capacity;
- Projected school rolls;
- Space / ability for a school to have its capacity enlarged;
- Proposed housing developments in the area;
- Type of housing proposed in these new developments;
- Confirmed / planned investment by local authority in its school estate (eg. new Paisley Grammar);

5.2 The general presumption is that, when all the above factors are considered, if school capacity exists in an area to meet the impact from the new housing, then an applicant for residential development would not normally be asked to make a contribution to additional education capacity.

5.3 At the same time there will be instances (such as Dargavel Village) where direct provision / contribution to fund a new school may be required due to the scale of the residential development proposed. In most instances of this type the applicant / developer would be asked, prior to a decision on the residential planning application, to contribute the cost of the new school provision.

5.4 It should be noted by members that developer contributions cannot be used to overcome existing deficiencies (for instance a school in need of new investment due to present condition) if there is no impact on school capacity because of the new housing development.

6. The need for a revised policy

6.1 As part of the Council's approach we are in the process of speaking to several other Scottish local authorities on their approach to this issue. What has become clear from these initial meetings is the volume of data gathering and analysis that has been undertaken to formulate a robust policy approach on developer contributions for education.

6.2 To match the approach being taken in other local authorities, Renfrewshire need to refresh their planning policy for education contributions from new housing development. It is envisaged that this refreshed policy will be easier to apply to individual planning applications and will make it readily apparent to all stakeholders exactly what the impact will be on education capacity from any proposed housing development across Renfrewshire.

- 6.3 Matters include clarification on pupil ratios for new residential development (for early years, primary and secondary schools), based on actual evidence from recently completed local housing developments. It will also identify Renfrewshire Council view on the notional capacity of individual schools. For instance, many other Council's apply an 85% or 90% notional capacity. This is because anything above this threshold means the school is effectively at capacity, due to communal space standards and facilities, should additional pupils have to be accommodated.
- 6.4 It is recognised that there is a need to develop a more effective means of sharing data on school capacity across Renfrewshire and to link this closely to allocated housing sites and known proposed residential development. Officers hope to support the revised policy with datasets that will be web based and readily available to view by all stakeholders. These will include:
- School location and associated catchment boundary;
 - Current and projected school rolls;
 - Planned school investment;
 - School physical condition;
 - Schools with ability to expand capacity;
 - All homes with planning permission in school catchments yet to be built;
 - All known proposed housing developments in school catchments (with indicative scale of homes) yet to gain planning permission;
- 6.5 The intention is that by presenting this data as "real time data", all decisions on developer contributions and education capacity linked to residential developments will become transparent and more understandable to stakeholders.
- 6.6 It should also make it easier to apply a degree of fairness across numerous housing developments in the same catchment, to avoid a situation whereby certain developments are not asked to contribute simply due to the timing of their planning application submission. Whereas applications that follow are asked to contribute more due to available capacity already being "committed" to the earlier planning permission.
- 6.7 The policy will also need to account for "windfall" (unforeseen) housing developments. This can occur where a land use (eg. factory or other commercial building) becomes redundant and an application for residential development is received. It is unlikely that such a site would be included in the Council's LDP or Housing Land Audit, as the use would not have been expected to become redundant.
- 6.8 This revised planning policy will link directly to a proposed investment plan for Renfrewshire's school estate (which is currently under preparation). This will aim to deal with legacy issues for schools which are approaching the date when significant physical investment will be required as well as setting out any planned investment in the remainder of the school estate.

7. Next Steps

- 7.1 In terms of timescales, the aim is to bring a framework for how a revised education contributions policy would be applied in Renfrewshire to Board in November 2023. A revised draft policy would then be brought to January 2024 Board.
- 7.2 Assuming Board approval is achieved, the policy would then be subject to a public consultation which will take place in Spring 2024. The proposed finalised policy will then be brought back to Board for endorsement and applied from that date for all new relevant planning applications submitted to the authority.

Implications of the Report

1. **Financial** – Expected developer financial contributions towards new education capacity from applicable new residential development.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –

Reshaping our place, our economy, and our future – the proposed changes to the planning policy will hopefully result in decisions on developer contributions and education capacity linked to residential developments becoming more transparent and more understandable to all stakeholders.
4. **Legal** – The proposed draft policy will have input from the Council's Legal Team.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) 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. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.

10. **Risk** – None.
 11. **Privacy Impact** – None.
 12. **COSLA Policy Position** - None.
 13. **Climate Risk** – None
-

Background papers

None

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APPENDIX 1 – Recent developer contributions for education capacity - Renfrewshire

Date	Housing site	Scale	Plan App ref	Education contribution (£)	School catchment	Renfrewshire decision
2022	Site between Sandieland Wood and Florish Road, Erskine	83 units	22/0178/PP	Tbc - S75 not yet concluded	<ul style="list-style-type: none"> • Trinity • Park Mains • St Anne's • Inchinnan 	Board
2022	Thornly Park Campus, 125 Caplethill Road, Paisley	179 units	20/0510/PP	£497,250	<ul style="list-style-type: none"> • St Andrews 	Appeal
2019	Grounds of Dykebar Hospital, Grahamston Road, Paisley	603 units	19/0810/PP	<ul style="list-style-type: none"> • Primary - £1,500,000; • Secondary - £1,159,766 	<ul style="list-style-type: none"> • Todholm • St Andrews 	Appeal
2019	Land To East Of Clyde View Park, Kings Inch Road, Renfrew	248 units	19/0782/PP	Extension to primary school; Figure tbc	<ul style="list-style-type: none"> • Kirklandneuk 	Board
2016	Former CIBA Geigy site, Hawkhead Road, Paisley	500 units	16/0139/PP	£500,000 for one classroom extension at primary school	<ul style="list-style-type: none"> • St. John Ogilvie 	Board



To: Planning and Climate Change Policy Board

On: 29 August 2023

Report by: Chief Executive

Heading: Renfrewshire Planning Performance Framework 2022 / 2023

1. Summary

- 1.1 The purpose of this report is to present the 12th Renfrewshire Planning Performance Framework that is to be submitted to the Scottish Government following this Board. The planning performance framework covering the period 1 April 2022 to 31 March 2023 is attached at Appendix 1.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) Notes the Renfrewshire Planning Performance Framework 2022 / 2023.
-

3. Background

- 3.1 A system of performance management has now been long established between local authorities and the Scottish Government, whereby every planning authority is asked to produce an annual planning performance framework.
- 3.2 The planning performance framework is not a policy document. It provides planning authorities an opportunity to demonstrate continuous improvement, changes implemented, achievements and lessons learnt over the year along with anticipated service improvements for the coming year.

3.3 The framework was developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to the following areas:

- Speed of decision making;
- Qualitative story of this year's planning performance;
- Delivery of good quality development and design;
- Communication, consultation and engagement with our communities and stakeholders;
- The added value that planning makes in decision making;
- How policies and guidance have shaped developments;
- Project management.

4. Renfrewshire Planning Performance Framework 2022 – 2023

4.1 This is the 12th year of reporting planning performance. Part 1, 2 and Part 3 of the planning performance framework demonstrates how Renfrewshire Council's Planning Team has considered the planning performance feedback from the Scottish Government in 2022. It provides case studies and examples of strategies and projects where Planning has led or been a partner in implementing or supporting the delivery of Council priorities. It also highlights the ongoing journey of changes and adaptations made to planning processes and procedures over the year.

4.2 Renfrewshire Planning Performance Framework also includes statistical indicators at Part 4, 5, 6, and Part 7.

4.3 The planning performance framework demonstrates that Renfrewshire Council is committed to continuous improvement in the service it provides in its role as a local planning authority.

Implications of the Report

1. **Financial** – None.

2. **HR & Organisational Development** – None.

3. **Community/Council Planning** –

Reshaping our place, our economy, and our future – the proposed site development briefs set out a framework for supporting, encouraging, and delivering sustainability, climate change adaptation, reaching Net Zero, biodiversity gain and creating great places.

4. **Legal** – None.

5. **Property/Assets** – None.

6. **Information Technology** – None.

7. **Equality & Human Rights -**

(a) 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. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **COSLA Policy Position** - None.

13. **Climate Risk** – None.

Background Papers:

Renfrewshire Planning Performance Framework 2021 / 2022; Planning & Climate Change Policy Board; 23 August 2022

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Renfrewshire
Council

Planning
Performance
Framework

2022 - 2023

Contents

Part 1:	Defining and Measuring a High Quality Planning Service	5
Part 2:	Supporting Evidence	29
Part 3:	Service Improvements for Renfrewshire	31
Part 4:	National Headline Indicators	33
Part 5:	Official Statistics	41
Part 6:	Workforce Information	44
Part 7:	Planning Board Information	45

Introduction

This is the twelfth Planning Performance Framework for Renfrewshire and it covers the period from 1 April 2022 to 31 March 2023.

Renfrewshire Planning Performance Framework sets out how Planning has performed over the year and sought to integrate improvements into systems and processes as well as considering the performance framework from the Scottish Government.

The annual report for this year aims to demonstrate how that feedback and continuous review and reflection has influenced processes, procedures and practices carried out by Planning.

Renfrewshire Council Planning 2022 / 2023

The final chapter in the plan preparation process for the Renfrewshire Local Development Plan concluded in June 2022 with the outcome of the Court of Session judgement. The Plan, as amended in line with the Courts outcome, is on the council [webpage](#).

The associated [Renfrewshire Local Development Plan Supplementary Guidance](#) was also finalised and adopted in August 2022.

The Plan process was completed by the acceptance of the [Strategic Environmental Assessment Post Adoption Statement](#) by the Scottish Government Key Agencies, also in August 2022. This final stage in the process illustrates how the environmental report influenced and informed the adopted local development plan.

The next stage for Renfrewshire Council, in partnership with other stakeholders, is to actively implement the [Renfrewshire Local Development Plan Action Programme](#) as well as commence the preparation of the next local development plan.

In Development Management we have seen the refinement of Uniform system, the planning application portal and processes and procedures in relation to streamlining the planning function. These are all detailed later in this planning performance framework.

There has been new procedures and templates for Tree Preservation Orders, a new Tree Policy along with updated planning guidance and new planning development briefs.

It continues to be a busy time for planning with the implementation of the new Planning Act, the introduction of National Planning Framework 4 (NPF4) and new guidance and regulations.



Part 1: Defining and Measuring a High Quality of Renfrewshire's Planning Service

Part 1 of the Planning Performance Framework provides the qualitative evidence of performance in terms of the plans, strategies and projects that have been delivered over the past year. The performance of Renfrewshire Council's Planning Service over the year is measured using the following elements:

Quality of Outcomes

Demonstrates the added value delivered by Planning, outlining the high quality development on the ground and how Planning shapes places.

Illustrate how Planning continues to improve planning processes, influence outcomes and achieve excellent quality development over the year.

Governance

Illustrates how structure and processes are proportionate, effective and fit for purpose.

Demonstrates how resources and innovative working practices aimed to address priorities, through collaboration between Council Services, corporate working practices and joint working arrangements.

Case Studies

Case studies are used throughout this section to demonstrate how Planning has assisted in delivering many of the priorities and outcomes of the Service Improvement Plan.

Quality of Service and Engagement

Demonstrates how Planning's positive actions supported sustainable growth by being Open for Business, more importantly directing the right development to the right places.

Highlights how Planning created certainty through consistent advice, efficient and transparent processes, positive early consultation and engagement along with speedy decision-making, promoting good customer service. Sets out how effective communications and partner-ship working with a range of stakeholders have resulted in successful outcomes.

Culture of Continuous Improvement

Demonstrates a culture of learning and improving. It details the service improvements and changes over the last 12 months with the aim of improving performance, reflecting the importance of ensuring an excellent quality of service for all users of the Planning Service.

Performance Markers

The Scottish Government's Performance Markers have been used to cross-reference and sign post where Renfrewshire Council consider that evidence has been provided in the case studies, highlighting performance, areas of improvements along with future actions and priorities.

Renfrewshire Local Development Plan Visioning - Shaping the next Plan

Qualitative elements being presented:

Quality of outcomes

Quality of service and engagement

Governance

Performance markers:

- 7- Local development plan
- 8- Development plan scheme
- 9- Stakeholders are engaged appropriately through all key stages of development plan preparation
- 11- Production of relevant and up to date policy
- 12- Corporate working across services to improve outputs and services for customer benefit

Key Areas of Work:

Local development plan
Engagement
Accessibility to Information
Placeshaping

Stakeholders:

Planning &
Other Local Authority Staff
Key Agencies
Other Local Authorities
Elected Members
Renfrewshire's Communities
Key LDP Stakeholders

Plan Led Approach

In each year's [Planning Performance Framework](#) an update on the Renfrewshire Local Development Plan is provided to set out where Renfrewshire is in the plan preparation process, the implementation of the spatial strategy and the local development plan action programme.

The Renfrewshire Local Development Plan was adopted on 15th December 2021 [LDP2](#). A statutory challenge was lodged at the Court of Session following the adoption in relation to non allocated housing sites in Renfrewshire. The outcome of the Court of Session appeal on the [29 June 2022](#) was that the appeal was allowed and parts of the Renfrewshire Local Development Plan (2021) was quashed insofar as it related to three housing sites. The land use designations of all three sites were removed in effect leaving 'white space' in the development plan.

Following the outcome of the Court of Session judgement the plan was updated to reflect the decision made by the Court. Thereafter this allowed the plan led system at Renfrewshire to prevail.



New Development Supplementary Guidance

[New Development Supplementary Guidance](#) supports the local development plan and provides additional detailed information in relation to designing, delivering and implementing development, with an emphasis on place making and sustainable, inclusive development.

The Supplementary Guidance was prepared and consulted upon alongside the Renfrewshire Proposed Local Development Plan in 2019. Following the consultation and engagement of this draft guidance, the document was subsequently revised taking account of comments, suggestions and alterations received from various stakeholders.

At the same time as preparing an updated draft of the Supplementary Guidance, there were particular challenges related to the interpretation and delivery of the affordable housing policy in the local development plan, Policy P3 – Housing Mix and Affordable Housing. This prompted further discussion on the clarity and comprehensiveness of the guidance on affordable housing in the Supplementary Guidance. In discussion with elected members, other council services, housing associations, developers, adjoining councils and other key stakeholders, the Supplementary Guidance was altered to ensure clear, reliable advice. Given this alteration, the Supplementary Guidance was consulted upon for a further period of 6 weeks to ensure everyone could have their say in the final document to provide confidence in the advice set out that it was proportionate, effective and fit for purpose.

