

Notice of Meeting and Agenda Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 18 January 2022	13:00	Microsoft TEAMS Platform,

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor Bill Binks: Councillor Bill Brown: Councillor Stephen Burns: Councillor Eddie Devine: Councillor Andy Doig: Councillor Neill Graham: Councillor John Hood: Councillor James MacLaren: Councillor Kenny MacLaren: Councillor Mags MacLaren: Councillor Iain Nicolson: Councillor Jim Paterson: Councillor Emma Rodden:

Councillor Marie McGurk (Convener): Councillor John McNaughtan (Depute Convener):

Remote Meeting

This meeting will be held remotely with all attendees participating via the Microsoft TEAMS platform. The meeting will be broadcast live via the Council's website.

Following the meeting a recording of the meeting will be available to view on the Council's website.

If you have any queries regarding this please contact Committee Services on 07934714023.

Apologies

Apologies from members.

Declarations of Interest

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

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| 1 | Police and Fire & Rescue Services Scrutiny Sub-committee | 1 - 4 |
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Minute of the Meeting of the Police and Fire & Rescue Services Scrutiny Sub-committee held on 26 October 2021.

Finance

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| 2 | Housing Revenue Account, Revenue and Capital Budget Monitoring Report | 5 - 14 |
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Report by Interim Director of Finance & Resources.

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| 3 | Greenspaces, Parks & Play Areas and Villages Investment Fund | 15 - 52 |
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Report by Director of Communities & Housing Services.

Housing

- | | | |
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| 4 | Housing-led Regeneration and Renewal Report | |
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- | | | |
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| 5 | Housing Customer Engagement Annual Report 2020/21 | 53 - 66 |
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Report by Director of Communities & Housing Services.

Roads & Transportation

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| 6 | Parking in Disabled Bays in Renfrewshire | 67 - 70 |
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Joint report by Director of Communities & Housing Services and Director of Environment & Infrastructure Services.

Public Protection

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| 7 | Renfrewshire Water Safety Policy | 71 - 84 |
| | Report by Director of Communities & Housing Services. | |

Development Management & Planning

- | | | |
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| 8 | Renfrewshire Core Paths Plan 2022 | 85 - 92 |
| | Report by Chief Executive. | |
| 9 | Draft National Planning Framework 4 | 93 - 98 |
| | Report by Chief Executive. | |
| 10 | Site Development Brief – Florish Road, Erskine | 99 - 108 |
| | Report by Chief Executive. | |
| 11 | Planning Appeals | 109 - 114 |
| | Report by Chief Executive. | |

Proposal of Application Notices

Proposal of Application Notices are included for members information only. Members should note that the Notices may subsequently come before them for determination as planning applications and as such should consider the guidance contained in the Scottish Government Guidance on the Role of Councillors in Pre-Application Procedures and the Councillors Code of Conduct.

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| 12 | Proposal of Application Notices | 115 - 116 |
| | Report by Chief Executive. | |
| (A) | 21/1587/PN - Erection of residential development including access, drainage, landscaping and associated works at site between Sandieland Wood and Florish Road Erskine by Barton Willmore Centrum Business Centre. | 117 - 118 |

- | | | |
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| (B) | 21/1594/PN - Erection of Battery Storage Facility up to 50MW including compound of energy storage equipment, meter building, security cameras and fencing at site 200 metres west of Whitehouse of Milliken Bridge of Weir Road Brookfield by Intelligent Land Investments Group Plc | 119 - 120 |
| (C) | 21/1621/PN - Demolition of existing office and development of residential properties with associated access and landscaping at 2 Lonend Paisley PA1 1SS by Kelvin Properties | 121 - 122 |
| (D) | 21/1697/PN - Redevelopment including partial demolition of shopping centre, to include residential and commercial development (Class 1 [Retail], 2 [Financial, Professional and Other Services], 3 [Food & Drink], 4 [Business], 11 [Assembly & Leisure] & Sui Generis [Public House] and hot-food takeaway) car parking, public realm improvements, landscaping and other associated works at Piazza Shopping Centre Central Way Paisley by New River Retail (Paisley) Ltd | 123 - 124 |
| (E) | 21/1737/PN - Residential development with roads, access, parking landscaping and associated development (Major Development) at site on southern edge of roundabout junction with Laymoor Avenue King's Inch Road Renfrew by Robertson Living & Doges Properties | 125 - 126 |

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.

13	Planning Applications	127 - 128
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Reports by Chief Executive.

(A)	19/0456/PP - Erection of 39 dwellinghouses and associated infrastructure at Yard A Station Road Bridge Of Weir by L&S Homes	129 - 144
(B)	20/0813/LB - Demolition of C listed dormitory block at St Joseph's Nursing Home Kilbirnie Road Lochwinnoch PA12 4DY by Graiseley Investments Limited	145 - 152
(C)	19/0749/PP - Erection of residential development comprising 96 dwellings, with associated open space, roads, access, landscaping, engineering and infrastructure work at 40 Rannoch Road Johnstone PA5 0SP by Cruden Homes (West) Limited	153 - 164
(D)	20/0246/PP - Erection of residential development (in principle) at Torrance House Erskine Harbour Erskine PA8 6PA by CWP Erskine Ltd	165 - 176
(E)	21/1150/PP - Erection of garden centre within supermarket carpark at 30 Napier Street Johnstone Renfrewshire by Wm Morrison Supermarkets PLC	177 - 180
(F)	21/1295/PP - Erection of porch to front of dwellinghouse and erection of detached garage within rear curtilage at 2 Crosslee Crescent Houston Johnstone Renfrewshire PA6 7DT by Mr Singh	181 - 186

Minute of Meeting

Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 26 October 2021	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

PRESENT

Councillors E Devine, M McGurk, J MacLaren, M MacLaren and J McNaughtan.

CHAIR

Councillor McGurk, Convener, presided.

IN ATTENDANCE

O Reid, Head of Communities & Public Protection and C Dalrymple, Communities & Regulatory Manager (both Communities & Housing Services); R Devine, Senior Committee Services Officer, K O'Neill, Assistant Democratic Services Officer and D Pole, End User Technician (all Finance & Resources).

ALSO IN ATTENDANCE

Chief Inspector J Kyle and Superintendent D Pettigrew (both Police Scotland); and D McCarrey, Area Commander and M Hill, Group Manager (both Scottish Fire & Rescue Service).

DECLARATIONS OF INTEREST

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

RECORDING OF MEETING

Prior to the commencement of the meeting the Convener intimated that this meeting of the Sub-committee would be webcast via the Council's website.

Thereafter the Clerk undertook a roll call of members in attendance at the meeting, indicating those in the Council Chamber and those participating remotely.

1 **POLICE SCOTLAND PERFORMANCE REPORT**

There was submitted a report by the Chief Superintendent, Police Scotland, relative to service performance and activities in the Renfrewshire area during the period 1 April to 30 August 2021.

The report summarised the key performance indicators and provided statistics relating to the specific key objectives detailed in the Renfrewshire Local Policing Plan 2020/21. Comparisons were made against the previous five-year average. The volume of recorded crime and offences had fallen by 12.2% on the five-year average and by 5.8% on the same period in 2020.

The report provided, in an infographics format, local updates in relation to Renfrewshire Policing Priorities 2018-22 of drug supply and misuse; violence & anti social behaviour; dishonesty and road safety. Continued focus and proactivity on drug supply and misuse had contributed to increased detections for drug supply by over 8% on the previous five-year average. Overall violent crime had fallen by 3.8% on the previous year, and by 9.9% against the previous five year average, which equated to 84 fewer victims of violence in Renfrewshire. Violence against emergency workers had fallen from a five-year average of 113.8% to 102% (a decrease of 10.4%). Two fewer serious road injuries than the previous year had been recorded year-to-date. There were no road fatalities in Renfrewshire in the reporting period. Reported sexual crimes increased by 10.4% from a five-year average to 179 crimes. The detection rate for sexual crime was 62.6%. Of all reported sexual crimes in the current year, 35% were non-recent in nature, compared to 33% in the previous year. At least 28% of recorded sexual crimes in the reporting period were cyber-enabled.

DECIDED: That the report be noted.

2 **SPOTLIGHT BY POLICE SCOTLAND ON CONFERENCE OF PARTIES 26 (COP26)**

The Superintendent, Police Scotland advised the Sub-committee that preparations for supporting COP26 had been ongoing for some time with a number of officers seconded to the event. He reassured members that there would be no impact on the needs of communities in Renfrewshire in terms of local policing.

He also advised that any restrictions imposed around Glasgow Airport would be communicated at the earliest opportunity.

The Sub-committee were also advised, that if needed, additional resources could be made available from neighbouring Police Divisions.

DECIDED: That the information provided by noted.

2(a) **COP26 POLICING THE PROTESTS**

There was submitted a report by the Director of Communities, Housing and Planning Services relative to consideration of policing of protests connected with COP26 in Glasgow. The Scottish Police Authority (SPA) and Police Scotland had convened a roundtable discussion to bring together key partners and academics to consider Police Scotland's commitment to protecting people's right to protest or counter-protest, balanced against the rights of the wider community and highlighted practical ways in

which Police Scotland would protect those rights while ensuring individual and community safety and wellbeing.

The three main discussion sessions were:- Crowd psychology, collective protest and crowd/police interactions – led by the Professor of Psychology at the University of St. Andrews, with response from Her Majesty's Chief Inspector of Constabulary in Scotland (HMICS); Human Rights and the sound of democracy - led by JS, Queen's Counsel, with responses from the Children and Young People's Commissioner and Policing Glasgow for all citizens over COP26 – led by Police Scotland's COP26 Gold Commander, with response from the planning team from Glasgow City Council for COP26.

DECIDED: That the contents of the report be noted.

3 **SCOTTISH FIRE AND RESCUE SERVICE PERFORMANCE REPORT**

There was submitted a report, by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance and local fire and rescue service plan priorities in the Renfrewshire area during period 1 April to 30 September 2021.

The report provided updates in relation to Renfrewshire activity, accidental dwelling fires and casualties, unintentional injury and harm, deliberate fire setting, non-domestic fire safety and unwanted fire alarm signals.

Non-fire casualties had shown a decrease of 41% (9 incidents) when compared to the same quarter last year, however the three-year average trend continued to decline. The report identified an increase of 19% (7 incidents) in Accidental Dwelling Fires and detailed factors which contributed to these. An increase in deliberate fire setting of 26% (31) incidents was reported compared to Q2 last year.

The report provided information on Unwanted Fire Alarm Signals (UFAS) which had shown an increase of 12% (26 incidents) year on year, a breakdown of the number of incidents and where these occurred was also provided. The Sub-committee was advised that a SFRS consultation which sought the views from the people of Scotland on the Service's response to automatic fire alarms had received around 600 responses. The service would analyse responses received and consider options for reducing these and a future report on the findings would be provided.

DECIDED: That the contents of the report be noted.

4 **SCOTTISH FIRE AND RESCUE SERVICE SPOTLIGHT ON BONFIRE NIGHT**

The Group Manager, SFRS advised members that arrangements were in place with partners of Renfrewshire Council and Police Scotland to address any issues which may arise in relation to any bonfires throughout Renfrewshire which may need to be attended to.

The Sub-committee was also advised that Police Scotland had a Mobilisation Plan in place to support SFRS, if required, in relation to bonfire night.

DECIDED: That the information provided be noted.

5 **LOCAL ISSUES**

Councillor James MacLaren sought clarification about the speed limits in Dargavel Village, Bishopton adjacent to the primary school where an area of the carriageway was set at 20mph and some at 30mph. Police Scotland advised that they were aware of this and that further information would be sought and that they would provide further information on this to a future meeting.

DECIDED: That the information provided be noted.

6 **VALEDICTORY**

On behalf of the Sub-Committee, Councillor McGurk extended thanks to D Pettigrew, Superintendent for the contributions he had made and for the advice and assistance he had provided and wished him well for the future. These sentiments were echoed by all members present.



To: Communities, Housing and Planning Services Policy Board

On: 18 January 2022

Report by: Acting Director of Finance and Resources

Heading: General Services Revenue, Housing Account and Capital Budget
Monitoring as at 12 November 2021

1. Summary of Financial Position

- 1.1. The projected outturn at 31 March 2022 for all services (including the housing revenue account) reporting to the Communities, Housing and Planning Policy Board is an overspend position of £0.192m (1.5%) against the revised budget for the year. This can be further analysed as a projected overspend in general services activities of £0.192m and a break even position in the HRA.
- 1.2. The projected capital outturn at 31 March 2022 for projects reported to the Communities, Housing and Planning Policy Board is a breakeven position of £23.186m against the revised budget for the year.
- 1.3. This is summarised over the relevant services in the table below and further analysis is provided in the Appendices.
- 1.4. For the financial year 2021/22, the projected outturn position is split into Core (or business as usual) and COVID-19 related variances to help readers understand the impact of the pandemic on service finances.

Table 1: Revenue						
Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Housing Revenue Account (HRA)	£0	£30	(£30)	£0	£0	0%
Communities & Housing Directorate	£14	£14	£0	£14	£0	0%
Housing - General Services (Not HRA)	£4,943	£4,940	£0	£4,940	£3	0.1%
Communities and Public Protection (excluding Regulatory Services)	£3,749	£3,604	£204	£3,808	(£59)	(1.6%)
Economy & Development	£191	£327	£0	£327	(£136)	(71.2%)
Criminal Justice	£3,598	£3,598	£0	£3,598	£0	0%

Table 2: Capital						
Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Housing Revenue Account (HRA)	£21,876	£21,876	£0	£21,876	£0	0%
Other Housing PSHG	£1,240	£1,240	£0	£1,240	£0	0%
Development & Housing Projects – Green network	£70	£70	£0	£70	£0	0%

2. Recommendations

Members are requested to:

- 2.1. Note the projected HRA and Revenue outturn position detailed in Table 1 above;
- 2.2. Note the projected Capital outturn position detailed in Table 2 above; and
- 2.3. Note the budget adjustments detailed at sections 4 and 6.

3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £0.192 million (1.5% of total budget) for all services reporting to this Policy Board. Detailed division service reports can be also be found here, along with an explanation of each significant projected variance.
- 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 reason for the projected outturn positions 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 of £0.192 million, includes an estimated under-recovery in planning fees of £0.130 million. This represents 9% of targeted income and reflects a reasonable estimate of income in the current economic and financial climate.

4. Revenue Budget Adjustments

- 4.1. Members are requested to note from Appendix 1 that budget adjustments totalling (£0.197m) have been processed since the previous finance report to board. This reflects a transfer of functions between services as a consequence of the Placeshaping service design under the Right for Renfrewshire Programme. The Placemaking team has now transferred into the Economic & Regeneration Division and will be included in the Chief Executive's Service report to the Leadership Board.

5. Communities, Housing and Planning Services Capital

- 5.1. The Capital Investment Programme 2021/22 to 2025/26 was approved by the Council on 4th March 2021. For Communities, Housing and Planning Services the approved capital spend for 2021/22 is £23.186m.
- 5.2. The Capital Monitoring report at Appendix 2 indicates net budget adjustments in the approved capital programme for Communities, Housing and Planning Services for the year of (£0.150m). This is within the PSHG to reflect expected timing of grant payments.
- 5.3. Further detail, including reasons for significant variances (where applicable), can be found at Appendix 2.

6. Capital Budget Adjustments

- 6.1. Since the last report, budget changes totalling (£0.150m) have arisen which reflect the following:

Budget Carried Forward to 2022-23 from 2021-22 (£0.150m):

- **PSHG**

- To reflect the expected timing of grant payments in relation to disabled adaptations.

Implications of this report

1. **Financial** – The projected budget outturn position for Communities, Housing and Planning Services Revenue budget is an overspend of £0.192m (1.5% of total budget). All Income and expenditure, in all services within the department will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

The projected outturn position for Communities, Housing and Planning Services' Capital budget is breakeven. The Capital programme will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

Any changes to current projections in either Revenue or Capital 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**
Capital projects will result in new build Council housing stock and improvements to existing stock.

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.
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List of Background Papers

Housing Revenue Account Budget & Rent Levels 2021/22 and Housing Capital Investment Plan 2022/22 to 2023/24;

Non-housing Capital Investment Programme, Prudential Framework and Treasury Management Strategy, and Capital Strategy 2021/22 – 25/26..

Author: Kevin Festorazzi - Principal Accountant Ext 4885
Stewart Muir – Finance Business Partner Ext 6132

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2021/22
1 April 2021 to 12 November 2021

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - All SERVICES

Objective Summary	Revised Annual Budget at P6	Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Housing Revenue Account (HRA)	0	0	0	30	(30)	0	0	0.0%	0	0
Communities and Housing Directorate	14	0	14	14	0	14	0	0.0%	0	0
Housing - General Services (Not HRA)	4,943	0	4,943	4,940	0	4,940	3	0.1%	0	3
Communities and Public Protection (excluding Regulatory Services)	3,749	0	3,749	3,604	204	3,808	(59)	(1.6%)	(60)	1
Economy & Development	388	(197)	191	327	0	327	(136)	(71.2%)	0	(136)
Criminal Justice	3,598	0	3,598	3,598	0	3,598	0	0.0%	0	(0)
NET EXPENDITURE	12,692	(197)	12,495	12,513	174	12,687	(192)	(1.5%)	(59)	(132)

Objective Heading	Key Reasons for Projected Variance
Housing Revenue Account (HRA)	Overall the HRA is projecting a break even position at the year end. Underspends in employee costs, transport costs, supplies and loan debt payments are being utilised in the current year to fund additional housing property repairs/maintenance/void property works. The overspend in property repairs reflects the current demands on the service from tenants and the requirement to repair void properties for re-let. In addition there is a projected overspend on void rent loss this year which will be offset by an underspend in the budget for irrecoverable rents/bad debt.
Development & Housing Directorate	No projected year end variances to report.
Housing - General Services (Not HRA)	No significant projected year end variances to report.
Communities and Public Protection (excluding Regulatory Services)	Overall Communities & Public Protection is projecting a year end overspend of £59K. It should be noted that within this overspend there are Covid related costs totalling £204K, representing an under-recovery of income of £150K in rental of halls for community learning and employee costs within Public Protection which are directly related to Covid activities of £54K. Therefore Covid costs are being partially offset by underspends due to vacancies within the service.
Economy & Development Services	The adverse variance reflects a projected under-recovery of Planning Fee income, 9% of targeted income. This represents a reasonable estimate of income levels in the current economic and financial climate, as we follow the route map out of the COVID pandemic.
Criminal Justice Services	No projected year end variances to report.

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2021/22
1 April 2021 to 12 November 2021

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - GENERAL SERVICES (excluding HRA)

Subjective Summary	Revised Annual Budget at P6	Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Employees	10,472	(196)	10,276	10,218	54	10,272	4	0.0%	70	(66)
Premises Related	1,665	0	1,665	1,682	0	1,682	(17)	(1.0%)	(7)	(11)
Transport Related	188	0	188	188	0	188	(0)	(0.1%)	(9)	9
Supplies and Services	2,588	(1)	2,587	2,622	0	2,622	(35)	(1.4%)	(59)	24
Third Party Payments	85	0	85	101	0	101	(16)	(19.1%)	(16)	0
Transfer Payments	1,947	0	1,947	1,905	0	1,905	42	2.2%	13	29
Support Services	1,428	0	1,428	1,431	0	1,431	(3)	(0.2%)	(4)	1
Depreciation and Impairment Losses	(23)	0	(23)	(23)	0	(23)	0	0.0%	0	0
GROSS EXPENDITURE	18,350	(197)	18,153	18,126	54	18,180	(27)	(0.1%)	(10)	(15)
Income	(5,658)	0	(5,658)	(5,642)	150	(5,492)	(166)	(2.9%)	(49)	(117)
NET EXPENDITURE	12,692	(197)	12,495	12,483	204	12,687	(192)	(1.5%)	(59)	(132)

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2021/22
1 April 2021 to 12 November 2021

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - Housing Revenue Account (HRA) Only

Subjective Summary	Revised Annual Budget at P6	Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Employees	9,212	0	9,212	8,626		8,626	586	6.4%	549	37
Premises Related	15,231	0	15,231	16,855		16,855	(1,624)	(10.7%)	(424)	(1,200)
Transport Related	103	0	103	73		73	30	29.1%	(3)	33
Supplies and Services	807	0	807	760	(65)	695	112	13.9%	46	66
Third Party Payments	26	0	26	26		26	0	0.0%	0	0
Transfer Payments	3,949	0	3,949	3,966		3,966	(17)	(0.4%)	(2)	(15)
Support Services	2,490	0	2,490	2,490		2,490	0	0.0%	(3)	3
Depreciation and Impairment Losses	21,885	0	21,885	20,708		20,708	1,177	5.4%	(160)	1,337
GROSS EXPENDITURE	53,703	0	53,703	53,505	(65)	53,440	263	0.5%	3	260
Income	(53,703)	0	(53,703)	(53,475)	35	(53,440)	(263)	(0.5%)	(3)	(260)
NET EXPENDITURE	0	0	0	30	(30)	0	0	0.0%	0	0

RENFREWSHIRE COUNCIL
CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES
1st April to 12th November 2021
POLICY BOARD: COMMUNITIES, HOUSING & PLANNING

Project Title	Prior Years Expenditure to 31/03/2021* £000	Current Year 2021-22						Full Programme - All years			
		Approved Budget 2021-22 £000	Budget Adjustments in 2021-22 £000	Revised Budget 2021-22 £000	Projected Outturn 2021-22 £000	Budget Variance (Adverse) or Favourable		Total Approved Budget to 31-Mar-26 £000	Projected Outturn to 31-Mar-26 £000	Budget Variance (Adverse) or Favourable	
HOUSING(HRA)											
Improvements To Existing Properties	0	9,087	(3,390)	5,697	5,697	0	0%	45,859	45,859	0	0%
Regeneration	4,465	625	0	625	625	0	0%	7,595	7,595	0	0%
Other Assets	0	3,390	0	3,390	3,390	0	0%	8,595	8,595	0	0%
Non Property Expenditure	0	100	0	100	100	0	0%	300	300	0	0%
Council House New Build	23,663	11,300	(336)	10,964	10,964	0	0%	88,858	88,858	0	0%
Professional Fees	0	1,100	0	1,100	1,100	0	0%	3,600	3,600	0	0%
Total Housing(HRA) Programme	28,128	25,602	(3,726)	21,876	21,876	0	0%	154,807	154,807	0	0%
HOUSING(PSHG)											
Private Sector Housing Grant Programme	0	1,550	(310)	1,240	1,240	0	0%	1,686	1,686	0	0%
Total Housing(PSHG) Programme	0	1,550	(310)	1,240	1,240	0	0%	1,686	1,686	0	0%
DEVELOPMENT & HOUSING SERVICES											
Local Green Area Networks Projects	0	70	0	70	70	0	0%	70	70	0	0%
Total Development & Housing	0	70	0	70	70	0	0%	70	70	0	0%
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	28,128	27,222	(4,036)	23,186	23,186	0	0%	156,563	156,563	0	0%

*Rolling programmes have a prior year year expenditure of £0 as the expenditure is not directly linked from one year to the next as a singular project.



To: Communities, Housing and Planning Policy Board

On: 18 January 2022

Report by: Director of Communities and Housing Services

Heading: Greenspaces, Parks & Play Areas and Villages Investment Fund

1. Summary

- 1.1 This report updates the Communities, Housing and Planning Policy Board on progress made in supporting community projects through the Greenspaces, Parks & Play Areas and Villages Investment fund, and seeks Board approval for the provision of grant funding for the projects described in Section 3 of this report and set out in Appendix 1.
- 1.2 The key objective in allocating funding is to work with, and support, community groups to identify and deliver improvement projects in their local communities, improve their local greenspaces (including parks and play areas) and strengthen the identity, heritage, uniqueness and integrity of village life.
- 1.3 The Villages Investment Fund was promoted to the Villages Local Area Partnerships encouraging communities to come forward to bid for their share of the remaining funds. Discussions have already taken place with a number of groups and community councils. Potential projects are detailed in Section 3.
- 1.4 In addition, approximately £172,000 of Green Spaces funding has been requested by communities which will see the fund fully depleted. Current Funding levels are detailed in Appendix 2.
- 1.5 Team Up to Clean Up volunteers are already coming forward for tools and grounds maintenance ideas to deliver environmental improvements in their communities, and schools are looking into 2022 to deliver key school and community projects to “*adapt their community and natural habitats*” (COP26 Outcome).

- 1.6 Section 5 showcases case study projects delivered by communities and shows the new approach to building community capacity and resilience. Community projects such as new play parks, the procurement of privately owned land to improve green spaces, a new multi-use games area, a new community garden and signage to promote a local beauty spot have all been delivered with many more projects detailed in Appendix 3 coming to fruition in 2022.
- 1.7 Appendix 4 offers a visual tool highlighting the communities benefitting from the Fund, further information is provided in the areas the Fund did not reach and the efforts made.
- 1.8 This report seeks approval for projects to the value to £35,000. Appendix 1, table 1 details applicant in this round. Following approval of this project approximately 94% of total funding available will have been allocated to projects or be earmarked for projects currently being developed.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (i) note the work currently being undertaken to support communities as they develop projects to be funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund;
 - (ii) agree to fund the project as detailed in Section 3 of this report and Appendix 1, awarding grant funding totalling £35,000 to support one community group;
 - (iii) note the impact of the funding and the benefits to the wider community's as well as the upskilling of, and rewards to, volunteers who deliver the project; and
 - (iv) note the Fund will not be able to support more projects than those listed in Section 3.
-

3. Summary of Applications

- 3.1 Renfrewshire Council has supported 66 projects since October 2018 that met the criteria for this fund. Further projects continue to be developed within communities with the following potential applicants still expected to apply:
- Johnstone Community Council – Pump track in Thomas Shanks Park
 - Corseford TRA – Art Project
 - Robertson's Bowling Association I improvements to Green
 - Lochwinnoch Community Garden – Community Social Garden
 - Elderslie Goals posts and boosted outdoor gym
 - Signage for Walk for Health – Clyde Valley Walkway
 - Bonnie Bishopton - Planters and plants for Village
 - Howwood Community Council – Planters and shrubs

- 3.2 Reports will be brought back for the consideration of the Board in relation to these projects at future meetings of the Communities, Housing and Planning Policy Board. For those approved by Delegated Authority, relevant elected members will be contacted offering further information on projects prior to awarding funds.
- 3.3 In this round, 1 application has been assessed and currently meets the criteria for approval of grant funding. More information on this project is detailed below, with a summary included in Appendix 1 to this report.

