

## Minute of Meeting Planning & Property Policy Board

Date	Time	Venue
Tuesday, 10 November 2015	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

### PRESENT

Councillors B Brown, E Devine, Audrey Doig, Gilmour, Hood, Kelly, J MacLaren, McGee, McGurk, Murrin, Nicolson, Perrie and M Sharkey.

### CHAIR

Councillor Kelly, Convener, presided.

### IN ATTENDANCE

M Crearie, Director of Development & Housing Services; F Carlin, Head of Planning & Development, D Bryce, Development Standards Manager and S Marklow, Assistant Manager - Policy (all Development & Housing Services); and J Lynch, Head of Property Services, D Forbes, Finance Manager, V Howie, Finance & Resource Manager, F Hughes, Asset Manager, M O'Neill, Senior Solicitor and K Brown, Committee Services Officer (all Finance & Resources).

### APOLOGY

Councillor Grady.

### DECLARATIONS OF INTEREST

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

## **1 REVENUE BUDGET MONITORING REPORT**

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources, Community Resources and Development & Housing Services for the Planning and Property & Construction Services Divisions for the period 1 April to 18 September, 2015.

### **DECIDED:**

(a) That the budget position be noted; and

(b) That it be noted that there had been net budget realignments of £245,818 processed since the last report which related to transfers to the drawdown of ring fenced Energy Management reserves, transfers to the corporate landlord and the realignment of Chief Officer budgets across Development & Housing Services.

## **2 CAPITAL BUDGET MONITORING REPORT**

There was submitted a capital budget monitoring report by the Director of Finance & Resources for the Planning Service and Corporate Projects (Property) Divisions for the period 1 April to 18 September, 2015.

**DECIDED:** That the report be noted.

## **3 LAMONT FARM PROJECT, BARRHILL ROAD, ERSKINE**

There was submitted a report by the Director of Finance & Resources seeking consent to grant individual leases to the Lamont Farm Project and the Allotment Gardens, as detailed on the plan appended to the report, to enable both parties to operate independently.

### **DECIDED:**

(a) That the Director of Finance & Resources be authorised to complete individual leases to the Farm Project and the Allotment Gardens of the areas shown on the plan appended to the report and on the basis of the main terms and conditions outlined within the report; and

(b) That it be noted that the proposed 25 year lease to the Farm Project, as authorised by the Board on 14 May, 2013, had not been concluded due to ongoing discussions over the possibility of separation of the farm and allotments.

## **4 SHOP PREMISES AT 61/63 IVANHOE ROAD, PAISLEY**

There was submitted a report by the Director of Finance & Resources relative to the provisional terms and conditions agreed for a new lease of the shop premises at 61/63 Ivanhoe Road, Paisley.

**DECIDED:** That the Heads of Property Services and Corporate Governance be authorised to conclude a new lease of the shop premises at 61/63 Ivanhoe Road, Paisley, on the basis of the main terms and conditions contained within the report.

**5 RENFREWSHIRE COUNCIL, CARBON MANAGEMENT PLAN 2014/15-2019/20, UPDATE 2014/15**

There was submitted an update report by the Director of Finance & Resources relative to the Carbon Management Plan 2014/20.

The report intimated that the Carbon Management Plan was approved by the Board on 11 November, 2014 and set a target reduction of 36% carbon emissions from the 2012/13 baseline by March 2020. Current progress after 2014/15 showed a reduction of 14.1% which was considerably more than anticipated.

**DECIDED:** That the report be noted.

**6 ERSKINE TOWN CENTRE STRATEGY - CHARRETTE**

There was submitted a report by the Director of Development & Housing Services relative to the successful application to the Scottish Government Charrette Mainstreaming Programme Fund to enable the preparation and delivery of a charrette for Erskine Town Centre.

The report advised that the charrette process involved the preparation of plans through a series of workshops and consultation events with local communities and key stakeholders. It was anticipated that the charette would take place in early 2016 and the outcomes would be reported to a future meeting of the Board.

**DECIDED:**

(a) That the success of the Council's application to the Charrette Mainstreaming Programme Fund to support the consultation exercise to inform the Erskine Town Centre Strategy be noted; and

(b) That it be noted that further reports would be provided to the Board upon completion of the charrette process and prior to the approval of the final town centre strategy and action plan.

**7 HILLINGTON PARK SIMPLIFIED PLANNING ZONE MONITORING REPORT 2014/15**

There was submitted a report by the Director of Development & Housing Services relative to the Hillington Park Simplified Planning Zone (SPZ) Scheme which had been operational for over a year and had already helped to support development proposals which would deliver over £17 million of investment in the Park.

The report intimated that a monitoring report had been prepared which provided a summary of the development proposals that both Renfrewshire Council and Glasgow City Council had been notified of under the terms of the Hillington Park SPZ Scheme. A copy of the monitoring report for 2014/15 was appended to the report.