Sixteen responses to the consultation were received from local residents, a community council, the Scottish Government, key agencies and developers. The final [Supplementary Guidance](#) was presented to the Planning and Climate Change Policy Board on the 14 June 2022 and adopted thereafter following acceptance by the Scottish Government on the 24 August 2022.



Action Programme Delivery

Since the adoption of the local development plan, the place strategy team has been focused on the delivery of the [Renfrewshire Local Development Plan Action Programme](#) and work has progressed on key actions including the preparation of refreshed, updated [planning advice](#) and [new development briefs](#).

The Local Development Plan Project Management Group which includes officers from the planning team and officers from other teams across the Council meet regularly to oversee the delivery of the action programme. This group monitor progress and coordinate the associated work programme ensuring any issues that may impede the delivery of actions are identified early and ongoing collaboration with key stakeholders is maintained in delivering the local development plan.



Renfrewshire Local Development Plan Visioning - Shaping the next Plan - Continued

Strategic Environmental Assessment Post-Adoption Statement

In line with the [Environmental Assessment \(Scotland\) Act 2005](#), the Renfrewshire Local Development Plan 2021 has been subject to the process of strategic environmental assessment. At each stage of the local development plan process there has been detailed consideration and assessment of the likely environmental factors and effects associated with preferred and alternative options, strategies, policies and proposals. It then considered how negative impacts can be avoided or minimised and identified opportunities for positive effects to be enhanced.

The [Renfrewshire Local Development Plan Strategic Environmental Assessment](#) shaped and positively contributed towards the finalised version of the Renfrewshire Local Development Plan 2021. The post adoption statement was presented to the [Planning and Climate Change Policy Board](#) on the 14 June 2022 and accepted by the Board. The final post adoption statement was then sent to the Strategic Environmental Assessment Gateway for consideration. The statement was accepted and then published on the Council's webpages. This final stage in the process, as outlined in the [post adoption statement](#), illustrates how the environmental report influenced and informed the local development plan.



Visioning & Shaping the Next Plan

Following the enactment of the [Planning \(Scotland\) Act 2019](#), the Scottish Government have been taking steps to successfully implement the wider reforms to [transform planning](#) including the introduction of [National Planning Framework 4 \(NPF4\)](#) and subsequent guidance and regulations, Renfrewshire Council now have a national vision, spatial strategy and principles along with policies and actions to embrace and translate into plans and placemaking at the local level.

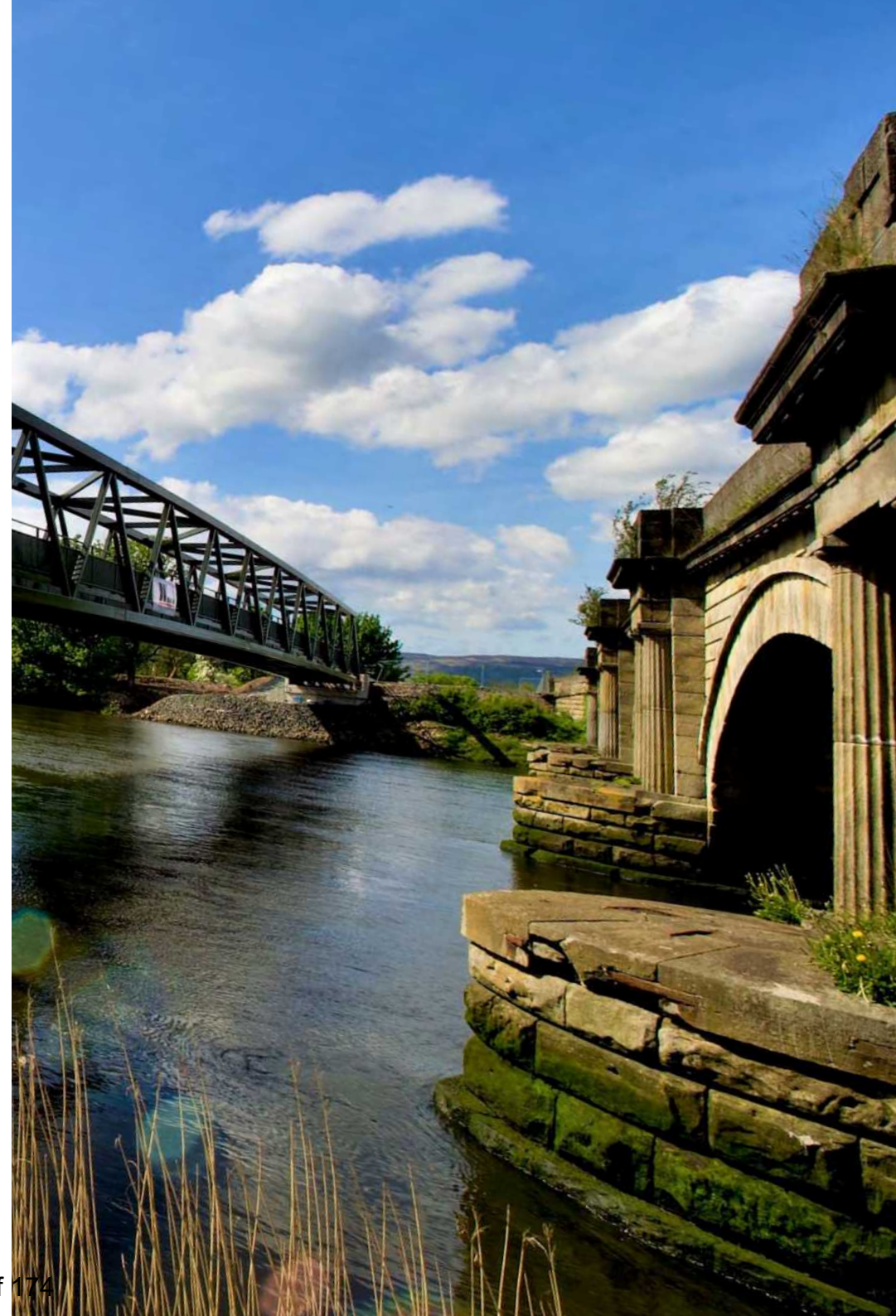
Early consultation and engagement with a range of stakeholders will be key to ensuring appropriate timescales and milestones for preparing the next local development plan. Effective consultation and engagement is vital, considering that the Local Development Plan affects where people live, work, shop, play, and travel in Renfrewshire. Continual involvement and feedback will help us understand potential issues in Renfrewshire and help deliver a spatial strategy that address the issues that are important to our communities.

This process has begun in earnest, with key agencies contacted, stakeholders and communities asked for their interests and this will all be captured in [Development Plan Schemes](#) and Participation Statements as the next stages in the preparation of the plan is taken forward.



Outcome / Lessons Learnt

The main outcome of preparing the second local development plan for Renfrewshire, is the importance of keeping everyone apprised of each stage and also explaining the process at each stage. This appraisal was undertaken in various ways such as updates to corporate and senior management teams, elected member briefings and regular catch-up meetings, board reports at important milestones/stages, social media updates, updates via the local development plan mailing lists and staff engagement sessions. This clear communication strategy provided reliability in timescales and confidence in that the correct messaging was being shared between and with others involved or interested in the process.



CASE STUDY - LDP Action Plan Implementation - New Policy Advice, Guidance, Strategy & Development Frameworks

Qualitative elements being presented:

- Quality of outcomes
- Quality of service and engagement
- Governance
- Culture of continuous improvement

Performance markers:

- 3 - Early collaboration with applicants and consultees on planning applications
- 6 - Continuous improvements
- 11 - Production of relevant and up to date policy
- 12 - Corporate working across services to improve outputs and services for customer benefit

Key Areas of Work:

- Design
- Placemaking
- LDP and Supplementary Guidance
- Development Management Processes
- Planning Applications
- Process Improvement

Stakeholders:

- Planning &
- Other Local Authority Staff
- Elected Members
- Local Communities
- Developers

Overview

The adopted Renfrewshire Local Development Plan (2021) aims to assist the delivery of sustainable and inclusive investment alongside protecting and enhancing Renfrewshire’s cultural and heritage assets continuing to make it a successful place. The [Delivery Programme](#) associated with the Plan aims to create the conditions and deliver on place-based collaboration which can implement the vision and spatial strategy. It sets out clear actions, responsibilities and ways of working to guide how the local development plan will be implemented by all relevant stakeholders.

Over the duration of the planning performance framework period 2022/2023, Renfrewshire Council have been updating strategies, publishing up to date guidance and providing certainty in producing development briefs for key development sites outlined in the Renfrewshire Local Development Plan or for sites which have stalled and are vacant and/or derelict. This work includes updating the [Renfrewshire Vacant and Derelict Land Strategy](#), [Development in the Countryside](#) and [Display of Advertisements & Signage](#) planning guidance and preparing 11 new [Development Briefs](#) for sites in Renfrewshire.



Goals

To continually updated important strategies which encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings and help reduce the need for greenfield development in line with the spatial strategy and spatial principles set out in both National Planning Framework 4 and the adopted Renfrewshire Local Development Plan (2021).

By providing up to date guidance, Renfrewshire Council Planning is aiming to deliver high quality developments, have in place good and successful pre-application advice which is reliable since it has the approval of the Planning and Climate Change Policy Board.

Setting out development briefs for key sites in Renfrewshire assists with a clear communication strategy in what the aspirations are for each site, the expectation of the council in relation to the development approach and should provide confidence for the development industry, investors and other stakeholders in putting forward proposals for each site.

Outcomes

[Renfrewshire's Vacant & Derelict Land Strategy](#) is refreshed every two years with the outcomes and actions continually reviewed to ensure that they are effective and fit for purpose. The success of this strategy can be seen in the relationship between this strategy and delivering the outcomes in the [Renfrewshire Local Housing Strategy](#) and delivery of affordable housing through the [Renfrewshire Strategic Housing Investment Plan](#). The majority of affordable housing is delivered in existing Renfrewshire places primarily on previously used brownfield vacant and/or derelict land, on sites which are sustainable, connected and promote local living.

Another key outcome promoted through the Vacant and Derelict Land Strategy is the re-use or temporary use of vacant/stalled sites and engaging with local communities on potential use of small sites within existing places, which are not recorded on the vacant land register. This action is undertaken by working in partnership with our regeneration and housing colleagues as well as other teams within the council who administer grants under community empowerment with the [Celebrating Renfrewshire Fund](#) and the [Renfrewshire Green Spaces, Parks & Play Areas & Villages Investment Fund](#).

Planning works in partnership with other services in this respect so that with the limited funding and resources that the council has we can aim to address some of the priorities outlined by our communities and stakeholders.



CASE STUDY - LDP Action Plan Implementation - New Policy Advice, Guidance, Strategy & Development Frameworks

Consistent & Reliable Advice/Guidance

Frequent enquiries, [requests for pre-application advice](#) come from many areas, many of these relate to proposals for countryside development and advertisements. In order to improve on customer experience, a number of guidance/advice notes have been produced so that a degree of self service can occur as well as providing clear advice addressing the issues that are often arising.

The positive outcome of this guidance is that planning is influencing proposals and guiding development before submission of applications rather than being reactive. All planning staff worked together to turn frequently asked questions and requests into guidance and advice. This should allow investors to rely on consistent advice and be more confident in the potential outcomes of applications, as well as ensuring better alignment of staff resources across the planning spectrum.



Working together to get investment in the right places

[Development briefs](#) aim to encourage, promote and facilitate well designed developments that make successful places by taking a design-led approach and applying the [Place Principle](#). Planning, working alongside our colleagues in the Regeneration and Estates teams, have produced development briefs which not only provide clear expectations for design, quality and place making but also form part of the marketing particulars for the sale of land.

The feedback from investors and developers in relation to these briefs is that these planning frameworks provide clear expectations for design, what requires to be considered early in the development process, challenges and opportunities as well as potential developer contributions along with supporting information expected to be submitted at the same time as the planning application. This not only provides confidence to investors, but it also assists with staff resources.



CASE STUDY - Measuring Land Supply in Renfrewshire - Enhancing Digital Practices

Qualitative elements being presented:

- Quality of outcomes
- Quality of service and engagement
- Governance
- Culture of continuous improvement

Performance markers:

- 6 - Continuous improvements
- 7 - Local development plan
- 12 - Corporate working across services to improve outputs and services for customer benefit

Key Areas of Work:

- Skill Sharing
- Process Improvement
- Collaborative Working
- Project Management
- Data & Information
- Digital Practice
- Community Engagement

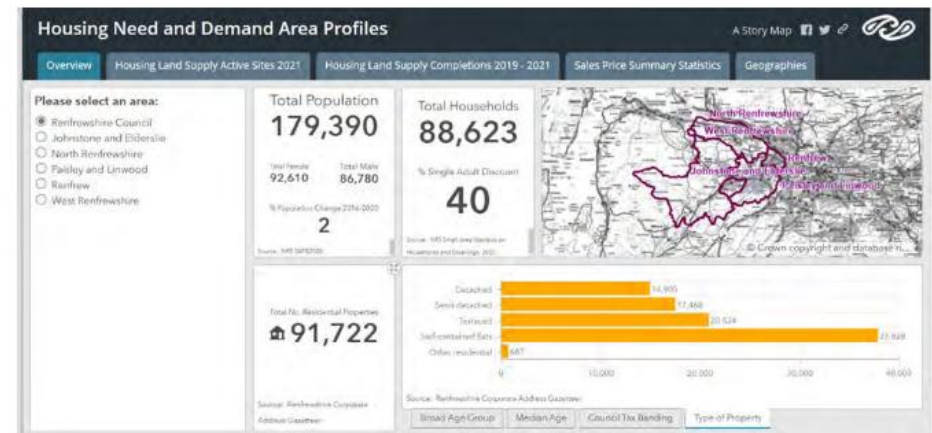
Stakeholders:

- Planning &
- Other Local Authority Staff
- General Public

Overview

As reported in last years' [Planning Performance Framework](#) joint working between officers from different services in the council using and shaping ESRI's GIS mapping software has allowed the spatial representation of data and information collected throughout the year by Planning. This data and information has also been translated into a series of dashboards which are being used to improve the accessibility of the information both online and for other Council Services. This data/information is being presented in addition to the annual audit reporting via reports and spreadsheets. This data being presented in various formats is to enable clear key data trends from the annual monitoring to be available to all.

The use of different and a range of technologies make the presentation and display of our data collection and the publication of information more efficient, convenient and simple to use, saving time and money as well as making the information more accessible.