Application 1:	Houston Community Council
Funding Requested:	£35,000
Recommendation:	Approve

- 3.4 Houston Community Council are a longstanding community council operating for over 20 years. They are an active group having delivered many improvements in the Houston, Crosslee and Craigends areas. The Swing Park Regeneration Group and Bee Happy Houston come under the Community Council's banner.
- 3.5 Village residents already benefit from new play equipment in 3 local parks over the years due to the Swing Park umbrella group of the Council, and residents are treated each year to the floral displays and biodiversity Bee Happy Houston's offerings bring to the village.
- 3.6 Houston Community Council have contributed £7,000 to this project which will deliver a fully inclusive, interactive outdoor gym appealing to young and old and individuals with a range of abilities. Users can connect via an app to monitor performance and encourage continued use.
- 3.7 The Community were consulted through Facebook with a post introducing the gym in Argyffe Park receiving 123 likes and 100 comments. It was evident the community were supportive of the gym. Fliers were further posted through the doors of residents living closest to the proposed gym site.
- 3.8 As a result of community consultation, local residents met with Renfrewshire Council Officers to raise concerns over issues with the proposed location within the park of the outdoor gym and the proximity to their homes. During the course of the meeting, an alternative site was agreed within the park which the supplier has confirmed is suitable.

4 Developing Communities

- 4.1 Communities across Renfrewshire have been encouraged and supported to take advantage of the £2,020,000 funding available through the Green Spaces, Parks and Play Areas and Villages Investment Fund.

- 4.2 Six community groups, initiated through individual Team Up to Clean Up volunteers, have since become constituted after realising small, incremental improvements made within their neighbourhoods make a significant difference. Volunteers further realised delivering community benefits positively impacts their own wellbeing. They feel supported to continue this journey to deliver bigger improvements benefiting a wider reach.
- 4.3 Eight community groups have either transferred the asset they plan to improve or are working with Estates Management to transfer ownership.
- 4.4 Team Up to Clean Up and the Green Spaces/Villages Funding are delivered by the same enthusiastic team who appreciate the wide range of benefits to communities where key individuals are encouraged and supported to deliver physical improvements.
- 4.5 Applicants are supported to meet the criteria set for the level of funding bid for. Community consultations are delivered mainly through Survey 123. Applications for over £10,000 are expected to have additional funds in place to boost the Council's award. As a result of this criterion, applicants have brought over £300,000 of external funding into Renfrewshire.
- 4.6 Renfrewshire Council's Communications and Marketing Team regularly promote the Fund through social media and local press encouraging groups to come forward to bid for their ideas. Officers coordinating the Fund promote it at community council meetings and Local Area Partnerships, as well as ensuring key community contacts are aware through Team Up to Clean Up engagement. It was a core principle from the outset to deliver benefits to every Renfrewshire community, as far as possible. Appendix 3 offers a map detailing the areas in receipt of funding and further provides details of areas who did not receive benefits and the efforts made to engage there.
- 4.7 The map offered in Appendix 3 is a snip of a newly developed interactive tool which can be accessed by multiple Council Services through RenfoMap. The locations enable StreetScene to understand the location of publicly procured benches, planters and new community gardens, Building Services can access information on improvements to buildings and Parks & Cemeteries Services will refer to the map to identify any gaps especially in the delivery of new park equipment.
- 4.8 The link between Team Up and Green Spaces highlighted no route was open to focused, enthusiastic individuals, with worthwhile local improvement ideas, and a track record of delivering benefits within their community, to realise their aspirations. £40,000 was recently ringfenced for volunteers who quickly put forward projects to clear up areas of wasteland and site planters and shrubs to brighten their neighbourhoods.

- 4.9 The connection between Team Up to Clean Up and Green Spaces funding has been the perfect vehicle for growth and delivering for new groups and new administrations. The Fund has supported them to deliver their own community's aspirations. Pals of the Privies, the Darkwood Crew, Sandyflats Tenants and Residents Association, Elderslie Community Council and Corseford Tenants and Residents Association were all newly constituted after working closely with Team Up. Each of these groups has gone on to take advantage of the funding opportunity the Green Spaces, Parks and Villages Investment Fund has to offer.

5. Case Studies

- 5.1 The following projects have been funded and supported by the Green Spaces, Parks and Play Areas and Villages Investment Fund:

Green Spaces

5.2 Friends of Jenny's Well Increasing biodiversity and the Appeal of Jenny's Well Nature Reserve

- 5.3 The Friends of Jenny's Well group have received funding enabling them to procure a container and gain permission to store in on site. The container is equipped with the power tools and hand tools the group need to continue with their project. Both the Team Up to Clean Up and Green Spaces Teams have supported the groups through funding, signposting and liaising with required Council Services to deliver their work.
- 5.4 Over the course of 2022/23 the nature reserve will become free of invasive Japanese Knotweed, will be planted with native wildflower which will be supported to thrive, there will be repairs to fencing and signage and seating will be placed in areas to allow visitors to appreciate the idyllic surroundings.
- 5.5 *"Local wildlife appreciates the work we are doing, Jenny's Well is full of all kinds of insects, plants, fungi and mammals. The community built to look after this place has been overwhelming. We all have the shared goal of making Jenny's Well more appealing to people, for local wildlife, and we are also working hard encouraging native biodiversity to thrive. The Council Team have encouraged me throughout the process, picking up the bags and flytipping, promoting our work to give us a wider reach, to take the next steps to become a constituted group and finally to access funding through the Green Spaces fund. I'm looking forward to continuing with our work and, with a bit of money behind us, I hope we can really attract people to come and see what Jenny's Well has to offer"* (Matthew Smith, Friends of Jenny's Well, Chair).



Thanks to your husband for taking the time to restore the sign to Jenny's Well; an amazing community effort to help both nature and humans 🥰



Had a lovely walk around Jenny's Well this morning with my daughter and Charlie. It is very peaceful and tranquil and the people you meet are really friendly. Look forward to my next visit.





...

5/4/21. We laid a drain to prevent water flowing over the path which freezes in winter, making the path impassible. And had a hack at giant Hogweed. Roland Vogt has kindly donated wood for the bat and bird boxes.



Erskine Community Council Promoting Newshot Island Nature Reserve

- 5.6 Erskine Community Council have cleaned up the Newshot Island Nature Reserve, pruned back trees and vegetation and erected signage to increase the appeal of this much loved local popular bird watching spot.
- 5.7 *“We can confirm that our vision for the Bird Watching area has been fully realised, because of the donation received from Green Spaces. Our regular users are delighted at the efforts made by Green Spaces, and the improvements made have resulted in a huge increase in usage of the area. On behalf of the Community Council, and the friends of Newshot Island we offer our heartfelt thanks” (Jim O’Neil, Erskine Community Council).*

Before



After



Erskine Community Garden

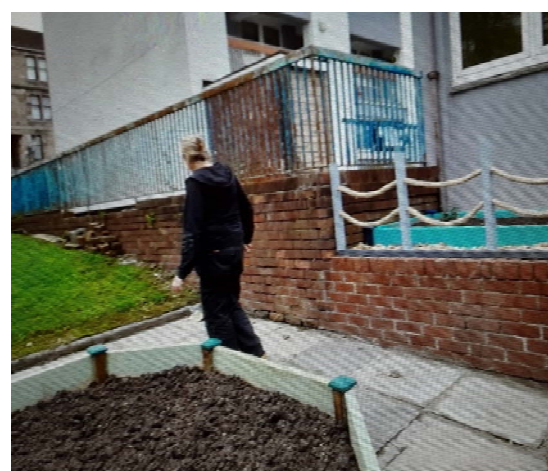
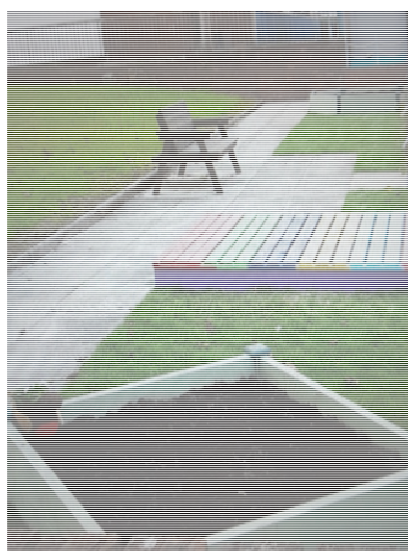
- 5.8 Erskine Community Garden's primary goal is community engagement. The Garden holds reiki classes, meditation, memorials, Earth Hour, Halloween events, pooch parties and more in an effort to deliver this.
- 5.9 Regular litterpicks, supported by Team Up to Clean Up, allowed Heather Clissett, the Chair of ECG, to be familiar with the Green Spaces Fund. The group has Permission to Occupy the land in the garden releasing Renfrewshire Council of any associated burdens.
- 5.10 Awarded funding enabled the group to install a labyrinth, extend their sensory garden and fruit patch, install new raised beds and purchase tools for children to encourage engagement with the local schools.
- 5.11 Parkmains High School and primary pupils have been out to the garden in the last few months as well as representation from Team Up to Clean Up and Green Spaces. The group provide the local foodbank with garden grown fresh fruit and vegetables.

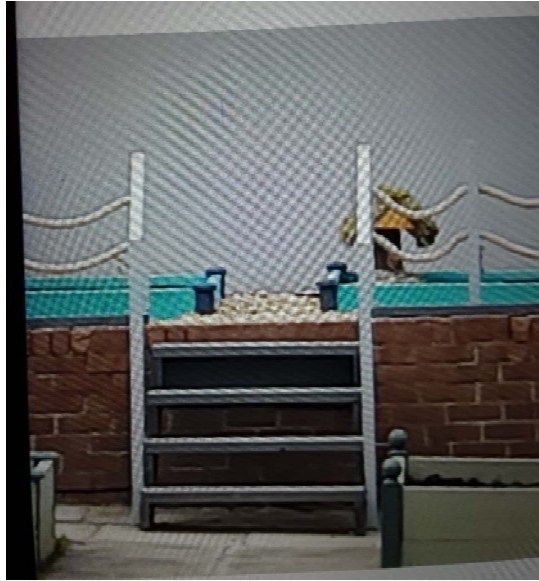




Charleston Residents Association Neilston Road Flats – Shared Community Garden

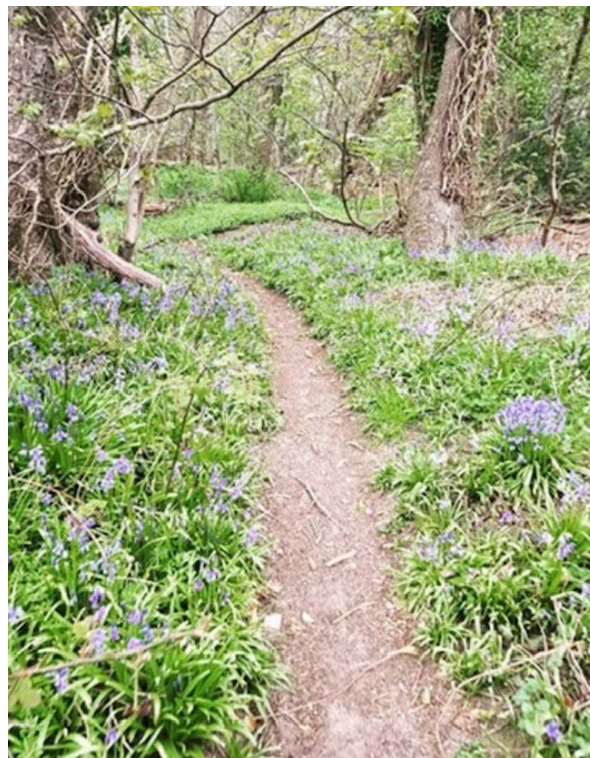
- 5.12 The shared community garden, which is in a communal space in the middle of the high flats on Neilston Road Paisley, has only recently been installed. Raised beds, fruit trees, planters and seating have been installed to offer the largely elderly residents there somewhere to go to relax and socialise with their neighbours.
- 5.13 The surrounding community have expressed they are happy to be involved in planting and maintaining the shrubs and vegetation going forward, presenting a true community delivered and appreciated safe green space for all to enjoy. The Charleston Residents Association are regular Team Up to Clean Up volunteers.
- 5.14 *“Charleston Tenants and Residents Association and the local residents of the flats would like to thank everyone from the Council who helped us to deliver this project. It really does make a difference and we are all looking forward to the Summer” (Dorothy Finlay, Charleston Residents Association).*





Inchinnan Development Trust Procuring and Improving Tuecheen Woods

- 5.15 Inchinnan Development Trust, an umbrella group of Inchinnan Community Council, was set up for the purpose of procuring Tuecheen Woods. In November 2021 the group were successful in achieving this.
- 5.16 Consultation demonstrated a real anxiety within the village for the future of this privately owned ancient woodland which offers uniqueness to the skyline of Inchinnan. The Development Trust will deliver any necessary tree works, maintain the existing path network to ensure its continued use and place some subtle seating to allow visitors to enjoy the beautiful surroundings.
- 5.17 *“We cannot thank Renfrewshire Council's Green Spaces Funding enough for the help and support offered to us throughout the course of the application. The Team made themselves available whenever needed. The funding was instrumental in allowing Inchinnan to reclaim this valuable asset, we are all delighted with the outcome – thank you!”* (Maggie Morrison, Secretary, IDT).



West End Growing Grounds Maintenance Tools and Ground Works

- 5.18 The West End Growing Grounds group (WEGGA) have been trailblazers from the outset and Sanctuary Gardens on Underwood Road is their most celebrated growing ground. The group enjoying offering this facility which is regularly attended by 89 local individuals as well as other groups who share experience and seek advice from the members. WEGGA lease Sanctuary Gardens grounds from Renfrewshire Council.

- 5.19 A WEGGA key objective is to bring together communities, reducing social isolation and loneliness. Green Spaces funding was used to purchase equipment ensuring anyone can take part in Sanctuary Gardens offerings, relaxing and enjoying gardening, or growing their own vegetables.
- 5.20 John Wilby, the Chair of WEGGA, regularly participates in clean ups of Paisley's West end and as such was familiar with the Fund and its objectives.
- 5.21 *"We really are grateful to receive Green Spaces funding. The fund supports us to help local residents grow their own food which has a healthful and positive impact on them and the wider climate change agenda. We are reducing commercially-produced food miles while educating local people on improving the environment"* (John Wilby, Chair, WEGGA)



Parks and Play Areas

5.22 Langbank Swingpark Regeneration Multi-use Ball Court

- 5.23 Work on the tennis court was completed in September 2021 and the community have been enjoying the area ever since. A launch event was well attended and feedback from the community was very positive. The asset was gifted to the People of the Village of Langbank over 100 years ago however there has been little investment in the tennis courts.
- 5.24 Langbank primary have been taking pupils to deliver gym classes. Promotion of the facility has ensured villagers, and those living beyond the village, are aware of its presence and this tennis court is a welcoming village asset to be enjoyed by all.

Before and After:



"I found the process of applying for this funding a reasonably simple one. Nicola and Graeme initially met us at the tennis court, and they believed in us from the beginning, sharing our vision. They gave us invaluable advice and were helpful, knowledgeable, and encouraging throughout the project. They supported us to overcome a couple of issues raised throughout the process, were always available when we needed them and continue to support us now."

You can see from the village's comments on Facebook how happy the community are with the delivery of this new provision. Not only does it look great, but it is also an attractive option for the local kids and adults encouraging them to get fit and socialise. P6/7 from Langbank Primary School walked to the MUGA for their PE session recently and enjoyed their first game of football and basketball together, they loved it and it was wonderful to see!"

Julie Gilmour, Secretary, Langbank Swingpark Regeneration

Excellent addition to village. Great kids have a safe place to go play and encourages sports activities too. Well done everyone involved 🍀

Like · Reply · 1 w

2

Absolutely brilliant facility for the village, it's been so well used by our family and we gratefully appreciate the time and effort this has taken to be achieved.

Like · Reply · 1 w

2

Always being used when I pass it 😊

Like · Reply · 1 w

1

What a fantastic facility for the village this is. Gives me a smile every time I pass to see it being so well used. 😊

Like · Reply · 1 w

2

The MUGA is an amazing and much needed new facility for our village. My 3 boys absolutely love it and every time we pass there are kids playing. Thanks to all involved. ⚽🏀🎾

Like · Reply · 1 w

2

Muga is great for the village and allows kids to use for multi purpose. Lovely to see kids using and my kids enjoy even running around in it. Brilliant facility thanks to all involved

Like · Reply · 1 w

1

Langbank has lacked places for our children to play sports for years. This is a fantastic, much needed facility, which is used regularly by my football mad son. Thank you.



Unbelievable 🤔🍀
The difference this will make to the residents of the village is invaluable. Can't thank everyone who was involved in this project enough - finally somewhere the families of Langbank can go to exercise and have fun. Thank you 🤝⚽🏀🎾

Like · Reply · 8 w

Pals of the Privies Upgrading Glencoats Park, Phase I & II

- 5.25 The Pals of the Privies make sure they make the most of their local park, Glencoats. The group have had 2 rounds of funding for play equipment and have also procured a container to store grounds maintenance tools. The group, and other local volunteers, boost StreetScene's grounds maintenance schedule by edging, strimming, litterpicking and ensuring their Park is presented to the highest standards.
- 5.26 Pals of the Privies hold silent disco's, gala days, Halloween trails and other events in the Park, their main objective is to bring their community together. The group have installed a memorial garden where local people celebrate the lives of loved ones, they further have a fairy and superhero trail for visitor's children.
- 5.27 *"We are so pleased with what we have all achieved In Glencoats Park. I'm also so proud of the volunteers who regularly help to make the Park look better and help us with our events. It really feels like there is a really strong sense of community again here in Ferguslie. The Parks Funding really made a difference to our Park. We couldn't have delivered what our community wanted without this Fund. Thank you!" Karen Campbell, Chair, Pals of the Privies,*

Community Feedback

Yes! we enjoy the park so much more since the improvements. Grace loves the new equipment and is there everyday after school ❤️

Like · Reply · 8 w 1

Yes..my grandkids love it. Everytime they come visit me, they ask to go to the new playpark.

Like · Reply · 8 w 1

My kids love it. Jason literally asks to go to my mums every day so he can go to the park lol x

Like · Reply · 8 w 2

Definetly... more open, my grandson loves it and always wants to go to park or go look for superheroes

Like · Reply · 8 w 2

Maddison absolutely loves it and what a difference to see all the kids using it weldone yous ❤️

Like · Reply · 8 w 1

My wee one loves it her fav is the jumper hole 🤡 (trampoline) and the round and round 🎡 (roundabout) shes 2 and a half and we come here nearly every week well done to all involved house have done a fab job and the parks always immaculately clean aswell ❤️❤️ xx

Like · Reply · 8 w 1

Our kids go here more with the nursery/school and they say they love it now. The improvements have been a good investment 🙌

Like · Reply · 8 w 1

Its so gd to see kid playing in the park plus the work pal of prives have done is amazing love going there every day with my dog thank u pals of the prives xxx

Like · Reply · 8 w 1

Done

Like · Reply · 8 w 1

Before my kids didn't bother with this park as it was boring they said with the outdated park I even remember that park like that when I was a wee girl am now 30 so to see it all new equipment and bright with loads of space it's great I look forward to taking my kids here it's there favorite park now and only up the road from us thanks Pals of the Privies xxxxxxxx

Like · Reply · 8 w 1

The new park is amazing. Weather permitting we go home via the park after school, its always busy which is the way it should be. Its lovely to see all the kids playing together and also seeing alot of the parents chatting away. Its helped alot of people get out and about again, which is an added bonus. Well done x x

Like · Reply · 8 w 1



This is what hard work has done over the last few years a group of volunteers from our community started clearing the prives And what a stunning job they have done also thanks to Renfrewshire Council's green spaces investment funding to get Glencroats Play Park to a high standard ive never seen as many children coming to the new play park also parents joining them The Prives is now a wild life area and its great to see dog walkers coming through the prives We have our own memorial garden this is the best ive ever seen The pals of the prives will never ever be forgotten for all their hard work i was over the moon when i was named the Glencroats Park Keeper but the last few months i havent done much due to ill health but i hope i will be back to help out when im feeling better Thank You

Care · Reply · 8 w



My daughter loves the New park always wants to go play I never used to let her go but now I do the new exercise equipment is great while she plays I can do a quick workout it has even encouraged my teenager out of the house thank you pals of the prives for all your hard work sweat and tears it is all worth it you do the community proud ❤️❤️❤️



Friends of Howwood Park Upgrading Howwood Park

- 5.28 Friends of Howwood Park became a constituted group after the installation of the new park, such is their dedication to making the Park more relevant to village life in Howwood. Regular fitness classes, summer play sessions, a mini library, outdoor bingo, a Christmas Tinsel Walk, an Easter Egg Hunt and a Halloween scavenger Hunt are all events that have taken place in the Park since it was upgraded. The group are also speaking to Estates Management to transfer ownership of the Pavilion.
- 5.29 The Villages Fund has recently awarded the group more funds to deliver a large shelter in the park which offers users a place for eating, a chance to get out of the rain/sun or simply to socialise. The Friends group were also awarded funds for tools to improve the look of the Park, they regularly engage with Team Up to Clean up for monthly litterpicks.
- 5.30 The Park now offers an outdoor gym, skate ramps, new goal posts, basket swings, new signage and picnic tables, appealing to villagers and beyond.

"The Parks and Villages Investment Fund really has changed the landscape of Howwood Park, offering an exciting experience for users of all ages. Footfall has without a doubt increased; we are all so proud of what we have collectively achieved!"

"With our new shelter on the way, and seating and benches in the village to be installed over the next few months, the Fund has been a great catalyst for bringing our community together".

Gillian Whyte, Chair, Friends of Howwood Park.

It's a fantastic venue with all the new upgrades and equipment. Gillian has done a marvellous job in raising funds for the improvements. I especially like the mini library. I was able to donate a pile of books that my granddaughter no longer needed.

Like · Reply · 3 d



1

It's lovely to see the park being enjoyed by so many people now. A real hub for the community.

Like · Reply · 4 d



1

I love the park. It's a great place to go to relax in the fresh air & you always meet someone for a chat. It's a safe place & the kids love it. It's buzzing now & we're so grateful for all the funding Gillian applied for to get the amazing equipment.

Like · Reply · 4 d



2

Ps love the gym equipment used regularly

Like · Reply · 4 d



2

It's absolutely brilliant and great to see so many activities taking part in the park

Like · Reply · 4 d



2

The park is great now and so much more for all the children - and adults ! 👍👍

Like · Reply · 4 d



1

The park looks amazing . it is great seeing everyone having fun and enjoying the fresh air and exercise

Like · Reply · 4 d



1

Outdoor exercise for all. Great to see the park being used for lots of different activities 🙌🙌

Like · Reply · 4 d



1

Love the park since it's been upgraded, been able to do laps with the pram and give little one a shot on the swings. It's great seeing so many people use the park, it really is the heart of the community xxx

Like · Reply · 4 d



1



Park is the hub of the community and in particular was a happy place during the deepest times of the pandemic as families could meet safely outdoors . The facilities suit both young and old with play areas, paths for walking and sports area xx

Like · Reply · 8 w



Park is so much more accessible and is widely used by the community. Great to see it used by all demographics, and the variety of additional activities on offer. Great progress (and thanks to all) but still has so much more potential with additional funding and fundraising.

Like · Reply · 8 w



The park is a great place to be. Its busy and buzzing with activity. And even when its quiet, there's a lovely atmosphere.


Like · Reply · 8 w



Elderslie Community Council New Park in Lomond Gardens/Queens Road


- 5.31 Elderslie Community Council have taken advantage of the Villages Investment Fund to improve Elderslie, make the village more attractive and instil a stronger sense of community.
- 5.32 The Villages Fund has recently awarded the group more funds to deliver new “Welcome to Elderslie” signage, a mural at the railway station, increased seating and to continue with their efforts already underway to improve biodiversity and brighten up Elderslie with planters and flower bed maintenance.
- 5.33 Elderslie CC have also secured funding for an outdoor gym and teen shelter on the old Park site on Lomond Gardens/Queen Road.

“Elderslie Community Council has used the Green Spaces and Villages Funding to open up dialogue with our community. We asked what physical improvements our community would like to see in Elderslie, and we are proud to follow the community’s lead, working with the Council Team to deliver these improvements”. Ann-Marie Balfour, Treasurer, Elderslie Community Council




Great addition to the community, I didn't realise there were so many children in our area. Our kids have made new friends at the park. Excited to see what comes next. X

Like · Reply · 8 w




Both my boys absolutely love the park one is 6 and one is 2 and there's lots to keep them both amused and happy. We enjoy walking to the park and it's been such a great asset to the area. During school holidays, we visited most days.

Like · Reply · 8 w · Edited




My children and even my grand children are past the playpark stage but I must say this is a vast improvement on what was there previously. It seems to be very well used whenever we pass by on our walks. I think it's been a huge success.

