

## Minute of Meeting Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 23 August 2022	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

**Present:** Councillor Jennifer Adam, Councillor Carolann Davidson, Councillor Andy Doig, Councillor Chris Gilmour, Councillor Neill Graham, Councillor Anne Hannigan, Councillor Bruce MacFarlane, Councillor Kenny MacLaren, Councillor Jamie McGuire, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Iain Nicolson, Councillor Jim Paterson, Councillor John Shaw

### Chair

Councillor Paterson, Convener, presided.

### In Attendance

L McIntyre, Head of Policy & Commissioning, A Morrison, Head of Economy & Development, D Love, Chief Planning Officer, G McCracken, Development Standards Manager, S Marklow, Strategy & Place Manager, K Dalrymple, Development Plans & Housing Strategy Team Leader, F Knighton, Senior Planning Officer, L Johnston, Assistant Planner, P Moss, Strategy, Policy & Insight Manager, R Smith, Climate Emergency Lead Officer, L Adamson, Communications & Public Affairs Manager and G Crawford, Senior Communications Officer (all Chief Executive's); K Anderson, Sustainability, Place & Assets Manager (Environment & Infrastructure); and N Young, Assistant Managing Solicitor (Litigation & Advice); V Howie, Finance Business Partner, R Devine and E Gray both Senior Committee Services Officers and J Barron and D Cunningham, both Assistant Democratic Services Officers (all Finance & Resources).

### Webcasting of Meeting

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

### Apology

Councillor Hood.

## **Declarations of Interest**

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

### **1 Revenue and Capital Budget Monitoring**

There was submitted a Revenue and Capital Budget Monitoring report by the Director of Finance & Resources for the period 1 April to 24 June 2022.

The report stated that the projected outturn as at 24 June 2022 for all services reporting to this Policy Board was an overspend position of £0.050 million. 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 information currently available and assumptions made by service budget holders. It was also highlighted that revenue budget adjustments totalling £0.934 million, comprising expenditure adjustments of £0.031 million in respect of the realignment of the Planning Services budget had been processed since the Budget had been approved at the meeting of the Council held on 3 March 2022.

#### **DECIDED:**

- (a) That the projected outturn position, detailed in Table1 of the report, be noted; and
- (b) That the budget adjustments, detailed in section 4 of the report, be noted.

### **2 Plan for Net Zero**

There was submitted a report by the Chief Executive relative to Renfrewshire's Plan for Net Zero.

The report made reference to the national commitment to become net zero by 2045, and in particular, the legal requirement for the Council, in terms of the Public Bodies Climate Change Reporting Duties, to set target dates for zero direct emissions and indirect emission reductions; to report on how spending and resource would contribute to these targets; and the Council's contribution to Scotland's Climate Change Adaptation Programme. In this connection the report outlined the key elements of the Plan for Net Zero, including activities undertaken to date; next steps; and planned and proposed actions for the next phase. A quick read version of the Plan for Net Zero and the complete Plan for Net Zero were appended to the report.

Renfrewshire's Plan for Net Zero was Council-led but was for the whole of Renfrewshire. The Plan outlined five themes, with key outcomes to be achieved against each theme. The core principle at the heart of the Plan, was for the Council to act as a driver or catalyst for change, to lead by example and maximise the opportunities of a transition to net zero, integrating climate action into the Council's financial planning, decision making and existing activities and embedding climate considerations across all that it did in a way that ensured continued delivery of high

quality public services and closely aligned with the Council's ambitions for Renfrewshire.