CASE STUDY - DEVELOPMENT MANAGEMENT PROCESSES

Qualitative elements being presented:

Quality of outcomes

Quality of service and engagement

Governance

Culture of continuous improvement

Performance markers:

- | | |
|--|--|
| 1- Decision making | 12- Corporate working across services to improve outputs & services for customer benefit |
| 2- Project management | 13- Sharing good practice, skills and knowledge between authorities |
| 3- Early collaboration with applicants and consultees on planning applications | 14- Stalled sites/legacy cases |
| 4- Legal agreements | 15- Developer contributions |
| 5- Enforcement charter | |
| 6- Continuous improvements | |
| 11- Production of relevant & up to date policy | |

Key Areas of Work:

Development Management Processes
Collaborative Working
Planning Applications
Performance Monitoring
Process Improvement
Staff Training
Online Systems
Digital Practice

Stakeholders:

General Public
Developers
Key Agencies
Elected Members
Council Planning Staff &
Other Authority Staff

Overview

Renfrewshire Council have made good progress in reviewing and ensuring that Development Management processes are proportionate, understandable, transparent and fit for purpose. The changes and improvements to systems and processes is in response to feedback from a range of stakeholders including applicants/agents for applications and elected members.

Our new processes seek to embrace and implement the changes through the new planning act(s), regulations and guidance as well as trying to make communication with planning more accessible and in line with trends post pandemic.

The following section provides an insight into the review of the team and the aim of continuous improvement.

Pre-applications

Renfrewshire Council continue to encourage [early pre-application discussions](#). At present this service remains free, but subject to review in relation to discretionary charging as set out in Scottish Government Planning Regulations. It is likely that there will be a board paper later in the year detailing charges for pre-application advice.

The Development Management Team at Renfrewshire Council offer pre-applications advice through a range of methods via the phone and email through the Duty Planning Officer System which remains in place and is available 5 days a week. Online platform meetings and site meetings are also taking place to ensure early and continual dialogue throughout the process.

Pre-application discussions on major and complex applications normally require a number of meetings, in this instance development management staff organise regular meetings with applicants and their agents to ensure that when the application is submitted the process has been streamlined, and all information is submitted timeously with the application. This assist both the applicant and the planning officer, as from a planning perspective, the detail is known early in the process and therefore the planning service can assist members of the public in understanding the various elements of proposals and supporting information.

Pre-applications are considered an extremely useful part of the planning process where planners can add the most value is shaping initial thoughts and proposals. The process also assists greatly with relationship management with developers, the community and statutory bodies where timescales, processes and procedures can be highlighted early on to provide confidence to investors through the reliability of clear advice.

Duty Planner

The added advantage of clear, consistent advice allows for a self-service approach to many aspects of planning, allowing the Duty Planner to assist those with more complex or challenging proposals or those that require more assistance.

Renfrewshire Council operates a [Duty Planning Officer system](#) every day with no charge for the advice. Renfrewshire Council also operate an electronic inbox for all enquiries and advice. As there is always an officer present in the office over the course of the week. There is also still the ability to come into the office to seek advice face to face, however Planning does stress that an appointment should be made before hand to ensure that the officer in the office has researched or has access to the potential information that may assist in any enquiry.

Development Management Guidance

Following the adoption of the Renfrewshire Local Development Plan (2021), the Development Planning Team continue to refresh all of the Development Management Guidance. The guidance that has been updated so far this year is outlined earlier in the Planning Performance Framework. This guidance provides more detail and best practice advice for specific areas of planning where there are considerable enquiries. [Renfrewshire Council's webpages](#) provides detailed advice which has all be the subject of approval by the Planning Board.

CASE STUDY - DEVELOPMENT MANAGEMENT PROCESSES - Continued

Processing Agreements

Renfrewshire Council continue to offer processing agreements as part of the planning application process. The advice on entering a processing agreement, advisory note, development management procedures and a processing agreement template is on the Council [webpages](#).

The take up of developers expressing an interest in entering into these agreements is low. Although planning officers offer these early on in the process, particularly for complex and challenging applications, developers and applicants seem reluctant to progress with this process. Developers and consultants that operate across Scotland suggest that the take up of these as part of the Scottish Planning System is on the whole low.

Developer Contributions / Legal Agreements

Renfrewshire Council has a developer contribution policy in the [adopted Renfrewshire Local Development Plan](#). The framework and guidance for developer contributions is set out in the local development plan as well as the [Renfrewshire New Development Supplementary Guidance](#).

Where there is the requirement for legal agreements to be put in place to support development, in particular where there is an infrastructure requirement for education or active travel interventions through a planning application permission, then these will be sought through early discussions and partnership working with developers, landowners and other relevant stakeholders, where possible, to try and have certainty in the requirements.

There have been several planning applications subject to legal agreements, mainly large housing developments. The implementation of the developer contribution policy has though had its challenges over the year, particularly in relation to the consistency in its application. Elected members, developers and landowners all consider this inconsistent approach is due to the lack of transparency of the methodology for calculating developer contributions and the expectations in the delivery of infrastructure and services by stakeholders. Given this negative feedback and the need to improve this process, making it transparent and accessible, the council have committed to the preparation of additional, detailed and comprehensive developer contribution guidance. The detail and timescales for this is set out in Part 3: Service Improvements For Renfrewshire, later in this planning performance framework. This additional guidance should assist all going forward preventing significant tensions, uncertainty and ensuring reliability of advice and process.

Transparency of Legal Agreements

A process introduced in 2022 was to report the current status of all [Section 75 Legal Agreements](#), the monies held by the Council or what the monies from the legal agreements contributed to and how they would be implemented. This allows elected member oversight in this area and provides updates on processes and implementation. An annual report is presented to the Planning and Climate Change Policy Board which outlines the funds held with Renfrewshire Council in respect of planning obligations and their purpose.

Another process introduced to ensure transparency and oversight in the developer contribution process is that planning officers prepare a summary of what the Section 75 Legal Agreement is likely to contain and present this to the Planning and Climate Change Policy Board. This allows transparency and buy-in from elected members on the entire planning process.

It is considered that working consistently with stakeholders aiming to streamline structures and mechanisms in relation to development processes shows effective leadership by planning and the ability to evolve and change processes and procedures through feedback and discussion.

Appeals

Another addition to the development management processes this year has been the introduction of annual update on [planning appeals](#) to elected members of the Planning and Climate Change Policy Board. Elected members are now kept informed about planning and other relevant appeals which are currently under consideration and appeal decisions which have been issued by the Directorate for Planning and Environmental Appeals (DPEA).

In looking at recent outcomes of appeals against Renfrewshire Council it was noted that of the recent appeal determinations concerning planning applications, all appeals had been allowed and planning permission granted. Planning officer considered it necessary to raise this trend as well as the fact that there had also been a rise in the number of claims for expenses which required to be highlighted to elected members.

The discussion at Board on this annual appeals paper led to there being the request for more training along with consideration of processes before the Board to ensure that elected members had all information necessary and that they felt confident to make a decision on complex and/or controversial applications.

Stalled Sites / Legacy Cases

Over the years, Renfrewshire Council have only ever had a handful of sites that are stalled or considered legacy cases. In this planning performance framework reporting year, Renfrewshire Council have no legacy cases for 2022/23.

CASE STUDY - DEVELOPMENT MANAGEMENT PROCESSES - Continued

Enforcement

Renfrewshire Council refreshed its [Enforcement Charter](#) in 2022. The Charter has evolved and has been updated with Service Standards in line with the feedback from the community, elected members and other stakeholders. The Charter contains details on areas where Development Management get a number of enquiries such as householder developments, advertisements and trees. The [planning guidance](#) on these particular areas of enquires have all been updated during 2022/23.

Renfrewshire's Enforcement Charter is an example of where a clear communication strategy is key to ensuring consistency, a well-defined protocol for the steps involved in investigating potential breaches of planning control and a proportionate response to enquiries.

As well as refreshing the enforcement charter, Renfrewshire Council has now updated the online enforcement recording system and monitoring tool to enable a more effective system for enforcement of planning control.

The council has also updated the webpages and introduced new forms to ensure the process works more efficiently, displaying a culture of continuous improvement in the day-to-day operation of Planning.

Discretionary Planning Fees

In light of the Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 which came into force on 1st April 2022, Renfrewshire Council has now introduce a discretionary charge for some aspects of the service not covered by the statutory planning application.

Discretionary charging is now in place for:

- Non-material variations;
- Discharge of conditions;
- Retrospective applications.

Details and forms can be found on the [Council webpages](#).

Further consideration will be given to other aspects of discretionary charging which could be introduced, with appropriate reports being prepared and considered at future meetings of the Planning and Climate Change Policy Board.

Continuous improvement of Planning Online Systems

Renfrewshire Council continue to adapt processes and procedures within the 'Uniform' planning application platform system which was installed during the height of the pandemic in 2020. Now that the planning application system has been imbedded for a couple of years, the team and senior management know where the improvements and changes need to be in the system. Given this clearer understanding on improving the system, Planning is now employing a system administrator to implement the changes, upgrades and improvements and with the assistance of the planning officers, building standards officers, GIS co-ordinators, colleagues in the environmental team, we will roll out enhances procedures and training to ensure that the system is more effective and fit for purpose. This progress will be reported in future planning performance frameworks.

As outlined earlier, the Development Management Team have successfully adapted the enforcement module in Uniform along with new processes and procedures to ensure enforcement of planning control is appropriately monitored, recorded and in line with the Renfrewshire Enforcement Charter.

Staff Training

As highlighted above, there continues to be ongoing training to ensure effective implementation of the Uniform planning application platform system. As well as this there is on-going in-house training for all staff covering a range of topics such as permitted development, National Planning Framework 4 (NPF4) interpretation and implementation, equality, diversity and inclusion training as well as in-house sessions on planning and design, carbon net zero developments and 20-minute neighbourhoods.

Development Management planners continue to present their applications to the Planning Board. The feedback from elected members, other staff as well as members of the public in attendance is that this is well received. This has strengthened the relationship between planners and elected members so that there is a better understanding of a range of planning issues. Presentation skills as well as other training on mediation is being undertaken as part of this enhanced relationship.

Implementing NPF4 – Development Planning & Development Management

The importance of understanding, interpreting and applying the new policy framework, spatial strategy and principles, national developments, regional spatial priorities as well as implementing the actions from National Planning Framework 4 (NPF4) is key in delivering the plan-led approach.

The publication of the revised draft of NPF4 on the 8 November 2022 and its adoption on the 13 February 2023 meant that within planning there required to be continual conversations of what this national spatial strategy and policy framework meant for Renfrewshire at the local level.

Conversations between development planning and development management sections were key and there were regular team meetings to discuss processes and procedures. Renfrewshire Council also reached out to our regional partners, other local authorities in the city region as well as other surrounding councils who were all aiming to make a success of this national approach in planning. Planning staff attended many of the information sessions including the Heads of Planning and RTPi information sessions, the Scottish Government discussion sessions and online Q&A sessions.

The outcome of the joint working between development planning and development management was a summarised version of NPF4 was produced. The summary version of NPF4 highlighted the implications for development management and certain aspects that required further consideration during the determination of applications. A document outlining the relationship and alignment with the existing Renfrewshire Local Development Plan was also produced. This document also highlighted any slight conflict or uncertain areas of policy alignment. Both teams then took each part of NPF4 in turn and considered past and existing planning applications and considered how NPF4 would apply. This was to assist with consistency of the application of NPF4 and also to allow debate and conversations on what policies were considered appropriate to determine applications in line with NPF4.

All of this preparation work was undertaken from publication of the revised draft to the adoption of NPF4 and greatly assisted and streamlined Renfrewshire Council's approach when NPF4 became a part of the development plan framework for Renfrewshire.

During this time elected members and other stakeholders such as Housing Associations and others were provided with information sessions to ensure that they were up to speed with the new development framework.

CASE STUDY - DEVELOPMENT MANAGEMENT PROCESSES - Continued

Corporate Working

Planning is involved in many corporate working groups with the advice and knowledge from planning proving invaluable in many areas. Given that Renfrewshire Council has a chief planner post which has been in place for over 2 years, this has meant that planning has a seat at many corporate working groups and are involved in multiple areas across the council where priorities are made and decision taken.

There have been many examples of corporate working highlighted throughout this Planning Performance Framework. Other groups or areas of work where planning influence priorities and decisions include the School Estate Management Plan (SEMP), Renfrewshire's Plan for Net-Zero working and co-ordination group, the Local Heat and Energy Efficiency Strategy Group, Active Travel Group, Local Transport Strategy Group, Community Empowerment Fund implementation group, the Green Spaces, Parks, Play Areas and Villages Investment Fund group, the Housing Investment Regeneration Group and the Health and Social Care Partnership Strategic Planning Group to name some other corporate working groups.

Sharing Good Practice – Development Management Liaison

Unfortunately, due to resource issues, the West of Scotland Planning Benchmarking Group have not met in person over 2022/23 however those in the forum continue to liaise and share good practices along with lessons learnt on specific planning issues via email. The issues are also considered more widely at the Glasgow City Region meetings, the Clydeplan Steering Group and officer group meetings as well as the Heads of Planning and its sub-committee groups.

Elected Member Engagement / Councillor Training

There has been on-going Elected Member engagement throughout 2022/23 on various matters, processes and policies including:

- Implementing National Planning Framework 4;
- The new Planning Regulations;
- The development plan & development management processes and procedures;
- Developer Contributions;
- Scheme of delegation.

There was both individual and group engagement sessions with Councillors to get them familiar with a range of issues as well as covering details of both Development Planning and Development Management. As part of these information sessions, there was opportunities to discuss particular proposals and what worked well and not so well in relation to planning applications and guidance. This allowed planning to take this constructive feedback and suggestions but more importantly it assisted with buy-in from elected members.

Planning also meet with the Convenor and vice convenor of the Planning Board on planning matters every two weeks. Before every Board meeting Planning meet with all parties to ensure that they understand the facts outlined in the Board paper and that they have all information that they need when considering the Board papers.

Planning briefing notes are also regularly sent out on important changes to systems, new legislation, regulations and guidance as well as outcomes from large planning applications and appeals.

CASE STUDY - Planning Influencing Change - Design in Planning Applications

Qualitative elements being presented:

Quality of outcomes

Performance markers:

- 3- Early collaboration with applicants and consultees on planning applications

Key Areas of Work:

Design
Development Management
Processes

Stakeholders:

Applicants/agents
Neighbouring Properties

Overview

Development Management planners provide much need added value in planning applications through their design skills that have been built up over the years as well as learning from best practice from elsewhere through attendance at training events and seminars as well as sharing good ideas through other forums.