Like · Reply · 8 w




It's great having a nice park within walking distance. We visit often

Like · Reply · 8 w




It's been ideal for letting the wee one get out and play in the fresh air when we've not had time to travel to a big public park for a whole afternoon meaning she's more regularly getting exercise and fresh air. It's also been great for building confidence in mixing with other kids esp upon just starting school. Great addition to the village!

Like · Reply · 8 w




My great nephew visits me often and has made many friends here through playing in the park ,he loves he can go on his own safely.

Like · Reply · 8 w




Every time i walk past always full of kids having a great time, lovely to see them enjoining themselves.

Like · Reply · 8 w




My daughter absolutely loves the park especially the flying fox.

Like · Reply · 8 w




Having a park next door to our house has made my son very happy! It's a great wee park.

Like · Reply · 8 w




Fabulous park for wee ones..it's all about making happy memories and it's a lovely place to visit.

Like · Reply · 8 w



The park is brilliant and well done to the Cameron and Barr families who are always out litter picking 🍷 Love having a community park.

Like · Reply · 8 w



So lovely to see the park updated on one side and children enjoying it so much. Will be exciting to see what develops on the other side in the future. Play is so important for our children 🍷🍷

Like · Reply · 8 w



It has a great selection of equipment for different ages. My daughter enjoys it when we go.

Like · Reply · 8 w

It's a great place to take your kids , 🍌🍌🍌🍌

Like · Reply · 8 w

It's a great wee park my two love it ❤️

Like · Reply · 8 w

It could do with few seats for somewhere to sit

Like · Reply · 8 w



Stronger Communities Glenburn Upgrade to Skye Crescent Play Park

- 5.34 Stronger Communities Glenburn are an active group who offer childcare, operate walking groups and deliver events in the Skye Crescent Community Centre, next to the Park.
- 5.35 Parks & Play Areas enabled them to boost a £15k award from Save The Children who had been working with the group for 12 months prior to Renfrewshire Council's involvement. A new play park was an aspiration of the group.

"As a group we felt fully supported throughout. There was plenty of communication from all sides. Our group and community hugely benefited from the project. I would say we would definitely go for more community projects if they were to come up. We are more confident, however would still benefit from some support. The community definitely benefited from the new park. Speaking to them they would definitely like to see an extension on the already park, and also another park up the top end".
Yvonne Povah, Chair, Stronger Communities Glenburn.



[Redacted]
 Fantastic 🍌 1
 Like · Reply · Award · 1 y

[Redacted]
 Crai Thom 🍌🍌 2
 Like · Reply · Award · 1 y

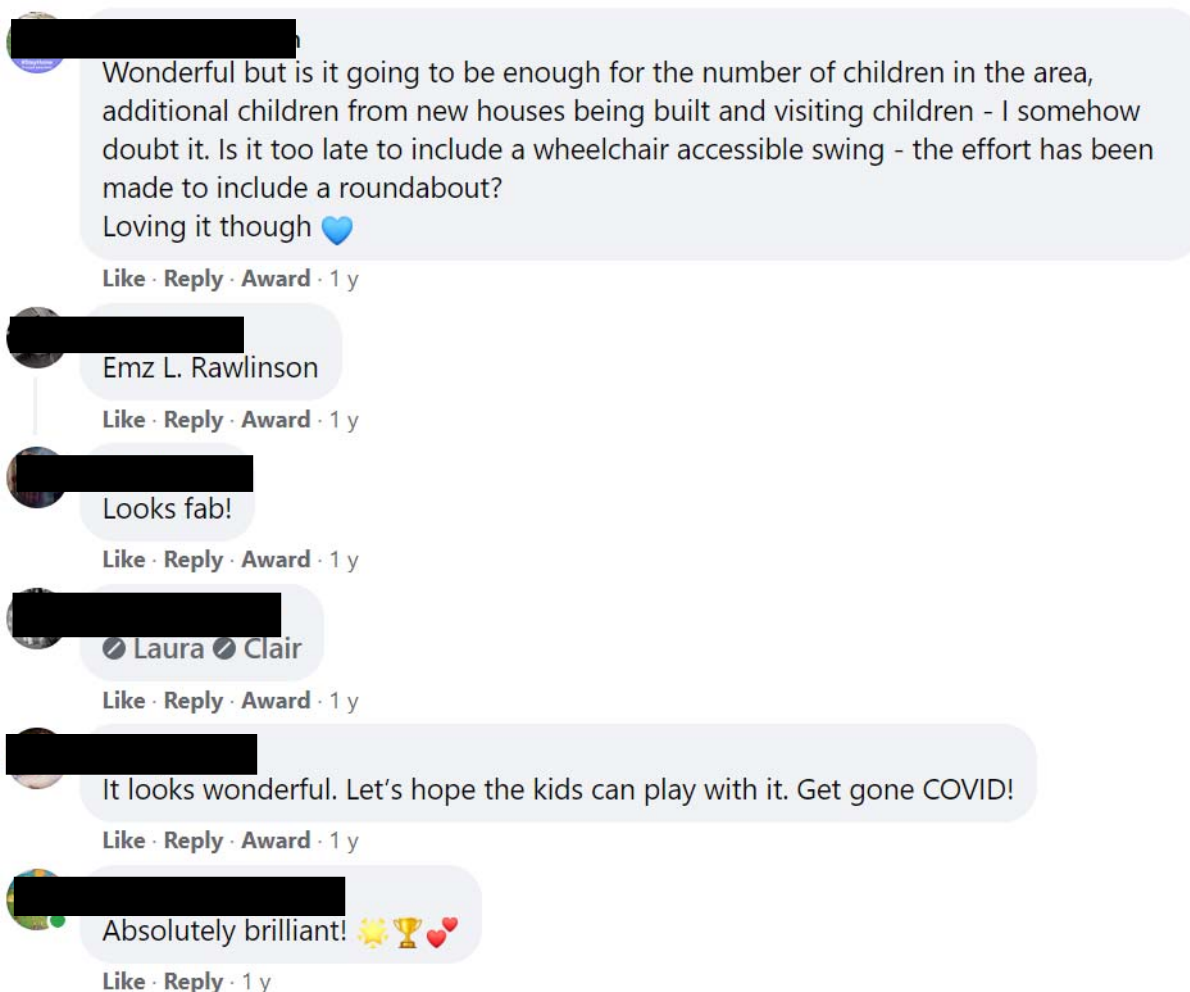
[Redacted]
 Nnicole Mmoore 🍌 1
 Like · Reply · Award · 1 y

[Redacted]
 This looks fantastic! Could one of the swings be wheelchair accessible please? 🍌❤️ 5
 Like · Reply · Award · 1 y

[Redacted]
 Kerry McPhee Yvonne Ward 🍌 1
 Like · Reply · Award · 1 y

[Redacted]
 Kerry McPhee hi Kerry unfortunately it's not. This is due to various things. However the roundabout is
 Like · Reply · Award · 1 y

[Redacted]
 Stronger Communities Glenburn Thats a shame about the swing but thank you for including a wheelchair accessible roundabout. It's heart breaking having a child in a wheelchair who can only sit and watch other children playing.



Erskine Youth Council Bargarran Interactive Play Park

- 5.36 Erskine Youth Council, supported by Renfrewshire Council's Community Learning and Development Services, took the lead in delivering a new, state of the art play park in Bargarran, Erskine. The Youth Council is run by young people in Erskine and is focussed on delivering for that audience.
- 5.37 The interactive equipment evidences the Park equipment has been used for 1200 active hours since the park opened in April 2021. The Sona Arch is most often played, it has the highest use of all such equipment in the United Kingdom averaging around 1 hours 30 play per day.

"The play park has given the community a new interactive facility in a space that didn't have much to offer to young people. The play park can be seen to be used throughout the day from 8am until 8pm. The new equipment is inclusive to all children and young people and it's a great bonus that we can change the games and add in new ones every few months to keep the playpark experience interesting for all. Looking at the top games list we can see that the education number, spelling and quiz games get used a lot which we think is great!" Erskine Youth Council



I have to admit I was very sceptical about it but my 5 year old daughter absolutely loves it and has been 4 times already, I was even running around with her this afternoon too! I just hope it stay in decent condition and doesn't get vandalised!



Like · Reply · 27 w

6



Author

Renfrewshire

We are glad your daughter loves it. Here's to many more happy trips to the new park. 😊

Like · Reply · 26 w

Sarah Morgan it looks really good, lots to do but also lots of space to run about - perfect.

Like · Reply · 27 w · Edited

3



Villages Investment Fund

- 5.38 It is important to note that many upgraded play parks delivered in the villages were split between the Villages Investment Fund and Green Spaces, Parks and Play Areas Fund. Howwood, Elderslie, and Kilbarchan were all funded in this way with upcoming park projects awarded in Lochwinnoch and Houston requesting the full £30k from the Villages Investment Fund.

Kilbarchan Improvement Projects

The Old Library – Structural Works

- 5.39 With a 25-year lease in place and an active user group, the Kilbarchan Improvement Project (KIPco) noted the Villages Investment Fund offered them a chance to secure the long-term use of the building.
- 5.40 Cracks had begun to show in the stonework and one area in particular was causing safety concerns. The windows were leaking and there was a leak on the roof. This work has now been carried out and the group are satisfied of the buildings condition and their future use.
- 5.41 Kipco were successful in bidding for a smaller fund which will allow them to breathe life into the Old Library's garden. They are working alongside another community group, Kilbarchan Smile, to deliver a bright, welcoming garden for the community to relax in and to increase biodiversity.

"We were delighted to learn of the Council's Villages Investment Fund, it came at exactly the right time as there were growing concerns over the condition of our building during our regular meetings.

The application process was fairly simple with Council staff taking the time to spend with us to complete the form and help us to meet the Fund Criteria. We look forward to continuing to serve our community".

Willie Beattie, Chair, KipCo



Bridge of Weir Community Council New Play Equipment - Horsewood & Lintwhite Crescent Play Parks

- 5.42 Bridge of Weir Community Council noted a need in their community for play equipment for younger children. The Villages Investment Fund facilitated the purchase of this new apparatus, procured to save VAT through Renfrewshire Council.

The play experience is enhanced for the young children within the community which cause locals to travel to other playparks. The park has encouraged more active play and improved the health and wellbeing of families who want to get out in the fresh air and encourage active play.

Many local people have thanked the community council with one saying "The Horsewood Road had been feeling a bit left out. Thanks for all you do the kids will appreciate the additions."

Neil Ferguson, Treasurer, Bridge of Weir Community Council



Elderslie Community Council Repainting the Goalpost on Glenpatrick Road

- 5.43 Elderslie Community Council were awarded this funding however the goalposts have since crumbled to the ground.
- 5.44 Elderslie Community Council plan to submit another application, if possible, for new steel goalposts with a 25-year guarantee.



Green Elderslie

- 5.45 Elderslie Community Council took a new direction through 2020/1 and, together with active litterpicking, volunteers began clearing council owned and private sites with overgrown vegetation. This has led to a number of local people volunteering to assist and brighten up their village.
- 5.46 Green Elderslie, part of the Community Council, have now overhauled forgotten areas and planted bulbs and shrubs. They have also re-potted many of the planters around



Elderslie Community Council

- 5.47 The play park at Dunvegan had a large multi play unit which was removed as it was considered unsafe. The surrounding community, impressed by what the Community Council had achieved so far, requested the organisation took this up for them.
- 5.48 An application was submitted to the Villages Investment Fund and the multi-use apparatus below was installed.



Like · Reply · Award · 20 w

Fabulous.

Like · Reply · Award · 20 w

Jennifer Herd Sameena Javed Ashraf

Like · Reply · Award · 20 w

Looks amazing!!! Thanks to all who rallied together to make this happen!

Like · Reply · Award · 20 w

Lochwinnoch Sustainable Garden

- 5.49 The Lochwinnoch Sustainable Garden project has the community at its core. The group's objectives are to increase biodiversity and educate local people on the benefits to health as well as the environment, of growing their own vegetables. The group host sessions to ensure people are comfortable with the process. They further supply fresh vegetables to their local foodbank and raise funds through selling pre-potted planters and hanging baskets.
- 5.50 The Villages Investment Fund was appropriate for this project and dialogue began through the Treasurer and Team up to Clean up.

"It's so great to have a fund that is designed to support villages and what we do. The Sustainable Garden is very appreciative of the funding awarded and we understand other projects in the village have come forward too. The fund let us pay for necessary components to ensure we keep delivering this valuable service to our community and local food bank".

Morag Thow, Lochwinnoch Sustainable Garden, Treasurer



Selling plants to raise funds



Veg to be donated to local foodbank



Hanging baskets for sale

Houston Community Council Bee Happy Houston

- 5.51 Bee Happy Houston are locally well known and celebrated. Most of the looked after patches of land in Houston, Crosslee and Craig ends have wooden signs letting people know the area is looked after by bee Happy Houston.
- 5.52 To continue with their efforts delivering colour, beauty and encouraging nature to thrive in their community, the group require tools, PPE, bedding, wildflowes and equipment to extend their community meadow,

“We appreciate our bid for funding being successful thorough the Villages Investment Fund. These funds will help us to continue with our work which makes local people happier and proud of their village, the volunteers really enjoy making a difference too”.

Mark Arthur, Community Councillor, Houston Community Council



Implications of the Report

1. **Financial** - Council approved the allocation of £2.020 million to establish the Greenspaces, Parks & Play Parks and Villages Investment Fund in March 2018. Due to the capital works being undertaken, Officers are ensuring that there are minimal recurring revenue costs to Services in the coming years.
2. **HR & Organisational Development** – None
3. **Community/Council Planning** –
The Greenspaces, Parks & Play Parks and Village Investment Fund will be important to achieving and assisting the Community Plan by ensuring that Renfrewshire is thriving, well, fair and safe for residents, workers and visitors.
4. **Legal** - All legislative requirements will be taken cognisance of during this process wherever required e.g. health and safety requirements.
5. **Property/Assets** - There is the potential for property/assets to be included as part of this fund.
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. 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** - Cognisance will be taken of health and safety requirements wherever required e.g. for play park equipment.
9. **Procurement** - There is no potential for the Council to be procuring and installing equipment of behalf of a community group as part of this grant funding process.
10. **Risk** - Discussions with the Council Risk Manager are on-going to ensure that the risk to the Council, as part of this grant funding process, is minimised.
11. **Privacy Impact** - None.
12. **COSLA Policy Position** – Not Applicable
13. **Climate Risk** – Not Applicable

List of Background Papers

None

Author: Oliver Reid, Head of Communities and Public Protection.

Appendix 1
January 2022 Application (s)

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
1. Houston Community Council	The village of Houston has extended in recent years and the local Community Council also speak for, and improve, Crosslee and Craigends. Ardgyffe Park is the most central location for these 3 communities. An inclusive gym will appeal to	£14,100	Approval by Communities, Housing and Planning Policy Board.	Improving biodiversity is a priority for Renfrewshire Council. This application achieves many of the key principles in Renfrewshire's Biodiversity Action Plan (conservation, invasive non-native species and people and partnership).	Paisley

Appendix 2**Greenspace, Parks and Play Areas Funding**

Project	Funding proposed	External Funding (or other Council funding)
Houston Community Council – Fully Inclusive Outdoor Gym	£35,500	£1,000 Grass roots fundraising £1,000 local businesses

Funding	Allocated Budget	Committed Budget	Potential Additional Projects
Greenspace, Parks and Play Areas	£1,280,000	£1,306,819	£122,000
Village Investment Fund	£520,000	£402,726	£50,000
Staffing costs	£220,000	£220,000	-
Total	£2,020,000	£1,969,545	£172,000

Appendix 3

Approved Projects and their Current Status

Group	Project	Status
Bishopton Development Trust	Purchase of Rossland Cicle and transform to Community Social Garden	Group arranging land purchase
Brediland Allotments	Biodiversity Pond	Money to be recovered
Craigielea Residents Association	Clearing privately owned greenspace nearby green space	Work to commence 2022
Darkwood Crew	Community Garden on Ferguslie Village Green	With Plannning
Elderslie Community Council	Part II Park – outdoor gym and teen shelter	Group consulting community to determine requirements
Elderslie Community Council	Railway Mural Project	Work to commence 2022
Elderslie Community Council	Stoddard Square Seating	Work to commence 2022
Elderslie Community Council	Village Signs	Work to commence 2022
Erskine Outdoor Leisure Group	Barwood Playpark Upgrade	Supplier approved - Work to commence early 2022
Friends of Feruslie Gardens	Outdoor Gym in Ferguslie Park Gardens	Work to commence 2022

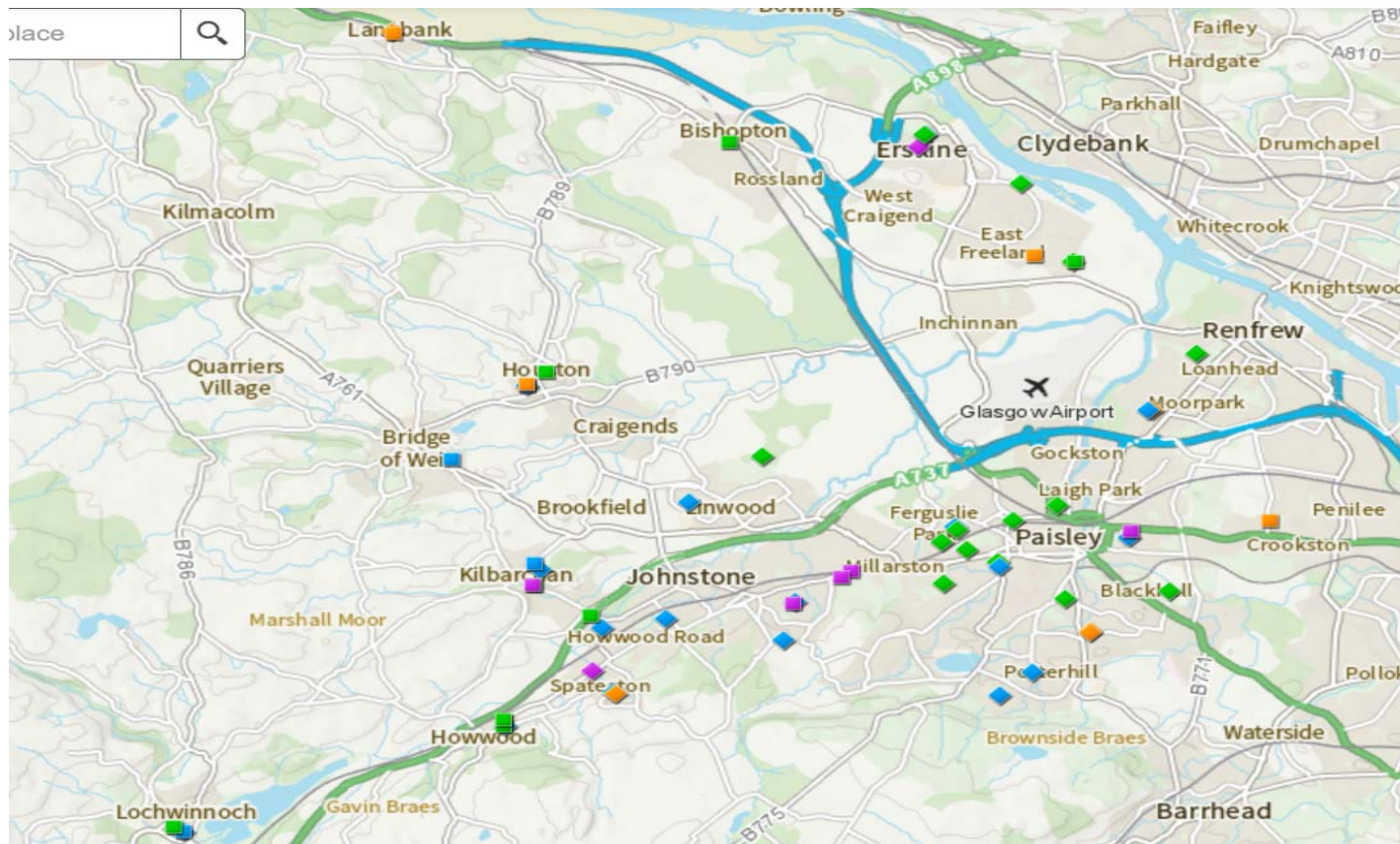
Group	Project	Status
Friends of Knockhill Park	Running Track	Delayed due to covid. Planned work progressing
Friends of West Primary School	Maxwellton Playpark Upgrade	Currently out to tender
Friends of West Primary School	Maxwellton Park – Improve Sensory Gardens	Work to commence 2022 Group to procure
Houston Swingpark Regeneration Group	South Mound Park	Continued efforts to fundraise to maximise potential
Howwood Community Council	Village seating	Work will be completed early 2022
Inchinnan Social Association	Resurfacing Bowling Club car park	Work to commence 2022
Kilbarchan CC	Kilbarchan Playpark Upgrade	Supplier approved - Work to commence early 2022
Linwood Klasscare	Resurfacing and line marking for childrens play	Work to commence 2022
Lochfield Bowling Club	Upgrading the South Green	Working with group to deliver desired outcome
Lochfield Bowling Club	Feasibility Study for Bowling Green	Money to be recovered
Lochwinnoch Development Trust	Lochwinnoch Playpark Upgrade	Currently out to tender
Paisley FM	Signal Booster to reach villages	Delays due to Covid and relocation – project will be complete early 2022
Renfrew Evironmental Trust	Community Gardening at Fountain Gardens flower beds	With Estates

Group	Project	Status
Sandyflats TRA	Sandyflats Playpark Upgrade	Supplier approved - Work to commence early 2022
Spateston Development Trust	Spateston Park Upgrade	Group procuring independantly
St Mirren Youth Football Team	Repairs to Inchinnan Playing Fields fencing	With Estates

Appendix 4

Location of Successful Applicants and Identified Gaps

The map below shows the location of delivery of Green Spaces, Parks and Play Areas and Villages projects. The map is new layer on the Council's RenfoMap, enabling other Services to quickly and easily access information on areas benefitting from physical improvements and the details. The map demonstrates fair coverage of awards, almost every village benefitted and each of the towns surrounding communities were also successful.



Communities who did not apply were encouraged. Areas are noted as:

- Foxbar – To date, no application received. Conversations have taken place with the Foxbar and Brediland Community Council, Environmental Improvements Group and Gleniffer High school. Interest was shown by all bodies.
- Shortroods – No constituted community group (Team up volunteers perceive very little Council owned land in this community)
- Gallowhill - no constituted community group
- Seedhill – details of an emerging group, supported by Williamsburgh HA have yet to materialise, local interest to upgrade McKerrell Street Play Park
- No response from Brookfield, contact made to Community Council



To: Communities, Housing & Planning Policy Board

On: 18 January 2022

Report by: Director of Communities and Housing Services

Heading: Housing Customer Engagement Annual Report 2020/21

1. Summary

- 1.1. The Housing Customer Engagement Annual Report for 2020/21 reviews progress made in relation to engagement and consultation over the last year and outlines the resources made available by the Council to promote tenant involvement.
-

2. Recommendations

- 2.1. It is recommended that the Policy Board:
- (i) notes the Housing Customer Engagement Annual Report 2020/21 attached as Appendix 1;
 - (ii) note that due to the restrictions in place relating to Covid, the normal annual re-registration process for Tenants' and Residents' Associations will not take place and, where applicable, Enhanced Registration status and eligibility to apply for grant funding from the Housing Revenue Account will be carried forward from March 2020 for the 2022/23 registration year; and
 - (iii) notes that a revised Tenant Participation Strategy is being prepared and will be brought to a future meeting of the Communities Housing and Planning Policy board in 2022 for consideration.
-

3. Background

- 3.1. This Housing Customer Engagement Annual Report outlines how the Council has engaged with tenants and other customer groups over the period April 2020 to March 2021. It also sets out an action plan for the current financial year 2021/22. Key drivers for this are:

- Regulatory and statutory duties to consult with tenants and to involve tenants in the scrutiny of performance
 - Consultation and engagement with tenants and other customer groups to inform ongoing service development and continuous improvement
 - The development of a new Tenant Participation Strategy which reflects current and future priorities and outcomes
- 3.2. The Customer Engagement Annual Report will be circulated to Tenants' and Residents' Groups and partner organisations. It will be available online from the Council's website and will be made available in Council offices when they reopen to the public.
- 3.3. Members are asked to note changes to the annual registration process for Tenants' and Residents' Groups in 2021/22 due to the Coronavirus pandemic as detailed in section 3 of the attached report. Enhanced Registration status, where applicable, was carried forward from March 2020 into this financial year and it is proposed that this will again be carried forward into the 2022/23 registration year.
- 3.4 In light of restrictions due to the pandemic, opportunities are being explored to enhance digital communication methods and make sure that the Council can continue to actively engage with tenants and tenant representatives.
-

Implications of the Report

1. **Financial** – None
2. **HR & Organisational Development** – None
3. **Community Planning** –
 - **Safer and Stronger** – Tenant and resident involvement in service development to create more stable communities and improve service delivery.
4. **Legal** – None
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. 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** – Not applicable
 13. **Climate Risk** - None
-

Background Papers

(a) Report to the Communities Housing and Planning Policy Board on 27 October 2020, '*Customer Engagement Annual Report 2019/20*'.

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting.

The contact officer within the service is Jennifer Murdoch, Housing Regeneration and Service Improvement Manager, 0141 618 6261,
Jennifer.murdoch@renfrewshire.gov.uk



Customer Engagement Annual Report 2020 – 2021

Planning and Housing Team
Communities and Housing Services

1. Renfrewshire Council's Customer Engagement Strategy

The Housing (Scotland) Act 2001 requires every social landlord to have a strategy on how they will involve tenants in shaping and monitoring services, including:

- housing management, repairs and maintenance policies;
- standards of service to be provided in relation to housing management, repairs and maintenance policies; and
- any proposal to change landlord.