It was recognised that in terms of achieving net zero ambitions, the scale of the challenge for Renfrewshire as an area and the Council as an organisation was significant with many of the levers required to meet the challenge requiring to be activated by government, potentially through legislation. Substantial investment at a local and national level would also be required alongside the successful rollout of enabling activities within national programmes and the ability to source specialist expertise and skills. Notwithstanding these challenges, the Plan for Net Zero was ambitious, it had been developed with local people and organisations and built upon a strong evidence base. The next phase of the Plan and associated programme of work would focus on delivery, accelerating the work that was already in progress and ensuring that net zero carbon ambitions were a core part of everything that the Council and its Partners did in Renfrewshire. Ongoing engagement with all stakeholders was deemed to be integral to the approach taken in delivering on the Plan, with a strong focus on equality and fairness, and in ensuring that every citizen was able to participate in the net zero journey as it progressed. It was noted that in recognition of this, Council officers would work with Renfrewshire's Climate Panel to develop an easy read version of the Plan for Net Zero, to reflect the different levels of understanding across stakeholders on the journey

**DECIDED:**

(a) That Renfrewshire's Plan for Net Zero, as appended to the report, be approved for publication; and

(b) That it be noted that regular updates would be submitted to future meetings of this Policy Board on the further development of the Plan and its ongoing implementation.

### **3 Climate Change Action Fund - Update**

There was submitted a report by the Chief Executive relative to the Climate Change Action Fund.

The report made reference to the £1 million of funding made available as part of the budget approved at the meeting of the Council held on 3 March 2022 to support progression of the Council's response to the climate emergency through the Climate Change Action Fund. The Fund was intended to fund innovative projects and initiatives being developed by Council services in response to the climate emergency; provide initial funding to pilot new ideas and approaches; support engagement and partnership working across Renfrewshire; and/or accelerate the pace of change already being delivered through existing initiatives. The process was deemed to be vital to the Council being able to lever in the external funding that would be required to support climate change initiatives at the scale and pace required.

The Climate Change Sub-committee had previously considered a number of funding proposals developed in response to the climate emergency. These proposals had subsequently been approved by the Leadership Board and funding of £978,000 allocated from the Climate Change Action Fund to support 14 projects. A number of these projects related to feasibility studies or engagement work with local businesses and communities, and it was stated that good progress had been made in terms of progressing these and appointing relevant suppliers and specialists to support this

work. The appendix to the report provided specific detail.

The report advised that it was anticipated that £556,000 of the £978,000 funding allocated to the projects detailed in the appendix would be spent during financial year 2022/23 to deliver the Climate Change Fund Programme and that a balance of £22,000 currently remained available for allocation.

**DECIDED:**

(a) That the progress update provided on the initiatives funded through the Climate Change Action Fund to date be noted;

(b) That the projected financial outturn position, detailed in Table 1, be noted; and

(c) That the change to the scope of the projects, detailed at section 4.2 of the report, be noted and approved.

#### **4 Developer Contributions – Annual Report**

Under reference to item 8 of the Minute of the meeting of this Policy Board held on 14 June 2022, there was submitted a report by the Chief Executive being an annual return detailing developer contributions received in relation to various Section 50, Section 69 and Section 75 agreements associated with approved planning applications.

The report detailed the current status, sums of monies involved and purpose of the funds.

**DECIDED:** That the Developer Contributions Annual Report and the developer contributions currently held by the Council be noted.

#### **5 Renfrewshire Planning Performance Framework 2021 / 2022**

There was submitted a report by the Chief Executive relative to the Renfrewshire Planning Performance Framework 2021/22, 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, where all planning authorities required to produce an annual Planning Performance Framework. The Framework had been developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to speed of decision making; qualitative story of this year's planning performance; added value that planning made in decision making; how policies and guidance had shaped developments; delivery of good quality development and design; project management and communication consultation and engagement with communities and stakeholders. It was noted that the Framework provided planning authorities with an opportunity to demonstrate continuous improvement, achievements and successes. The Renfrewshire Planning Performance Framework 2021/22, a copy of which was appended to the report, demonstrated that the Council continued to perform well in

terms of the Scottish average.

Following discussion, it was noted that the workforce information included within the return would be updated prior to submission.

**DECIDED:** That the Renfrewshire Planning Performance Framework 2021/22 be noted.

## **6 Development Plan Scheme 2022**

There was submitted a report by the Chief Executive relative to the annual Renfrewshire Development Plan Scheme 2022.