**DECIDED:** That the Hillington Park Simplified Planning Zone Monitoring Report 2014/15, as set out in the appendix to the report, be noted.

## **8 PUBLIC SECTOR CLIMATE CHANGE DUTIES REPORTING 2014/15**

There was submitted a report by the Director of Development & Housing Services relative to the publication of the Council's annual statement for 2014/15 under the Scottish Climate Change Declaration (SCCD), which was published in compliance with the requirements of the Climate Change (Scotland) Act 2009. A copy of the annual statement for 2014/15 was appended to the report.

**DECIDED:** That the content of Renfrewshire Council's Scottish Climate Change Declaration Annual Statement for 2014/15 be noted.

## **9 RENFREWSHIRE HOUSING LAND SUPPLY SUPPLEMENTARY GUIDANCE**

There was submitted a report by the Director of Development & Housing Services relative to Supplementary Guidance (SG) in relation to housing land supply.

The report intimated that the Scottish Government Reporter to the Examination of the Renfrewshire Local Development Plan (LDP) concluded that Renfrewshire had a shortfall in its housing land supply. To address this, the Reporter recommended that the Council prepare SG, within one year of the adoption of the LDP, which would include a detailed framework to guide the release of additional housing land. A draft Renfrewshire Housing Land Supply SG was approved by the Board on 12 May, 2015, which was then subject to a six-week consultation during which 27 representations were received, as set out in Appendix 2 to the report. The representations informed the finalised SG, as set out in Appendix 1 to the report.

Councillor Kelly, seconded by Councillor B Brown, moved:

(a) That the finalised Renfrewshire Housing Land Supply Supplementary Guidance be approved; and

(b) That the Director of Development & Housing Services be authorised to submit the finalised Renfrewshire Housing Land Supply Supplementary Guidance, as detailed in Appendix 1 to the report, to the Scottish Ministers and thereafter adopt the guidance, unless directed otherwise by the Scottish Ministers.

Councillor Nicolson, seconded by Councillor McGurk, moved as an amendment that the item be continued to enable the Renfrewshire Housing Land Supplementary Guidance document to be more appropriately defined.

On the roll being called, the following members voted for the amendment: Councillors Audrey Doig, J McLaren, McGee, McGurk, Nicolson and Perrie.

The following members voted for the motion: Councillors B Brown, E Devine, Gilmour, Hood, Kelly, Murrin and M Sharkey.

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

**DECIDED:**

- (a) That the finalised Renfrewshire Housing Land Supply Supplementary Guidance be approved; and
- (b) That the Director of Development & Housing Services be authorised to submit the finalised Renfrewshire Housing Land Supply Supplementary Guidance, as detailed in Appendix 1 to the report, to the Scottish Ministers and thereafter adopt the guidance, unless directed otherwise by the Scottish Ministers.

**10 SERVICE IMPROVEMENT PLAN MONITORING REPORT**

There was submitted a report by the Director of Development & Housing Services relative to progress to deliver the Service Improvement Plan 2015/18. The report detailed key achievements over the period 1 April to 30 September, 2015; provided an update on delivery of the Service Improvement Plan action plan as set out in Appendix 1 to the report; and assessed service performance in the scorecard of core performance indicators as intimated in Appendix 2 to the report.

**DECIDED:**

- (a) That the recommendations within the remit of this Board be approved;
- (b) That the progress made on service performance between April and September 2015 be noted;
- (c) That progress made on actions and performance in the PI scorecard be noted; and
- (d) That it be agreed to review the Service Improvement Plan implementation again in spring 2016.

**11 EPLANNING AND EBUILDING STANDARDS UPDATE**

There was submitted a report by the Director of Development & Housing Services relative to the implementation timescales for the new ePlanning and eBuilding Standards portal.

The report intimated that the current contract for ePlanning was due to expire in March 2016 and the Scottish Government had decided to bring the IT solution for the ePlanning portal in-house. This decision also provided an opportunity to build a corresponding portal for Building Standards, with the joint workstream being progressed under the badge of eDevelopment. The timescales for the implementation of the project were detailed within the report.

**DECIDED:** That the implementation timescales for the new ePlanning and eBuilding Standards portal be noted.

## 12 PROPOSAL OF APPLICATION NOTICES

There was submitted a report by the Director of Development & Housing Services relative to proposal of application notices.

**DECIDED:** That the key issues identified to date be noted.

## 13 PLANNING APPLICATIONS

There was submitted a report by the Director of Development & Housing Services relative to applications for planning permission that required to be determined by the Board.