Renfrewshire Council's Customer Engagement Strategy for Housing was approved in August 2010. It recognises the importance of these issues, and sets out plans for widening the scope of engagement across a broad range of customer groups.

2. 2020/21 Annual Report

This Report outlines how the Council has engaged with tenants and customer groups over the period April 2020 to March 2021. Along with a continuing focus on tenant participation, the Council has also sought to engage with a broad group of customers on housing and housing related issues.

The action plan for the coming year which is usually included at the end of this report is not present because the Tenants Information Service (TIS) have been instructed as consultants and 'tenants' friend' to draft a new Tenant Participation Strategy to replace the current strategy which was approved by the Board in 2010. The new strategy will be brought to a future meeting of the Communities, Housing and Planning Board for consideration.

3. Tenant Participation Arrangements

The participation outcome for the Scottish Social Housing Charter requires landlords to *'manage their business so that: tenants and other customers find it easy to participate in and influence their landlord's decisions at a level they feel comfortable with'*.

The results of the Tenant Satisfaction Survey (2020) indicated that 93.7% of tenants were 'very' or 'fairly' satisfied with the opportunities provided to them to participate in the Council's (as their landlord's) decision making processes which was an improvement from the 2018 survey result of 87.8%.

Renfrewshire Council's tenant participation arrangements seek to support engagement at both local and Renfrewshire-wide levels.

Registered Tenants' Organisations (RTOs)

The Council maintains a register of all Tenant Organisations in Renfrewshire. Tenant organisations which meet the Council's registration criteria (as agreed by the Housing and Community Safety Policy Board in August 2010) are included in Renfrewshire's Enhanced Register of Tenant Organisations.

Tenant groups which meet the registration criteria have full access to the Council's Tenant Participation Structures (including participation in the relevant Neighbourhood Housing Forum, Council Wide Forum and Council Wide Forum Executive) and are eligible for grant funding from the Housing Revenue Account.

Representatives of Registered Tenant Organisations are consulted by Council officers on a range of housing-related issues affecting their members and they are able to contribute to and influence the development of housing policy and service delivery.

As at the end of March 2021, there were 10 tenant organisations on the Enhanced Register of Tenant Organisations in Renfrewshire. There are 8 further groups on the Register of Tenant Organisations but they do not currently meet the enhanced registration criteria.

As a result of the restrictions that have been in place since March 2020, in response to the Coronavirus pandemic, it was not possible to carry out the normal annual registration process for 2020/21 as tenant groups had been unable to hold public meetings as detailed within the enhanced registration criteria. It is therefore proposed that all groups included on the Enhanced Register of Tenant Organisations at March 2020 will continue to retain this status for this financial year and the 2022/23 registration year.

Neighbourhood Housing Forums (NHF's)

The Neighbourhood Housing Forums seek to concentrate on the day-to-day services which affect tenant representatives – for example, particular local problems with empty properties or antisocial behaviour. Officers from Communities, Housing and Planning Services liaise with other Council services and partner organisations about issues raised by tenant representatives at the Forum meetings.

Examples of the type of work approved by the Forums include: front hedge removal and replacement with fencing; slabbing & mono-blocking; hard landscaping of backcourts; handrails at common paths and exterior painting.

Customer Scrutiny

Because of restrictions (since March 2020), face to face meetings between Council officers and Tenant Representatives had to move online where possible. We have used other means of communication, including telephone, email and Microsoft Teams to continue to consult with the Tenants Scrutiny Panel, Tenants and Residents Associations and High Rise & Sheltered Quality Circles. While members of these groups have not been able to for example conduct in person inspections, they have instead taken part in various online meetings, including: the Annual Return on the Charter and input to the design and presentation of the Tenants Charter Report.

4. Customer Engagement in 2020/21

Over the past year, Communities, Housing and Planning Services have engaged with tenants and wider customer groups on a range of service matters as detailed further within this report.

4.1 Communicating with tenants and customers

- **Peoples News:** The Council's tenant newsletter, the People's News, was delivered to all Council tenants in Renfrewshire. In the last year it has included articles on housing investment, the Council's response to the pandemic and new build developments. The newsletter is available in a range of different formats in response to individual needs (such as large print and audio CD) and is available on request to other service users.
- **Scottish Social Housing Charter Report to Tenants:** following consultation with tenants, a special edition of the People's News was published on the Annual Housing Charter Tenant Report. This highlighted how the Service had performed over the previous twelve months with comparisons between other landlords and against previous years performance.
- **The Good Times:** The Council publishes a quarterly newsletter which is distributed to all Council tenants living within sheltered housing complexes. Articles include relevant health advice, forthcoming outings, events and activities organised by our Health and Wellbeing team and good news stories from tenants across all complexes. The newsletter has continued to be distributed throughout the COVID19 pandemic and has been a source of positive stories, information and support throughout a challenging time for tenants, many of whom were shielding during this time. Included in the newsletter is the most recent reports and feedback from the Quality Circle group. Tenants are invited to give feedback on the content and design of the "Good Times" to ensure it continues to be fit for purpose.

4.2 Customer insight

As part of the Council's commitment to meet the requirements of the Scottish Social Housing Charter and to continually monitor services, regular 'point of service' surveys are carried out:

- **Repairs satisfaction:** Tenants are contacted by telephone following the completion of a repair, to find out what they think of the service they have received. Satisfaction with the repairs services in 2020/21 was 92.01%.
- **Standard of accommodation survey:** At the start of a new tenancy, new tenants are asked to participate in a satisfaction survey to ascertain satisfaction levels with the quality of the home when they move in. Due to pandemic restrictions this survey has had a very low response to verify a robust return. However, as restrictions are lifted it is expected that the completion of these surveys will resume.

- **Housing Options:** The Council carries out satisfaction surveys with clients after their first housing options interview at Homeless Services to gauge the standard of the service they received and the quality of the advice they were given. In 2020/21, of 76 service users who were consulted, 96% stated that they were pleased with the quality of advice and information they were given.
- **Temporary accommodation:** Service users leaving temporary accommodation are asked to complete a satisfaction survey which asks if the service they received met their needs, as well as what they liked and did not like about the temporary accommodation. Of the 76 service users who completed 'exit surveys' during 2020/21, 94.7% said they were either 'very satisfied' or 'satisfied' with the overall quality of the temporary accommodation provided.
- **Owners survey:** In 2020/21, over 221 owners took part in a survey about factoring services and 62.4% stated they were satisfied with the service provided.
- **Homes for Keeps:** Due to changes during the pandemic period, Homes for Keeps is now part of the wider Resettlement process to assist people (regardless of age) transition into their permanent tenancies.

4.3 Customer consultation and engagement

During 2020/21 tenants were consulted on a number of matters:

- **Annual report on the Charter:** Tenant representatives were consulted on the performance indicators and the style and format of the Annual Tenant Report on the Charter in October 2021.
- **Rent Increase Consultation:** Renfrewshire Council has a statutory duty to consult tenants before increasing rents. To help inform the decision on rents for 2020/21, consultation was undertaken in December 2020 and January 2021 involving discussion with tenant representatives at the annual Council Wide Forum, an on-line survey of Council tenants and a telephone survey of Council tenants. Only a very small number of tenants responded to the online survey (5 respondents), but over 600 telephone interviews with tenants were conducted by external consultants during January 21 (this represents 5% of Council tenants). The majority of tenants who took part in the consultation agreed with a 1.5% increase.

4.4 Regeneration and Renewal Areas

A joint report was approved by the Council on 17 December 2020 setting out a major £100m programme of housing-led regeneration and renewal, over the next 10 years. A further report to the Communities Housing and Planning Policy Board on 18th May 2021 authorised the Director of Communities and Housing Services to consult on regeneration and investment proposals with Council tenants, residents and private owners in the first 8 areas in phase 1 of the Regeneration and Renewal programme.

An extensive consultation exercise was undertaken with tenants, residents and private owners to gather their views on the regeneration proposals for each area. The feedback received provides an insight into how people feel about their local area in general, including the external environment, quality of the local neighbourhood and wider issues which they feel affects quality of life and the wellbeing of local residents.

The findings of the Consultation exercise are being reported to this meeting of the Communities Housing and Planning Policy Board and if approved, it is proposed that a Neighbourhood Renewal Group will be established for each area, co-ordinated by officers from Communities and Housing but with participation from other council services, partner organisations and local tenants and residents in each of the 8 regeneration and renewal areas.

- **Johnstone Castle Regeneration:**

The final handovers of the new Council homes were completed in April 2021. This development was successful in achieving awards at both the Scottish Homes Awards 2021 for affordable development of the year and achieved Regeneration project of the year at the Herald property Awards.

- **Paisley West End:**

Officers continue to work with the Council's RSL partner Sanctuary Scotland and the Scottish Government on the delivery of the regeneration of Paisley West End. The approved Masterplan is being refreshed by Sanctuary and their appointed architects Anderson Bell Christie to ensure deliverability. The revised Masterplan will see high levels of vacant properties being replaced with around 150 high quality newbuild homes for social rent and affordable sale in the West End.

All Council tenants from within the masterplan area have been successfully rehoused. As the revised Masterplan progresses residents and owners in the wider West End area will continue to be kept informed.

- **Tannahill Area Regeneration:**

The Communities, Housing and Planning Policy Board approved a housing investment strategy for the Tannahill area of Ferguslie Park on 30 October 2018. This strategy included a newbuild housing development of 101 newbuild homes to replace existing Council housing in the area. The first handovers are likely to take place in Summer 2022.

Despite coronavirus restrictions, the Tannahill Liaison group have continued to engage with officers, including an outdoor face to face meeting where tenants chose various elements of the new build homes and tenants were also involved in suggesting new street names for the development. Officers continue to engage with the tenants and residents through newsletters, regular telephone calls and emails. A dedicated Tannahill mailbox for any electronic enquiries has also been established. Communication arrangements will continue to be reviewed as restrictions are eased and where possible, digital methods of communication will also be used where possible.

4.5 Engaging with our wider customer groups during 2020/21

A key outcome for the Customer Engagement Strategy is to ensure there is active engagement with various customer groups across the range of housing services and that opportunities exist for customers to be involved in monitoring performance and helping shape service delivery. This has been challenging due to the restrictions which were in place for much of 2020/21.

Turning Point Scotland and Blue Triangle Housing Association continued to be commissioned to provide wraparound support and use a 'Housing First' approach to support and engage with an increased number of service users from the previous year. Housing First provides the tailored support which meets each individual's needs and will increase the likelihood of the individual sustaining their settled tenancy.

As part of this approach during 2020/21, mobile phones were provided free of charge to service users so that they could keep in touch with their support provider during 'lockdowns'.

When moving from temporary to settled accommodation, many service users worked with their Housing Options Adviser to carry out 'virtual viewings' via their mobile phones of the properties being offered. This helped to reduce footfall at a time when there were restrictions on non-essential travel, as well as maximising the use of a digital approach to participation and service delivery

- **Sheltered Housing and Amenity Housing**

A new web-based recording tool, 'Better Futures' is being implemented to support continual improvement and maximise outcomes for service users and tenants in sheltered housing, to enable housing support service users' needs to be recorded over a period of time. Better Futures provides a picture of an individual's progress against objectives or targets they have set/agreed with their Sheltered Housing Officer. The system can produce valuable information about how an individual's situation has changed from when they started using the service.

46 tablets were distributed to tenants who are supported to use their devices by our Digital Participation Officer, with assistance to develop their digital skills; including internet safety; online shopping; safe systems and online communication with family and friends. We have now completed the installation of WiFi in all of our sheltered lounges for tenants to access. This will help tenants with our activities, social groups and face to face training, and means tenants can go online in the lounge without a mobile data connection.

Over 300 enhanced weekly welfare checks have been carried out to provide support to tenants and gain up to date information on health and wellbeing needs during the COVID19 pandemic and lockdown restrictions. This coupled with over 280 daily welfare checks ensured tenants remained fully supported during a significantly challenging time.

During the unprecedented challenges throughout 2020/21, the Sheltered Housing team developed a broad range of innovative art, poetry, music, video and digital projects to support our older tenants, many of whom were particularly vulnerable, using their own words, thoughts and choices to reach out to family, friends and the community. Projects included:

A 'sharing our world to remind you we're still in yours' initiative used funding from Creative Scotland for a community arts venture aimed at enabling those shielding in Renfrewshire to reach out to the wider community through creative writing. Tenants produced pictures, poems and stories which told the wider community of their experience of lockdown. The touching words and personal memories provided an outlet for feelings of fear, grief, hope, humour and support for one another. The work was displayed on billboards and advertisements across Renfrewshire's main towns.

Partnering with local radio station Paisley FM to broadcast a weekly "Community Request Show". Tenants send in requests for songs and 'shout outs' for birthdays and anniversaries for family and friends. Staff posted the link to our tenant email and Facebook groups, so the show could also be heard on catch up. We purchased small digital radios for those who did not have one to ensure every tenant would be able to enjoy their weekly music tribute.

Online video sessions, supported by our Digital Participation Officer, who ensured that everyone could access the sessions with weekly Zoom coffee mornings and online quizzes proved particularly popular, as well as on-going support to keep in touch with family and friends.

An annual update of 'You Said, We Did' was published in a poster format and displayed in all Council complexes, providing information on where tenant suggestions have been used to help improve the service.

4.6 Housing Support Team

A new Senior Housing Support Officer has been recruited to further develop and improve the liaison with external providers and partners supporting those who receive enhanced wraparound support via initiatives such as Housing First and produce regular analysis and checks that service users outcomes are being met. The number of service users being provided with enhanced support increased again this year, in recognition of the benefits this can have for those with a range of support needs to have settled housing.

The Housing Support Service publishes a newsletter which is distributed to all Council tenants and other service users who receive Housing Support. Articles have included updated and relevant housing and money advice, good news stories from across the service and commissioned services, staff updates and relevant health information to promote healthy lifestyles and wellbeing.

Senior managers undertake monthly quality assurance audits to ensure consistency across service provision.

Housing Support Plan Review questionnaires are used to give individuals the chance to tell the Council what they think about services, the feedback from which helps improve services to clients.

A joint tenancy sustainment project “Make it Your Own”, continues to be delivered in partnership with Impact Arts. This involves supporting people to learn new DIY, interior design, textiles and visual art skills. Every project is tailored to every individual's needs and tastes to ensure they get the most from their time on the programme. The project runs from a workshop in Hunterhill, Paisley where those who join attend a weekly one-to-one session for 12 weeks and receive a budget for their own home.

Support was provided to clients to help furnish their tenancy with donated or recycled furniture items through our “Buddies Recycled” programme, with the team continuing to help homeless applicants to resettlement into their tenancy, given the success of the Move On project established during last years ‘lock-downs’ to help people move safely from temporary accommodation to their new home.

Private Sector

Officers from the Owners Services team provide support to private owners, landlords and tenants in the private rented sector. The Council engaged with over 973 owners during the year to consult on and organise repairs in common blocks.

4.7 Supporting Engagement

- **Attendance at National Tenant Events** – due to government guidance on the pandemic, conferences which delegates have attended in previous years were cancelled. However, if these events are arranged in future, we will support tenant representatives to attend where possible.
- **Resources** - To support and develop tenant participation activities, funding is provided from the Housing Revenue Account.
- **Staffing** – Four development officers within the Planning and Housing Team are available to support Customer Engagement. One of these development officers is a key contact dedicated to Tenant Participation. Two Service Improvement Officers and a Regeneration Officer are also available to assist where required.
- **Financial support** to assist Registered Tenant Organisations with running costs, annual grants of up to £600 can be applied for, along with one-off grants for equipment such as printers or computers (up to £500).
- **Training events and conferences** - Opportunities are made available for tenant representatives to attend seminars, training events and national tenant conferences. Representatives are asked to provide feedback from these events to allow the Development Officer to cascade any relevant information onto other tenant groups to ensure they also benefit from this training/information.

- **Access to independent advice** – The Council is a member of both the Tenant Participation Advisory Service (TPAS) and Tenant Information Service (TIS). Advice and assistance can be accessed from these organisations as required.
- **Other forms of support** including venue hire, catering and publicity for consultation events; the cost of transport for delegates to and from consultation meetings, conferences and seminars.

During 2020/21, expenditure on Tenant Participation was:

Grants to Registered Tenant Organisations	£835
'Peoples News' – tenant newsletter and Annual Tenants' Report on the Scottish Social Housing Charter	£9,362
Subscription to the Tenant Participation Advisory Service (TPAS)	£1,875
Facilitating remote tenant consultation and meetings, including the Tenants Scrutiny Panel	£4,904
Total*	£16,976

**expenditure on staff resources and administration costs are not included in the above figures.*

5.0 Tenant Participation Strategy

The Communities Housing and Planning Board on 17 August 2021 agreed that a new Tenant Participation Strategy should be developed and that an external consultancy service should be commissioned to support tenants and help deliver the new strategy, this will be presented to a future Board in 2022.

In September, the Tenants Information Service (TIS) were appointed after a short tender exercise involving the Tenants Scrutiny Panel.

TIS have worked closely with tenants and Officers across the Housing Service to understand the current arrangements for tenant involvement, this has included: desktop analysis of tenant participation, facilitating tenant focus groups and a joint tenant and staff liaison group. Due to current restrictions, these meetings have been held online. These discussions will assist in the formation of the new Tenant Participation Strategy.



TO: Communities, Housing and Planning Policy Board

ON: 18 January 2022

REPORT BY: Director of Communities and Housing Services & Director of Environment and Infrastructure Services

HEADING: Parking in Disabled Bays in Renfrewshire

1. Summary

- 1.1. The designation of disabled parking bays (as prescribed by the Disabled Persons Parking Places (Scotland) Act 2009) and the subsequent enforcement of bays remain a priority for Renfrewshire Council alongside other illegal parking issues.
 - 1.2. At the Council meeting on 24 June 2021, a motion was proposed and agreed by the Council requiring the following action:

"Renfrewshire Council agrees to increase checks by wardens on the use of Disabled Bays throughout Renfrewshire, and to assess the number of non-badge holders who are found to be using them.

It was also agreed that an update on the issue be submitted to a future relevant Board meeting."
 - 1.3. This paper outlines the process undertaken to designate a disabled parking bay and subsequent enforcement by the Renfrewshire Parking Attendants/Wardens.
-

2. Recommendations

- 2.1. It is recommended that members of the Communities, Housing and Planning Policy Board:
 - a) note the work undertaken by both Environment and Infrastructure Services and Communities and Housing Services in relation to the designation and enforcement of disabled parking bays.
-

3. Background

- 3.1. Renfrewshire Council has the power to establish a Traffic Regulation Order (TRO) to designate a bay for parking by people with a Disabled Parking Blue Badge. The Traffic Regulation Order, if made, is enforceable and anyone parking in the bay without a Disabled Parking Blue Badge, may get a Penalty Charge Notice (PCN). The Traffic Regulation Order and enforcement is done under the Disabled Persons' Parking Places (Scotland) Act 2009.
- 3.2. For a Disabled Parking bay to be enforceable, it requires to have an approved Traffic Regulation Order, appropriate signage and to be uploaded onto the Parking Attendant's devices. Renfrewshire Council doesn't undertake patrols with regards to parking on private/business land e.g. disabled bays in supermarkets etc, unless an appropriate Traffic Regulation Order is in place. Renfrewshire Council has a duty to check on an annual basis if any private car park owners wish for a Traffic Regulation Order to be established and enforced in the future.
- 3.3. The majority of enforceable disabled bays are located in residential communities across Renfrewshire and work well without regular checks being required. Where issues arise, these are responded to by Wardens and enforcement action is taken if required.
- 3.4. Any person with a Disabled Parking Blue Badge, can park in any Disabled Parking Bay i.e. the bays are not issued to addresses or individuals, therefore whilst it may have been located outside a residential address to assist a local resident, anyone else with a Disabled Parking Blue Badge is entitled to use that space.
- 3.5. Disabled bays in Town Centre locations which have a TRO are regularly checked for compliance and enforcement action taken where relevant.
- 3.6. Number of disabled bays with TROs:
 - Residential parking bays outside houses 1,274
 - The Council typically receives applications for around 150 disabled bays per year and removes around 15. The changes are included in an annual traffic order which collects all of that year's applications together prepared by Environment and Infrastructure Services.
 - Town centre locations – There are 41 on-street bays within Paisley and 7 on street within Renfrew that have a TRO and an additional 30 bays within Paisley car parks that have a TRO and are enforceable.
 - West College Campus and UWS have 25 enforceable disabled bays

3.7. With regards to enforcement, there are 2 different offences for parking in a disabled bay:

- Code 40 - Parked in a designated disabled person's parking place without displaying a valid disabled person's badge in the prescribed manner (on-street)
- Code 87 - Parked in a designated disabled person's parking place without displaying a valid disabled person's badge in the prescribed manner (off-street car parks)

3.8. Over the last 5 years, the number of Penalty Charge Notices issued for these offences are:

	Code 40 (on street)	Code 87 (off street)
2017	228	0
2018	267	38
2019	324	40
2020	194	10
2021	352	5

3.9. For many years, the Disabled Parking Bays within residential areas were not enforceable and were for courtesy only as TROs had never been sought for these bays. These bays were known as advisory disabled bays. Most people will not park in a disabled bay whether there is a TRO or not, therefore, in many instances this worked to allow access to properties.

3.10. If complaints were received, this was dealt with informally as no PCN could be issued.

3.11. At the time of the introduction of the Disabled Persons' Parking Places (Scotland) Act 2009 Environment & Infrastructure Services collected all the known advisory disabled bays together into a TRO. Every year since, Environment and Infrastructure Services has assessed requests for new disabled bays and made new TROs for those bays, to add to the original. This now makes them legally enforceable should someone park in them without an appropriate Disabled Parking Blue Badge. Regular patrols are not carried out of these bays as in the main compliance is high – however where issues are raised enforcement patrols can be carried out.

Implications of the Report

1. Financial – None

2. HR & Organisational Development – None

3. Community Planning

Renfrewshire is Safe – By ensuring that disabled parking bays are marked and designated and then enforced appropriately ensures that anyone that lives, works or visits Renfrewshire and has a blue badge can park in an appropriate bay to ensure access.

4. Legal – None

5. **Property/Assets** – None
 6. **Information Technology** – None
 7. **Equality & Human Rights** -
 8. **Health & Safety** – None
 9. **Procurement** – None
 10. **Risk** – None
 11. **Privacy Impact** – None
 12. **CoSLA Policy Position** – N/A
 13. **Climate Risk** – N/A
-

List of Background Papers

- I. Council Meeting – 24 June 2021
 - II. Notice of Motion 1 by Councillors McCartin and Andy Doig
-

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TO: Communities, Housing and Planning Policy Board

ON: 18 January 2022

REPORT BY: Director of Communities and Housing Services

HEADING: Renfrewshire Water Safety Policy

1. Summary

- 1.1. As requested by Council on 24 June 2021, a paper was presented to the Council on 30 September 2021, outlining the work undertaken to formalise water safety actions across Renfrewshire. One of the key actions outlined was to prepare a draft Water Safety policy for Renfrewshire and the draft policy was presented to Board on 26 October 2021 as a consultation draft.
 - 1.2. The finalised Renfrewshire Water Safety Policy, following consultation, is now complete and is attached as appendix 1 to this paper for the approval of members.
-

2. Recommendations

- 2.1. It is recommended that members of the Communities, Housing and Planning Policy Board:
 - a) note the content of this report and work undertaken so far to formalise arrangements to support water safety across Renfrewshire; and
 - b) approve the Renfrewshire Water Safety Policy attached as appendix 1 to this report.
-

3. Background

- 3.1. A formal Renfrewshire Water Safety Working Group has now been established with the following membership:

Renfrewshire Council – Communities and Regulatory Manager (Chair)	Police Scotland
Renfrewshire Council – Community Safety	Scottish Fire and Rescue Service
Renfrewshire Council – Environment and Infrastructure (Roads)	Scottish Ambulance Service
Civil Contingencies Service (CCS)	Open Water Rescue
Renfrewshire Leisure	Health and Social Care Partnership – Suicide Prevention

- 3.2. A key remit of the Group was to prepare and develop a Water Safety Policy for Renfrewshire. The proposed policy is attached as appendix 1.
- 3.3. The policy looks at all waterways across Renfrewshire and in particular focuses on:
- Background/legislation
 - Renfrewshire Incidents
 - Council responsibility
 - Private Landowner responsibility
 - Renfrewshire Water Safety Working Group
 - Education
 - Suicide Prevention
 - Public Rescue Equipment (PRE)
 - Risk Assessments
 - Renfrewshire Council commitment to Water Safety
- 3.4. The policy and the work being undertaken support Outcome 2 of Renfrewshire's Council Plan: Building strong, safe and resilient communities as well as the Community Planning Priority, Our Renfrewshire is safe: Protecting vulnerable people, and working together to manage the risk of harm.
- 3.5. The policy has been designed and presented in the new Corporate template that will be used for similar policy documents moving forward. Work will continue on providing members of the public with access to the Renfrewshire Council webpage with information detailed on how to raise an issue and find out more about water safety in Renfrewshire.

Implications of the Report

1. **Financial** – There is a financial implication to assist communities in assessing land and erecting poles, signage and public rescue equipment.
2. **HR & Organisational Development** – None
3. **Community Planning**

Renfrewshire is Safe – *By producing a Water Safety Policy for all waterways in Renfrewshire, all efforts are being made to understand the dangers and prevent, wherever possible water related deaths/injuries.*

4. **Legal** – None
 5. **Property/Assets** – None
 6. **Information Technology** – None
 7. **Equality & Human Rights** -
 8. **Health & Safety** – None
 9. **Procurement** – None
 10. **Risk** – There is a risk that Renfrewshire Council will be asked to take on responsibility for the erection and maintenance of life saving equipment on privately owned land. Whilst willing to assist communities, Renfrewshire Council cannot accept this liability or responsibility.
 11. **Privacy Impact** – None
 12. **CoSLA Policy Position** – N/A
 13. **Climate Risk** – N/A
-

List of Background Papers

- (a) Water Safety in Renfrewshire – Renfrewshire Council meeting 30 September 2021.
- (b) Draft Renfrewshire Water Safety Policy – Communities, Housing and Planning Policy Board – 26 October 2021.