The report stated that the Development Plan Scheme detailed the work required to prepare, engage and consult on the Local Development Plan 3. The next Local Development Plan (LDP) for Renfrewshire would be informed by National Planning Framework 4 and the Regional Spatial Strategy for the Glasgow City Region. The report advised that following the publication of National Planning Framework 4 and new Scottish Government Development Planning Regulations, the timetable for preparing the next LDP for Renfrewshire would be updated and submitted to a future meeting of this Policy Board for consideration.

**DECIDED:** That the Renfrewshire Development Plan Scheme 2022 be approved.

## **7 Development Planning Guidance - Development in the Countryside (2022) and Display of Advertisements (2022)**

There was submitted a report by the Chief Executive relative to the formulation of development planning guidance on Development in the Countryside and Display of Advertisements. Copies of the guidance were appended to the report. The guidance supported the Local Development Plan (2021) and the New Development Supplementary Guidance (2022).

The report indicated that the majority of Renfrewshire was rural countryside, protected from inappropriate development through its designation as greenbelt in the Renfrewshire Local Development Plan (2021). Renfrewshire's greenbelt played a key role in protecting and enhancing the character, landscape, natural setting and identity of settlements, whilst providing outdoor access to green networks which linked areas and supported nature networks. The guidance supported the local development plan providing design advice when considering and preparing development proposals within Renfrewshire's countryside. Advertisements and signage provided information related to goods and services. They were often designed to be eye-catching and could enliven the street scene. However, they could also have an impact on the character and appearance of an area resulting in a cluttered and unattractive environment. The proposed guidance provided good practice advice in relation to the display of advertisements including the different types of signage, their design, size, location, materials, illumination and relationship with the surrounding area. The guidance also set out the circumstances where advertisements could be displayed without the need for advertisement consent.

The report indicated that in the event the guidance was approved by the Policy Board arrangements would be made to publish them on the Council's website and the

design advice would be a material consideration in assessing new development proposals in the countryside and applications for advertisement consent.

**DECIDED:**

(a) That the publication of the Development in the Countryside (2022) guidance be approved; and

(b) That the publication of the Display of Advertisements (2022) guidance be approved.

**8 Site Development Briefs – Barrhill Crescent, Kilbarchan, Land at Blythswood, Renfrew & Blackhall Street, Paisley**

There was submitted a report by the Chief Executive relative to site development briefs prepared in respect of a recently allocated residential site within the Local Development Plan, Barrhill Crescent, Kilbarchan, and two brownfield sites, at Blythswood, Renfrew and Blackhall Street, Paisley. An electronic link to the proposed site development briefs was provided within the report.

The report advised that the site development briefs set out a planning framework for the sites, identifying a number of factors, including site context; site layout and building design; landscaping and boundary treatments; accessibility; sustainable urban drainage; renewables/sustainability; digital connections; affordable housing; education provision; open space provision; and supporting information, that required to be addressed in preparing development proposals for the sites. The report indicated that in the event the site development briefs were approved by the Policy Board arrangements would be made to publish them on the Council's website, used to guide development proposals for the sites and be a material consideration when considering future planning proposals.

**DECIDED:** That the site development briefs relating to the sites at Barrhill Crescent, Kilbarchan, land at Blythswood, Renfrew and Blackhall Street, Paisley be approved.

**9 Renfrewshire Local Development Plan – Outcome of Court of Session Appeal**

There was submitted a report by the Chief Executive relative to the Renfrewshire Local Development Plan, the statutory appeal process and outcome.