Well Street, Paisley

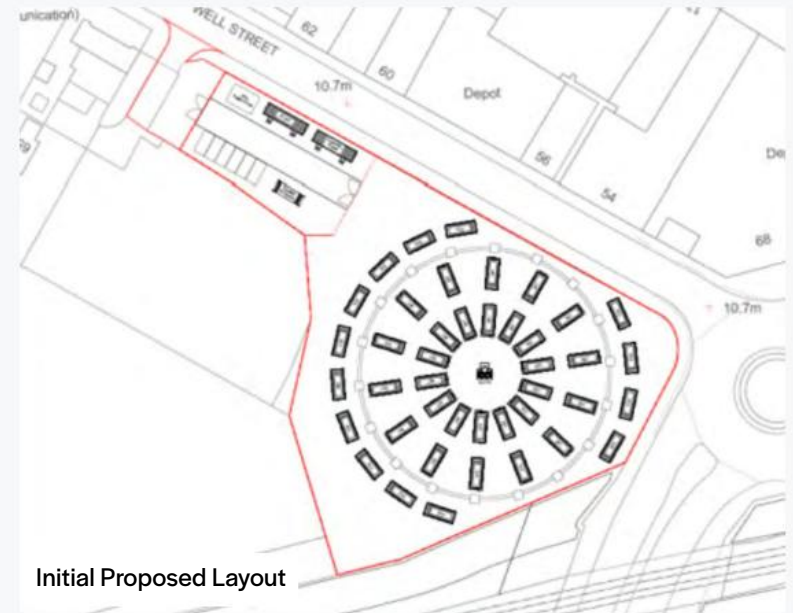
An excellent example of planners working to deliver development within a challenging site and surroundings, whilst adding value to the development, was the proposal for a battery energy storage system at the site of a former listed gasholder station in Paisley.

The previous use of the site as a gasholder station has ceased. However, the gasholder frame is still in situ. In 2017 the gasholder frame was A listed by Historic Environment Scotland. It is the oldest surviving column guided gasholder in Scotland. Finding a new use for vacant or redundant listed buildings can be challenging. Planning recognised the importance of delivering a new use for the site as a means of safeguarding the future of the gasholder frame.

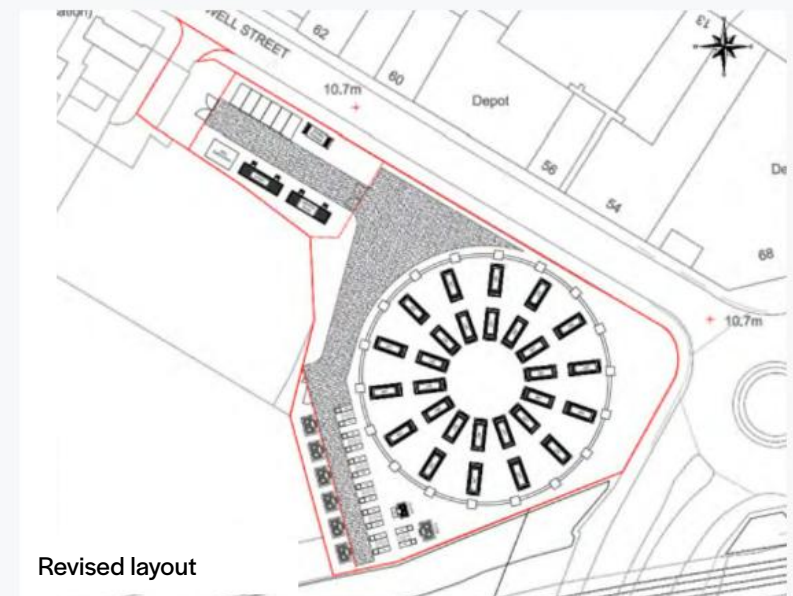
Through extensive pre-application assessment, the layout of the battery energy storage system was amended to better reflect the setting of the gasholder frame. The inclusion of a maintenance strategy was also negotiated to ensure that maintenance of the gasholder frame would be a key part of the development and the future of the site. The approval of the battery energy storage system is a good example of delivering a new use for a vacant A listed structure, and how the safeguarding of the historic asset can be built in as a key component of the development.

Initial proposed layout for the site, with the battery storage containers and ancillary infrastructure crowding the gasholder frame.

Revised layout following pre-application discussions. The battery containers are positioned within the footprint of the frame, with the ancillary infrastructure set to the side. The setting of the frame is less crowded.



Initial Proposed Layout



Revised layout

CASE STUDY - Planning Influencing Change - Design in Planning Applications - Continued

Flourish Road, Erskine

Another example of stakeholders involved in planning adding value and influencing change can be seen in the residential development comprising fifty-nine dwellinghouses and twenty-four flats off Flourish Road in Erskine by the Stewart Milne Group Ltd. As can be seen from the layouts there were a number of changes requested through pre-application meetings and meetings during the determination of the application.

The main changes to the layout, influenced by planning, were the movement of the 24 flats which are new residential homes for the elderly for a local housing association. It was considered given the client group of the prospective tenants that the location of the flats would benefit from being at the entrance to the development, closer to walking and public transport routes. This for the developers meant a significant change to the overall layout however after several meeting it was agreed between all parties that this was the correct design response to ensure that the housing was fit for purpose for all.

Another change that was highlighted by both the local communities and elected members was the protection of an area to the east side of the site known as Sandieland Woods which is now protected by a Tree Preservation Order. In early versions of the layout the developer proposed a pathway/trim trail up to and through the woods as well as locating a wastewater pumping station in the immediate vicinity of the woodland. Although the active travel route proposed through the woodlands was considering the health and well-being agenda, this had to be balanced by the existing biodiversity that exists in the woodland. After negotiation by planners, the proposed pathway within Sandieland Wood removed, the wastewater pumping station relocated from the edge of Sandieland Wood and replaced with a play area.

Given the open nature of this site to the green belt on two sides, elected members through discussion of the application at the Planning Board meeting also requested that as well as retaining the trees on the boundaries of the site they also wanted a comprehensive planting and management scheme to ensure that the tree belt edge would be retained and enhanced and that biodiversity net gain would be achieved on the site and surroundings.

The final addition to this development was the request for enhanced pedestrian routes in response to Getting it Right for Every Child, with safer routes to school to enable pedestrian safety and improve sustainable travel options and the provision of a crossing point which was to be secured by a Section 75 Legal Agreement.

Goals

Added value through design assist both good quality of a proposal on a site as well as good placemaking.

Outcomes

Images attached show the added value of planners contributing to good design outcomes for sites.



Initial Proposed Layout



Revised Layout

CASE STUDY - Greening Renfrewshire

Qualitative elements being presented:

Quality of outcomes

Quality of service and engagement

Governance

Culture of continuous improvement

Performance markers:

- 3- Early collaboration with applicants and consultees on planning applications
- 6- Continuous improvements
- 9- Stakeholders are engaged appropriately through all key stages of development plan preparation
- 11- Production of relevant and up to date policy
- 12- Corporate working across services to improve outputs and services for customer benefit
- 13- Sharing good practice, skills and knowledge between authorities

Key Areas of Work:

Climate Change
Biodiversity
Development Management Processes
Planning Applications
Interdisciplinary Working
Collaborative Working
Process Improvement

Stakeholders:

Planning
Other Local Authority Staff
Elected Members

Overview

In line with Renfrewshire's Plan for Net Zero which sets out the strategic framework required to work towards our ambitious climate change targets in Renfrewshire, Planning working in partnership with a range of colleagues in the council, have been producing guidance, implementing new process and procedures which will enable a just transition, conserve our assets and support local living.



Renfrewshire's Plan for Net Zero

In the corporate plan which planning assisted with, one of the outcomes is to *‘Optimise biodiversity and nature locally to enhance our natural environment and maximise green economic opportunities, while planning and preparing for impacts of climate change’*. The main aim is to ensure connected communities and resilient places across Renfrewshire. Planning through the development plan, guidance, advice and processes and procedures aim to assist our communities by having the right development in the right places. Both through plans, masterplans, development briefs and decisions on planning applications we can ensure that blue, green and grey networks are well connected, and that buildings and infrastructure are resilient and adapted to a changing climate to reduce the risks and vulnerability of unavoidable impacts, while connecting people and nature across Renfrewshire.

Through putting policy into practice, planning can assist with additional tree planting to offset emissions. We also aim to deliver bringing vacant and derelict land back into use for greening and rewilding in combination with renewable energy generation opportunities. In determining planning applications, we aim to identify and build in co-benefits of interventions such as biodiversity, improved air quality, long term economic opportunities and benefits for local communities including access open space and recreation.

The main outcomes and delivery plan actions associated with Ren Zero have been considered in both policy and practice and that can be seen by the new policy documents and processes we have adopted over this Planning Performance Framework reporting period.



CASE STUDY - Greening Renfrewshire - Continued

Trees Information and Advice

Planning aim to deliver on the actions from the Renfrewshire's Plan for Net Zero such as:

Ensure trees are recognised as valuable assets, optimising the benefits and significant contributions trees make to our area by improving the quality of planting and maintenance and establishing trees as critical infrastructure with high amenity value, that improve landscapes in line with criteria of tree preservation orders (TPOs).

Create wildlife-friendly environments as part of the Council's ambitious commitment for Renfrewshire to work towards net zero by 2030.



**RENFREWSHIRE PLANNING & DEVELOPMENT
TREE POLICY - 2022**

Renfrewshire Planning and Development Tree Policy

Planning published [Renfrewshire's Planning and Development Tree Policy](#). The policy framework recognises that trees have a vital role to play in the setting, appearance and quality of Renfrewshire's environment and make a significant contribution to the economy, communities and the environment.

Planners aim to support of priorities by enabling a shift toward positive, long-term behaviour patterns and provide opportunities to reinforce the 'climate positive' behaviours ensuring tree planting in the right locations and supporting opportunities for tree management. This is seen as planning assisting in Renfrewshire becoming carbon-neutral by 2030 and preserving and enhancing the tree stock across Renfrewshire to assist in meeting this target.

Our elected members had been calling for a strong policy framework on trees, woodlands and forests over many years. In preparing and producing this policy, planning work with colleagues in both the environmental and legal sections of the council and a working group was formed creating strong collaboration between all services. Drafts of the policy document were prepared, and these were presented to elected members with information and discussion sessions enhancing and shaping the document into the final policy framework.

The tree policy was presented to the Planning and Climate Change Policy Board, approved and published on the council's [Trees Information and Advice webpage](#).

Tree Preservation Order Process

Additional to the policy framework, Planning also implemented some new procedural changes with an accessible form to apply for a new Tree Preservation Orders which can also be found on the council's [Trees Information and Advice webpage](#).

As well as the new forms and procedures, all new Tree Preservation Order requests, the supporting information and an annual report on trees preservation in presented to the [Planning and Climate Change Policy Board](#) to ensure that these processes and decisions are transparent and accessible to all.

Regional Partnership - Climate Clyde Forest

One of the regional approaches that Renfrewshire Council is involved in is the Clyde Climate Forest initiative which has been developed as a part of a wider response to tackling climate change across the Glasgow City Region. The purpose of the initiative is to support tree planting projects which contribute to a new urban 'forest' across the City Region that deliver a broad range of climate and ecological benefits.

The Clyde Climate Forest initiative was developed in early 2021 as part of a wider response to tackling climate change across the Glasgow City Region. The initiative has been led by the Glasgow and Clyde Valley Green Network Partnership, which includes the region's eight local authorities and key agencies such as NatureScot and Forestry and Land Scotland.

Initial tree planting events have been delivered in each of the City Region local authority areas to support early phases of Clyde Climate Forest throughout 2022. In Renfrewshire this has involved the planting of approximately 3,000 trees in local areas following consultation with local ward members, local community groups and stakeholders.

Following the successful delivery of early phases, Renfrewshire Council signed a concordat on the 30 August 2022 as a basis for formalising the initiative and future commitment from local authority partners.

Planning is working alongside other services in the council and as a corporate group we will be identifying locations which could support future phases of the initiative and then in collaboration with each of the City Region local authorities, we will be supporting further phases of the initiative in Renfrewshire over the next two years. The identification of sites and their delivery will be progressed in consultation with ward members, local residents and community groups, in a similar manner to successful early phases. Progress on delivery of the next phases of the initiative will be reported through future publications of Renfrewshire's Planning Performance Framework.

Goals

By taking a corporate and regional approach to tackling the unprecedented challenges associated with the future impacts of climate change it is hoped that planning can play a key role in delivering change on the ground and make the right choices and decisions to support sustainable, liveable and productive places.

Outcomes

Planners at Renfrewshire Council are on a journey where past mindsets are challenged and changed and that planners are adapting to and applying new thinking in order to implement the transforming planning agenda through the new planning act, regulations and NPF4.



Part 2:

Supporting Evidence

Preparing the Planning Performance Framework 2022/23

In preparing the Renfrewshire Planning Performance Framework for 2022/2023, the first stage as always in this preparation stage is to have a group team meeting with all the planning team and other teams such as officers from the Housing Service, the Regeneration Team, climate change officers and our GIS colleagues. A brainstorming session, then scopes out key areas of work, changes in project management approaches, areas where there was added value to a process/procedure/action, enhanced corporate working processes and improvements in transparency and accessibility of information and key data.

This scoping work then informs the case studies and reviews the areas of service improvement which have been achieved or are still work in progress.

Small discussion groups are set up to work on areas of the Planning Performance Framework, with each officer having a specific area to report on and then bring this back to the smaller grouping before a final meeting of the larger group. At this point the progress is presented to a management panel who act as a sounding board for ideas, content and style of reporting. Feedback is then taken onboard to refine the text for the final submission.

The next stage in the preparation of the Planning Performance Framework is on presentation and visual display of the information in the document. The aim is to ensure that the documents is accessible to all and clearly sets out the milestones over the year, progress towards improvements and the focus for the year ahead.

The document once in a draft form is then sent around the entire team for a final check and then submitted on time to the Scottish Government. The Planning Performance Framework will then be presented to the Planning & Climate Change Policy Board in August 2023.

Management/Processes Reviews

As Renfrewshire's Planning Performance Framework is reported to the Planning Board each year, the report goes through a number of management reviews from the Chief Planner to the Head of Economy and Development and then to the Chief Executive thereafter for review by the Convenor and the Vice Convenor of Planning & Climate Change Policy Board, before being presented to the 15 Board members.