The foregoing background papers will be retained within Communities and Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is the Communities and Regulatory Manager.

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Renfrewshire Water Safety Policy 2022

www.renfrewshire.gov.uk



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DRAFT

1. Introduction

Water Safety Scotland's document—"Scotland's Drowning Prevention Strategy" has a key objective to "develop water safety across Scotland's 32 local authority areas and promote the development of water safety policies".¹

Within this, there are two key activities:

- Encourage all local authorities to develop a water safety policy
- Support local authorities in the development of a water safety policy

This Renfrewshire Water Safety Policy sets out how the Council and its partners will work to improve water safety across Renfrewshire by reviewing and tackling potential water safety issues/dangers.

This policy supports the Renfrewshire's Council Plan outcome of "Building strong, safe and resilient communities" as well as the Community Plan Priority "Our Renfrewshire is safe: Protecting vulnerable people and working together to manage the risk of harm".

2. Renfrewshire Context

Waterways are prevalent across Renfrewshire with the River Clyde flowing to the north of the local authority boundary and the River Cart flowing from the south. The River Gryfe also feeds into the River Cart with many burns feeding into and off these rivers and there are also numerous reservoirs, dams and quarries across the authority area.

Within Renfrewshire, there have been two fatalities over recent years and these unfortunate and tragic incidents reinforce the requirement for a formalised approach to promoting water safety across Renfrewshire.

¹ [Scotland's Drowning Prevention Strategy](#)

3. Renfrewshire Water Safety Policy 2022— Aims and objectives

This Policy aims to ensure that the Council has effective, efficient and sustainable water safety management which will be applied consistently across Council land. It acts to formalise the Council's position and assist dialogue with partners and when responding to the public and those with responsibility for privately owned land.

This Policy aims to reduce accidental and deliberate entry to water by members of the public and reduce incidents across Renfrewshire. It sets out how areas will be risk assessed and where required, how appropriate action will be taken using a partnership approach involving key stakeholders and landowners.

The responsibility for ensuring the objectives of the Renfrewshire Water Safety Policy are met lies with the Renfrewshire Community Safety Partnership through the Renfrewshire Water Safety Working Group—as outlined in section 5 of the Policy.

4. Responsibilities and applicable legislation

Renfrewshire has many waterways. Renfrewshire Council does not own or have responsibility for most of the land around the waterways, this normally falls to private landowners, for example farmers or Crown Estates.

However, Renfrewshire Council and its partners carry out a number of functions in relation to water safety including the following:

- Erecting and maintaining life belts in and around key water areas to promote safety, particularly on land within Paisley Town Centre around the River Cart and ensuring these are checked on a weekly basis.
- Expanding the network of Public Rescue Equipment to other areas that have been identified where youths are known to swim as set out in the section below outlining the work of the Renfrewshire Water Safety Working Group.
- Environment and Infrastructure Services assist with the procurement and erection of appropriate poles, signs and Public Rescue Equipment and monitors water ways within parks to ensure they are safe and major hazards associated with these are controlled.

- Renfrewshire Council Community Safety Partnership is responsible for assisting Police Scotland with monitoring waterways and responding to calls about anti-social behaviour in and around waterways.
- Renfrewshire Community Safety Partnership assist with school talks and deliver an annual Safe Kids event which is used to increase awareness of a range of hazards and safety issues - including water safety.
- Renfrewshire Leisure Limited is responsible for assisting with training and awareness raising in relation to water safety issues and collaborating with partners to discuss and provide practical awareness and life skills which may include Cold Water Shock and life-saving/First Aid skills.

Private landowners have responsibility under the Occupiers Liability Scotland Act 1960 to take reasonable steps to safeguard their land and this policy sets out how the Council and partners will support landowners to fulfil these responsibilities including work undertaken with landowners to discuss water safety and where ongoing danger/continued incidents are identified, support the erection of water safety equipment. (Where Renfrewshire Council works with landowners or communities to erect Water Safety equipment, the Council cannot and is not taking responsibility and liability for that equipment).

The Council and other landowners have a duty to uphold the right of responsible access to most land and water given by the Land Reform (Scotland) Act 2003. This Act and accompanying guidance place the responsibility for personal safety largely on the individual.

The policy notes that with regard to reservoirs within their ownership, Scottish Water encourage individuals not to access these waters given the hidden dangers that exist and the heightened risks reservoirs pose. Regular press and social campaigns are undertaken to highlight this, working collaboratively with partners to broaden the reach of shared water safety messaging²³

² [Scottish Water Safety Campaign](#)

³ [Scottish Water— Respect Our Reservoirs](#)

5. Renfrewshire Water Safety Working Group

The Renfrewshire Water Safety Policy is led by the Renfrewshire Community Safety Partnership to ensure appropriate actions (short, medium and long term) are undertaken. To assist in this, in June 2021, the Renfrewshire Water Safety Working Group was formally established. Current membership includes:

- Renfrewshire Council—Communities and Regulatory Manager (Chair)
- Renfrewshire Council—Community Safety
- Renfrewshire Council—Environment and Infrastructure (Roads)
- Civil Contingencies Service (CCS)
- Renfrewshire Leisure Ltd
- Police Scotland
- Scottish Fire and Rescue Service
- Scottish Ambulance Service
- Open Water Rescue
- Health and Social Care Partnership—Suicide Prevention

The membership of the group is kept under review and discussions are held on a regular basis with partners such as Glasgow Humane Society, Children's Services and Scottish Water.

The Renfrewshire Water Safety Working Group works with the Council's Community Learning and Development Service to raise awareness in the wider community and tie in with local area partnerships where appropriate.

The Renfrewshire Water Safety Working Group is currently meeting regularly to review the short-term actions around the River Gryfe; however, it will then meet on a quarterly basis (or by exception if required e.g. incident) to ensure continued commitment to water safety across Renfrewshire.

Key areas the group will continue to develop include:

Education—One of the key issues always has been and remains, the education of members of the public, especially youths, with regard to the dangers of water. This will be tackled by:

- **Formal Education**—Scottish Fire and Rescue, Scottish Ambulance Services and Renfrewshire Council have all undertaken water safety talks in schools over the years and work is ongoing with Children's Services to coordinate this and target certain schools where issues/youths are known to frequent the water.

- **Informal education**—Where youths continue to swim in rivers against the best advice, work will be undertaken by the Scottish Fire and Rescue Service and Renfrewshire Wardens to informally speak to youths on site and advise of dangers. This will be a softer approach and an appeal to highlight the risks of undertaking this activity.

Suicide prevention—Whilst the Policy has a focus on the prevention of accidental drownings, the Water Safety Working Group will also consider opportunities to intervene to prevent suicides across the Renfrewshire area.

- Colleagues from the Health and Social Care—Suicide Prevention team will sit on the Group and offer assistance to the Group in highlighting potential issues.
- Whilst not every piece of land, walkway or bridge can be designed to stop someone attempting to take their own life, by looking at everything holistically and early, good design may be able to incorporate elements that make it harder for someone to take their life. The Policy will seek wherever possible, to follow the guidance from the Glasgow Humane Society—Architectural Handbook for Safe Waterways.⁴

Public Rescue Equipment (PRE)—Public Rescue Equipment (PRE) is only useful as part of a drowning prevention strategy and policy and is not a key risk control measure in itself.

- Public Rescue Equipment (life belts) is currently located at key areas on Council owned land across Renfrewshire. Some privately owned land also has Public Rescue Equipment in place. This policy does not seek to make the wider public into lifeguards. The drafting of this policy and provision of Public Rescue Equipment is to give individuals the chance of saving a life without endangering their own and anyone seeking to assist in an incident must first ensure their own safety at all times.
- Following a review, additional Public Rescue Equipment will be put in place along the River Gryfe at areas where youths are known to frequent and swim. These areas were highlighted by the Community and in particular by local angling clubs who understand the flow of the river, the depths and the dangers it poses. Some of the sites are on Council owned land and others are in private ownership.

⁴ <https://parsonageriverman.com/images/Resources/architecture.pdf>

- Phoning the emergency services should be the priority for anyone witnessing an incident. This message will be prominent on all signage and Public Rescue Equipment. In addition, Public Rescue Equipment will be provided where there are known and recurring incidents of accidental or deliberate entry to water and the local conditions allow for its safe and effective use.
- A GPS located sign will also be erected with the equipment and will have a unique identifier e.g. R4N1. This will be GPS located (Eastings and Northings) and Police Scotland will be informed of the locations which will be placed on the STORM control database within their Command and Control Centre. This will allow Police Scotland/Scottish Fire and Rescue to know the exact location quickly and send assistance immediately to the correct location.
- Public Rescue Equipment will only be provided where there are known and recurring instances of deliberate or accidental entry to water and where risk assessments determine it can be regularly inspected and maintained and used safely and effectively.

Risk Assessments for Water Safety across Renfrewshire—Renfrewshire Council assesses Council owned land on a regular basis, including provision of Public Rescue Equipment and fencing etc. Where there is an incident involving a water way, a further risk assessment will be undertaken by appropriately trained staff.

- Risk assessments will include Identifying the hazards in and around the water and those who may be exposed (e.g. public, employees, etc). They will then analyse the likelihood and the severity of exposure to the hazard and consider appropriate measures to reduce or eliminate the risk to an acceptable level.
- Where Renfrewshire Council staff are working at or near a waterway, a dynamic risk assessment will be undertaken in conjunction with the Corporate Health and Safety Team.

Communications—Renfrewshire Council Corporate Communications team form part of the Renfrewshire Water Safety Working Group (as required) to assist in linking with partners and getting public messages out:

- Communications strategies will tie in with relevant national bodies and seasonal key safety messages with regard to water safety.
- A dedicated landing page will be designed for Renfrewshire Council’s website to include this policy and highlight the work being undertaken by the Renfrewshire Water Safety Working Group. In particular, it will also signpost people to the correct teams if they spot an issue e.g. dangerous location or if Public Rescue Equipment is missing.

6. Renfrewshire Council’s Water Safety Commitment

Through the Renfrewshire Water Safety Policy, Renfrewshire Council commits to:

- Ensuring water safety remains a priority at all Council levels
- Chairing the Renfrewshire Water Safety Working Group
- Using the correct platforms to raise awareness and educate young people and members of the public about the dangers of entering the water
- Set up and maintain a dedicated landing page on the Council website
- Highlight to landowners and/or undertake inspections and risk assessments at locations where regular incidents occur to identify if more can be done to ensure safety
- Undertake routine and regular assessment of Public Rescue Equipment on Council land
- Erect appropriate signage at key locations across Renfrewshire where required

This Policy will be reviewed regularly to ensure it remains up to date.



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To: Communities, Housing and Planning Board

On: 18 January 2022

Report by: Chief Executive

Heading: Renfrewshire Core Paths Plan 2022

1. Summary

- 1.1 This purpose of this report is to inform the Communities, Housing and Planning Board of the Renfrewshire Core Paths Plan 2022. The new Core Paths Plan has been finalised following a statutory period of public consultation which took place over fifteen weeks.
 - 1.2 A copy of the Core Paths Plan, accompanying maps and an interactive storymap can be found on the Renfrewshire Council webpage at <https://www.renfrewshire.gov.uk/CorePaths>
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approves the Renfrewshire Core Paths Plan 2022 incorporating three changes from the draft plan as set out in section 4 of this report.

3. Background

- 3.1. The Land Reform (Scotland) Act 2003 requires that each local authority prepare a Core Path Plan and thereafter reviews it where required to do so in terms of section 20 of that Act. Core Paths are recreation and travel routes which allow the public "reasonable access" throughout each local authority area.
- 3.2. The current Renfrewshire Core Paths Plan was adopted by the Council in 2009. The plan outlines a network of key access routes across Renfrewshire in line with the requirements of the Land Reform (Scotland) Act 2003.
- 3.3. A review of the plan commenced in 2018, supported by the Renfrewshire Local Access Forum.

The Forum represents access users such as walkers, cyclists, community groups, and landowners/managers, as well as national organisations such as Forestry and Land Scotland and other stakeholders.

- 3.4. In 2020 a draft Renfrewshire Core Paths Plan was prepared. This sets out a strategic network of over 300 key access routes across Renfrewshire which connect communities and provide opportunities for active travel to schools, work and local amenities. The plan also identifies routes which connect people with areas of nature and greenspace, promoting and encouraging healthy lifestyles.
- 3.5. The Communities, Housing and Planning Board of 27 October 2020 authorised the Chief Executive to progress a statutory period of public consultation on the draft Core Paths Plan 2020.

4. **Finalised Core Paths Plan 2022**

- 4.1. The draft plan was subject to consultation for a period of fifteen weeks, from 9 November 2020 until 1 March 2021. Twenty-two responses were received. A summary of consultation responses is attached in appendix 1. The responses were supportive of the approach adopted within the plan and no formal objections were received.
- 4.2. Following consideration of representations, three changes to the draft plan are proposed, as follows:-
 - Minor realignment of aspirational Core Paths BIS 33 and BIS 37 to better reflect emerging routes within Dargavel Village;
 - Deletion of a short section of Core Path BIS 26 between Dargavel Village and Houston Road, recognising agricultural land uses within this area;
 - Renaming of Core Path BIS 26 to 'Glenshinnoch Viewpoint'
- 4.3. In accordance with section 20 of the Act, proposed changes to the draft plan were subject to public consultation for a further period of four weeks, from 15 November 2021 until 13 December 2021. No formal objections were received.
- 4.4. In accordance with the provisions of the Act, a copy of the adopted plan will be provided to Scottish Ministers and will be placed on the Council's website for public inspection. An interactive storymap of the adopted Plan will also be available on the Council's website.
- 4.5. It should be noted that under the provisions of the Land Reform (Scotland) Act 2003, owners of land over which access rights apply have a duty to ensure that routes, such as designated Core Paths, are passable and free from obstruction.

Implications of the Report

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

3. **Community Planning**

Greener – The strategy seeks to support and enhance biodiversity and the network of green spaces across 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 Change** – The Renfrewshire Core Path Plan 2022 contributes to the Council's response to climate change and achieving net zero carbon emissions by 2030 through the promotion of active travel opportunities which support the reduction of carbon emissions from transport.

Appendices

- (a) Renfrewshire Core Paths Plan 2022 (www.renfrewshire.gov.uk/corepaths).
- (b) Draft Renfrewshire Core Paths Plan 2020 – Summary of Representations.

List of Background Papers

- (a) Communities, Housing and Planning Board 27 October 2020 – Draft Renfrewshire Core Paths Plan 2020.

Author: Stuart McMillan, Regeneration and Place Manager

Appendix 2

Draft Renfrewshire Core Path Plan 2020 – Representations

Ref.	Core Path	Name	Representation	Proposed Change
1	BIS 33, BIS 37	Graham Trewhella (BAE Systems)	Propose minor realignment of BIS 33 and BIS 37 to better reflect emerging routes through Dargavel Community Woodland Park (BIS 33) and Dargavel Boulevard (BIS 37).	Minor realignment of BIS 33 and BIS 37 to better reflect emerging routes within Dargavel Village.
2	BIS 34, BIS 37, LIN 16	Isla Williams (NatureScot)	Welcome new paths linking communities and key trip generators. Support new routes linking Paisley to Renfrew, new routes at Dargavel Village and aspirational link between Linwood and Erskine Bridge.	No change.
3	BIS 26	Colin Camelford	Improvements necessary to allow designation of Core Path – access/egress at Houston Road. Suggestion that route should be fenced from surrounding farmland. Opportunity to improve linkages to Formakin Estate, Core Path may assist to address safety issues for pedestrians.	Delete BIS 26 spur to Houston Road as Core Path, recognising agricultural land use.
4	GB 4, GB 5	Raymond Quinn	Suggests alternative route for GB 4. Supportive of aspirational route and seeks improvements to it.	GB4 retained as aspirational route.

			Suggests consideration of aspirational route to improve linkages between GB 5 and SP 32, across Capethill Road.	Aspirational linkage between GB5 and SP32 precluded by existing road infrastructure, limited opportunities for improvement and ownership.
5	REN 23	Martin Hagen	<p>Suggests extension of REN 23 to link with Hillington West Rail Station.</p> <p>Suggests extension of REN 23 to link with Gallowhill.</p>	<p>Extension to Core Path not proposed at this stage but further investigation of feasibility to be considered through Renfrewshire Economic Recovery Plan.</p> <p>Route proposed would involve use of single track roads with high volumes of traffic. In this context, it is not considered appropriate for inclusion as Core Path.</p>
6	JOHN 14	Cllr Andy Steel	Suggests extension of JOHN 14 to link with Auchenlodment Road.	Auchenlodment Road at this point is a single track road with no footway. It is not proposed to designate this as a Core Path as existing network provides for a segregated route between Rannoch Road and Auchenlodment Road.
7	N/A	Steven Esson	Consider improvements to route between Glenpatrick and Mackie's Mill Road, to connect Elderslie and Foxbar.	<p>Representation is not related to a proposal within the Plan and outwith the scope of consultation.</p> <p>This section of Mackiesmill Road/Glenpatrick Road is single track with no footpath provision and limited opportunities for</p>

				improvement. As such it is not proposed to consider for designation as a Core Path.
8	BIS 26	Fiona Sinclair	Considers that the name of BIS 26 would direct path users to Formakin Estate. Requests amendment of BIS 26 name from 'Formakin Viewpoint' to 'Glenshinnoch Viewpoint' in view of historic farm at this location.	Rename BIS 26 as 'Glenshinnoch Viewpoint'.
9	BIS 26	Dr Michael McHugh	Requests amendment of BIS 26 name from 'Formakin Viewpoint'. Requests no further connections to Formakin Estate.	See response to representation 8 above.
10	BIS 26	Susan Graves	As above	See response to representation 9 above.
11	BIS 26	Dr Catherine Saddington	Requests amendment of BIS 26 name from 'Formakin Viewpoint'.	See response to representation 8 above.
12	BIS 10, BIS 26	Russell Anley	<p>Requests reinstatement of BIS 10 as alternative proposed aligns with busy road.</p> <p>Suggests additional aspirational route from end of BIS 26 at West Glenshinnoch to connect with LAN16 (Formakin).</p>	<p>Extension to BIS 11 and designation of new Core Path BIS 22 provides purpose built segregated route which avoids conflict with farmyard (deleted route BIS 10). No change to plan proposed.</p> <p>Opportunities to improve the strategic path network within the area will be explored through future iterations of the Core Path Plan, in the context of the emerging Dargavel Woodland Park.</p>

13	BIS 26	Myrid Ramsay	Requests amendment to BIS 26 name as per representation 8.	See response to representation 8.
14	BIS 26	John Clark	As above	See response to representation 8.
15	BIS 26	Keith Gibson	As above	See response to representation 8.
16	BIS 26	Ian McNaull	Requests amendment to BIS 26 name. Requests no further connections to Formakin Estate.	See response to representation 9 above.
17	Formakin	Joyce Rattlidge	Requests amendment to BIS 26 name as per representation 8 and does not agree with formation of link towards Houston Road.	See response to representations 3 and 8.
18	GB 26	Kate Murray	Proposes extension of GB 26 to link with JOHN 14 at Auchenlodment Road.	Auchenlodment Road at this section is a single track road with no footway. It is not proposed to designate this as Core Path as existing network provides for a segregated route between GB26 and Johnstone Castle at JOHN 11.
19	BIS 26	Gareth Hammond	Requests removal of section of BIS 26 leading to Houston Road.	See response to representation 3.
21	BIS 26	Vicki Greig	Requests amendment to BIS 26 name. Requests no further connections to	See responses to representations 3 and 8.

			Formakin Estate, considers Houston Road to be a safety risk.	
22	BIS 14, BIS 15	Lynne Hartley	<p>Change of maintenance of BIS 14 to support use.</p> <p>Deletion of BIS 15 until circular route can be established.</p>	<p>Maintenance of the route is the responsibility of the landowner.</p> <p>BIS 15 is an established Core Path not subject to change and is outwith the scope of consultation.</p>



To: Communities, Housing and Planning Policy Board

On: 18 January 2022

Report by: Chief Executive

Heading: Draft National Planning Framework 4

1. Summary

- 1.1 This report is for the Communities, Housing and Planning Policy Board to note that the Scottish Government has published the Draft National Planning Framework 4 (NPF4) for consultation.
-

2. Recommendations

- 2.1 It is recommended that the Board notes:

- (i) the publication of the draft NPF4 and the intention to prepare a formal response to be considered by the Communities, Planning and Policy Board at its meeting on 15 March 2022.
-

3. Draft National Planning Framework 4

- 3.1 NPF4 sets out the Scottish Government's priorities and policies for the planning system up to 2045 and for the first time incorporates Scottish Planning Policy and the National Planning Framework into a single document.
- 3.2 The draft NPF4 is split into four parts:
- National spatial strategy for Scotland to 2045;
 - 18 national developments which will support the spatial strategy;

- National planning policy handbook consisting of 35 policies which set out the policies for the development and use of land which are to be applied in the preparation of local development plans and assessing planning applications; and,
 - Delivery programme which will set out how NPF4 will be delivered once it has been approved and adopted.
- 3.3 Once approved by the Scottish Parliament, NPF4 will form part of the statutory development plan for Renfrewshire with the current Clydeplan Strategic Development Plan (July 2017) no longer forming part of the development plan.
4. **Spatial Strategy for Scotland**
- 4.1 The Draft NPF4 recognises that Scotland in 2045 requires action to tackle and adapt to climate change, restore biodiversity loss, improve health and wellbeing, build a well-being economy and create sustainable places.
- 4.2 The spatial strategy is based around the principles of sustainable places, liveable places, productive places and distinctive places and sets out spatial principles and action areas for Scotland.
- 4.3 There are 6 overarching principles to support the delivery of sustainable, liveable, productive and distinctive places:
- Compact growth;
 - Local living;
 - Balanced development;
 - Conserving and recycling assets;
 - Urban and rural synergy; and,
 - Just transition
- 4.4 The Glasgow City Region is part of the central urban transformation area which also includes the Ayrshires, Edinburgh City Region including the Forth Valley, the Tay Cities and Loch Lomond and the Trossachs National Park.

The focus for this area is aimed at:

- transforming and pioneering a new era of low carbon urban living;
- Reinventing and future proofing city centres;
- Accelerating urban greening;
- Rediscovering urban coasts and waterfronts;
- Reusing land and buildings;
- Investing in net zero housing solutions;
- Growing a wellbeing economy;
- Reimagining development on the urban fringe; and
- Improving urban accessibility.

5. National Developments

5.1 Eighteen national developments are proposed in the Draft NPF4 to support the delivery of the spatial strategy. These national developments range from single large scale projects or collections and networks of several proposals.

5.2 National developments relevant to Renfrewshire include:

- Clyde Mission;
- Central Scotland Green Network;
- National walking, cycling and wheeling network;
- Urban mass/rapid transit network;
- Metropolitan Glasgow Strategic Drainage;
- Circular Economy Materials Management;
- Digital Fibre; and,
- Strategic Renewable Electricity Generation and Transmission Infrastructure.

6. Housing

6.1 Draft NPF4 sets a 10 year minimum all-tenure housing land requirement for all local authorities across Scotland on an individual authority basis, which will require the identification of land to meet these requirements through the preparation of the next local development plan.

6.2 The 10 year minimum all-tenure housing land requirement for Renfrewshire is identified as 4,900 homes (or approximately 490 new homes per year).

7. National Planning Policies

7.1 Once approved NPF4 will be part of Renfrewshire Council's statutory development plan. The framework contains 35 policies including 6 universal policies which will apply to all planning decisions.

7.2 The 6 universal policies are:

- Policy 1: Plan-led approach to sustainable development
- Policy 2: Climate emergency
- Policy 3: Nature crisis
- Policy 4: Human rights and equality
- Policy 5: Community Wealth Building
- Policy 6: Design, quality and place

7.3 In addition, a number of subject specific policies are also proposed under the following headings:

- Liveable Places;
- Productive Places; and
- Distinctive Places.

8. Next Steps

- 8.1 Officers will be attending a series of workshops and meetings with other local authorities and wider stakeholders to consider the detail of these policies and the draft NPF4.
 - 8.2 The Draft NPF4 consultation closes on 31st March 2022 and it is the intention for a formal response to be considered by this board at the meeting on 15 March 2022.
-

Implications of the Report

- 1. **Financial** – None.
- 2. **HR & Organisational Development** – None.
- 3. **Community/Council Planning** –
Reshaping our place, our economy, and our future – Draft NPF4 is a key document in establishing a land use framework for supporting, encouraging, and delivering economic development through investment and regeneration.
- 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 Draft NPF4 sets out a framework, spatial strategy and policies to ensure sustainable development and places, aiming to facilitate the transition to a low carbon economy and adaptation to climate change.
-

Author: The contact officer within the service is Sharon Marklow, Place Strategy Manager, 0141 618 7835, email: Sharon.marklow@renfrewshire.gov.uk



To: Communities, Housing and Planning Policy Board

On: 18 January 2022

Report by: Chief Executive

Heading: Site Development Brief – Florish Road, Erskine

1. Summary

- 1.1 A site development brief has been prepared for the site at Florish Road, Erskine. The site is an allocated residential site within the Renfrewshire Local Development Plan 2021.
 - 1.2 The site development brief identifies a number of factors which require to be addressed in preparing a development proposal for the site.
 - 1.3 The site development brief is the first one to come forward since the current LDP was proposed for adoption and it is the intention that a brief will be prepared for other allocated sites within the Local Development Plan.
 - 1.4 A copy of the site development brief is detailed in Appendix 1.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - Approve the site development brief relating to the site at Florish Road, Erskine.
 - Note the intention that site development briefs will be prepared for other sites allocated within the Local Development Plan.
-

3. **Site Development Brief – Florish Road, Erskine**

- 3.1 The site development brief relating to Florish Road, Erskine sets out a planning framework for the site.
- 3.2 The site development brief highlights a number of considerations which require to be taken into account when preparing a development proposal for the site.

