

## Minute of Meeting Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 14 June 2022	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

**Present:** Councillor Jennifer Adam, Councillor Andy Doig, Councillor Chris Gilmour, Councillor Neill Graham, Councillor Anne Hannigan, Councillor John Hood, Councillor Bruce MacFarlane, Councillor Kenny MacLaren, 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, A McKenzie, Access Officer, P Moss, Strategy, Policy & Insight Manager, R Smith, Climate Emergency Lead Officer and G Crawford, Senior Communications Officer (all Chief Executive's); K Anderson, Sustainability, Place & Assets Manager (Environment & Infrastructure) and G Dickie, Partnering & Commissioning Manager, D Pole, End User Technician, R Graham, Senior Solicitor (Litigation and Regulatory Services), R Devine and E Gray both Senior Committee Services Officers, K O'Neill, Assistant Democratic Services Officer and D Cunningham, Assistant Committee Services Officer (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 on the Council's website.

The Convener took the opportunity to clarify that item 10 of the agenda – Site Development Briefs related to only one development brief, for the site at West of Barochan Road, Houston, and that the development brief for the site at Inchinnan Road, Renfrew would be considered at a future meeting of the Policy Board.

## **Apologies**

Councillors Davidson and McGuire.

## **Declarations of Interest**

Councillor Kenny MacLaren declared an interest in item 2 of the agenda - Community Climate Fund: Update - for the reason that he was a volunteer Director of Shopmobility Paisley & District who had applied for Community Climate funding. Councillor MacLaren indicated that as he had declared an interest he would withdraw from the meeting during any discussion and voting on the item.

Councilor Shaw declared an interest in item 2 of the agenda -Community Climate Fund: Update - for the reason that he was a member of Kirklandneuk PS Parent Council, who had applied for Community Climate funding. Councillor Shaw indicated that as he had declared an interest in he would withdraw from the meeting during any discussion or voting on the item.

Councillor Adam declared an interest in item 2 of the agenda Community Climate Fund: Update - for the reason that she was a parent of a child at Williamsburgh PS who had applied for Community Climate funding. Councillor Adam indicated that as she had declared an interest she would withdraw from the meeting during any discussion or voting on the item.

Councillor Gilmour declared an interest in item 12(a) of the agenda - Planning Applications - for the reason that he was a former member of Johnstone Community Council who had submitted representations to the application. Councillor Gilmour indicated that as he had declared an interest he would withdraw from the meeting during any discussion or voting on the item.

## **1 Climate Emergency Work Programme - Progress Update**

There was submitted a report by the Head of Policy & Commissioning relative to work undertaken to date by Renfrewshire Council in response to the climate emergency and highlighted the development of Renfrewshire's Plan for Net Zero.

The report advised that the Council had declared a climate emergency during 2019 committing to net zero emissions by 2030 for the whole area of Renfrewshire. In this connection, work had been undertaken to develop a programme to drive the collective strategic response locally to the climate emergency. Progress updates were provided in respect of the elements of the programme including allocations from the Climate Change Action Fund, establishment of the Renfrewshire Climate Panel and Renfrewshire's Net Zero Network and engagement with other community groups on areas of overlap such as climate justice, food and fuel insecurity.

The Policy Board was informed that £75,000 of Climate Change Action Funding had been awarded for the RenZEB Innovation Project, as part of the Council's Housing Regeneration and Renewal programme, with the objective of evolving a theoretically net zero carbon standard newbuild housing specification for future

Council developments. The report stated that the work had been completed and the results would be submitted to a future meeting of this Policy Board, that the cost of this element of the project had been approximately £50,000 and it was proposed to divert the remaining £25,000 to support a feasibility study exploring the implementation of a district heating system in one of the eight housing regeneration areas. The system would primarily provide affordable heating for tenants and other residents but could potentially also provide a heat source for other Council, public and business facilities within that area while helping to meet the Council's wider climate change priorities.

The report stated that a key deliverable of the climate emergency work was the development of a Plan for Net Zero, a high-level plan focusing on mitigation activities and interventions to help reduce carbon emissions. In this connection a significant piece of work had been commissioned on Renfrewshire's baseline emissions and trajectory to facilitate an understanding of the organisational and area-wide footprints and the identification of interventions required to meet the 2030 target. The themes that the Plan was to be drafted around were outlined within the report, together with details of the key future priority areas and actions.