Part 2 Supporting Evidence

Case Study Topics	Issue Covered (pg no.)	Case Study Topics	Issue Covered (pg no.)
Design	9, 11, 21, 22, 23	Interdisciplinary Working	10, 12, 13, 16, 17, 18, 19, 20, 23, 26, 27, 28
Conservation	21, 22, 26, 27	Collaborative Working	6, 7, 8, 10, 11, 12, 13, 16, 17, 18, 19, 20, 23, 26, 27, 28
Regeneration	10, 11, 21, 22	Community Engagement	6, 7, 8, 10, 13
Environment	7, 21, 22, 26, 27	Placemaking	9, 10, 21, 23, 27
Greenspace	10, 26	Charrettes	/
Town Centres	/	Place Standard	11
Masterplanning	11	Performance Monitoring	6, 16, 17, 18
LDP & Supplementary Guidance	5, 6, 7, 9, 11, 15, 26, 27	Process Improvement	9, 12, 13, 15, 16, 17, 18, 23, 26, 27
Housing Supply	10	Project Management	6, 13, 18
Affordable Housing	6, 16	Skills Sharing	12, 18, 19, 26
Economic Development	11	Staff Training	12, 18, 19, 20
Enforcement	18	Online Systems	12, 17, 18
Development Management Processes	12, 15, 16, 17, 18, 19, 21, 22, 23, 27	Transport	/
Planning Applications	11, 15, 16, 17, 18, 19, 21, 22, 23	Active Travel	/
Other: please note:			

Part 3: Culture of Continuous Improvement

The following outlines what Renfrewshire Council Planning is setting out to achieve by 31 March 2024 along with progress made during 2022-2023 as well as review those actions prior to this to highlight the journey of improvement over the last few years.

Focus for March 2024

Continuing to evolve innovative way of working

Building on the technological advances that the Council has made over the last few years to enhance the end-to-end customer experience, we will continue to work with the Digital Transformation Team at Renfrewshire Council to test, trial and implement new consultation, engagement and accessibility techniques to ensure connectivity through digital means evolves but becomes more accessible to all.

Build on the implementation of Planning Application System

Planning continues to shape the use the Uniform system adapting the platform to make it more effective, efficient and fit for purpose to ensure that the system works to the advantage of the officers. In order for Renfrewshire Council to get more out of the system and to ensure that the platform works more effectively, the council is currently progressing a new post within planning for a Uniform and Digital Advancement Officer who will take on the task of continually updating the system, training and assisting planners to use the system to our full advantage and to digitally enhance the processes in planning from beginning to end.

Clarity/certainty on developer contributions & Section 75 legal agreement processes

Planning consider it necessary to prepare detail guidance to provide a clearer and consistent framework for the application of developer contributions, with transparency through setting out the methodology for calculating developer contributions and our expectations in the delivery of infrastructure and services by stakeholders.

Over the coming year, Planning will work with internal and external stakeholders to set out a robust and comprehensive developers contribution guidance. The aim of the guidance is to outline a framework approach for a beginning to end development process for developer contributions. The benefits of taking a consistent and transparent approach should improve confidence in the system and processes, allow for fairer and quicker negotiations and an approach that would assist all to understand the implications of development proposals.

As well as the developer contributions guidance Renfrewshire Council is also considering effective processes between planning, legal and the developer. A protocol/process guide in relation to dealing with legal agreements is also going to be prepared and an update on this will be given in next year's reporting of the planning performance framework.

Enhanced Training / Participation Programme

A clear requirement from the Planning (Scotland) Act 2019, the implementation of National Planning Framework 4 and the Scottish Government guidance on Transforming Planning, is that there is a clear communication strategy between stakeholders, that there continues to be a culture of improvement and learning and upskilling becomes the adopted approach.

To deliver this key outcome, Renfrewshire Council Planning propose to undertake a staff and stakeholder participation programme which would include developer forums, community council conferences, topic focus group sessions and workshops, enhanced elected member training to ensure a clear, open and interactive participation and co-learning strategy is taken forward.

Progress during 2022 / 2023

Continuing to evolve innovative way of working

Planning have been working with others in the Council ensuring that all documents and the website are fully in compliant with the accessibility legislation. This has meant summaries of all documents on the webpages are being prepared along with the removal of many of the reports and documents in PDF format, where possible, and replacement of these documents with more accessible reading material.

Planning have also been working alongside colleagues in the GIS unit and the data analysts in the Council to ensure that all statistics and data are fully accessible and transparent to all. This programme of work will continue throughout 2023/2024 to ensure that there is a comprehensive evidence base for the council as well as providing an extensive evidence base for our communities when preparing local plan plans.

ACTION ON-GOING – See case studies in Part 1 of this planning performance framework

Build on the successful implementation of new Planning Application System

We continue to work toward using the Uniform system and Planning Portal to display all representations that we receive on planning applications. At present, Renfrewshire Council do not show any representations received online, with a summary of the representations only covered in the Report of Handling associated with an application. This new system allows for this process to be undertaken without significant resources, therefore it is a new process that will be implemented over the next reporting year.

ACTION ON-GOING – See case studies in Part 1 of this planning performance framework

Refreshed Residential Design Guide

Replacing the Renfrewshire Residential Design Guide with a Renfrewshire Development Guide which will set guiding principles, design criteria and placemaking principle, good design examples and best practice ideas for all development.

ACTION ON-GOING – Revised document to Planning and Climate Change Policy Board now that we have a finalised version of National Planning Framework 4 and Development Planning Regulations



Part 4: National Headline Indicators

A: NHI Key Outcomes – Development Planning

Development Planning	2022-2023	2021-2022
Local and Strategic Development Planning		
Age of local/strategic development plan(s) at end of reporting period Requirement: less than 5 years	<p>Local Development Plan</p> <p>The Renfrewshire Local Development Plan (Adopted 15 December 2021)</p> <p>= 1 year and 3 months</p>	<p>Local Development Plan</p> <p>The Renfrewshire Local Development Plan (Adopted 15 December 2021)</p> <p>= 3 months</p>
Will the local/strategic development plan(s) be replaced by their 5th anniversary according to the current development plan scheme?	No	No
Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year?	No	Yes - Later
Were development plan scheme engagement/consultation commitments met during the year?	Yes	N/A

Development Planning	2022-2023	2021-2022
Effective Land Supply and Delivery of Outputs		
Housing approvals	1164	546
Housing completions over the last 5 years	4077	4187
Marketable employment land supply	119	131
Employment land take-up during reporting year	13.0 Hectares	5.4 Hectares

B: NHI Key Outcomes – Development Management

Development Management	2022-2023	2021-2022
Project Planning		
Percentage/ Number of applications subject to pre-application advice	39% (307)	48% (457)
Percentage/ Number of major applications subject to processing agreement	0	0.2% (2)
Decision Making		
Application approval rate	96.3%	97.4%
Delegation rate	97.7%	97.5%
Validation	76%	70%

Part 4: National Headline Indicators (NHIs)

Development Management	2022-2023	2021-2022
Decision Making Timescales		
Major developments	40.1 Weeks	17.7 Weeks
Local developments (non-householder)	15.2 Weeks	10.5 Weeks
Householder developments	12.3 Weeks	7 Weeks
Legacy Cases		
Number cleared during reporting period	0	0
Number remaining	0	0

C: Enforcement Activity

Enforcement Activity	2022-2023	2021-2022
Time since enforcement charter published / reviewed	Published 14 June 2022 – 9 months	7 Months
Requirement: review every 2 years		
Complaints lodged and investigated	74	310
Breaches identified – no further action taken	24	35
Cases closed	42	280
Notices served	0	4
Direct Action	0	0
Reports to Procurator Fiscal	0	2
Prosecutions	0	0

D: NHI Key outcomes – Commentary

Commentary

Short contextual statement

The Renfrewshire Local Development Plan

As reported in the Renfrewshire Planning Performance Framework 2021/2022, Renfrewshire Council adopted local development plan 2 on 15th December 2021 [LDP2](#). However, following the adoption of the local development plan, the Council received a statutory challenge to the plan. This was subject to a Court of Session judgement wherein the decision of the Communities, Housing and Planning Policy Board not to accept all of the Scottish Government Reporters recommendations in relation to Renfrewshire Local Development Plan Examination Report was challenged.

The outcome of the Court of Session appeal on the 29 June 2022 was that the appeal was allowed, and the Renfrewshire Local Development Plan (2021) was quashed insofar as it related to three housing sites. The land use designations of all three sites were removed in effect leaving 'white space' in the development plan.

Following the outcome of the Court of Session judgement the Plan was updated to reflect the decision made by the Court.

Land Supply and Delivery Outputs in Renfrewshire

Renfrewshire continue to provide a range and choice of land which is identified in the up-to-date local development plan which is audited each year to ensure that across the area there is an adequate supply of land for various types of uses, spaces and buildings for investment, greenspace, our communities and places.

D: NHI Key outcomes – Commentary

Commentary

Short contextual statement

Pre-application advice

The recorded number of when pre-applications advice has reduced in this reporting year in comparison to last year and this may be due to many different factors such as the types of applications being submitted to Renfrewshire Council during 2022/23 which were more householder applications or fairly straightforward local applications and many of these therefore not requiring pre-application advice from officers.

At present Renfrewshire Council still offers free pre-application advice through email, phone, on-site meetings, virtual meetings and in-person meetings. There continues to be a duty planning system operating to provide this advice and there is still the option to come to the Council headquarters for all advice. Renfrewshire Council [webpages outline](#) how to get in touch regarding pre-application advice.

Processing Agreements

Although the number of processing agreements remains static and relatively low, they are offered to applications which are considered major or complex. <http://www.renfrewshire.gov.uk/article/2785/Processing-Agreements>.

Decision making

The application approval rate and the delegation rate at Renfrewshire remains consistent.

Validation Rate

In this planning performance framework reporting year, the validation rate has increased. It is considered that this is mainly due to good communications and understanding between the officers and applicants/agents. It is considered that this is also due to the good availability and customer service provided by planners where hints and tips are provided from our officers ensuring there is a higher success rate in applications being validated at initial submission.

D: NHI Key outcomes – Commentary

Commentary

Short contextual statement

Decision-making timescales

The timescales for determining planning applications at Renfrewshire has unfortunately dipped and is currently below the Scottish Government average timescales. This is due mainly to resourcing of the Development Management Section which has seen officers leave the Council for other opportunities and a time-lag between new employees filling the vacancies along with issues of recruitment of new planning staff.

Legacy Cases

No legacy cases in this reporting year.

Enforcement Activity

During this reporting period Renfrewshire Council have now set up all enforcement activity on the Uniform electronic reporting system along with implementing a new internal procedure for officers handling all enquiries. The implementation of this new system may be the reason for the decrease in the number of enforcement cases recorded. However, by entering all of the enforcement enquiries in this new system, there is a more accurate record of all activity.

It was considered that having an up-to-date Enforcement Charter assists officers when being able to explain enforcement procedures as part of dealing with enforcement enquiries and investigations. The Charter and associated enforcement procedures can be found on the Council's web pages [Enforcement of Planning Control](#).

Part 5: Official Statistics

A: Decision-making timescales (based on 'all applications' timescales)

Category	Average timescale (weeks)		
	2022-23	2022-23	2021-22
Major developments	/	22.5 Weeks	17.7 Weeks
Local developments (non-householder)			
▪ Local: less than 2 months	20.8 %	6.8 Weeks	6.5 Weeks
▪ Local: more than 2 months	79.2 %	17.4 Weeks	18.9 Weeks
Householder developments			
▪ Local: less than 2 months	33.7 %	6.5 Weeks	6.3 Weeks
▪ Local: more than 2 months	66.3 %	15.3 Weeks	10.9 Weeks
Housing developments			
Major	/	7.4 Weeks	14.6 Weeks
Local housing developments			
▪ Local: less than 2 months	14.8 %	7.0 Weeks	7.3 Weeks
▪ Local: more than 2 months	85/2 %	20.3 Weeks	21.7 Weeks

Category	Average timescale (weeks)		
	2022-23	2022-23	2021-22
Business and industry			
Major	/	No applications	7.3 Weeks
Local business and industry			
▪ Local: less than 2 months	28.8%	6.7 Weeks	6.2 Weeks
▪ Local: more than 2 months	71.2%	15.5 Weeks	15.1 Weeks
EIA developments	/	0	0
Other consents ¹	/	11.0 Weeks	7.3 Weeks
Planning/legal agreements ²			
▪ Major: average time	/	40.1 Weeks	34.0 Weeks
▪ Local: average time	/	13.4 Weeks	7.2 Weeks

¹ Consents and certificates: Listed buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

² Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973

B: Decision-making: local reviews and appeals

Type	Total number of decisions		Original decision upheld		
		2022-23		2021-22	
	No.	No.	%	No.	%
Local reviews	3	3	100%	0	/
Appeals to Scottish Ministers	18	8	12.5%	10	50%

C: Context

Renfrewshire Council Planning consider that although the decision making timescales are below the Scottish average in many areas, active recruitment and changes to process and procedures should assist in changing this trend and it is hoped that this can be demonstrated in future planning performance frameworks.

Part 6: Workforce Information

Workforce information should be a snapshot of the authorities planning staff in position on the 31st of March 2022.

	Tier 1	Tier 2	Tier 3	Tier 4
	Chief Executive	Director	Head of Services	Manager
Head of Planning Services			1	
Chief Planning Officer				1

RTPI Qualified Staff	Headcount	FTE
Development Management	9	8.2
Development Planning	4	3.8
Enforcement	0	
Specialists	0	
Other (including staff not RTPI eligible)	2 (roads), 3 (housing)	5

Staff Age Profile	Headcount
Under 30	2
30-39	4
40-49	8
50 and over	6

Context

The Structure shows how Planning is made up of two areas Development Planning and Housing Strategy and Development Management. Staff work together across the teams within Planning as well as working with the team in housing.

Part 7: Planning Committee Information

Committee & Site Visits	Number per year
Full council meetings	7
Planning committees	6
Area committees (where relevant)	N/A
Committee site visits	4
LRB	5
LRB site visits	0

P lanning P erformance F ramework

2022 - 2023



To: Planning and Climate Change Policy Board

On: 29 August 2023

Report by: Chief Executive

Heading: Renfrewshire Local Development Plan - Development Plan Scheme 2023

1. Summary

- 1.1 The Planning (Scotland) Act 2019 requires planning authorities to prepare an annual Development Plan Scheme setting out the programme for preparing and reviewing their local development plan.
 - 1.2 The Renfrewshire Development Plan Scheme 2023 is attached at Appendix 1.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approves the Renfrewshire Development Plan Scheme 2023.
-

3. Renfrewshire Development Plan Scheme 2023

- 3.1 The Development Plan Scheme is updated annually and sets out the timetable and key stages for preparing the next Renfrewshire Local Development Plan. The new local development plan will be informed by the National Planning Framework 4 (NPF4) and any local place plans prepared by local communities across Renfrewshire.
- 3.2 A key element of the development plan scheme is the participation statement which outlines when, how and with whom consultation will take place during the plan preparation process.

