

Minute of Meeting Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 07 November 2023	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present: Councillor Alison Ann-Dowling, Councillor Andy Doig, Councillor Chris Gilmour, Councillor Neill Graham, Councillor Anne Hannigan, Councillor Bruce MacFarlane, Councillor Kenny MacLaren, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Iain Nicolson, Councillor Jim Paterson, Councillor John Shaw, Councillor Ben Smith

Chair

Councillor Paterson, Convener, presided.

In Attendance

A Morrison, Head of Economy & Development; D Love, Chief Planning Officer, G McCracken, Development Standards Manager, J Weir, Senior Planning Officer, P Moss, Strategy, Policy & Insight Manager and R Smith, Climate Emergency Lead Officer (all Chief Executive's); G Hannah, Head of Climate, Public Protection & Roads (Environment, Housing & Infrastructure); and R Graham, Senior Solicitor (Litigation & Regulatory Services), V Howie, Finance Business Partner and R Devine and E Gray, both Senior Committee Services Officers (all Finance & Resources).

Webcasting of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Policy Board would be filmed for live or subsequent broadcast via the Council's internet site.

Apologies

Councillor Adam and Councillor McGuire.

Declarations of Interest and Transparency Statements

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

1 **Revenue and Capital Budget Monitoring Report as at 15 September 2023**

There was submitted a Revenue and Capital Budget Monitoring report by the Director of Finance & Resources for the period 1 April to 15 September 2023.

The report stated that the projected outturn as at 31 March 2024 for all services reporting to this Policy Board was an overspend position of £0.021 million. It was noted that there were no capital budget projects reporting to this Policy Board. Summaries were provided over the relevant services in the tables within the report, together with further analysis. It was noted that the projected outturn was based on current available information and assumptions made by service budget holders. It was also highlighted that budget adjustments totalling £0.024 million had been processed since approval of the budget at the meeting of Council held on 2 March 2023. Full details of these adjustments were outlined within the report.

DECIDED: That the projected Revenue outturn position, detailed in Table 1 of the report, and the budget adjustments, detailed in section 4 of the report, be noted.

2 **Public Bodies Climate Change Duties Reporting 2022/23**

There was submitted a report by the Director of Environment, Housing & Infrastructure relative to the Renfrewshire Council Public Bodies Climate Change Duties Report for 1 April 2022 to 31 March 2023, a copy of which was appended to the report, outlining details on the Council's emissions; activities, plans and strategies undertaken during 2022/23 in relation to climate change and adaptation; together with priorities for the year ahead in relation to climate action.

The report stated that the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 committed Scotland to become net zero by 2045, with the Public Bodies Climate Change Reporting Duties placing a legal requirement on public bodies to set target dates for zero direct emissions and indirect emission reductions; report on how spending and resource would contribute to these targets; and report on the body's contribution to Scotland's Climate Change Adaptation Programme. To comply with the requirements of the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015 as amended by the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Amendment Order 2020, Renfrewshire Council required to prepare an Annual Report detailing progress in mitigation and adaptation to climate change.

The report highlighted that there had been a reduction in both scope 2 and scope 3 emissions from the previous year, but an increase in scope 1 emissions. Concerns were expressed regarding the methodology employed nationally for reporting scope 3 emissions. Having heard from the Head of Climate, Public Protection & Roads in connection with the anticipated timescale for the issue of standardized reporting methodology guidance by the Scottish Government the Convener indicated that in the event the guidance was not available by the date of the next meeting of this Policy Board officers would be requested to explore a more reliable method for reporting scope 3 emissions, learning from best practice in industry, academia and local government in England and Wales which could then be used to recalculate

Renfrewshire's current emissions and, where possible, emission levels for previous years.

DECIDED:

(a) That the Renfrewshire Council Public Bodies Climate Change Duties report 2022/23, as appended to the report, be approved; and

(b) That it be noted that the Renfrewshire Council Public Bodies Climate Change Duties report 2022/23 would be submitted to the Scottish Government by the deadline of 30 November 2023.

3 **Clyde Peatlands – Update**

There was submitted a report by the Chief Executive relative to the Clyde Peatlands initiative and its delivery within Renfrewshire.

The report advised that the Clyde Peatlands initiative had been developed as part of a wider response to tackling climate change across the Glasgow City Region with the aim of restoration of degraded peatland bogs which in turn delivered climate and ecological benefits across the City Region area and supported Net Zero ambitions. The initiative had been led by the Glasgow and Clyde Valley Green Network Partnership (GCVNP) which included the region's eight local authorities and key agencies.