**DECIDED:**

- (a) That the progress achieved in relation to the current work programme be noted;
- (b) That it be agreed that the remainder of funding allocated to take forward the Ren ZEB project be utilised to explore District Heating Options for Housing Regeneration Areas, as outlined in paragraphs 4.3 and 4.4 of the report; and
- (c) That the priority areas for continuing to progress the Council's response to the climate emergency, as set out at section 6 of the report, be noted.

**Declarations of Interest**

Councillors Adam, K MacLaren and Shaw having previously declared an interest in the following item, left the meeting and took no part in the discussion or voting thereon.

**2 Community Climate Fund - Update**

There was submitted a report by the Head of Policy & Commissioning relative to the Community Climate Fund.

The report advised that the former Climate Change Sub-committee had recommended for approval the creation of a pilot Community Climate Fund and the allocation, for this purpose, of £50,000 from the Climate Change Action Fund. The Community Climate Fund provided awards of up to £3K to community organisations to develop localised, green community projects and initiatives which were tailored to the needs of individual communities with the aim of encouraging participation and raising awareness of the climate emergency within local communities, with initiatives designed and delivered by local residents, with support from the Council. 26 organisations had applied for funding totalling £71,332.42 across all Local Partnership Areas. Following evaluation, which involved scoring each application using a matrix against key outcomes in order to rank projects to allocate the funding

to those that best met the intended outcomes, 18 projects had been deemed eligible across all Local Partnership Areas and climate themes, with a total combined funding ask of £49,132.42. Full details in respect of the projects recommended for funding were detailed within Appendix 1 of the report.

**DECIDED:** That the allocation of £49,132.42 from the Community Climate Fund to support the initiatives, as detailed in Appendix 1 of the report, be approved.

## **Sederunt**

Councillors Adam, K MacLaren and Shaw re-joined the meeting.

### **3 Permitted Development Rights**

There was submitted a report by the Chief Executive relative to the consultation exercise being undertaken by the Scottish Government, as part of the wider planning reform programme, in respect of Permitted Development Rights.

The report advised that the Scottish Government had published a consultation document on proposed changes to permitted development rights and the use class order and invited comments. The deadline for submissions was 3 August 2022. The report highlighted that Permitted development rights and the use class order had the effect of allowing certain works or changes of use to take place without the need to seek planning permission from the planning authority. The proposals specifically related to electric vehicle charging infrastructure; changes of use in centres and other locations; and port development.

As the next meeting of this Policy Board was scheduled to be held after the deadline for consultation response it was proposed that a response to the consultation would be prepared by officers on behalf of the Council and submitted, following liaison with the Convener and Depute Convener of this Policy Board.

#### **DECIDED:**

(a) That it be noted that the Scottish Government had published a review of permitted development rights and were seeking comments on proposed changes from interested parties;

(b) That it be noted that officers were currently reviewing the consultation paper and would prepare a response in accordance with the timescale set by the Scottish Government; and

(c) That it be noted that the response would be submitted following liaison with the Convener and Depute Convener of this Policy Board.

### **4 Renfrewshire Vacant and Derelict Land Strategy 2022**

There was submitted a report by the Chief Executive relative to the Renfrewshire Vacant and Derelict Land Strategy (2022). A link to the Strategy, which was available to view on the Council's website, was provided.

The Renfrewshire Vacant and Derelict Land Strategy (2022) identified a number of actions to promote redevelopment, re-use and/or repurposing of previously used land and encouraged positive outcomes to support the enhancement of places, deliver sustainable economic growth and promote greener living and stimulate nature recovery by increasing biodiversity across Renfrewshire.

The Strategy identified five key themes, (a) Infrastructure-first approach to investment to support sustainable inclusive economic growth and unlock development potential of stalled sites; (b) Prioritise development on brownfield and previously used land; (c) Local Living - supporting development in and around our town and village centres; (d) Consider the potential of innovative delivery mechanisms; and (e) Support nature positive places that will be more resilient to the impacts of the climate crisis and support the recovery and restoration of the natural environment, together with a series of related actions.

The report noted that Renfrewshire's vacant and derelict land would be monitored through the preparation and submission to the Scottish Government of the annual Scottish Vacant and Derelict Land Survey (SVDLS) and that the Renfrewshire Vacant and Derelict Land Strategy would be reported bi-annually to this Policy Board.