- 3.3 A draft participation statement was subject to a 4-week consultation from the 11th July until 8th August 2023 to gather the views of local communities and other key stakeholders on how the Council should engage with them during the plan preparation process.
- 3.4 81 (eighty one) responses were received from a wide range of participants including local residents, community groups, development trusts, key agencies, local businesses, landowners and developers.
- 3.5 Approximately 90% of the respondents supported the draft participation statement and all comments received were taken into account in finalising the Renfrewshire Development Plan Scheme 2023 (see Appendix 1 of this report).

4. Next Steps

- 4.1 The development plan scheme will be sent to the Scottish Ministers and will be available to view online at the [Get involved in preparing the new Local Development Plan](#) webpage.
-

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – The development plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire.
4. **Legal** - None.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) 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. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.

10. **Risk** – None.
 11. **Privacy Impact** – None.
 12. **COSLA Policy Position** - None.
 13. **Climate Risk** – The local development plan supports the re-use of vacant and derelict land for a range of uses including those which can help address the climate crisis by managing flood risk and providing biodiversity enhancements.
-

Appendix 1 – Renfrewshire Development Plan Scheme 2023

Author: Kevin Dalrymple, Development Plans & Housing Strategy Team
Leader
Tel: 0141 487 1380,
Email: kevin.dalrymple@renfrewshire.gov.uk



Development Plan Scheme 2023

Renfrewshire Local Development Plan

www.renfrewshire.gov.uk



Renfrewshire
Council

Contents

1.	Introduction.....	3
2.	Renfrewshire’s Current Development Plan	5
3.	Preparing the next Local Development Plan for Renfrewshire	6
4.	Prepare a Local Place Plan for your area	7
5&6.	Key stages in preparing LDP3	8
7.	Our proposed timeline for preparing the next Local Development Plan	10
8.	Local, regional and national strategies that influence the content of LDP3.....	11
9.	Get involved in preparing the plan	12
10.	Participation Statement	14
17&18.	Participation Statement: engagement activities	21
19.	Participation Statement: stakeholder involvement and thematic themes of LDP3.....	24
21.	Mailing list.....	26
22.	Working Together	26

1. Introduction

Renfrewshire Council is beginning extensive and ongoing engagement and consultation on the preparation of the next Renfrewshire Local Development Plan. This is to gather feedback, focus on priorities and empower people to shape the plan, our places and communities.

Input and feedback is invaluable for the preparation of the new Local Development Plan for Renfrewshire.

The Development Plan Scheme (DPS) sets out the timetable and key stages for preparing the next Renfrewshire Local Development Plan (LDP). It provides:

- an explanation of what the development plan for Renfrewshire is;
- a timetable for the preparation of Renfrewshire Local Development Plan 3 (LDP3); and,
- a statement outlining when, how and with whom consultation will take place during the plan preparation process (Participation Statement).

A 4-week consultation was undertaken to allow communities and stakeholders to share their views on the Participation Statement and Development Plan Scheme.

This consultation gathered the views of local communities and other key stakeholders on how the Council should engage with them during the plan preparation to help shape the plan and Renfrewshire's places.

Image: Map of Renfrewshire

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2. Renfrewshire's Current Development Plan

The development plan guides the future use of land by setting out where development or changes in land use should happen and where it should not.

The current statutory development plan for Renfrewshire consists of:

- National Planning Framework 4 (NPF4)
- the Renfrewshire Local Development Plan 2021.

NPF4 was prepared by the Scottish Government and is a long-term plan for Scotland delivering sustainable, liveable and productive places. It sets out a national vision along with spatial principles, regional priorities, national developments and national planning policies.

The Renfrewshire Local Development Plan was adopted by the Council in 2021 and sets out the spatial strategy that guides the future use of land and preservation of assets in Renfrewshire.

A **delivery programme** also accompanies the local development plan. It sets out actions where partnership working is required to implement the policies and proposals in the Local Development

Plan, as well as protecting and enhancing our infrastructure, services and places to support local liveability and improve health and wellbeing.

The delivery programme also indicates who will be involved in implementing these actions and the time scales.

3. Preparing the next Local Development Plan for Renfrewshire

Preparing the next Local Development Plan for Renfrewshire will provide new opportunities for community involvement and community-focused delivery.

The aim is to deliver a place-based, people-centred and delivery-focused plan for Renfrewshire which will set out an ambitious vision for our places.

The key stages in preparing the plan are set out starting on page 8, including a proposed timeline.

Sitting alongside and influencing the preparation of the Renfrewshire Local Development Plan will be community-led **Local Place Plans** and a **Regional Spatial Strategy (RSS)** for the Glasgow city region.

An ‘indicative’ RSS was submitted to Scottish Government in June 2020 for the Glasgow city region. Renfrewshire Council will work with the other local authorities across the city region to prepare a final strategy.

Though not part of the statutory development plan, the RSS will help set the context for the next LDP, identifying cross-boundary opportunities across the region.

4. Prepare a Local Place Plan for your area

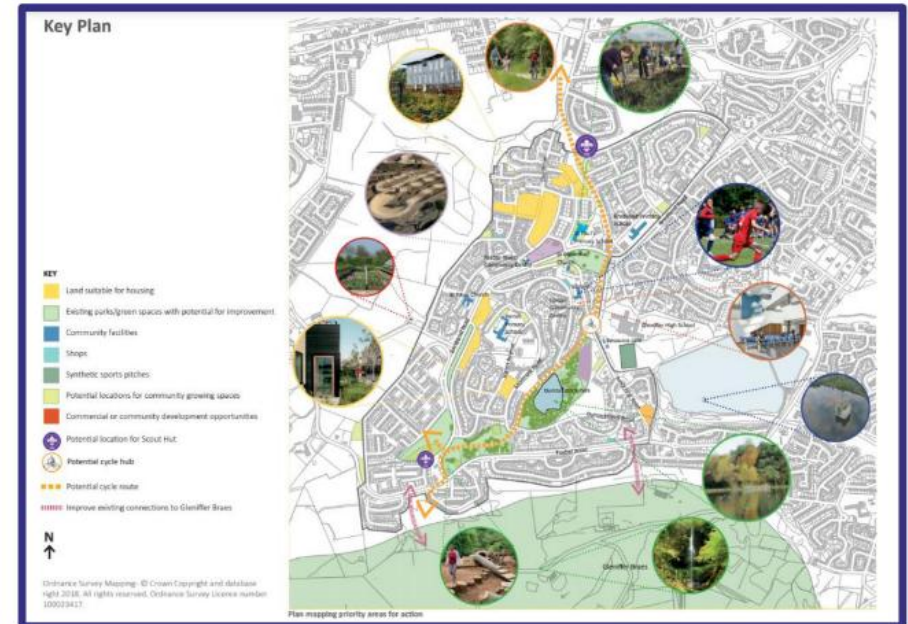
Local Place Plans offer communities an additional chance to shape their local area. They provide a new opportunity for local communities to set priorities for their area and influence planning decisions.

In preparing the next Local Development Plan, the Council will take into account any registered Local Place Plans.

An invitation to prepare Local Place Plans was sent to local communities across Renfrewshire in May 2023. Communities have been asked to express an interest in preparing a Local Place Plan and identify any support that may be needed from the Council and other stakeholders.

Local Place Plans should be completed and submitted to the Council by summer 2025 so they can be taken into account when preparing the next Local Development Plan.

Make a difference in your community and get involved by creating a Local Place Plan. [Find more information about Local Place Plans on the Council website.](#)



5. Key stages in preparing LDP3

1. Early Preparation and Scoping Report (proposed timescale: Q2 2023 to Q3 2024)

Scope out the matters that will be addressed in the Evidence Report and examine the performance of the existing Local Development Plan. Prepare Strategic Environmental Assessment (SEA) Scoping Report and submit to SEA gateway. During this stage, engagement will include:

- Invitation to prepare Local Place Plans
- Consultation on Participation Statement
- Have your say on Renfrewshire's places and call for ideas.

2. Evidence Report (Q1 2024 to Q4 2024)

A summary of the baseline data and information needed to inform a deliverable, place-based and people focused Local Development Plan

- After this stage, engagement will include supporting and engaging with communities during Place Plan preparation.

- Engage with stakeholders on requirements for the Evidence Report, identifying areas of agreement, potential dispute and any gaps in the evidence base.

3. Gate Check (Q4 2024 to Q2 2025)

Evidence Report is submitted to Scottish Ministers. The Department for Planning & Environmental Appeals (DPEA) undertakes an independent assessment whether the report contains sufficient evidence to proceed to Proposed Plan:

- Place Plans submitted for verification by the Council.

6. Key stages in preparing LDP3

4. Proposed Plan (proposed timescale: Q3 2025 to Q2 2026)

The Council's settled view on the proposals and local policies that will make up LDP3. Prepare and publish the SEA and Habitats Regulations Appraisal which includes assessment of all sites submitted through call for ideas. During this stage, engagement will include:

- Place Plans taken into account when preparing Proposed Plan.
- Call for ideas update.

5. Consultation (Q3 2025 to Q2 2026)

Minimum 16-week consultation with local communities and all stakeholders. If modifications made to plan, then modification report published. During this stage, engagement will include:

- Consultation on Proposed Plan and Environmental Report.

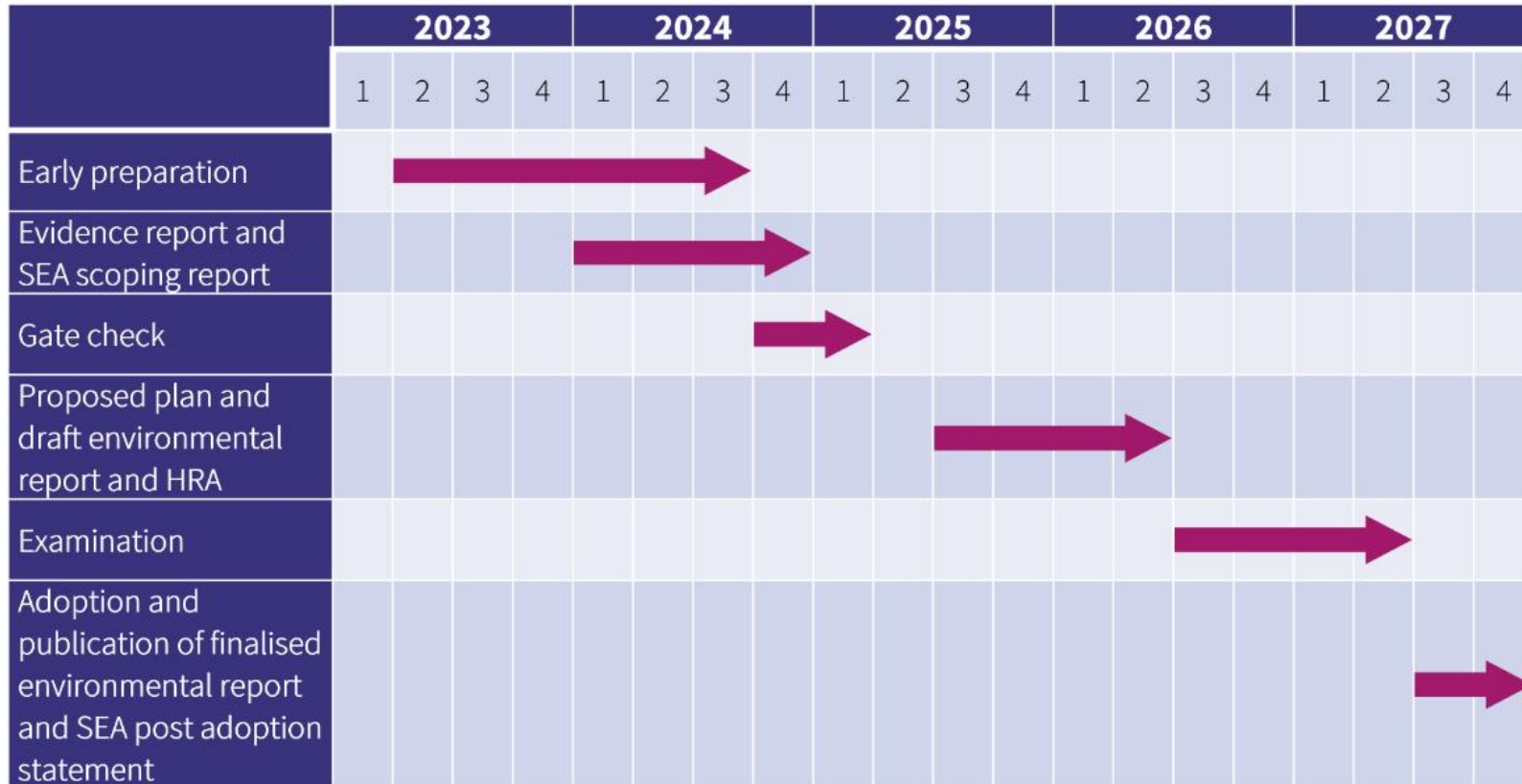
6. Examination (Q3 2026 to Q2 2027)

Proposed Plan submitted to Scottish Ministers for examination by a reporter, who will examine any unresolved representations.

7. Adopted Plan (Q3 2027 to Q4 2027)

Following consideration of reporter's recommendation in Examination Report and any modifications, if required, the plan will be adopted, supported by a delivery plan. Finalised Environmental Report is published and, finally, the SEA Post-Adoption Statement is published.

7. Timeline for preparing the next Local Development Plan



8. Local, regional and national strategies that influence LDP3

- National plans and strategies

E.g., National Transport Strategy, Scotland's National Strategy for Economic Transformation, Scotland's Draft Energy Strategy and Just Transition Plan, The Environment Strategy for Scotland, Scotland's Forestry Strategy, Scottish Biodiversity Strategy to 2045, Retail Strategy for Scotland, Circular Economy Strategy for Scotland, Scotland's Land Use Strategy 2021-2026, A Culture Strategy for Scotland.

- Regional plans and strategies

E.g., Regional Economic Strategy, Regional Economic Recovery Plan, Green Network Blueprint, Forestry and Woodland Strategy for the Glasgow City Region, Regional Transport Strategy, Planning for Green Infrastructure.