The report stated that at the meeting of the Communities, Housing & Planning Policy Board held on 7 December 2021 it had been agreed that the Renfrewshire Local Development Plan be adopted. The Local Development Plan had been formally adopted on 15 December 2021. A statutory appeal had subsequently been received by the Council on 20 January 2022 from James (Glasgow) Limited seeking to either quash one chapter of the local development plan or the allocations detailed within the local development plan as they related to the sites at Thriplee Road, Bridge of Weir and the former Golf Driving Range, Rannoch Road, Johnstone. The Council had sought legal opinion from a QC and sought to defend the appeal on the basis of avoiding the quashing of a complete chapter of the local development plan - Delivering the Spatial Strategy – Places. The outcome of the appeal had been intimated to the Council with the Court of Session allowing the appeal and quashing

the Renfrewshire Local Development Plan (2021) in the following respects:- (i) in relation to the Thriplee Road site in Bridge of Weir, to remove the green belt designation, thereby showing it as 'white space' in the adopted Renfrewshire Local Development Plan (2021); (ii) removing the residential designation of site at Golf Driving Range, Rannoch Road, Johnstone, thereby showing it as 'white space' in the adopted Renfrewshire Local Development Plan (2021); and (iii) in relation to Auchenlodment Road in Elderslie, to remove the green belt designation, thereby showing it as 'white space' in the adopted Renfrewshire Local Development Plan (2021). The Council had also been found liable for the appellant's expenses.

**DECIDED:**

(a) That the outcome of the Statutory Appeal in respect of the adoption of the Renfrewshire Local Development Plan be noted; and

(b) That the claim for expenses in relation to the appeal be noted.

## 10 **Tree Preservation Order Requests**

There was submitted a report by the Chief Executive relative to the Tree Preservation Order (TPO) requests agreed at the meeting of this Policy Board held on 14 June 2022, further requests to apply TPO designation to sites in Erskine, Paisley and Renfrew and proposals for progressing additional TPO requests in Kirklandneuk Park, Renfrew, Dykebar Hospital, a site located to the south of Caplethill Road and another in Houston.

The TPO requests submitted were to be considered in terms of 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. A summary of the Renfrewshire Planning & Development Tree Policy 2022, approved at the meeting of the Communities, Housing & Planning Policy Board held on 15 March 2022, was provided.

The report provided an update in respect of the TPOs previously agreed, at the meeting of this Policy Board held on 14 June 2022, in respect of the wooded areas at (i) Sandielands Wood, Inchinnan; and (ii) Erskine Hotel Wood. It was highlighted that one comment was received in advance of the TPO for Erskine Hotel Wood prior to publication. A summary of the points raised and the response to these was provided. It was considered by the Chief Executive that the comments did not alter the recommendation to apply a TPO designation to the site.

The report referred to a number of requests received for TPOs to be designated and advised that, to date, three of the sites involved, at Old Lane SINC, Erskine, Kings Inch Road, Renfrew and UWS Thornly Park Campus, Paisley had been considered and assessments undertaken, details of which were provided within the report, and a recommendation provided in respect of whether a TPO should be made. The report also indicated that requests for TPO designations had been received in connection with (i) woodland at Kirklandneuk Park, Renfrew; (ii) Dykebar Hospital Grounds; (iii) a site in Houston; and (iv) a site located to the south of Caplethill Road. The report stated that consideration and assessment of these sites would be undertaken and the findings and recommendations submitted to a future meeting of this Policy Board;

Following discussion, Councillor McGurk, seconded by Councillor McNaughtan, moved;

(a) That the Tree Preservation Orders in respect of the sites known as Sandieland Wood and Erskine Hotel Wood be confirmed and that officers make the orders public and register them with the Land Registry for Scotland;

(b) That the need for Tree Preservation Orders at the sites known as (i) Old Lane SINC and (ii) UWS Thornly Park campus and adjacent land, incorporating the adjacent "North Field" and the area to the south of Caplethill Road identified for off-site pedestrian route enhancement included in the Reporter's decision, be approved and that it be agreed that officers proceed to prepare the Orders, serve them on relevant parties, make the orders available to the public and seek representations;

(c) That it be agreed that a tree preservation order designation should not apply to the site at Kings Inch Road, Renfrew for the reasons outlined in the report; and

(d) That it be noted that consideration and assessment of the sites at woodland at Kirklandneuk Park, Renfrew, Dykebar Hospital, and site in Houston would be undertaken and the findings and recommendations submitted to a future meeting of this Policy Board. The amendment was agreed.