**DECIDED:** That the Renfrewshire Vacant and Derelict Land Strategy (2022) be approved.

## **5      Supplementary Guidance (2022) and Post Adoption Strategic Environmental Assessment**

There was submitted a report by the Chief Executive relative to the responses from the recent consultation on the draft New Development Supplementary Guidance (2022) and the Renfrewshire Local Development Plan Post Adoption Statement.

The report reminded members that the draft New Development Supplementary Guidance had been approved at the meeting of the Communities, Housing and Planning Policy Board held on 15 March 2022. The draft New Development Supplementary Guidance supported the implementation of the Renfrewshire Local Development Plan 2021 by providing additional detailed information in relation to designing, delivering and implementing development, with an emphasis on place making, sustainability and inclusive processes. The draft Guidance had been subject to a four-week consultation period during which time 16 responses had been submitted by local residents, community councils, the Scottish Government, key agencies and developers. A summary of the representations, with feedback/commentary on suggestions and proposed additional changes to the supplementary guidance was appended to the report.

In addition, it was noted that the Renfrewshire Local Development Plan 2021 had been subject to the process of strategic environmental assessment. At each stage of the local development plan process there had been detailed consideration and assessment of the likely environmental factors and effects associated with preferred and alternative options, strategies, policies and proposals. Consideration had also been given to how negative impacts could be avoided or minimised and identified opportunities for positive effects to be enhanced. The Strategic Environmental

Assessment had shaped and positively contributed towards the finalised version of the Renfrewshire Local Development Plan 2021. The report highlighted that publication of the post-adoption statement was the final stage in the process and illustrated how the environmental report influenced and informed the local development plan.

A summary of actions to be implemented, in relation to both the Supplementary Guidance and the post adoption statement, should the report be approved by the Policy Board, was provided.

**DECIDED:**

(a) That the Renfrewshire New Development Supplementary Guidance (2022) be approved and the Head of Economy & Development be authorised to notify the Scottish Ministers of the Council's intention to adopt the supplementary guidance; and

(b) That the publication of the Strategic Environmental Assessment Post Adoption Statement be approved.

## **6 A Guide to Development in Conservation Areas 2022**

There was submitted a report by the Chief Executive relative to the Guide to Development in Conservation Areas. A hyperlink to the proposed Guide was provided.

The report advised that the Guide supported the Local Development Plan 2021 and the New Development Supplementary Guidance providing advice on new development proposals or work to a property within a conservation area.

The report advised that there were eight conservation areas within the Renfrewshire Council area which required to be safeguarded and enhanced due to their architectural or historic interest. The 2022 Guide aimed to ensure that new developments and/or alterations/works preserved and enhanced the character and appearance of conservation areas, as such the principal messaging within the Guide was for preservation and re-use. Where there were alterations, additions or changes then these required to be sympathetic to the character and appearance of the conservation area. It was highlighted that the proposed Guide supported the Local Development Plan 2021 and detailed the different types of consent that might be required when undertaking development within a conservation area. The Guide outlined general advice for new development proposals and/or works as well as setting out overarching conservation area principles. Particular focus was placed within the Guide on new build; demolition; extensions; doors and porches; windows; dormers & rooflights; roofs & chimneys; garages; satellite dishes; boundaries, gardens, drives; trees; and shopfronts.

The report indicated that, subject to approval, the Guide to Development in Conservation Areas 2022 would be available on the Council's website and be considered a material consideration in the assessment of new development proposals and works in a conservation area. In addition, it was noted, following discussion, that planning officers would be made available, on request, to engage with Community Councils in respect of the Guide.

**DECIDED:** That the publication of the Guide to Development in Conservation Areas 2022 be approved.

## 7 **Updated Planning Enforcement Charter 2022**

There was submitted a report by the Chief Executive relative to the Renfrewshire Planning Enforcement Charter 2022. A hyperlink to the proposed Charter was provided.

The report advised that in terms of the Town and Country Planning (Scotland) Act 1997 (as amended) the planning enforcement charter required to be reviewed every two years. The updated Charter outlined the role of the Council, applicable policies and procedures and the standards of service to be expected. The Charter highlighted that the purpose of planning enforcement was to find a solution and/or deal with the issue rather than seek to punish, with enforcement being a discretionary power and each case being considered in terms of the nature of the planning breach and the wider public interest.