The report indicated that peatland restoration supported the region's Net Zero ambitions through the storage of carbon, assisted in reducing the impact of climate change through storing surface water and provided ecological benefits by supporting enhanced habitat networks. The initial phases of the project had been funded by the NatureScot Peatland Action programme which had set aside £250 million until 2030 to support peatland restoration across Scotland and enabled a dedicated Clyde Peatlands Officer to be appointed by GCVNP. The Clyde Peatlands Project Officer had engaged with local authorities across the City Region to consider the potential for 'early win' projects which demonstrated the benefits of peatland restoration, maximised use of funding available from NatureScot's Peatland Action Programme and supported the restoration of peat bogs across the City Region.

The most significant opportunity for peatland restoration within Renfrewshire lay within West Tandlemuir Farm, Clyde Muirshiel Regional Park, Lochwinnoch and an update was provided in respect of the feasibility evaluation undertaken, the proposed programme of works, funding, delivery and monitoring arrangements.

Councillor Andy Doig, seconded by Councillor McGurk, moved as an additional recommendation that it be agreed to liaise with community-led organisations with a view to potential partnership arrangements regarding the development of the Tandlemuir Farm Restoration Project. This was agreed unanimously.

DECIDED:

(a) That the development of Clyde Peatlands and the role of the initiative in contributing to the Council's response to climate change be noted;

(b) That the opportunity for development of the West Tandlemuir Farm Restoration Project as part of Clyde Peatlands in Renfrewshire be noted;

(c) That authority be delegated to the Head of Economy and Development, in consultation with the Convenor, to develop and progress implementation of the West Tandlemuir Restoration Project, including the preparation of bids for capital funding;

(d) That it be agreed to liaise with community-led organisations with a view to potential partnership arrangements regarding the development of the Tandlemuir Farm Restoration Project; and

(e) That it be noted that further progress on delivery of the West Tandlemuir project would be reported to this Policy Board as appropriate.

4 **Tree Preservation Order Requests**

There was submitted a report by the Chief Executive relative to requests to apply Tree Preservation Order (TPO) designations to sites across Renfrewshire.

The report advised that the TPO requests submitted had been considered in terms of 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. The report provided updates in relation to the TPOs agreed at the meeting of this Policy Board held on 23 August 2022 in respect of the sites at Potterhill Avenue, Paisley, St Marks Church, Paisley and land to the south of Stanely Reservoir and referred to a request received for the designation of a TPO in respect of a number of trees and groups of trees at Inchinnan Road, Renfrew and advised that an assessment had been undertaken, details of which were provided within the report, together with a recommendation that a TPO be made and the factors taken into consideration.

Following discussion regarding aspects of the TPO request in respect of trees within the grounds of Dykebar Hospital, Paisley which the report recommended be not confirmed and which was subsequently withdrawn, it was agreed that arrangements be made to convene a training session for elected members in respect of TPOs.

DECIDED:

(a) That it be agreed that the tree preservation order in respect of the land within the grounds of Dykebar Hospital, Paisley be not confirmed and be withdrawn;

(b) That it be noted that the Tree Preservation Order (TPO) designations agreed at the meeting of this Policy Board held on 23 August 2022 in respect of the sites at Potterhill Avenue, Paisley, St Marks Church, Paisley and land to the south of Stanely Reservoir were currently subject to a period of public consultation and would be submitted to a future meeting of this Policy Board for confirmation or otherwise of the orders; and

(c) That the need for a TPO in respect of a number of trees and groups of trees at Inchinnan Road, Renfrew be approved and that it be agreed that officers proceed to prepare the Order, serve it on relevant parties and make the Order available to the public and seek representations.

5 **Renfrewshire Planning Performance Framework Feedback 2022/23**

There was submitted a report by the Chief Executive relative to the feedback report provided by the Minister for Local Government, Empowerment and Planning in relation to Renfrewshire's Planning Performance Framework 2022/23, a copy of which was appended to the report.

The report stated that a system of performance management for planning had been established by local authorities and the Scottish Government, which required all planning authorities to produce an annual Planning Performance Framework. The Framework had been developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to speed of decision making; qualitative analysis, delivery and implementation of good quality development and design; project management and communication consultation, and engagement with communities and stakeholders.

The report intimated that the Framework provided planning authorities with an opportunity to demonstrate continuous improvement, achievements and successes. The Renfrewshire Planning Performance Framework 2022/23 demonstrated that the Council was committed to continuous improvement in the service it provided in its role as a local planning authority and the feedback report received had been positive with all areas of the assessment apart from one achieving the required level of performance.

DECIDED: That the positive feedback report on Renfrewshire's Planning Performance Framework 2022/23 be noted.