- Council plans and strategies

E.g., Renfrewshire Community Plan, Renfrewshire Council Plan, Renfrewshire's Local Housing Strategy, Renfrewshire's Economic Strategy Renfrewshire Local Transport Strategy, Renfrewshire Strategic Housing Investment Plan, Renfrewshire's Outdoor

Access Strategy, Renfrewshire Core Path Plan, Local Biodiversity Action Plan, Renfrewshire Food Growing Strategy.

- National Planning Framework 4
- Local Place Plans
- Regional Spatial Strategy
- RENZERO – Council's Plan for Net Zero

9. Get involved in preparing the Plan

Everyone will have an opportunity to get involved in the preparation of the next Renfrewshire Local Development Plan.

Effective consultation and engagement is vital, as the Local Development Plan can affect where people live, work, shop, play and travel in Renfrewshire. Your involvement and feedback can help us understand priorities for Renfrewshire and deliver a spatial strategy that addresses the issues important to communities.

We want to make it as easy as possible for everyone who has an interest to engage in the process.

The following pages (**the participation statement**) sets our **who** we propose to engage with in the preparation of LDP3, **when** we will engage with groups and individuals and **how** we will undertake this engagement.

Opportunities to become involved in the preparation of LDP3 will be advertised through social media, updates on the Councils website, emails, letters to everyone who has registered on the Local Development Plan mailing list, and advertisements in the local newspapers.

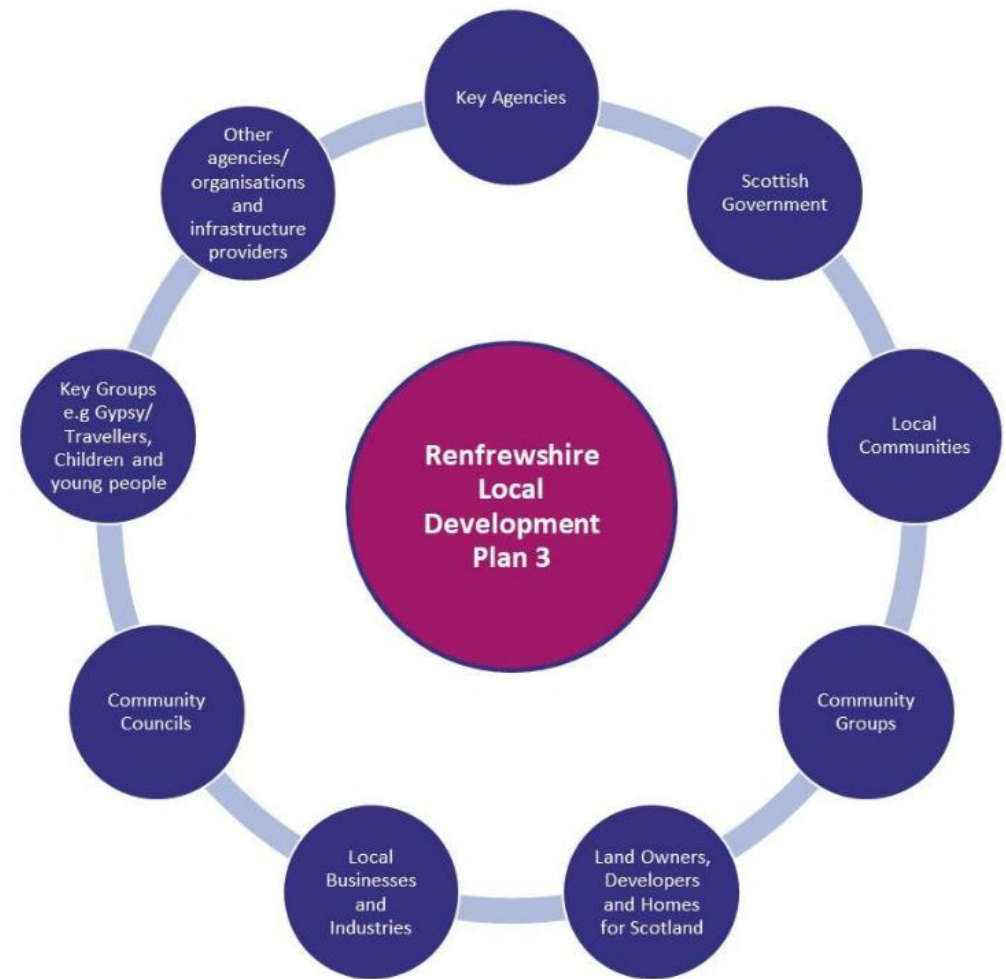
Those with protected characteristics under The Equality Act 2010, including disability, race, age, gender, sex and sexual orientation, religion and people from a range of socio-economic backgrounds and their representatives will be supported where required to get involved in the preparation of the new plan.

There are a number of key stages to get involved in the plan preparation. The participation statement starting on page 14 illustrates these stages, the purpose of the consultation, the timescales and how we propose to undertake the consultation.

Image: LDP3 stakeholders

Stakeholders include:

- key agencies
- Scottish Government
- local communities
- community groups
- Homes for Scotland
- landowners and developers
- local businesses and industries
- community councils
- key groups (e.g., Gypsy/Travellers, children and young people)
- other agencies/organisations and infrastructure providers.



10. Participation Statement (1)

The following section outlines the draft participation statement, which sets out **who** we propose to engage with in the preparation of LDP3, **when** we plan to engage and consult with groups and individuals, and **how** you can get involved in preparing the plan.

Stage	Purpose	Timescales	How
Draft Development Plan Scheme and Participation Statement and early evidence gathering	<ul style="list-style-type: none"> Have a say in how the Council engages in the preparation of LDP3 Inform stakeholders about the start of the plan preparation process 	Autumn 2023 to spring 2024	<ul style="list-style-type: none"> Issue a call to register for updates on the Local Development Plan mailing list Consult with stakeholders on how they want to be involved in LDP3 preparation Update website and publicise through social media, mailing list updates and LDP3 webpage Send draft SEA indicators to the SEA gateway Invitation to Community Councils and Groups to prepare Local Place Plans Published finalised Development Plan Scheme and Participation Statement and make available online and as hard copies in libraries and Renfrewshire House

11. Participation Statement (2)

Stage	Purpose	Timescales	How
Have your say on Renfrewshire's Places / call for ideas	Consult on what the planning issues are that influence the places where people live, work and spend time, and provide an opportunity for ideas and sites to be proposed	Winter 2023	<ul style="list-style-type: none"> • Undertake consultation with stakeholders through an online, place-standard-based survey seeking views on important issues like the climate emergency, local economy, affordable homes, transport, community facilities, green spaces and play facilities • Opportunity to submit ideas for use of land across Renfrewshire • Hard copies available in public libraries and Renfrewshire House • Internal and external engagement with statutory and key stakeholders in the form of 1-to-1 or group meetings

12. Participation Statement (3)

Stage	Purpose	Timescales	How
Evidence Report Submit SEA Scoping Report	<p>Preparation: Gather information from organisations and communities to help the Council prepare the Evidence Report</p> <p>Consultation: Identify any areas of disagreement ahead of the gate check</p>	Spring 2024 to autumn 2024	<p>Preparation</p> <ul style="list-style-type: none"> Engage with Council services and elected members to gather views on priorities for LDP3 Engage with key agencies, organisations and all stakeholders to gather specific evidence. Targeted workshops and 1-to-1 meetings Engage with specific target groups including disability groups, Gypsy/Travellers and travelling showpeople, and children and young people to seek their views on the places where they live Key agencies and other key stakeholders will be engaged with in preparing a site assessment methodology Engage with stakeholders to prepare a statement which sets out where evidence is agreed/disputed and where gaps have been identified and what steps are to be taken next Prepare SEA Scoping Report and submit to the SEA Gateway Hold LDP3 Stakeholders Forum <p>Consultation</p> <ul style="list-style-type: none"> Undertake consultation on the content of the draft Evidence Report. Inform local communities and other stakeholder through social media, mailing list updates and LDP3 webpage Evidence Report published online and made available in Council offices and public libraries Targeted engagement through workshops, 1-to-1 meetings and/or written requests

13. Participation Statement (4)

Stage	Purpose	Timescales	How
Gate check	<ul style="list-style-type: none">• Publish Evidence Report and Position Statement for examination through gate check process• No stakeholder engagement at this stage	Winter 2024 to spring 2025	<ul style="list-style-type: none">• The Council will publicise the submission of the Evidence Report to Scottish Ministers and the outcome of the Gate Check• Inform local communities and other stakeholders through social media, mailing list updates and LDP3 webpage• Report published online and made available in Council offices and public libraries

14. Participation Statement (5)

Stage	Purpose	Timescales	How
Proposed Plan, Draft Delivery Programme and Environmental Report	<p>Update call for ideas: Provide another opportunity for stakeholders to put forward ideas and sites for inclusion in the proposed plan</p> <p>Consultation on proposed plan: Publicise and explain the content of the proposed plan and allow people to make formal representations to it</p>	Spring 2025 to spring 2026	<p>Update call for ideas</p> <ul style="list-style-type: none"> Undertake online consultation with stakeholders for use of land across Renfrewshire. Hard copies available in public libraries and Council offices Consultation and engagement with statutory and key stakeholders, internal council services and elected members through workshops and 1-to-1 meetings. SEA site assessment consultation with SEA gateway <p>Consultation on proposed plan</p> <ul style="list-style-type: none"> See next page.

15. Participation Statement (6)

Stage	Purpose	Timescales	How
Proposed Plan, Draft Delivery Programme and Environmental Report	<p>Update call for ideas: Provide another opportunity for stakeholders to put forward ideas and sites for inclusion in the proposed plan</p> <p>Consultation on proposed plan: Publicise and explain the content of the proposed plan and allow people to make formal representations to it</p>	Spring 2025 to spring 2026	<p>Update call for ideas</p> <ul style="list-style-type: none"> • See previous page. <p>Consultation on proposed plan</p> <ul style="list-style-type: none"> • Consult on the proposed plan, proposed Delivery Programme and Environmental Report for a minimum of 16 weeks • Publish documents on LDP3 webpage and publicise through social media, mailing list updates and LDP3 webpage. Hard copies made available in Council offices and public libraries • Publish accompanying background reports including Equalities Impact Assessment, Public Sector Equality Duty Assessment, Fairer Scotland Duty Assessment, Strategic Environmental Assessment; and Habitats Regulations Appraisal • Notify neighbours of sites proposed for development in the proposed plan • Hold local events to publicise and explain the proposed plan. Internal and external engagement with statutory and key stakeholders in the form of 1-to-1 or group meetings • Presentations to Local Area Partnerships, community groups and community planning partners, elected members and other interested groups

16. Participation Statement (7)

Stage	Purpose	Timescales	How
Examination	No stakeholder engagement at this stage	Autumn 2026 to spring 2027	<ul style="list-style-type: none"> • Notify all parties with unresolved representations of the examination process • Make available the examination documentation, including the final examination report and reporter's recommendations
Adoption	No stakeholder engagement at this stage	Spring 2027	<ul style="list-style-type: none"> • Publicise the adoption of LDP3 and the Delivery Programme • Prepare SEA Post-Adoption Statement and commence monitoring of LDP3 • Notify all parties who engaged in the process • Publish statutory notices and distribute LDP3 to libraries

17. Participation Statement: engagement activities (1)



- Social media

We will use the [Council's Twitter account](#) to share updates.



- Mailing list

To be added to the mailing list, please email:
localplanconsultation@renfrewshire.gov.uk.



- Website

We will update the Council's website regularly:
<https://www.renfrewshire.gov.uk>. Documents will be made available in an accessible format.



- Adverts

We will place adverts in local newspapers.



- 1-to-1 meetings

We will hold 1-to-1 and group meetings with stakeholders.

18. Participation Statement: engagement activities (2)



- Targeted consultation with key groups

E.g., children and young people, Gypsy/Travellers and travelling showpeople.



- Consultation events, workshops, stakeholder forum, and online information sessions

The type of event used will vary depending on the consultation and who we are consulting with.



- Community councils and local partnerships

Officers will attend community council and local partnership meetings.



- Libraries

All documents will be available in local libraries and at Renfrewshire House in Paisley.

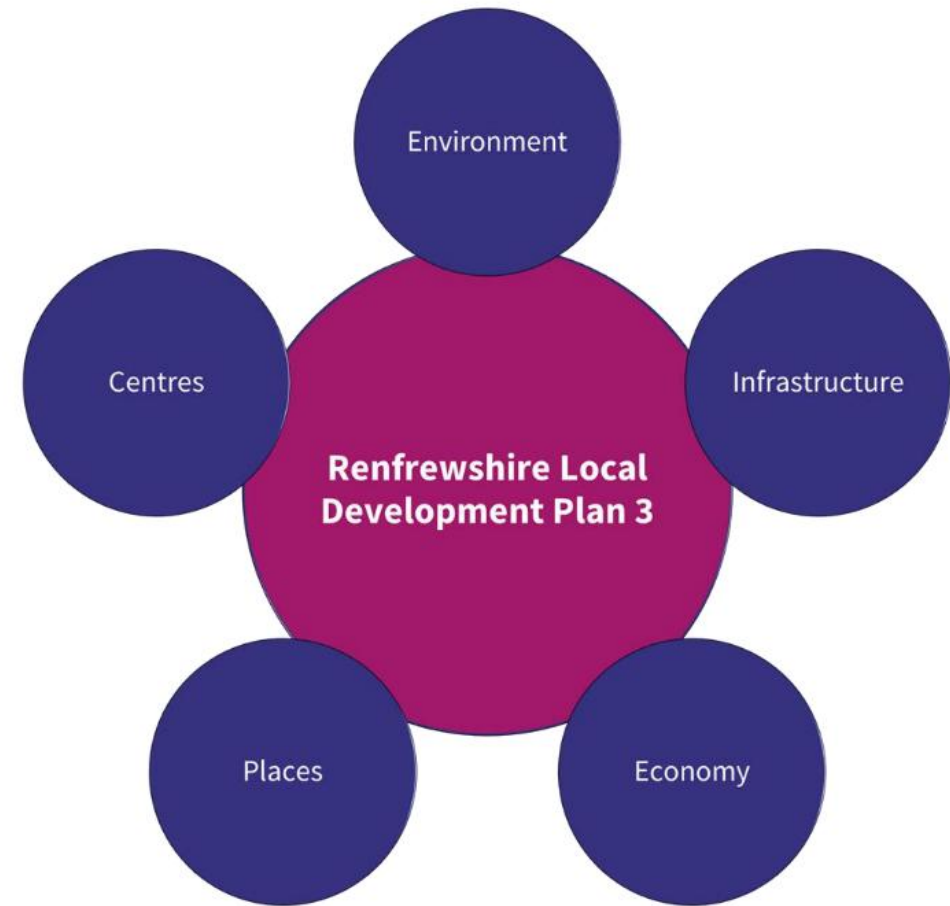
Image: LDP3 themes

The plan's key themes are:

- environment
- infrastructure
- economy
- places
- centres.