The Planning Enforcement Charter 2022 proposed that the following issues be prioritised: (i) Significant detrimental impact on public safety; (ii) Irreversible damage to listed buildings; (iii) Significant detrimental impact on amenity; and (iv) Impact on trees protected by Tree Preservation Orders/in Conservation Areas. The proposed Charter detailed the processes and procedures deployed when breaches of planning control would be dealt with. In addition, the Charter provided information and advice as to how suspected breaches of planning control could be brought to the attention of the Planning Authority.

**DECIDED:** That the Renfrewshire Planning Enforcement Charter 2022 be approved.

## 8 **Developer Contributions**

Under reference to item 14 of the Minute of the meeting of the Communities, Housing & Planning Policy Board held on 17 August 2021, there was submitted an update report by the Chief Executive relative to developer contributions received in relation to various Section 50, Section 69 and Section 75 agreements relating to (i) planning application 90/0661/PP, known as the Station Rise; (ii) Planning application 02/0660/PP at Kings Inch Road/Ferry Road/Meadowside Street/Neil Street, Renfrew; (iii) a number of planning applications for developments at Kings Inch Road and Ferry Village, Renfrew where a financial contribution towards the bus rapid transit system known as Fastlink had been agreed; (iv) planning application 16/0878/PP at Abbotsinch Retail Park; and (v) Ferry Village, Renfrew development.

The report detailed the current status, sums of monies involved and purpose of the funds. It was noted that a report, detailing developer contributions received that year, funds held and purpose of the funds, would be submitted annually to the Planning & Climate Change Policy Board

### **DECIDED:**

- (a) That it be noted that a separate report was to be considered at this meeting, detailed at item 9 of this Minute, in respect of the development known as Station Rise, Lochwinnoch;
- (b) That it be noted that £100,000 was held in respect of improved road transportation links at Braehead;
- (c) That it be noted that £40,000 was held in respect of a pedestrian crossing at Abbotsinch Retail Park;
- (d) That it be noted that £50,000 was held in respect of artwork at Ferry Village;
- (e) That it be noted that further investigation was required in respect of monies held in respect of contributions to Fastlink and the art fund at Ferry Village; and
- (f) That it be noted that an annual report would be submitted to this Policy Board outlining funds held and their purpose in respect of all current Section 50, 69 and 75 legal agreements associated with planning permissions in Renfrewshire.

## **9 Lochwinnoch – Station Rise Developer Contribution**

Under reference to item 14 of the Minute of the meeting of the Communities & Housing Policy Board held on 17 August 2021, there was submitted a report by the Chief Executive relative to £44,000 of unallocated financial contribution received from the developers in respect of a housing development in Lochwinnoch dating from the 1990s.

The report provided background information in connection with planning application 90/0661/PP which related to the erection of a residential development (in outline) at land at Church Street/Lochlip Road, Lochwinnoch and was granted planning consent subject to conditions and a Section 50 legal agreement. The Section 50 agreement resulted in the local authority receiving a payment of £44,000 in respect of providing a suitable industrial site within Lochwinnoch. The £44,000 payment was not utilised and industrial land was delivered elsewhere in Lochwinnoch by another party in respect of a separate obligation. The local community had requested that the monies be reallocated to other projects that benefited the local community. Following an extensive period of consultation, whereby the Community Council invited applications from local groups for project funding, deliberated upon them in a public meeting, and then met to arrive at conclusions the Community Council had submitted recommendations for funding, details of which were provided in an appendix to the report. The report confirmed that all of the groups/organisations to be funded were constituted and had bank accounts. Ogilvie Homes (as the original contributor of the funding) had also been consulted on the proposed projects to be funded and had confirmed approval for the Council to proceed on the basis proposed.



**DECIDED:**

- (a) That Lochwinnoch Community Council's involvement in co-ordinating the local community's input to this exercise and their suggested distribution of the available funding be noted;
- (b) That the proposed use of the funding be noted; and
- (c) That it be agreed that the funds outlined be transferred to the groups and organisations detailed within Appendix 1 of the report.

**10      Site Development Briefs - West of Barochan Road, Houston & Inchinnan Road, Renfrew**

There was submitted a report by the Chief Executive relative to a site development brief prepared in respect of the site at West of Barochan Road in Houston, an allocated residential site within the Renfrewshire Local Development Plan (2021). A copy of the proposed site development brief was attached as Appendix 1 of the report.