6 **Planning Appeals**

There was submitted a report by the Chief Executive relative to planning and other relevant appeals which were currently under consideration and appeal decisions which had been issued by the Directorate for Planning and Environmental Appeals (DPEA).

Appendix 1 of the report detailed all appeals currently under consideration by the DPEA including those related to the refusal of planning permission, advertisement consent and notification as a result of an objection from a statutory consultee. Appendix 2 of the report detailed appeals determined in the period November 2022 to October 2023, or where the Reporter had issued a notice of intention.

The report highlighted that of the recent appeal determinations relating to planning applications, four appeals had been allowed and planning permission granted. In addition, it was noted that all appeals determined since November 2022 to October 2023, which related to large scale residential developments, had been allowed by the Reporter. Appendix 2 of the report also advised that claims for expenses had been awarded in relation to two planning appeals from the previous 12-month period. These appeals related to the development at Yard A, Station Road, Bridge of Weir and the UWS Thornly Park Campus Site at Caplethill Road, Paisley. Details of the awards were provided within the report.

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DECIDED:

- (a) That the appeals which were currently under consideration by the DPEA and awaiting a decision be noted;
- (b) That the decisions recently issued by the DPEA in respect of development proposals within Renfrewshire be noted; and
- (c) That the award of expenses against the Council in respect of (i) the development at Yard A, Station Road, Bridge of Weir and (ii) the UWS Thornly Park Campus Site at Caplethill Road, Paisley be noted.

7 Planning Applications

There were submitted reports by the Chief Executive relative to the following applications for planning permission that required to be determined by the Board.

- 7(a) **22/0481/PP: Erection of residential development comprising 64 dwellings with associated road and drainage infrastructure at former St Brendan's Social and Recreation Club, Stirling Drive, Linwood by McTaggart Construction.**

J Weir, Senior Planning Officer, provided a presentation relative to the application.

Reference was made to potential vermin issues in the vicinity of the site arising from the proposed development. Assurances were provided that the developer would be encouraged to take pro-active mitigating action to address the issue and that, in the event of a failure, the Council would enforce applicable legislation.

In terms of Standing Order 59 Councillor Paterson, moved that the application be granted subject to the conditions and reasons detailed within the report and a section 75 agreement being concluded with the applicants in respect of delivery of affordable homes on the site and secure a contribution towards play provision. This was agreed unanimously.

DECIDED: That the application be granted subject to the conditions and reasons detailed within the report and a section 75 agreement being concluded with the applicants in respect of delivery of affordable homes on the site and secure a contribution towards play provision.

- 7(b) **23/0112/PP: Erection of residential development comprising of eight flats with associated access, parking, bin store, boundary treatment and landscaping at 74 Fulbar Street, Renfrew, PA4 8PB by Mr B Lees.**

J Weir, Senior Planning Officer, provided a presentation relative to the application.

Councillor Shaw, seconded by Councillor MacFarlane, moved that consideration of the application be continued pending a site visit. This was agreed unanimously.

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

7(c) **23/0136/PP - Erection of residential development comprising 24 flats (within two four storey blocks) and associated access, parking, and landscaping at Site on North Western Boundary of No 2 Row Avenue, Renfrew by Park Lane Group/Sanctuary Scotland.**

J Weir, Senior Planning Officer, provided a presentation relative to the application.

Councillor Shaw indicated that he was of the view that the application should be refused, outlining the main reasons for adopting this position.

ADJOURNMENT

The meeting adjourned at 2.12pm and reconvened at 2.17pm.

Councillor N Graham, seconded by Councillor McNaughtan, moved that the application be granted subject to the conditions and reasons detailed within the report and a section 75 agreement being concluded with the applicants in respect of delivery of affordable homes on the site.

Councillor Shaw, seconded by Councillor MacFarlane moved as an amendment that the application be refused as the proposed development was contrary to policies P1 and P6 of the Renfrewshire Local Development Plan, in terms of the development's impact on the amenity of the surrounding area, effect on 20-minute neighbourhoods and open space.

On the roll being called, the following members voted for the motion: Councillors Ann-Dowling, Gilmour, N Graham, McGurk, McNaughtan and Smith.

The following members voted for the amendment: Councillors Andy Doig, Hanningan, MacFarlane, K MacLaren, Nicolson, Paterson and Shaw.

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

DECIDED: That the application be refused as the proposed development was considered contrary to policies P1 and P6 of the Renfrewshire Local Development Plan and Policy 15 of NPF4, in that the proposed development could not be considered as a 20-minute neighbourhood, did not support local living and would not provide sufficient amenity or open space.