The factors include:

- 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
- Required supporting information.

4. **Other Site Development Briefs**

- 4.1 It is the intention that site development briefs will be prepared for other sites allocated within the Renfrewshire Local Development Plan 2021.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None
3. **Community/Council Planning** – None.
4. **Legal** – None.
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.

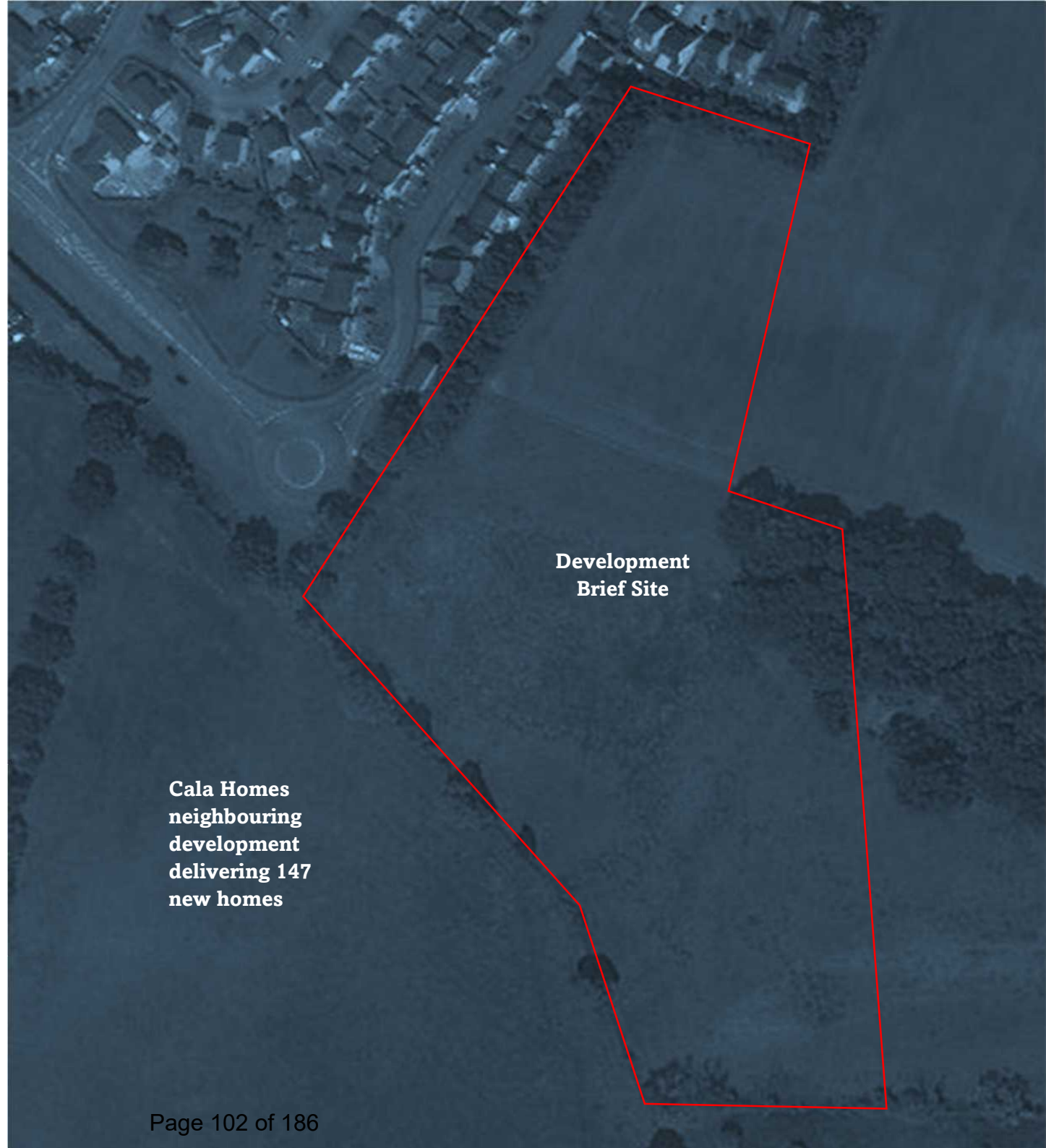
13. **Climate Risk** – The proposed Site Development Brief seeks to ensure that any development coming forward is undertaken in a sustainable manner and aids the adaption required as a result of climate change.

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Tel: 07483410182; Email: david.love@renfrewshire.gov.uk

SITE DEVELOPMENT BRIEF

Land East of Florish Road, Erskine

November 2021



**Development
Brief Site**

**Cala Homes
neighbouring
development
delivering 147
new homes**

This brief sets out a planning framework for the site at land east of Florish Road, Erskine which is allocated in the Renfrewshire Local Development Plan 2021 for residential use.

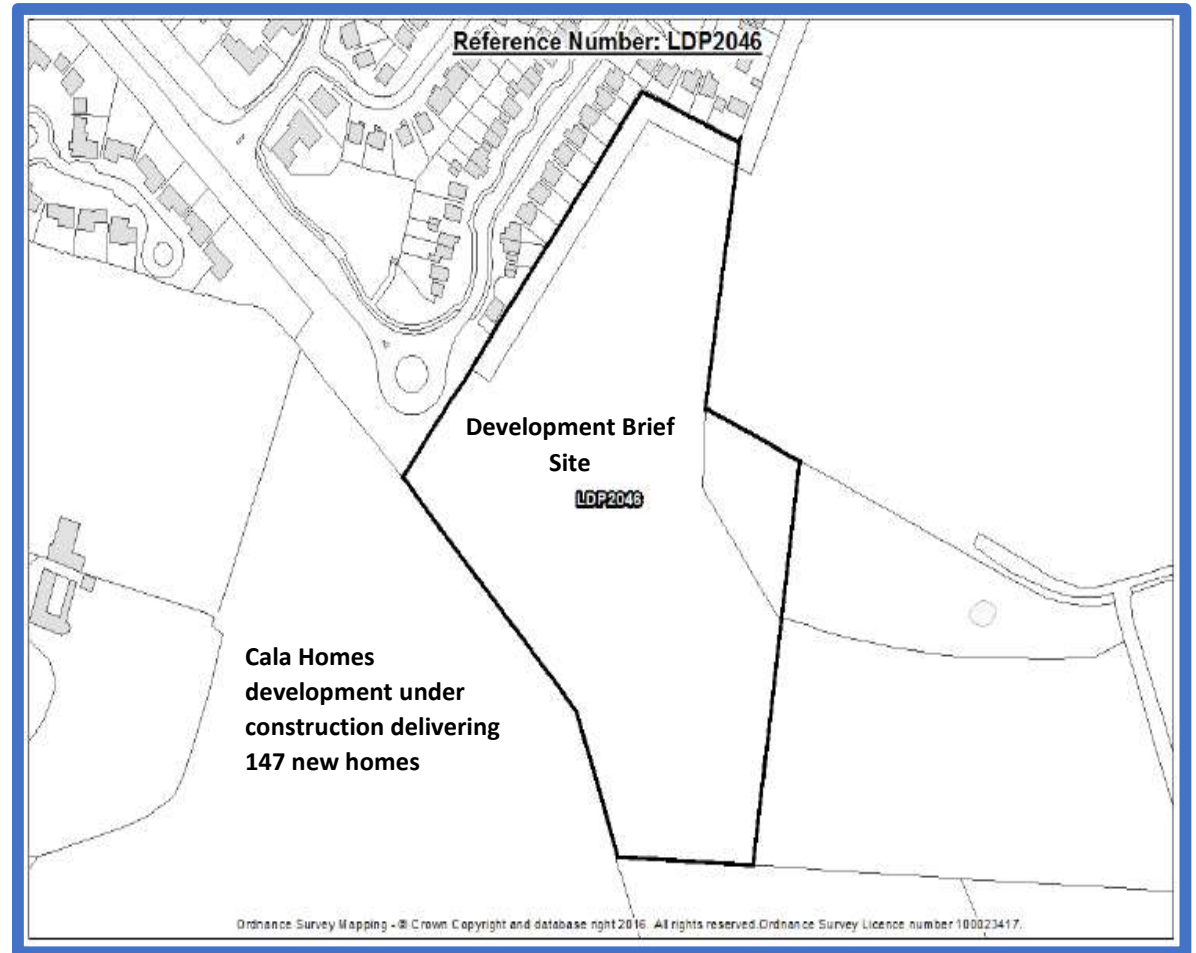
The brief sets out factors that require to be addressed in preparing a development proposal for this site and must be considered in conjunction with the Local Development Plan and New Development Supplementary Guidance.

Site Context

The site is relatively flat, comprises of two fields and extends to 3.69 hectares. It adjoins the residential site currently being developed by Cala Homes to the south west.

The eastern boundary is partially enclosed by the mature established woodland of Sandieland Wood. A treeline runs along the North Western boundary along an established residential area. Teucheen Wood is located to the south out with the site boundary and is covered by a Tree Preservation Order (TPO).

Vehicular access is available from Florish Road with opportunities to link into the surrounding path network.



Site Layout and Building Design

Residential development of the site must include a mix of housing types (detached, semi-detached and terraced houses) and tenure including new affordable homes.

The proposal requires to demonstrate how inclusive design will be achieved with the development relating to the surrounding and adjoining residential areas including street pattern. The design and finishing materials of the houses will also require to relate to the existing and surrounding residential areas.

The different types of housing, including any affordable homes, are required to be well integrated throughout the development in terms of layout and design.

Renfrewshire's Places Design Guide sets out further guidance in relation to sustainable place making and design which requires to be reflected in any development proposal: <http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>

Landscaping and Boundary Treatments

Development must protect existing trees and areas of woodland on site, including Sandieland Wood, protecting important habitats and biodiversity as well as maintaining a green edge around neighbouring residential areas.

In order to protect existing trees, any development should include landscape buffers around trees, which will be informed by a tree survey. The landscape buffers will ensure new developments are sited well clear of root protection areas and the crown spread of the trees.

Additional boundary planting will be required along the eastern boundary to create a robust green belt boundary which will support and enhance existing biodiversity and wildlife corridors.

There is a presumption against any tree removal on site and any proposed development should be designed to take account of existing trees on site. Should the development proposal identify the need to remove any existing trees, a detailed justification will be required together with appropriate compensatory planting.

Residential development will be required to enhance the existing green network by ensuring that new on site green infrastructure is incorporated and links into the wider green network.

Boundary treatment using high quality materials and planting will be required to define public and private spaces contributing to the areas character.

Accessibility

Vehicular access to the site is provided via an existing roundabout on Florish Road.

Development proposals will require to demonstrate how the development will integrate into formal and informal routes, rights of way, core paths, footways along existing roads and local streets as well as indicating pedestrian connections links to the town centre, schooling and bus routes/bus stops. A plan showing safer routes to school/local services requires to be included in the planning submission.

The site offers the opportunity to link in with the wider core path network in Erskine including REN/1 and EI/28, which connects neighbourhoods and local services as well as providing access to wider opportunities for recreation in Boden Boo Woods and the Clyde Walkway.

The site layout must provide options for pedestrians, cyclists and vehicular traffic to move through the development including direct routes for all users. Particular focus requires to be given to the movement of pedestrians and cyclists to promote active travel.

Parking must be well integrated with resident parking provided within the curtilage of the dwelling or within dedicated private

parking areas. Visitor parking also requires to be distributed throughout the site.

The level of parking provision must be in line with the SCOTS National Roads Development Guide and should be discussed with the Council prior to the submission of the planning application.

Sustainable Urban Drainage Systems

Drainage requirements, constraints and solutions will be integral to the layout and submission of the planning application. New development will require to integrate surface water management into the design of green infrastructure including naturalised Sustainable Urban Drainage Systems and permeable surfaces.

Renewables/Sustainability

Low or Zero carbon generating technologies require to be integrated into the development proposal including the use of both active carbon reducing technologies such as solar panels or ground source heat pumps and passive factors such as orientation, siting, ventilation and sustainable materials. This should be outlined in a Sustainability Statement and submitted along with the planning application.

In addition, consideration should be given to incorporating a district heating network within any development.

Provision should be made for electric car charging points to be included in each residential unit.

Digital Connections

The development will incorporate existing or future high speed digital network connections and other digital technologies that could improve connectivity. These details require to be included in the submission of the planning application.

Affordable Housing

Affordable housing requirements will require to be addressed providing 25% of the total site capacity as affordable homes.

Opportunity to deliver amenity housing on site which is identified as a priority in the Renfrewshire Local Housing Strategy, with funding potentially available to registered social landlords through the Strategic Housing Investment Plan.

Affordable housing requires to be tenure blind with a similar design and style to the open market housing.

Early discussions with the Council are encouraged to discuss the requirements for the delivery of affordable homes on site and potential registered social landlord partners.

Education Provision

The cumulative impact of residential development on both primary and secondary school provision will require further consideration subject to the final site capacity, potential site start and phasing of

the development. Children's Services will require to be consulted in respect of any proposed development.

Open Space Provision

Children's play areas are sought for all housing developments in excess of 50 units. Provision should be the equivalent to 1 metre per house in the form of a single area serving 50-150 units. The open space should contain a play area which is central to the layout, well overlooked with good landscaping.

Consideration will be given to upgrading nearby existing open space/play facilities. In such circumstances where a suitable existing facility is within the vicinity of the proposed development site a developer contribution would be sought.

Supporting Information

A planning application for this site should be accompanied by the following information:

- Sustainability Statement
- Ecology Report/ Habitat Survey
- Drainage/Flood Assessment
- Transport Assessment/Statement
- Site Investigation (soil condition)
- Design and Access Statement
- Tree Survey/Landscape Visual Assessment & Plans

- Archaeological Assessment
- Coal Mining Risk Assessment
- Planning Statement
- Pre-Application Consultation Report



To: Communities, Housing and Planning Policy Board

On: 18 January 2022

Report by: Chief Executive

Heading: Planning Appeals

1. Summary

1.1 This report seeks to inform members 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).

2. Recommendations

2.1 It is recommended that the Board:

- Note the appeals which are currently under consideration by the DPEA and are awaiting a decision; and
 - Note the decisions recently issued by the DPEA in respect of development proposals within Renfrewshire.
-

3. Appeals Lodged

3.1 A number of appeals are currently under consideration by DPEA. The appeals include those related to the refusal of planning permission, listed building consent, advertisement consent and the issuing of a high hedge notice.

3.2 Appendix 1 details all appeals currently under consideration by DPEA.

4. **Appeals Determined**

- 4.1 Four appeals have recently been determined or the Reporter has indicated their intention.
 - 4.2 Where the Reporter has indicated their intention to allow the appeal and grant planning consent subject to the conclusion of an appropriate legal agreement, Officers are currently in discussions with the respective appellants to reach a suitable agreement.
 - 4.3 Details of the recently determined appeals are detailed in Appendix 2.
-

Implications of the Report

- 1. **Financial** – None.
 - 2. **HR & Organisational Development** – None
 - 3. **Community/Council Planning** – None.
 - 4. **Legal** – None.
 - 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** – None.
-

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APPENDIX 1: Decisions Awaited

Appeal Reference	Address	Application Reference and Description	Current Status	Decision	Further info
PPA-350-2038	Grounds of Dykebar Hospital, Grahamston Road, Paisley	19/0810/PP: Erection of 603 dwelling houses with associated access, parking and landscaping	On hold – awaiting submission of EIA by the appellant.	TBC	DPEA Online Case File
LBA-250-2004	Abercorn House, 79 Renfrew Road, Paisley	21/0117/LB: Removal of ridge vents	Under consideration.	Expected 25/02/2022	DPEA Online Case File
HHA-350-18	Fairhill House, 66 Amochrie Road, Paisley	20/0684/HH: Issuing of a high hedge notice	Under consideration.	Expected 26/02/2022	DPEA Online Case File
PPA-350-2046	Site north of Linthills Road, north west of property known as High Linthills, Lochwinnoch	20/0195/PP: Erection of a holiday lodge	Under consideration.	Expected 21/02/2022	DPEA Online Case File
PAC-350-1	Site 20 metres south of 75 Piper Road, Houston	21/1504/TE: Installation of telecommunications mast and cabinets	Under consideration.	Expected 11/03/2022	DPEA Online Case File
HHA-350-19	8 Troon Place, Bridge of Weir	21/1494/HH: Decision not to issue a high hedge notice.	Awaiting registration.	TBC	DPEA Online Case File

APPENDIX 2: Recently Determined

Appeal Reference	Address	Application Reference and Description	Current Status	Decision	Further info
ADA-350-2005	2 Lyon Road, Linwood	21/0035/AD: Display of hoarding to the side of shipping container	Decided.	Advertisement consent granted subject to conditions.	Decision Notice
PPA-350-2040	Barratt Homes Sales Office, Mulberry Square, Renfrew	20/0368/PP: Change of use from office to nursery with external play area, single storey front extension and external alterations and formation of a community garden	Officers are currently in discussions to secure the S75 agreement.	Notice of intention issued granting planning permission subject to conditions and S75 agreement.	Notice of Intention
HHA-350-17	Fairhill House, 66 Amochrie Road, Paisley	20/0684/HH: Issuing of a high hedge notice	Decided.	Issuing of high hedge notice confirmed.	Decision Notice
PPA-350-2041	Thornly Park Campus, 125 Caplethill Road, Paisley	20/0510/PP: Erection of residential development comprising of 179 units with associated access, landscaping and ancillary works	Officers are currently in discussions to secure the S75 agreement relating to affordable housing and developer contributions.	Notice of intention issued granting planning permission subject to conditions and S75 agreement.	Notice of Intention

Appeal Reference	Address	Application Reference and Description	Current Status	Decision	Further info
PPA-350-204	Bowfield Hotel and Country Club, Bowfield Road, Howwood	21/1130/PP: Erection of 10 glamping pods	Decided.	Planning permission granted subject to conditions.	Decision Notice

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 18/01/2022

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
21/1587/PN Ward 12	Barton Willmore Centrum Business Centre 38 Queen Street Glasgow G1 3DX	Site Between Sandieland Wood And Florish Road Erskine	Erection of residential development including access, drainage, landscaping and associated works	A
RECOMMENDATION: Accepted				
21/1594/PN Ward 10	Intelligent Land Investments Group Plc 33 Bothwell Road Hamilton ML3 OAS	Site 200 Metres West Of Whitehouse Of Milliken Bridge Of Weir Road Brookfield	Erection of Battery Storage Facility up to 50MW including compound of energy storage equipment, meter building, security cameras, and fencing.	B
RECOMMENDATION: Accepted				
21/1621/PN Ward 5	Kelvin Properties 50 Victoria Crescent Road Glasgow G12 9DE	2 Lonend Paisley PA1 1SS	Demolition of existing office and development of residential properties with associated access and landscaping	C
RECOMMENDATION: Accepted				

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
21/1697/PN Ward 5	NewRiver Retail (Paisley) Ltd 16 New Burlington Place London W1S 2HX	Piazza Shopping Centre Central Way Paisley	Redevelopment including partial demolition of shopping centre, to include residential and commercial development (Class 1 [Retail], 2 [Financial, Professional and Other Services], 3 [Food & Drink], 4 [Business], 11 [Assembly & Leisure] & Sui Generis [Public House] and hot-food takeaway) car parking, public realm improvements, landscaping and other associated works	D
RECOMMENDATION: Accepted				
21/1737/PN Ward 1	Robertson Living & Doges Properties Robertson House Castle Business Park Stirling FK9 4TZ	Site On Southern Edge Of Roundabout Junction With Laymoor Avenue King's Inch Road Renfrew	Residential development with roads, access, parking landscaping and associated development (Major Development)	E
RECOMMENDATION: Accepted				

Total Number of Applications to be considered = **5**

Prospective Planning Application

Reference No. 21/1587/PN



Renfrewshire
Council

KEY INFORMATION

Ward (12) Erskine & Inchinnan

Prospective Applicant
Stewart Milne Homes
Kestrel House, 3
Kilmartin Place
Tannochside Business
Park, Uddingston
Glasgow
G71 5PH

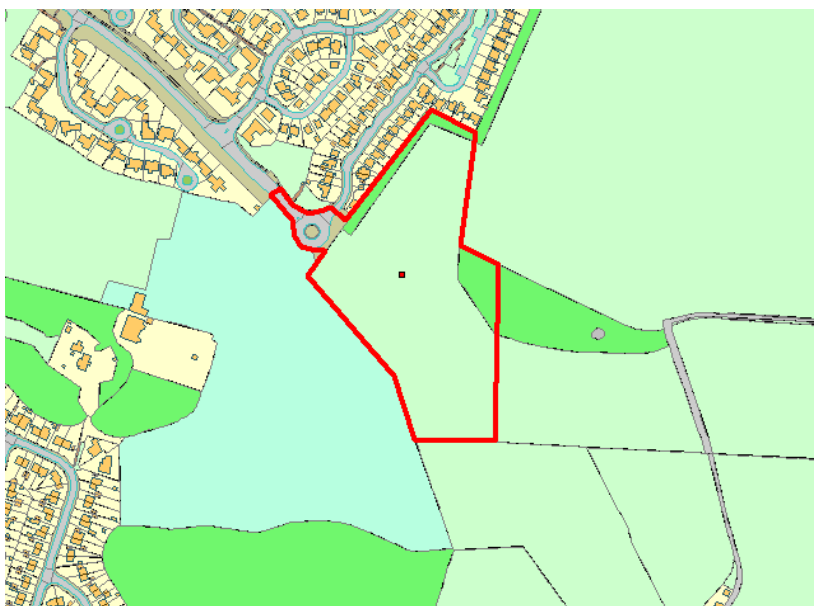
Report by Head of Economy & Development

PROSPECTIVE PROPOSAL:

Residential development including access, drainage, landscaping and associated works

LOCATION: Site Between Sandieland Wood and Florish Road, Erskine

APPLICATION FOR: Stewart Milne Homes Ltd



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RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

Alasdair Morrison
Head of Economy and
Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy P2 – Housing Land Supply Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2021) and its supplementary guidance.
- Any proposed future layout will also require to ensure that the site is well connected to the walking, cycling and the public transport network as well as ensure safe walking routes to school along with demonstrating that all necessary infrastructure can either be accommodated or can be implemented as required.

Site Description and Proposal

The site comprises a greenfield site and woodland adjacent to existing and under construction residential development.

The site is bound to the north, south and west by residential development and farmland/woodland to the west.

The proposal is for a residential development on the site.

Relevant Site History

The site was put forward in the adopted local development plan as a residential site to meet Renfrewshire's 5-year effective housing land supply.

Community Consultation

The applicant's community consultation was live from 26 November 2021 until 17 December 2021. In addition, on 2 December 2021 between 2pm-7pm – there was a live chat facility available to allow members of the public to message direct questions to their team members.

The applicant is also proposing to do a presentation by virtual means to both Erskine and Inchinnan Community Council.

A copy of the Proposal of Application Notice has been sent to Erskine and Inchinnan Community Council, the local residents association, local elected members, the local MP and local MSP.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;
- (2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;
- (3) Whether there are environmental considerations that require to be addressed;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether there is appropriate connectivity and permeability to the surrounding area via walking and cycle routes, parking, circulation, servicing and other travel and transport arrangements including junction and road capacity is acceptable.

Recommendation

That the Board note the key issues identified and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.

Prospective Planning Application

Reference No. 21/1594/PN



Renfrewshire
Council

KEY INFORMATION

Ward (10) Houston,
Crosslee and Linwood

Prospective Applicant
Intelligent Land
Investments Group Plc
33 Bothwell Road
Hamilton
ML3 0AS

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL:

Erection of Battery Storage Facility up to 50MW including compound of energy storage equipment, meter building, security cameras, and fencing.

LOCATION: Site 200 Metres West of Whitehouse of Milliken,
Bridge of Weir Road, Brookfield

APPLICATION FOR: Intelligent Land Investments Group Plc

RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.



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Alasdair Morrison
Head of Economy and
Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy ENV1 – Green Belt.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2021) and its supplementary guidance.
- Policy I4 – Renewable and low carbon energy developments also requires to be considered.

Site Description and Proposal

The site comprises of rugged grassland, and extends to approx. 2.1 hectares in area. It is bound by woodland to the south, west and east with rolling agricultural land to the north.

The site is accessed via a single lane track that connects with the A761 Bridge of Weir Road.

The village of Brookfield is approx. 220m to the north, with the nearest residential properties at the 'White House' which is approx. 140m to the east.

The proposal would comprise of containerised battery storage units with associated plant, machinery and boundary treatment.

Relevant Site History

None associated with application site boundary.

Community Consultation

Community consultation is via a website where interested parties can view the proposals and provide feedback.

A live interactive event took place on the 30 November 2021 between 4pm and 7pm during which members of the development team were available to answer questions directly.

The live event was advertised in the local press in accordance with legislative requirements.

A copy of the Proposal of Application Notice has been sent to Brookfield Community Council and elected members for wards 9 and 10.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;
- (2) Whether the design and layout is compatible with local landscape character.
- (3) Whether there are environmental considerations that require to be addressed;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether the operation of the facility would generate any impacts on the amenity of nearby properties.

Recommendation

That the Board note the key issues identified and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.