**(a) 15/0044/PP – WARD 3: PLANNING PERMISSION IN PRINCIPLE: DEMOLITION OF INDUSTRIAL BUILDINGS AND ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, PARKING AND LANDSCAPING (IN PRINCIPLE): LAND AT BLACKHALL LANE, BLACKHALL STREET, PAISLEY – VINEMEADOW LTD**

**DECIDED:** That it be noted that the application had been appealed to the Scottish Ministers as a deemed refusal.

**(b) 15/0047/PP – WARD 3: PLANNING PERMISSION IN PRINCIPLE: DEMOLITION OF INDUSTRIAL BUILDINGS AND ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, PARKING AND LANDSCAPING (IN PRINCIPLE): LAND AT BLACKHALL LANE, BLACKHALL STREET, PAISLEY – VINEMEADOW LTD**

**DECIDED:** That it be noted that the application had been appealed to the Scottish Ministers as a deemed refusal.

**(c) 15/0470/PP – WARD 7: PLANNING PERMISSION IN PRINCIPLE: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, INFRASTRUCTURE AND LANDSCAPING (IN PRINCIPLE): SITE 30 METRES SOUTH OF NOS 2 TO 28, ABBEY ROAD, ELDELSLIE, JOHNSTONE – DAWN HOMES LIMITED**

Councillor Kelly, seconded by Councillor B Brown, moved that the application be granted, subject to the conditions and reasons detailed in the report.

Councillor Hood, seconded by Councillor McGee moved as an amendment, that the application be refused as the proposal would increase traffic generation and be detrimental to traffic safety on the surrounding roads.

On the roll being called, the following members voted for the amendment: Councillors Audrey Doig, Gilmour, Hood, McGee, McGurk, Nicolson, Perrie and M Sharkey.

The following members voted for the motion: Councillors B Brown, E Devine, Kelly, J MacLaren and Murrin.

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

**DECIDED:** That the application be refused as the proposal would increase traffic generation and be detrimental to traffic safety on the surrounding roads.

**(d) 15/0641/PP – WARD 4: PLANNING PERMISSION IN PRINCIPLE: ERECTION OF MIXED USE DEVELOPMENT COMPRISING BUSINESS, GENERAL INDUSTRY/STORAGE OR DISTRIBUTION, HOTEL, FOOD AND DRINK, RETAIL AND RESIDENTIAL DEVELOPMENT (RENEWAL OF PLANNING PERMISSION IN PRINCIPLE REFERENCE NUMBER 12/0487/PP): LAND ADJACENT TO INCHINNAN ROAD, FLEMING STREET & MARCHFIELD AVENUE, PAISLEY – CLOWES DEVELOPMENT (CART CORRIDOR) LIMITED**

**DECIDED:** That the application be granted subject to the conditions and reasons contained in the report.

**(e) 15/0643/PP – WARD 7: FULL PLANNING PERMISSION: ERECTION OF RESIDENTIAL DEVELOPMENT AND ASSOCIATED ROADS, INFRASTRUCTURE AND LANDSCAPING: FORMER ST CUTHBERT'S SCHOOL, HALLHILL ROAD, JOHNSTONE – PERSIMMON HOMES LTD**

**DECIDED:** That the application be granted subject to the conditions and reasons contained in the report.

**(f) 15/0673/LB – WARD 10: LISTED BUILDING CONSENT: DEMOLITION OF STABLES BUILDING: BARNBETH HOUSE, CLEVANS ROAD, BRIDGE OF WEIR, PA11 3RS – MR AND MRS SERAFIN**

**DECIDED:** That the application be granted subject to the condition and reason contained in the report.

**(g) 15/0688/PP – WARD 2: PLANNING PERMISSION IN PRINCIPLE: VARIATION OF CONDITION 1 (TO EXTEND TIME PERIOD OF THE CONSENT FOR A FURTHER THREE YEARS); AND DELETION OF CONDITION 2 (RELATING TO COMMENCEMENT OF DEVELOPMENT) OF PERMISSION 10/914/PP – DEVELOPMENT OF A MASTERPLAN TO INCLUDE REFURBISHMENT OF INDUSTRIAL/WAREHOUSE UNITS; ERECTION OF INDUSTRIAL/BUSINESS UNITS; INCLUDING EXTENSION OF BLOCK M (CLASSES 4,5 AND 6); ERECTION OF BRIDGE; ERECTION OF HOTEL (CLASS 7); ERECTION OF MULTI-STOREY CAR PARK; ERECTION OF RESIDENTIAL DEVELOPMENT (CLASS 9); ERECTION OF RESTAURANT (CLASS 3); ALTERATIONS TO ROAD LAYOUT; AND FORMATION OF PARKING: LAND AT WESTWAY DISTRIBUTION PARK, PORTERFIELD ROAD, RENFREW – WESTWAY LP**

**DECIDED:**

(i) That the application be granted subject to the conditions and reasons contained in the report;

(ii) That a direction be issued with the permission to the effect that the time period of consent for this planning permission in principle be extended in respect of the submission of applications for approval of matters specified within the conditions; and

(iii) That a Section 75 Agreement be concluded.