The report advised that the site development brief set out a planning framework for the site, 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 brief was approved by the Policy Board arrangements would be made to publish it on the Council's website and used to guide development proposals for the sites.

**DECIDED:** That the site development brief relating to the site at West of Barochan Road, Houston be approved.

**11      Tree Preservation Order Requests**

There was submitted a report by the Chief Executive relative to requests to apply a Tree Preservation Order (TPO) to sites in Erskine and Inchinnan.

The 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 advised that two requests for TPOs had been received in respect of wooded areas at (i) Sandielands Wood, Inchinnan; and (ii) Erskine Hotel Wood, located between the A726 and the Mutha Hotel. Assessments had been undertaken in respect of both sites, details of which were provided within the report, and a recommendation provided in respect of the amenity value of the trees at each site.

A request was made by Councillor McGurk that a TPO assessment be undertaken in respect of the the trees on the University of the West of Scotland site at Thornly Park and the findings be detailed in a report to be submitted and considered at the next meeting of this Policy Board. This was agreed.

Following discussion in connection with TPO requests submitted prior to the meeting of the Communities, Housing & Planning Policy Board held on 15 March 2022, when the Renfrewshire Planning & Development Tree Policy 2022, had been approved it was agreed that these requests would be re-considered by officers and a report, detailing recommendations, prepared and submitted to the next meeting of this Policy Board.

**DECIDED:**

(a) That the need for a Tree Preservation Order in respect of the tree group known as Sandieland Wood be approved and that it be agreed that officers prepare the Order, serve it on relevant parties, make the TPO available to the public and seek representations;

(b) That the need for a Tree Preservation Order in respect of the tree group known as Erskine Hotel Wood be approved and that it be agreed that officers prepare the Order, serve it on relevant parties and make the TPO available to the public and seek representations;

(c) That a TPO assessment be undertaken in respect of the the trees on the University of the West of Scotland site at Thornly Park and the findings be detailed in a report to be submitted and considered at the next meeting of this Policy Board; and

(d) That TPO requests submitted prior to the meeting of the Communities, Housing & Planning Policy Board held on 15 March 2022, when the Renfrewshire Planning & Development Tree Policy 2022, had been approved be re-considered by officers and a report, detailing recommendations, prepared and submitted to the next meeting of this Policy Board.

## 12 **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.

### **Declaration of Interest**

Councillor Gilmour declared an interest in the following item, left the meeting and took no part in the discussion or voting thereon.

#### 12(a) **21/1030/PP: Erection of 49 dwellings with associated roads, car parking and landscaping Site between Fordbank Stables and Corseford Avenue, Johnstone**

Councillor Hood, seconded by Councillor Andy Doig, moved that the application be refused as it was contrary to Policy ENV 2, the proposed design of the layout was

not compatible with the ecology of the site, the proposal was considered overdevelopment, and would result in unacceptable impact on the local road network. This was agreed.

**DECIDED:** That that the application be refused as it was considered contrary to Policy ENV 2, the proposed design of the layout was not compatible with the ecology of the site, the proposal was considered overdevelopment, and would result in unacceptable impact on the local road network.

### **Sederunt**

Councillor Gilmour re-joined the meeting.

- 12(b) **21/0516/PP: Erection of residential development comprising 17 dwellinghouses and 8 flats with associated infrastructure, parking and landscaping; and erection of relocated greenkeeping facility with associated storage at land East of Newton Cottage at Elderslie Golf Club, Newton Avenue, Elderslie, Johnstone**

Councillor Hood, seconded by Councillor Nicolson, moved that the application be refused as it was contrary to Policy ENV2, would result in loss of tree cover and biodiversity of the site, as access to the site was unsuitable and the proposal would result in an unacceptable impact on the local road network. This was agreed.

**DECIDED:** That the application be refused as it was considered contrary to Policy ENV2, would result in loss of tree cover, would impact on the biodiversity of the site, as access to the site was unacceptable and the proposal would result in an unacceptable impact on the local road network.

- 12(c) **22/0057/PP: Erection of drive-through dessert parlour (Class 1) with associated access and parking at Unit E,1 Glenburn Road, Paisley, PA2 8TA**

Councillor McGurk, seconded by Councillor Paterson, moved that the application be refused for the reasons detailed within the report. This was agreed.

**DECIDED:** That the application be refused for the reasons detailed within the report.