We plan to involve stakeholders across the five themes. These stakeholders include participants from:

- the public sector
- the private sector
- Renfrewshire Council
- the community
- organisations.



19. Participation Statement: stakeholder involvement and thematic themes of LDP3 (1)

Public sector participants

- Scottish Government
- Transport Scotland
- Key agencies: NatureScot, SEPA, Scottish Water, Scottish Enterprise, SPT, NHS Greater Glasgow and Clyde, Historic Environment Scotland
- National Agencies (e.g., Marine Scotland, HSE, Public Health Scotland, Coal Authority, Sport Scotland, Scottish Forestry, Neighbouring Local Authorities and Glasgow City Region Local Authorities, Clyde Muirshiel Regional Park, Zero Waste Scotland, Climate Ready Clyde, Police Scotland, Scottish Fire and Rescue Service, Skills Development Scotland)

Private sector participants

- Landowners, developers, housebuilders, and housing associates
- Homes for Scotland
- Local businesses, business organisations, Chamber of Commerce
- University of the West of Scotland
- West College Scotland

20. Participation Statement: stakeholder involvement and the thematic themes of LDP3 (2)

Renfrewshire Council participants

- Councillors
- Council services
- Renfrewshire Health & Social Care Partnership
- OneRen
- Local nursery, primary and secondary schools

Community participants

- Local residents
- Community councils and community groups
- MPs and MSPs
- local partnerships
- Engage Renfrewshire and community development trusts
- tenant groups

- key groups, e.g. children and young people, Gypsy/Travellers and travelling showpeople, disabled people and older people.

Organisations

- Transport, e.g., Sustrans, First Bus, McGill's, Scotrail
- Environmental, e.g., RSPB, Scottish Wildlife Trust
- Energy, waste and utility companies, e.g., Scottish Power, Scottish Gas Network
- Energy suppliers
- Scottish Renewables

21. Mailing list

Our Local Development Plan mailing list records the details of all individuals and organisations wishing to be kept up to date with the Local Development Plan process. Interested individuals or organisations can have their details added to the database by contacting the Council through the methods below:

- Email : localplanconsultation@renfrewshire.gov.uk
- Telephone : 0300 300 0144

22. Working Together

The Council will work with all stakeholders to discuss any issues which could lead to potential challenges/concerns throughout the plan preparation process. One method that can be used to support this is mediation, which can help aid discussions.

The preparation of the Evidence Report will provide the opportunity for any concerns/disputes in the evidence base to be discussed and negotiated. Mediation may also be used in the latter stages of the plan preparation when the proposed plan is published and subject to further representations.

The Council will be open to considering any requests from stakeholders to use mediation, taking into account the potential benefits in terms of saving time and cost, and fostering better relationships going forward. This could be on an informal basis or through an independent third party.



Chief Executive's
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1BR

www.renfrewshire.gov.uk



RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY
THE PLANNING AND CLIMATE CHANGE POLICY BOARD
ON 29/08/2023

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
23/0148/PP Ward 11	Gleddoch Resorts Ltd Gleddoch Hotel Resort Old Greenock Road Langbank PA14 6YE	Golf Range Netting At Gleddock Resort And Golf Course	Erection of extension to height of golf range netting	A

RECOMMENDATION: Grant subject to conditions

Total Number of Applications to be considered = 1

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 23/0148/PP

KEY INFORMATION

Ward: 11 Bishopton,
Bridge of Weir and
Langbank

Applicant: Gleddoch
Resorts Ltd

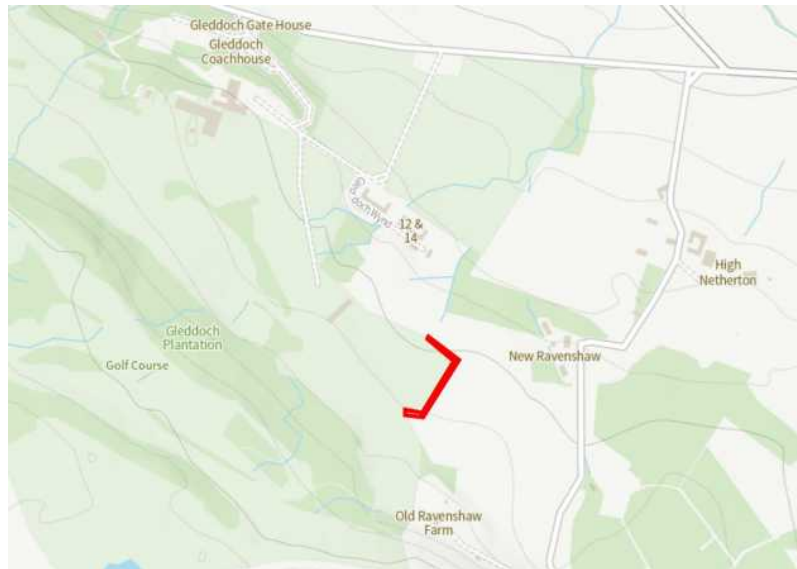
Registered: 22/03/2023

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of extension to height of golf range netting

LOCATION: Golf Range Netting at Gleddoch Resort and Golf Course

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to
conditions

IDENTIFIED KEY ISSUES

- The application site is located within the Green Belt and is covered by National Planning framework 4 policy 8 and Local development Plan policy ENV1.
- There have been fifteen letters of representation.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 23/0112/PP

SITE ADDRESS	Golf Range Netting at Gleddoch Resort and Golf Course
PROPOSAL	Erection of extension to height of golf range netting
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks planning permission for the erection of an extension to the height of a perimeter netting associated with the driving range at the Gleddoch Hotel.</p> <p>The driving range and netting was originally approved under application 18/0042/PP. The driving range is located approx. 400m to the south east of the hotel. The nearest residential properties are at Gleddoch Wynd 140m to the north, New Ravenshaw 175m to the east, and Old Ravenshaw Farm 170m to the south.</p> <p>The existing netting is positioned in a U shape along the eastern boundary of the range. The range is approx. 210m in length. The existing netting is between 10m and 12m in height above ground level.</p> <p>Since the range has commenced operations, it has become evident that the current netting is not of a sufficient height to prevent balls from entering the land to the east. It is noted that this matter is now the subject of an Improvement Notice served by the Business Regulation Team under Section 21 of the Health and Safety etc. Act 1974.</p> <p>To remedy this the operators now propose to increase the height of the fence by between 3m and 5m to create a fence that is a uniform height of 15m above ground level. The proposed netting and columns will match the appearance and specification of the existing netting and columns.</p> <p>It should be noted that the deficiencies in the current netting should not render the principle of the driving range unacceptable in planning terms. It is the responsibility of the operator to manage the driving range in accordance with all other legislation. The operators have considered several options to try and ensure balls are contained within the perimeter and have concluded that increasing the height of the fence is the best option, and have subsequently sought planning permission for this.</p> <p>This report relates to an application that would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board. It was considered that the potential impact of the</p>
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	development on the local community and local environment required it to be fully considered prior to any decision being made.
SITE HISTORY	Application No: 18/0042/PP Description: Erection of golf driving range with associated access, parking, landscaping, and boundary netting. Decision: Grant subject to conditions.
CONSULTATIONS	Communities & Housing Services (Environmental Protection Team) – Have requested that the applicant provide justification by way of calculations for the net heights chosen for the application.
REPRESENTATIONS	Fifteen letters of representation have been received which object to the proposed development. The points raised in the letters can be summarised as follows. <ol style="list-style-type: none"> 1. Non compliance and fulfilment of the previous planning application, namely the driving range lighting. 2. Condition of the existing netting which the Hotel wish to add to. 3. Intervention of the Health and Safety Executive. 4. Disregard of neighbour concerns about danger to life and limb. 5. Disregard to neighbour concerns to the safety and welfare of livestock. 6. Impact on the existing bats, rookery, and other wildlife, biodiversity, and habitats in the area. 7. Range balls are being hit around the net in addition to over it. 8. Visual impact of the netting, and the development is out of keeping with the character of the area. 9. The proposal would erode the quality of the green network. 10. A full Environmental Impact Assessment and a bat survey are required. 11. Permission should not have been granted for the original application, and the area required for the range has been misjudged. 12. The range should be closed, or people restricted to using clubs that have a shorter range. 13. Impact of the lighting on road safety and the environment. 14. Balls from the range are collecting in Gleddoch Burn and impacting the environment.

	<p>15. The development is not compatible with neighbouring land use.</p> <p>16. Neighbouring properties were not notified.</p>
<p>DEVELOPMENT PLAN POLICIES</p>	<p>Policy and Material Considerations</p> <p>Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:</p> <p>Development Plan</p> <p><u>National Planning Framework 4</u></p> <p>NPF4: Policy 3 – Biodiversity NPF4: Policy 8 – Green Belt NPF4: Policy 29 – Rural Development</p> <p><u>Renfrewshire Local Development Plan</u></p> <p>LDP 2021: Policy ENV1 – Green Belt LDP 2021: Policy ENV2 – Natural Heritage</p> <p><u>Supplementary Guidance</u></p> <p>Delivering the Environment Strategy</p> <p><u>Material Considerations</u></p>
<p>PLANNING ASSESSMENT</p>	<p>Policies 8 and ENV1 state that the green belt aims to maintain the identity of settlements and facilitate compact urban growth, protect and enhance the landscape setting of an area, and protect and promote access opportunities to open space.</p> <p>Both policies set out acceptable forms of development within the green belt. This includes recreational uses compatible with a natural environment setting.</p> <p>The principle of the golf driving range was established through the approval of planning application 18/0042/PP. It is noted that the lighting condition attached to this application is still to be satisfactorily resolved. However, notwithstanding this it is not considered that the scope of the current application allows the principle of the driving range to be revisited.</p> <p>The previous application was approved in the knowledge that the driving range would require netting along the eastern edge of the range. Details of the netting were provided as part of the submission. It was concluded that the impact of the netting would not have a significant detrimental impact on the landscape character of the area.</p>

Whilst the driving range has been operating it has become apparent that the netting approved with the original application is not of a sufficient height to prevent balls from being hit into the adjoining fields. The applicants therefore propose to increase the height of the netting from between 10-12m to a uniform height of 15m. In determining the required height, the operators have provided data that shows the height of the compression balls used at the range at 225 yards (being the length of the driving range) is approx. 14m in the air. The height of 15m being proposed should therefore prevent balls from clearing the netting.

The principal consideration in the assessment of this application is therefore the acceptability of increasing the height of the existing fence to 15m.

There is no loss of agricultural land, wild land, or access to open space, and there is no requirement for any additional traffic or access infrastructure.

The development has no significant effects on water supply or water courses from any pollution risk.

In terms of impact on landscape character, the applicant has provided three visuals which show the current fence and how it will appear once the additional 5m height has been added. The visibility of the existing netting from the north, south and west of the site is restricted by woodland and the sloping land form. There is a belt of woodland to the south and south west of the site which screens the site. The land to the north slopes downhill and away from the site which again reduces the visibility of the netting from this angle. To the west the netting will be visible from within the golf course and the grounds of the hotel. However the undulating land form beyond the hotel grounds will again reduce visibility from wider vantage points.

It is noted that the existing netting is visible from vantage points to the east, namely the residential properties along Netherton Road and from higher ground such as Barscube Hill. Existing views from Netherton Road show that the existing netting is partly visible above the undulating grassland.

However as noted under application 18/0042/PP the netting is not a solid structure. The mesh size allows light to pass through the netting, reducing its visual impact. The associated steel columns, which are positioned at 32m intervals along the line of the fence, are also of a perforated design. The applicant has confirmed that the mesh size will match the existing netting. While the proposed development will increase the visibility of the netting from the east, it is not considered that this will have a significant detrimental impact on landscape character.

With respect to potential impact on species and habitats of nature conservation interest, concern has been raised over the impact of the

netting on birds and bats in the area. **Policy ENV2** requires development proposals to consider the potential impact on natural heritage.

The applicants have advised that there has not been any instances of birds or bats becoming stuck in the netting. The applicants have also provided a statement from an ecologist which advises that the netting is appropriate at this location, and that increasing the height of the netting to 15m will not have any significant effects upon the bat or bird population at the site or the surrounding area. The development is considered to comply with **policy ENV2**.

In view of the above assessment, it is concluded that the development will not undermine the role and function of the green belt or have a significant long term impact on the environmental quality of the green belt. The development is therefore considered to comply with policies **8 and ENV1**.

Policy 29 seeks to encourage rural economic activity whilst ensuring the distinctive character of rural areas and natural assets are safeguarded.

The operation of the driving range forms part of the wider function of Gleddoch Hotel as a recreation and tourism asset. The proposed development will facilitate the safe operation of the driving range, and will support the rural economy in this regard. It has been demonstrated above that character of the area and natural assets will not be detrimentally impacted to an unacceptable degree. The development is considered to comply with **policy 29**.

In response to the points raised in the letters of objection.

1 and 13. The status of the lighting condition attached to the previous application is noted in the foregoing assessment. However, this is a separate matter, and would not prevent assessment of the current application from taking place.

2. The condition of the netting is a matter for the operators of the driving range to manage.

3. It is acknowledged that the Councils business regulations team have served a notice on the driving range. The proposed development is seen as a method by which the notice can be resolved.

4 and 5. These concerns have not been disregarded by the Council or the operators. The Council have served a notice on the operators, and the operators have proposed a resolution through increasing the height of the netting.

6. This matter has been addressed in the foregoing assessment.

7 and 14. The land to the side of the driving range is owned by the

	<p>applicants. This is therefore a management issue.</p> <p>8, 9 and 15. These matters have been addressed in the foregoing assessment.</p> <p>10. The proposed development does not fall within schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, and is not therefore an EIA development. A statement from an ecologist on the potential impact on birds and bats has been provided.</p> <p>11 and 12. The principle of a driving range at this location cannot be revisited within the scope of this application. The functionality of the range was not a material consideration in the assessment of the previous application. It is a matter for the operators to manage the range in accordance with all other relevant legislation.</p> <p>16. Notification has been undertaken in accordance with the requirements of the regulations.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Planning permission should therefore be granted.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. That the mesh size and material diameter of the netting to be installed at the driving range shall match the mesh size and diameter of the existing netting. The netting shall be maintained as such for the duration that the driving range is in use to the satisfaction of the Planning Authority.

Reason: in the interests of visual amenity.