Following discussion, it was also agreed that a survey of trees at planning application sites and allocated development sites, identified within the Local Development Plan, be undertaken.

**DECIDED:**

(a) That the Tree Preservation Orders in respect of the sites known as Sandieland Wood and Erskine Hotel Wood be confirmed and that officers make the orders public and register them with the Land Registry for Scotland;

(b) That the need for Tree Preservation Orders at the sites known as (i) Old Lane SINC and (ii) UWS Thornly Park campus and adjacent land, incorporating the adjacent "North Field" and the area to the south of Caplethill Road identified for off-site pedestrian route enhancement included in the Reporter's decision, be approved and that it be agreed that officers proceed to prepare the Orders, serve them on relevant parties, make the orders available to the public and seek representations;

(c) That it be agreed that a tree preservation order designation should not apply to the site at Kings Inch Road, Renfrew for the reasons outlined in the report;

(d) That it be noted that consideration and assessment of the sites at woodland at Kirklandneuk Park, Renfrew, Dykebar Hospital and site in Houston would be undertaken and the findings and recommendations submitted to a future meeting of this Policy Board; and

(e) That a survey of trees at planning application sites and allocated development sites, identified within the Local Development Plan, be undertaken.

## 11 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.

**(a) 19/0749/PP: Erection of residential development comprising 96 dwellings with associated open space, roads, access and landscaping, engineering and infrastructure works at 40 Rannoch Road, Johnstone PA5 0SP**

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 to secure eight units for affordable housing. This was agreed.

**DECIDED:** That 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 to secure eight units for affordable housing.

**(b) 22/0142/PP: Demolition of existing office building and erection of 67 flats with associated access, landscaping, open space and parking at 2 Lonend, Paisley PA1 1SS**

In terms of Standing Order 59 Councillor Paterson, moved that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

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

**(c) 22/0178/PP: Residential development comprising 59 dwellinghouses and 24 flats, including access, drainage, landscaping and associated works at site between Sandieland Wood and Flourish Road, Erskine.**

Councillor Nicolson, seconded by Councillor Paterson, moved that consideration of the application be continued pending further information in connection with the ecological impact on the site, the proposed treatment for the site boundaries and the requirement for a Section 75 agreement to be concluded with the applicant in respect of the affordable housing element of the development. This was agreed.

**DECIDED:** That consideration of the application be continued pending further information in connection with the ecological impact on the site, the proposed treatment for the site boundaries and the requirement for a Section 75 agreement to be concluded with the applicant in respect of the affordable housing element of the development.

**(d) 22/0236/PP: Erection of self-contained student accommodation with associated facilities, including demolition at 57 High Street, Paisley PA1 2AN.**

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

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

**(e) 22/240/CA: Demolition in association with the erection of student accommodation block at 57 High Street, Paisley PA1 2AN.**

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

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

**(f) 22/0248/PP: Formation of outdoor terrace to side of public house at 1 George Street, Howwood.**

Councillor Gilmour, seconded by Councillor Andy Doig, moved that consideration of the application be continued pending a site visit. This was agreed.

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

**(g) 22/0329/PP: Erection of single storey extension to rear and installation of rooflight in retrospect at Beijing Banquet, 200 Arkleston Road, Renfrew.**

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

Following a brief adjournment Councillor Nicolson, seconded by Councillor MacFarlane, moved that the application be refused as it was contrary to Policy P1 on the basis of the adverse impact on the neighbouring residential properties. This was agreed.

**DECIDED:** That the application be refused as it was contrary to Policy P1 on the basis of the adverse impact on the neighbouring residential properties.

**(h) 22/0345/PP: Erection of residential development comprising 80 flats and 39 dwellinghouses and formation of roads, infrastructure, open space amenity at site on southern edge of Roundabout Junction with Laymoor Avenue, King's Inch Road, Renfrew.**

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

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