Prospective Planning Application

Reference No. 21/1621/PN



Renfrewshire
Council

KEY INFORMATION

Ward (5) Paisley East and Central

Prospective Applicant

Kelvin Properties
50 Victoria Crescent
Road
Glasgow
G12 9DE

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL:

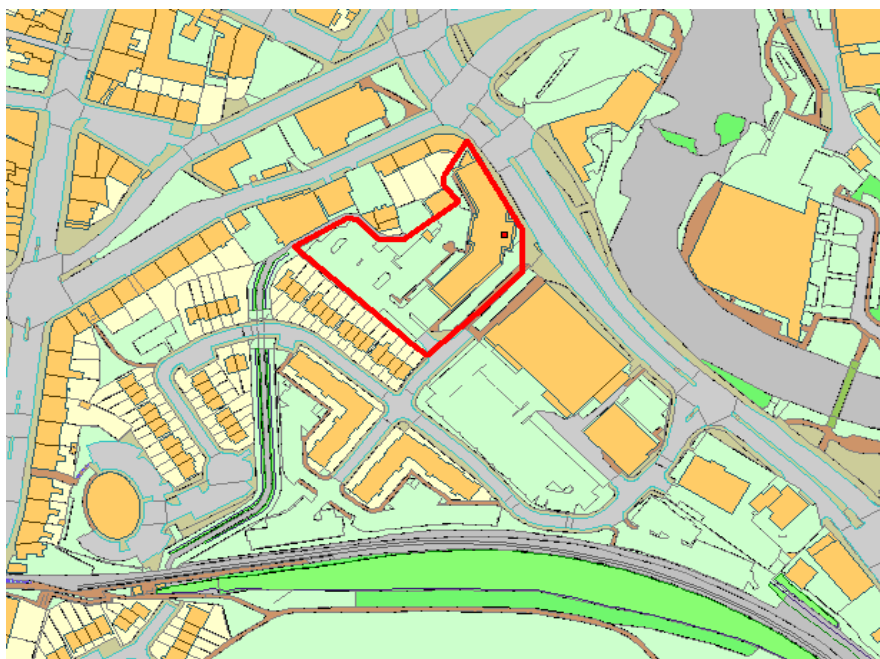
Demolition of existing office and development of residential properties with associated access and landscaping

LOCATION: 2 Lonend, Paisley, PA1 1SS

APPLICATION FOR: Kelvin Properties

RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.



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Alasdair Morrison
Head of Economy and
Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy P1 – Renfrewshire's Places.
- Development will require to take account of the provisions of the Renfrewshire Local Development Plan (2021) and its supplementary guidance.
- Any proposed future layout and design will also require to ensure that the site is well connected to the walking, cycling and the public transport network as well as ensure safe walking routes to school along with demonstrating that all necessary infrastructure can either be accommodated or can be implemented as required.
- Design, scale and choice of materials will be an important consideration for this edge of town centre site.

Prospective Planning Application

Reference No. 21/1621/PN



Renfrewshire
Council

Site Description and Proposal

The application site extends to approximately 0.59 hectares and currently accommodates vacant government office buildings and associated car parking.

The site is bordered by flats to the north, the Watermill Hotel and White Cart to the east, Mecca Bingo to the south east, a public car park to the south and further residential development to the west.

The proposal would be for a residential development on the site.

Relevant Site History

20/0362/PP - Demolition of existing building and erection of residential development comprising eleven dwellinghouses and thirty eight flats with associated roads, parking & infrastructure. Withdrawn July 2021.

Community Consultation

The applicant's Proposal of Application Notice advised that an online Community Consultation took place in December 2021.

A copy of the Proposal of Application Notice has been sent to Paisley West and Central Community Council, local elected members, the local MP and local MSP.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;
- (2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;
- (3) Whether there are environmental considerations that require to be addressed;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether there is appropriate connectivity and permeability to the surrounding area via walking and cycle routes, parking, circulation, servicing and other travel and transport arrangements including junction and road capacity is acceptable.

Recommendation

That the Board note the key issues identified and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.

Prospective Planning Application

Reference No. 21/1697/PN



Renfrewshire
Council

KEY INFORMATION

Ward: (5)
Paisley East and Central

Prospective Applicant
New River Retail
(Paisley) Ltd.

Report by Head of Economy and Development.

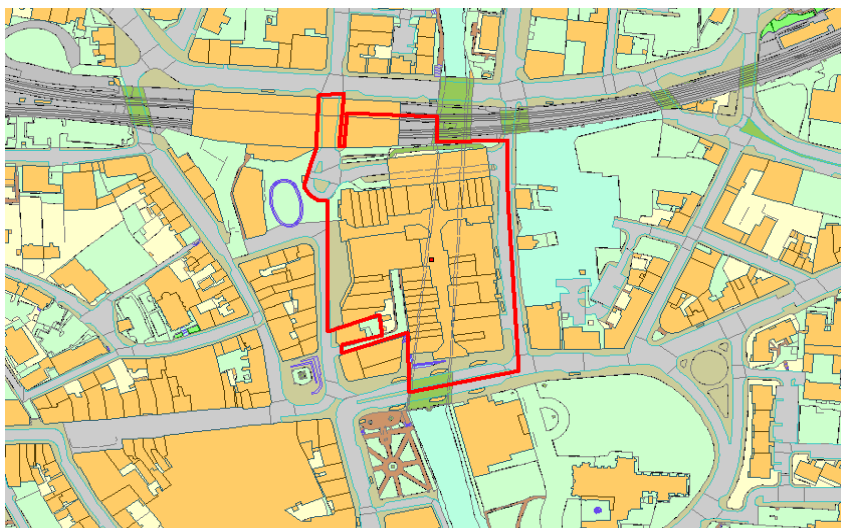
PROSPECTIVE PROPOSAL:

Redevelopment including partial demolition of shopping centre, to include residential and commercial development (Class 1 [Retail], 2 [Financial, Professional and Other Services], 3 [Food & Drink], 4 [Business], 11 [Assembly & Leisure] & Sui Generis [Public House] and hot-food takeaway) car parking, public realm improvements, landscaping and other associated works.

LOCATION: Piazza Shopping Centre, Central Way, Paisley

RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.



Alasdair Morrison
Head of Economy and
Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy C1 (Strategic Town Centre). The site is also within Paisley Town Centre Conservation Area Policy ENV3 (Built Heritage).
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2021) and its supplementary guidance.
- Any proposed development will require to ensure that the design, finishes, layout, density respects and fits in well to the character and the built heritage of the conservation and listed buildings.
- Any development should also be well connected to the walking, cycling and public transport network.

Prospective Planning Application

Reference No. 21/1697/PN



Renfrewshire
Council

Site Description and Proposal	Key Issues
<p>The site is located in Paisley Town Centre with the main frontage onto High Street. The site also has frontages onto Gilmour Street, Smithhills Street.</p> <p>The site consists of an existing shopping mall and associated car parking.</p> <p>The site is adjacent to Paisley Town Centre Conservation Area and a selection of listed buildings.</p> <p>The area has a mix of commercial uses as well as residential flats and Paisley Gilmour Street Train Station.</p>	<p>(1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;</p> <p>(2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built heritage of the conservation area/listed building and natural environment;</p> <p>(3) Whether there are environmental considerations that require to be addressed;</p> <p>(4) Whether the local infrastructure, can accept the requirements of the proposed development;</p> <p>(5) Whether there is appropriate connectivity and permeability to the surrounding area via walking and cycle routes, parking, circulation, servicing and other travel and transport arrangements including junction and road capacity is acceptable.</p>
Local Development Plan	
<p>Renfrewshire Local Development Plan (2021) Policy C1 (Strategic Town Centre and Policy ENV3 (Built Heritage).</p>	
Relevant Site History	
<p>There has been various applications for the Piazza Shopping Centre over the years.</p>	
Community Consultation	
<p>The applicant's Proposal of Application Notice advises that a hybrid approach to community consultation was undertaken with a website and a live web-based consultation which took place on Thursday 2 December 2021.</p> <p>A copy of the Proposal of Application Notice has been sent to the local community councils, local elected members, the local MP and local MSP, which also included details of the website.</p> <p>A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.</p>	<p>Recommendation</p> <p>That the Board note the key issues identified and advise of any other issues that it considers should be brought to the attention of the prospective applicant.</p> <p>Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.</p>

Prospective Planning Application

Reference No. 21/1737/PN



Renfrewshire
Council

KEY INFORMATION

Ward (1) Renfrew North & Braehead

Prospective Applicant
Robertson Living
Robertson House
Castle Business Park
Stirling
FK9 4TZ

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL:

Residential development with roads, access, parking landscaping and associated development

LOCATION:

Site On Southern Edge Of Roundabout Junction with, Laymoor Avenue, King's Inch Road, Renfrew

APPLICATION FOR: Robertson Living

RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.



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Alasdair Morrison
Head of Economy and
Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy P1 – Renfrewshire's Places.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2021) and its supplementary guidance.
- Any proposed future layout will also require to ensure that the site is well connected to the walking, cycling and the public transport network as well as ensure safe walking routes to school along with demonstrating that all necessary infrastructure can either be accommodated or can be implemented as required.

Prospective Planning Application

Reference No. 21/1737/PN



Renfrewshire
Council

Site Description and Proposal

The site is flat and currently comprises hardstanding associated with previous uses, an electricity sub-station and trees bound the perimeter of the site.

The site is bound to the north and north east by Braehead Shopping Centre and its associated car parks, to the west by existing residential units and to the south by Howden's commercial/industrial building.

The proposal would be for a residential development on the site.

Relevant Site History

None.

Community Consultation

The applicant's Proposal of Application Notice advises that an online community consultation will take place in February 2022. Details of which have yet to be confirmed by the applicant.

A copy of the Proposal of Application Notice has been sent to both Renfrew Community Council and local elected members, the local MP and local MSP.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;
- (2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;
- (3) Whether there are environmental considerations that require to be addressed;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether there is appropriate connectivity and permeability to the surrounding area via walking and cycle routes, parking, circulation, servicing and other travel and transport arrangements including junction and road capacity is acceptable.

Recommendation

That the Board note the key issues identified and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 18/01/2022

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0456/PP Ward 11	L&S Homes Venlaw 349 Bath Street Glasgow G2 4AA	Yard A Station Road Bridge Of Weir	Erection of 39 dwellinghouses and associated infrastructure	A
RECOMMENDATION: Grant Subject to Conditions				
20/0813/LB Ward 9	Graiseley Investments Limited Bridge House 57 High Street Wednesfield Wolverhampton WV11 1ST	St Joseph's Nursing Home Kilbirnie Road Lochwinnoch PA12 4DY	Demolition of C listed dormitory block.	B
RECOMMENDATION: Grant subject to conditions				
19/0749/PP Ward 8	Cruden Homes (West) Limited C/O Ema Architecture + Design Ltd. 42 Charlotte Square Edinburgh EH2 4HQ	40 Rannoch Road Johnstone PA5 0SP	Erection of residential development comprising 96 dwellings, with associated open space, roads, access, landscaping, engineering and infrastructure works.	C
RECOMMENDATION: Granted Subject to Legal Agreement				
20/0246/PP Ward 12	CWP Erskine Ltd 37 George Street Edinburgh EH2 2HN	Torrance House Erskine Harbour Erskine PA8 6PA	Erection of residential development (in principle) .	D
RECOMMENDATION: Grant subject to conditions				
21/1150/PP Ward 10	Wm Morrison Supermarkets PLC Hilmore House Gain Lane Hilmore House Bradford BD3 7DL	30 Napier Street Johnstone Renfrewshire	Erection of garden centre within supermarket carpark	E
RECOMMENDATION: Grant subject to conditions				

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
21/1295/PP Ward 10	Mr Singh 2 Crosslee Crescent Houston Johnstone Renfrewshire PA6 7DT	2 Crosslee Crescent Houston Johnstone Renfrewshire PA6 7DT	Erection of porch to front of dwellinghouse and erection of detached garage within rear curtilage	F

RECOMMENDATION: Grant subject to conditions

Total Number of Applications to be considered = **6**

Planning Application: Supplementary Report



Reference No. 19/0456/PP

Renfrewshire
Council

KEY INFORMATION

Ward: (11)
Bishopton, Bridge of
Weir, Langbank

Applicant: L&S Homes

Registered: 2 July
2019

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of 39 dwellinghouses
and associated infrastructure

LOCATION: Yard A, Station Road, Bridge of Weir

APPLICATION FOR: Full Planning Permission

**This supplementary report should be read together with
the original report of handling considered by the
Communities, Housing and Planning Policy Board on 26
October 2021.**

BACKGROUND

The Communities, Housing and Planning Policy Board at its
meeting on 26 October 2021 considered the attached report
of handling and decided to continue the consideration of the
report to allow a site visit to take place. The detailed
assessment of the proposed development is included in the
attached report of handling.

SITE VISIT

A site visit took place on the 12 January 2022 and those
members attending viewed the application site and its
surroundings.

The site visit was conducted in accordance with the Protocol
for Site Visits (22 May 2018) and members attending did not
discuss the merits of the proposal.

CONCLUSION AND RECOMMENDATION

It is considered that assessment of the proposed
development, as detailed in the attached report of handling,
together with the additional information provided by the
applicant in respect of the late representation, is sufficient to
recommend that planning permission be granted subject to
conditions.

For clarity the recommendation with reasons and conditions
are set out below:

RECOMMENDATION

Grant subject to
conditions

Alasdair Morrison
Head of Economy &
Development

Planning Application: Supplementary Report

Reference No. 19/0456/PP



Reason for Decision

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

Conditions

1. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority: -

a) a site investigation report, characterising the nature and extent of any land, water, and gas contamination within the development, and

b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports.

Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

Reason: To ensure that the site will be made suitable for its proposed use.

2. Prior to the occupation of any unit within an identified phase of development, the developer shall provide for the written approval of the Planning Authority: -

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

3. That the drainage arrangements, including SUDs, shall be implemented in accordance with the details contained within the Drainage Impacts Assessment by Woolgar Hunter dated 10/03/2021 and drawing - 'Proposed Drainage Strategy'. These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

4. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

5. That prior to occupation of the last 2 dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 4 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

6. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

7. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

8. That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. Prior to the occupation of each dwellinghouse hereby permitted, all boundary treatments associated with the dwellinghouse, approved under the provisions of condition 8 shall be erected;

Reason: To safeguard the amenity of future residents.

10. That the development hereby approved shall be implemented in line with the Bridge of Weir Sustainability Statement by Norr Architecture, to the satisfaction of the Planning Authority.

Reason: In the interests of low carbon development and sustainability.

11. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and Tree Management and Maintenance Plan for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details of the existing trees, shrubs, hedgerows and how the trees will be retained and protected (and measures for their protection) on site through the construction phase and future use of the site along with a comprehensive Tree Management and Maintenance Plan which will contain details on the monitoring of growth and condition of existing trees. As well as this there is the requirement for a scheme of new tree, shrub and hedge planting and grass seeding and/or turfing; measures to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage and to ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0456/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (11)
Bishopton, Bridge of Weir, Langbank

Applicant: L&S Homes

Registered: 2 July 2019

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of 39 dwellinghouses and associated infrastructure

LOCATION: Yard A, Station Road, Bridge of Weir

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

IDENTIFIED KEY ISSUES

- The application site is identified by Policy P1 – Renfrewshire's Places of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2021 as modified) and Policy P2 – Housing Land Supply in the Renfrewshire Local Development Plan (2021 as modified).
- 550 representations have been received.
- There have been no objections from consultees.
- The development will provide a range and choice of house types within the area. The form, siting, design density, external finishes, and layout of the propose development is acceptable.
- Adequate parking has been provided together with good connections to walking, cycling and public transport networks.

Alasdair Morrison
Head of Economy and Development

REPORT OF HANDLING FOR APPLICATION 19/0456/PP

SITE ADDRESS	Yard A, Station Road, Bridge of Weir
PROPOSAL	Erection of 39 dwellinghouses and associated infrastructure
RECOMMENDATION	Grant subject to conditions.

INTRODUCTION	<p>This report relates to an application for 39 dwellinghouses. This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer.</p> <p>However, a request has been submitted by three Members, within 21 days of an application appearing on the Weekly List, that the matter be removed from the Scheme of Delegation for determination by the Board.</p> <p>This request was submitted in line with the Scheme submitted to Scottish Ministers and approved by Council on 1 March 2018 and has been subject to discussion between the Convenor of the Communities Housing & Planning Board and the Head of Economy and Development who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
PROPOSAL	<p>The proposal comprises the erection of 39, 2 storey dwellings including terraced, semi-detached, and detached properties with associated gardens, parking, and amenity space.</p> <p>To the east of the site a junction is proposed to allow direct access to the site from the A761. The existing cycle path would meander through the site.</p> <p>The dwellings would be finished in off white roughcast with feature areas of reconstituted stone, grey concrete roof tiles and traditionally proportioned white framed windows.</p> <p>There would be a total of 95 parking spaces, 2 spaces per dwelling and 17 visitor parking spaces.</p> <p>The site is currently occupied by a coal merchants which contains a timber framed and clad goods shed. Running east-west along the southern edge of the site is route 75 of the National Cycle Network. The remainder of the site is disused railway sidings and embankment consisting of unkempt ground.</p> <p>Two storey post war housing is situated to the north and amenity space in the form of recreational grounds and play area is located to the east. Across the A761, to the south, lies 1880's -1910's 2/3 storey residential dwellings of various styles set in wooded grounds which rises significantly from the level of the site.</p>

PLANNING HISTORY	No previous applications.
CONSULTATIONS:	<p>Bridge of Weir Community Council - Object to the proposal for the following reasons;</p> <ul style="list-style-type: none"> • re-routing the cycle track through a residential development will act as a deterrent to its use; • the proposal would negate any possibility of a future rail link through Bridge of Weir; • poor public transport service provision; • inadequate access/egress points to and from the development and impact on surrounding road network; • inadequate educational provision at local schools; • loss of the existing coal merchants, a valuable local amenity. <p>Scottish Water - No objection.</p> <p>Environment and Infrastructure Services (Roads) - No objection subject to conditions.</p> <p>Environment and Infrastructure Services (Design Services) - No objection subject to conditions.</p> <p>Communities & Housing Services (Environmental Protection) - No objection subject to a conditions.</p> <p>Children's Services - No objection.</p> <p>Inverclyde Council - Have raised concerns in relation to the impact of the proposal on the potential re-opening of the railway line to Kilmacolm and its impact on the national cycle network route in terms of attractiveness and operation.</p> <p>Paisley & Gryffe Transport Forum- Object as the proposed development includes building on the route of the old rail track solum and thereby removing any potential for a re-opened rail link through Bridge of Weir.</p>
REPRESENTATIONS	<p>550 representations have been received. A summary of the concerns raised is provided below and addressed in the assessment of the report:</p> <ul style="list-style-type: none"> • The proposed development includes building on the route of the old rail track solum, hence removing any potential for a re-opened rail link through Bridge of Weir. • The re-routing of the cycle path could be a deterrent to its active use by walkers and cyclists and would divert a traffic free protected cycle path across a busy road. • There is already a strain on the current school provision and facilities which additional residential development would exacerbate this issue.

	<ul style="list-style-type: none"> • The proposal would result in an increase in traffic in and around the area which is already currently over loaded. • The proposal would result in the loss of a valuable local amenity and flora and fauna would be lost as a result of this application. • The existing site is currently supplying jobs and amenities for local residents and acts as an overspill car park for surrounding facilities. A valuable facility which would be lost from the village. • The loss of the tree line on the approach to the village would destroy its character and the retaining wall would be an eyesore. • Both access points to the proposed site are dangerous. • The proposal does not include provision of affordable housing. • The buildings proposed have no architectural originality and are not in keeping with their surroundings. • The impact on the local park has not been considered as part of this proposal.
DEVELOPMENT PLAN POLICIES	<p>Adopted Renfrewshire Local Development Plan 2014 Policy P1: Renfrewshire's Places Policy I1: Connecting Places Policy I5: Flooding and Drainage Policy I7: Low Carbon Development</p> <p>New Development Supplementary Guidance 2014</p> <ul style="list-style-type: none"> • Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments • Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage <p>Proposed Renfrewshire Local Development Plan (2021 as modified) Policy P2: Housing Land Supply Sites Policy P3: Housing Mix and Affordable Housing Policy I1: Connecting Places Policy I5: Waste Management Policy I7: Zero and Low Carbon Buildings</p> <p>Draft New Development Supplementary Guidance 2019</p> <ul style="list-style-type: none"> • Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments • Delivering the Infrastructure strategy: Connecting Places • Provision for Waste recycling in New Developments; and Flooding and Drainage • Delivering the Environment Strategy: Noise and Contaminated

	<ul style="list-style-type: none"> • Land <p>Material considerations Renfrewshire's Places Residential Design Guide March 2015.</p>
PLANNING ASSESSMENT	<p>The site is an allocated housing site and contributes towards meeting Renfrewshire's Housing Need and Demand. On such sites the Council supports development for housing where its design would comply with the criteria for implementing the spatial strategy and the Councils New Development Supplementary Guidance.</p> <p>Policy P3 of the Proposed Renfrewshire Local Development Plan is also applicable to the assessment of the proposal, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In principle, the nature of the development is considered acceptable in this location and to be in accordance with the policies outlined above, in that the proposal has sought to provide a range of house types both in size and design with a variety of terraced, semi-detached, and detached properties.</p> <p>With regard to the detailed design, layout and access arrangements the following should be considered:</p> <p><i>Residential amenity</i> The proposal has a good layout which fits in well with the surrounding area and landscape. The layout addresses connection to the wider area and includes good linkages which encourage pedestrian and cycle activity along routes which will be passively overlooked.</p> <p>The development has a clear and defined structure and a scale, height and massing complementing the surrounding environment with a density appropriate to this location.</p> <p>The proposal comprises a residential layout which respects privacy, provides a good outlook, with appropriate garden sizes and areas of open space. The layout is considered to achieve a good level of amenity for each dwelling.</p> <p><i>Streets and Surface Finished</i> The design of the proposals creates a good place to live and enabling safe movement through the development and to the surrounding area.</p> <p><i>Road/Cycle/Pedestrian Network and Access to Amenity Spaces</i> Pedestrian and cycle links are integral to the proposal and provide a permeable layout for pedestrians and cyclists.</p> <p>In this regard the incorporation of the cycle path provides an enhanced cycle route and increases the visibility of NCR 75, at this location linking the site to the wider NCR network. The re-aligned route through the development would provide a good surface with views over the open</p>

	<p>countryside to the east and a portion of the route would be well overlooked by dwellings which would improve a sense of safety to users.</p> <p>Pedestrian links, placed at key points in the site, allow for access to nearby developments and amenity spaces while also encouraging movement through the site creating a walkable 20 minute neighbourhood.</p> <p>The applicant has submitted a plan in support of the proposal demonstrating safe routes to school, illustrating an overall walking distance of 0.7 miles to the local primary school with an average walking time of 13 minutes.</p> <p>Access to the site for vehicles would be taken from the A761 with an appropriate junction connection provided and from Station Road onto the junction with Lintwhite Crescent and Main Street. Environment and Infrastructure Services (Roads) has offered no objection to the proposal and is satisfied that the layout of the proposal is acceptable, subject to conditions.</p> <p>Adequate parking including visitor parking would be dispersed throughout the site with a total of 95 parking spaces including 17 visitor parking spaces.</p> <p><i>Design, Plot Configuration and Finishing Materials</i></p> <p>The access road runs along the northern edge of the site, bordering the cycle path enabling detached houses to be placed to the south of the road with private gardens to the rear. This provides a road frontage while making the most of the views to the north east enhanced by the higher level of the site.</p> <p>Dwellings plots are appropriate and the primary material on the proposed elevations is off white roughcast, with reconstituted stone which will complement the character of the surrounding area.</p> <p>The applicant has submitted a sustainability statement in support of the proposal confirming that a 15% improvement on the Scottish Technical Standards. Various sustainable design elements will be incorporated into the units and layout. Compliance with the sustainability statement would form a condition of any consent granted.</p> <p><i>Boundaries and open space</i></p> <p>Key areas such as the site entrance and amenity spaces would feature masonry or wet/dry roughcast walls to match elevational treatments.</p> <p>To the east of the site the development is augmented by the retention and maintenance of existing trees and the planting of new trees and additional landscaped features, integrating the proposals with the open land located further to the south and east and the surrounding area generally.</p> <p>Additional planting would be undertaken on the boundaries of the site to</p>
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	<p>the north west and south and at key areas of public open space throughout the development.</p> <p>Further planting would take the form of low-level hedging to define front gardens to the detached dwellings when entering the site.</p> <p>Landscaping</p> <p>The site was once the site of Bridge of Weir station and railway sidings and over the years the undeveloped areas have self-seeded leading to shrub and tree cover, most notably on the boundaries and within pockets on the southern and south - eastern end of the site. The eastern portion of the site has dense shrubbery with much of it inaccessible to the public.</p> <p>A tree survey was submitted in support of the proposal which categorised and assessed all trees on site. The survey did not note the presence of any ancient or veteran trees on the site and there is no tree protection order covering any trees on this site. The trees are either of moderate, or low quality, many requiring significant maintenance works in order to survive.</p> <p>In recognition of the importance of ecosystems, biodiversity and landscaping within urban areas, the detailed specification of the planting scheme would form a condition of any planning permission granted. The landscaping proposals contained within site layout are considered to appropriately demonstrate that an acceptable level of residential amenity and retention of existing habitats can be achieved, and that the development can be set within an appropriate context.</p> <p>Water Management</p> <p>The drawings and documents submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of Environment and Infrastructure Services (Design Services).</p> <p>Representations not already addressed in report</p> <p>In response to the points of objection not covered above, the following should be considered;</p> <p>With regard to the potential for rail services to be reintroduced along the disused rail line to serve Bridge of Weir and beyond, it is considered that this site and many others along the line of the previous track would be required in order to achieve the re-opening of this route. This would prove challenging in engineering and environmental terms to re-open the line and provide the necessary infrastructure along the length of the route given other developments/land uses along its entire length.</p> <p>This route is not protected as a future rail route in the Local Development Plan and through two iterations of preparing the Local Development Plan, the Scottish Government or any associated Key Agencies, has never requested the preservation of this route through the Plan.</p>
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	<p>Regarding the existing use on part of the proposed site, the application site is designated through the Adopted and Proposed Local Development Plan as a site where the continuation of the built environment is acceptable in principle. Again the site has been considered through two Examinations by Reporters of the Scottish Government. In the more recent Examination concluded in February 2021 the Reporter did not make any modification to this site in the Plan and therefore the zoning of Policy P2 – Housing Land Supply remains, with this site being considered as an effective housing site as part of the housing land supply for Renfrewshire.</p> <p>Concerns raised regarding the impact on the local park have been considered as part of this proposal. The accessibility of the local park would not be affected by the proposal with the main impact being views from the park towards the development proposed. Although the development would be in an elevated position overlooking the park, it would be set within a comprehensive landscaping scheme and would be viewed against the existing backdrop of housing and woodland on Kilbarchan Road.</p> <p>In relation to the provision of affordable homes on the site, Policy P3 of the Proposed Renfrewshire Local Development Plan (2021 as modified) requires affordable housing on all residential developments where 50 or more dwellings are proposed. As the proposal is for 39 new residential units, there is no requirement for affordable units on this site. The applicant has provided a range of house types to ensure an appropriate housing mix on this site.</p> <p>With regards to the impact on educational provision/resources, Children Services have confirmed there is capacity in the local schools to accommodate this proposal.</p> <p>Conclusions</p> <p>In summary, it is considered that the proposal would create a quality residential development on a brownfield site on the edge of Bridge of Weir within an area allocated for residential purposes in the Development Plan.</p> <p>In view of the above, it is considered that the propose development would comply with Policies contained within the Adopted Renfrewshire Local Development Plan (2014) and the associated Supplementary Guidance and the Proposed Renfrewshire Local Development Plan (2021 as modified and the Draft Supplementary Guidance.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

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

Conditions

1. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority: -
 - a) a site investigation report, characterising the nature and extent of any land, water, and gas contamination within the development, and
 - b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports.

Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

Reason: To ensure that the site will be made suitable for its proposed use.

2. Prior to the occupation of any unit within an identified phase of development, the developer shall provide for the written approval of the Planning Authority: -
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or
 - b) if remediation works are not required but soils are to be imported to site, a Verification report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

3. That the drainage arrangements, including SUDs, shall be implemented in accordance with the details contained within the Drainage Impacts Assessment by Woolgar Hunter dated 10/03/2021 and drawing - 'Proposed Drainage Strategy'. These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

4. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their

protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

5. That prior to occupation of the last 2 dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 4 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

6. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

7. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

8. That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. Prior to the occupation of each dwellinghouse hereby permitted, all boundary treatments associated with the dwellinghouse, approved under the provisions of condition 8 shall be erected;

Reason: To safeguard the amenity of future residents.

10. That the development hereby approved shall be implemented in line with the Bridge of Weir Sustainability Statement by Norr Architecture, to the satisfaction of the Planning Authority.

Reason: In the interests of low carbon development and sustainability.

11. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and Tree Management and Maintenance Plan for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details of the existing trees,

shrubs, hedgerows and how the trees will be retained and protected (and measures for their protection) on site through the construction phase and future use of the site along with a comprehensive Tree Management and Maintenance Plan which will contain details on the monitoring of growth and condition of existing trees. As well as this there is the requirement for a scheme of new tree, shrub and hedge planting and grass seeding and/or turfing; measures to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage and to ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Supplementary Report



Reference No. 20/0813/LB

Renfrewshire
Council

KEY INFORMATION

Ward: (9) Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant: Graiseley Investments Ltd

Registered: 4 December 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Demolition of C Listed Building

LOCATION: St Joseph's Nursing Home Dormitory Block, St Joseph's Nursing Home, Kilbirnie Road, Lochwinnoch

APPLICATION FOR: Listed Building Consent

This supplementary report should be read together with the original report of handling considered by the Communities, Housing and Planning Policy Board on 26 October 2021.

BACKGROUND

The Communities, Housing and Planning Policy Board at its meeting on 26 October 2021 considered the attached report of handling and decided to continue the consideration of the report to allow a site visit to take place. The detailed assessment of the proposed development is included in the attached report of handling.

SITE VISIT

A site visit took place on 12 January 2022 and those members attending viewed the application site and its surroundings.

The site visit was conducted in accordance with the Protocol for Site Visits (22 May 2018) and members attending did not discuss the merits of the proposal.

CONCLUSION AND RECOMMENDATION

It is considered that assessment of the proposed development, as detailed in the attached report of handling, together with the additional information provided by the applicant in respect of the late representation, is sufficient to recommend that planning permission be granted subject to conditions.

For clarity the recommendation with reasons and conditions are set out below:

RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy & Development

Planning Application: Supplementary Report

Reference No. 20/0813/LB



Reason for Decision

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

Conditions

- 1 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site immediately following its demolition.

- 2 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that architectural features worthy of salvage have been identified and shall be salvaged through the demolition process.

Reason: To ensure that architectural features of note are saved and capable of reuse in the redevelopment of the site.

Local Government (Access to Information) Act 1985 - Background Papers. For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 20/0813/LB



KEY INFORMATION

Ward: (9) Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant: Graiseley Investments Ltd

Registered: 4 December 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Demolition of C Listed Building

LOCATION: St Joseph's Nursing Home Dormitory Block, St Joseph's Nursing Home, Kilbirnie Road, Lochwinnoch

APPLICATION FOR: Listed Building Consent



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RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy and
Development Services

IDENTIFIED KEY ISSUES

- The application site is identified by Policy ENV1 and ENV3 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2021 as modified).
- 1 representation in support of the proposal has been received.
- There have been no objections from consultees.
- The proposal accords with the relevant provisions of the Adopted Renfrewshire Local Development Plan and Scottish Historic Environment Policy Statement as sufficient evidence has been provided to satisfy the relevant tests in relation to demolition of listed buildings and it has been demonstrated that St Joseph's dormitory building is beyond viable conversion, refurbishment, or reuse.

REPORT OF HANDLING FOR APPLICATION 20/0813/LB

SITE ADDRESS:	St Joseph's Nursing Home Dormitory Block, St Joseph's Nursing Home, Kilbirnie Road, Lochwinnoch
PROPOSAL:	Demolition of C Listed Building
RECOMMENDATION	Grant subject to conditions.

PROPOSAL	<p>This application seeks listed building consent for the demolition of a category C listed building, 'the dormitory building', located within the former St Joseph's College Missionary site, which until its closure in 2005 operated as a Care Home.</p> <p>The principal reason for seeking the demolition of the dormitory building is due to its very poor condition. Structural surveys undertaken concluded that the dormitory building is a dangerous building and economic repair is not viable.</p> <p>The building is described in its listing as an 8 bay, 3 storey, rectangular-plan hospital ward block and plain Art-Deco style built in 1936 as a later addition to the site.</p> <p>The frontage of the rectangular block remains along with a later addition of a stairwell/lift shaft which is conventional and utilitarian in its appearance.</p> <p>The rear of the hospital block building has fell away, with the rubble remaining as mounds to the rear of the building and the internal areas of the building exposed.</p>
PLANNING HISTORY	<p>07/0725/LB – Conversion of existing building to form 30 flats and selective demolition of outbuildings, upgrading of access roads, car parking and associated landscaping. Granted subject to conditions on 8 April 2008.</p> <p>07/0724/PP – Conversion of existing building to form 30 flats and selective demolition of outbuildings, upgrading of access roads, car parking and associated landscaping. Granted subject to conditions on 25 April 2008.</p>
CONSULTATIONS:	Historic Environment Scotland (HES) – No objections.
REPRESENTATIONS	One representation in support of the proposal has been received which outlines that the building is semi-derelict and in a partially demolished state which is a danger to children living in the immediate vicinity and to local residents generally.
DEVELOPMENT PLAN POLICIES	Renfrewshire Local Development Plan 2014 Policy ENV3 - Built Heritage

	<p>New Development Supplementary Guidance Delivering the Environment Strategy: Listed Buildings and Conservation Areas.</p> <p>Proposed Renfrewshire Local Development Plan (2021 as modified) Policy ENV3 – Built and Cultural Heritage</p> <p>Draft New Development Supplementary Guidance 2019 Delivering the Environment Strategy: Listed Buildings and Conservation Areas.</p> <p>Material considerations The Scottish Historic Environment Policy Statement and associated Managing Change in the Historic Environment Guidance - Demolition.</p>
PLANNING ASSESSMENT	<p>In the case of applications for the demolition of listed buildings the Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.</p> <p>Historic Environmental Scotland's Policy sets out that Planning Authorities should only approve such applications where they are satisfied that:</p> <ul style="list-style-type: none"> (a) The building is not of special interest; or (b) The building is incapable of repair; or (c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or (d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. <p>These four tests are re-stated in Renfrewshire Council's New Development Supplementary Guidance.</p> <p>Historic Environmental Scotland's Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.</p> <p>When the proposed demolition is assessed against these requirements the following conclusions can be made:</p> <p>(a) The building is not of special interest</p> <p>The dormitory building is different in character to the main buildings which were on this site, which comprised Garthland Mansion House and the chapel building built in 1943.</p> <p>It is the largest structure on the site and the building now stands alone</p>

	<p>after the demolition of Garthland House due to its structural condition.</p> <p>It is considered that the building does not contribute to the original grouping or setting and does not relate well to the chapel building which remains on site.</p> <p>The renovation that would be required to bring this unit back into use would essentially amount to re-build.</p> <p>Historic Environment Scotland considers that on balance taking into account the condition and the character and appearance of the building along with the likely costs of a meaningful restoration, that they do not object to the proposal.</p> <p>In considering the evidence the accompanies this application along with the consideration of Historic Environment Scotland, test (a) is therefore satisfactorily met as the building is not of a special interest on its own or as part of the remaining grouping.</p> <p>(b) The building is incapable of repair</p> <p>A suite of reports has been submitted alongside the application which seek to demonstrate that the repair works required would be so invasive that any architectural character left in this building would be lost.</p> <p>The reports on the building condition have highlighted major structural inadequacies and defects due to years of vacancy, general neglect, vandalism, and weathering.</p> <p>The submitted reports confirm that the building is incapable of repair and conversion.</p> <p>In considering the evidence the accompanies this application along with the consideration of Historic Environment Scotland, test (b) is therefore satisfactorily met.</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community</p> <p>With regard to benefits to the wider community, it is recognised that the building in its current condition has a negative impact on the immediate environment visually as well as the safety aspect of surrounding uses furthermore the area around the site is also that this is a route used by others such as dog walkers.</p> <p>Its demolition and replacement with an appropriate residential care scheme would significantly benefit the visual amenity of the immediate area and the redevelopment of the St Joseph's site as a whole.</p> <p>Removal of the dormitory block would open up the former care home site for redevelopment and the applicant has been discussing the proposals for a 40 bed care home which could facilitate the</p>
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	<p>refurbishment and renovation of the structures around the elevated walled garden as well as the important Chapel building which does have significant architectural qualities.</p> <p>Historic Environment Scotland and Renfrewshire Council policies and guidance require that cognisance is taken of the importance of the building to the character or appearance of the area, and of proposals for the future of the cleared site.</p> <p>Any redevelopment proposal for the site would require to demonstrate good qualities of design taking due cognisance of the local built and natural environment.</p> <p>The test is therefore only partly met as although pre application proposals have been tabled and discussed, no formal application has been submitted.</p> <p>A condition can be added to the listed building consent that it will require to be demonstrated that signed and binding contracts are in place to secure the redevelopment of the site following demolition.</p> <p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period</p> <p>Historic Scotland's Managing Change Guidance Note acknowledges that consent may be granted for the demolition of a listed building that is capable of repair but where the costs of doing so mean that its repair would not be viable.</p> <p>The supporting information includes viability appraisals and addresses the condition of the building.</p> <p>Permission was granted for the re-development of the original Garthland House and Dormitory block in 2007. However, shortly after consent was granted the economic environment for residential development became unfavourable due to the global financial crash of 2008. In the subsequent period, the deterioration in the condition of the building, further eroded the economic viability.</p> <p>The report concludes that the dormitory building is in a poor state of repair and that renovation is not viable.</p> <p>Given that the building is considered to be incapable of repair and there is conclusive evidence provided in the supporting documents to demonstrate that associated costs are prohibitive, it is therefore considered that the building is inherently not economically viable to repair.</p> <p>It is considered that the evidence that accompanies this application demonstrates that test (d) has therefore also been met.</p>
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	<p>Conclusion</p> <p>It has been demonstrated through the accompanying supporting information that all potential scenarios for restoration have been appropriately considered and that an alternative scheme for the resultant cleared site has been discussed in detail.</p> <p>The proposal accords with the relevant provisions of the Adopted Renfrewshire Local Development Plan and Scottish Historic Environment Policy Statement as sufficient evidence has been provided to satisfy the relevant tests in relation to demolition of listed buildings and it has been demonstrated that St Joseph's dormitory building is beyond viable conversion, refurbishment, or reuse.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

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

Conditions

- 1 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site immediately following its demolition.

- 2 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that architectural features worthy of salvage have been identified and shall be salvaged through the demolition process.

Reason: To ensure that architectural features of note are saved and capable of reuse in the redevelopment of the site.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0749/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (8)

Johnstone South &
Elderslie

Applicant:

Cruden Homes (West)
Ltd
C/O Architecture +
Design Ltd.
42 Charlotte Square
Edinburgh
EH2 4HQ

Registered:

1 November 2019

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 96 dwellings, with associated open space, roads, access, landscaping, engineering and infrastructure works

LOCATION: 40 Rannoch Road, Johnstone, PA5 0SP

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions and a section 75 legal agreement.

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is identified by Policy P2 – Housing Land Supply in the Adopted Renfrewshire Local Development Plan (2021).
- 3 representations have been received which relate to the impact from the additional traffic and implications for existing junctions as a result of the development. The impact from the existing contaminated land on site and the impact to the existing operational quarry.
- There have been no objections from consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the Local Development Plan, utilising a brownfield site for the purpose of regeneration and provision of new homes to meet the overall housing land supply in Renfrewshire.

REPORT OF HANDLING FOR APPLICATION 19/0749/PP

SITE ADDRESS	40 Rannoch Road, Johnstone, PA5 0SP
PROPOSAL	Erection of residential development comprising 96 dwellings, with associated open space, roads, access, landscaping, engineering and infrastructure works.
RECOMMENDATION	Grant subject to conditions and a section 75 legal agreement.

PROPOSALS	<p>This application seeks planning permission for the erection of a residential development comprising 96 detached, semi-detached and terraced dwelling houses with associated access, infrastructure and landscaping, on the site of the former golf driving range on Rannoch Road, Johnstone.</p> <p>The site extends to approximately 5.8 hectares in area. It is bound to the north and west by residential properties and woodland, woodland and Rannoch Road to the east with further residential units beyond, around the southern end of the site is open space, woodland, a commercial facility and an operational quarry.</p> <p>In terms of topography, the site rises upwards parallel to Rannoch Road in a southerly direction.</p> <p>The former vacant and derelict driving range building and facilities remain in situ. There is dense tree cover along the boundaries of all of the site. The driving range area where the residential development is proposed does not contain any trees. The tree cover along the boundaries of the site would be maintained.</p> <p>There would be several means of pedestrian access from the site to the surrounding area. There would be one means vehicular access to the site, located the lower (northern) end of Rannoch Road, around the same position as the existing access to the site.</p> <p>Parking on site would be in line with the National SCOTs Guidelines and consist of 238 parking spaces for both residents and visitor parking.</p> <p>An equipped play area would be formed at the southern boundary of the site with an area of open space at the centre of the site with a SUDS pond constructed at the north of the site, close to the vehicular access.</p> <p>The proposed house types within the site, would be a mix three bed semi-detached and terraced units and four bed detached. A mix of private and affordable units will be provided on the site.</p>
SITE HISTORY	<p>Application No: 19/0734/EO</p> <p>Description: Request for screening opinion as a requirement for an Environmental Impact Assessment relating to the erection of residential development.</p>

	<p>Decision: Environmental assessment not required. Application No: 19/0292/NO Description: Erection of residential development with associated open space, roads, access, landscaping, engineering and infrastructure works Decision: Accepted.</p> <p>Application No: 02/0720/PP Description: Erection of a security fence and gates. Decision: Grant.</p>
CONSULTATIONS	<p>Environment & Infrastructure Services (Roads) – No objection subject to conditions.</p> <p>Environment & Infrastructure Services (Design) - No objection.</p> <p>Communities & Housing Service (Environmental Protection Team) – No objection subject to conditions.</p> <p>Children Services - No objections.</p> <p>Glasgow Airport Safeguarding - No objection subject to a condition.</p> <p>Scottish Water - No objection subject to conditions.</p> <p>SEPA – No objection subject to conditions.</p> <p>The Coal Authority – No objection subject to conditions.</p>
REPRESENTATIONS	<p>Three representations have been received. The points raised in the objections can be summarised as follows:</p> <ul style="list-style-type: none"> • Traffic and road capacity issues on the local network as a result of the development; • Ground contamination/mining works likely to pose and issue with development of this site; and, • Potential impact on the operational quarry which is in close proximity to the site.
DEVELOPMENT PLAN POLICIES	<p>Adopted Renfrewshire Local Development Plan 2021 Policy P2 - Housing Land Supply Sites Policy P3 - Housing Mix and Affordable Housing Policy I1 - Connecting Places Policy I3 - Flooding and Drainage Policy I5 – Waste Management Policy I7 – Zero and Low Carbon Buildings</p> <p>Draft New Development Supplementary Guidance 2019 Creating Places Connecting Places Provision for Waste Recycling in New Developments Flooding and Drainage Renewable and Low Carbon Energy Developments</p>

	<p>Affordable Housing</p> <p>Material considerations Renfrewshire's Places Residential Design Guide.</p>
PLANNING ASSESSMENT	<p>Policy P2 of the adopted Renfrewshire Local Development Plan states that the Council will identify suitable sites within Renfrewshire to meet the 5 year supply required to meet local housing needs. These sites are then identified in Appendix 1 of the adopted Local Development Plan; the application site has been designated as such a site. Therefore, in principle, the use of this site is considered to be acceptable as a new housing site, under the adopted local development plan.</p> <p>Policy P3 of the adopted Renfrewshire Local Development Plan relates to Housing Mix and Affordable Housing, which seeks developments to provide a mix of house types to cater for current and future needs as well as providing for a range of needs in terms of occupants.</p> <p>Affordable housing should be provided on sites with over 50 units, providing up to 25% of the total site capacity.</p> <p>In this regard, as the development is for 96 new residential units, Policy P3 is applicable to this application. In response to this the applicant has submitted an Affordable Housing Statement which indicates that the applicant will provide 8 affordable homes, in line with the policy, to be delivered on site, with the units being secured for affordable housing with a Section 75 Legal Agreement.</p> <p>The applicant's statement justifies the number of affordable homes to be delivered on site by outlining the following:</p> <ul style="list-style-type: none"> • The Johnstone and Elderslie Housing Market Area contains the highest existing proportion of social rented housing stock in Renfrewshire and therefore has the lowest need for additional social rented housing; • There is already a significant number of affordable units (social rent) being delivered via the Renfrewshire Strategic Housing Investment Plan (SHIP) within the local area, within ongoing developments, such as Johnstone Castle (including phase 1 and phase 2), Auchengreoch Road, MacDowall Street, Gibson Crescent, Ryefield and Beith Road; • The range of house types and sizes being offered through this proposal will suit varying budgets including starter homes or for upsizers or downsizers in this area; • Cruden has carried out extensive market research within and around the area and are proposing a development pitched at the needs of the local market.

	<p>It is considered that the applicant's statement is correct in that Policy P3 is to assist in rebalancing the range and choice of housing across Renfrewshire.</p> <p>It is agreed that Policy P3 seeks up to 25% affordable housing on sites and that Johnstone has around 3 times the amount of existing affordable housing in comparison to the rest of Renfrewshire. The figure of 8% affordable housing to be delivered on this site is therefore appropriate for this site. The proposal will deliver the balance of stock and tenure required for this area to meet the range of local housing need and demand.</p> <p>In light of the points raised above, the proposals will included a range of house types taking into account the make up of housing stock in the local area. It is considered that the proposal to provide 8% affordable homes on site is in line with Policy P3 of the adopted local development plan.</p> <p>Development proposals must also comply with the criteria as set out in the New Development Supplementary Guidance. The New Development Supplementary Guidance and associated Residential Design Guide identify a checklist of design considerations which form the basis of good places design. The design considerations are assessed as follows.</p> <p><u>Context and Character</u></p> <p>The proposed development is considered to respond to the context in which it is sited, and replicates much of the surrounding area which is characterised by residential units surrounded by a woodland edge.</p> <p>The proposed layout seeks to ensure that the development respects the existing trees surrounding the site along with the significant level changes. Again as is replicated on residential sites in the vicinity, the proposed layout uses the site levels and containment of the existing trees to present a good residential environment.</p> <p>The style of the dwellings proposed is of a modern design, with a mix of detached, semi-detached and terraced properties which are linked together through the open space and woodland surroundings.</p> <p>It is considered the design and layout of the proposed development will create an attractive place allowing the regeneration and renewal of this land, contributing to the Johnstone South West Community Growth Area.</p> <p><u>Access and Connectivity</u></p> <p>A key consideration in the assessment of this application is connectivity between the development and the wider transport network. Policy I1 of the adopted Renfrewshire Local Development Plan states that the Council will support development proposals which give priority to sustainable modes of transport and have no significant impact on the safe and efficient operation of the local or trunk road network.</p>
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	<p>The proposed development is considered to incorporate good active travel linkages to the wider area including to the urban area as well as the green network which surrounds this site.</p> <p>The layout incorporates good, well looked over, lit pedestrian links between the site and the neighbouring houses at Burns Drive and Rannoch Road and to the bus stop outside the site where there is a good public transport service. The proposed pedestrian links would also link the new development to the local facilities and amenities including all local schools.</p> <p>There is one vehicular access to and from the site, on to Rannoch Road. This is considered acceptable for a development of this scale and layout.</p> <p>The roads incorporated into the layout provide traffic calming measures including; varying road widths, breaks in roadway and changes in road material to ensure pedestrian safety in a key principle in terms of movement around the site.</p> <p>A comprehensive transport analysis has been submitted which confirmed that the proposed development will not have a significant impact on the local road network or junctions.</p> <p>Sufficient residential and visitor parking will be provided and dispersed throughout the site, in line with all guidelines.</p> <p><u>Layout and Built Form</u></p> <p>The layout contributes to permeability and ease of movement with active frontages onto all streets, pedestrian routes and open spaces.</p> <p>The structure and position of buildings within the layout provide for a sufficient level of privacy, amenity and garden ground for each residential unit.</p> <p>It is recognised that some of the proposed residential plots which back onto Rannoch Road, (which is used by traffic from the local quarry) will be potentially impacted upon by road traffic noise. In order to mitigate this impact, recommendations made in the noise impact assessment with respect to upgraded glazing, will be required for these plots. There is also a significant tree barrier along this edge of the site which will be retained to ensure the amenity of future residents.</p> <p>An air quality assessment is required in respect of any potential impacts from the nearby quarry. The consultation response from the Environmental Protection Section is noted in this regard and the requirement for this could be controlled by condition on any approval issued.</p> <p>There are no other surrounding land uses which will have a significant adverse effect on the proposed residential development.</p>
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Environment and Community

There is considered to be a sufficient provision of amenity and recreational open space within the development, with one equipped play space and one natural play / area of open space.

The indicative block plan associated with the application identifies open spaces with planting and the dense tree cover around the site boundaries being retained. A detailed landscape and planting strategy requires to be submitted as part of the application and will be secured via conditions.

Glasgow Airport Safeguarding have requested the submission of a more detailed landscaping strategy, to ensure there would be no impact with respect to the attraction of birds. This can be secured via condition on any approval issued.

With respect to **Policy I3 of the adopted Renfrewshire Local Development Plan** and the supplementary guidance on Flooding and Drainage, the proposed development was concluded to have no detrimental impact in this regard.

A drainage assessment has been submitted and considered satisfactory for development. A sustainable urban drainage system has been incorporated into the layout.

In view of the above, the proposed development is considered to comply with Policy I3 of the adopted local development plan and the associated supplementary guidance.

Buildings and Design

The proposed dwellings are of modern design and are considered to positively contribute to the built environment and the overall character of the place.

In terms of density and form, a range and choice of units, of varying sizes has been provided by the development.

Finishing materials proposed are complementary to the surrounding area.

In view of the above, the proposed development is considered to comply with the New Development Supplementary Guidance on places development and the associated residential design guide.

Policy I7 of the adopted Renfrewshire Local Development Plan relates to Renewable and Low Carbon Energy Developments and seeks for all major developments to consider renewable energy sources, particularly the use of a district heating network (or other low carbon alternatives).

The applicant has submitted an energy statement which explores all the options in terms of providing the development with renewable/low carbon means of energy provision.

The report concludes 4 suggested outcomes for achieving maximum energy efficiency within the development, these being;

- Combi gas boilers and heat recovery.
- Air sourced heat pumps and heat recovery.
- Electric heaters and heat recovery.
- Heat network and heat recovery.

While the heat network appears financially unviable, the option would be left open to connect to any future external system. The other proposed options would contribute to a reduction in energy use within the development, coupled with building specifications for maximum heat retention. As such, it is considered that the development suitably complies with Policy I7 of the adopted local development plan.

Site Characteristics

There have been no objections to the application from any of the consultees, however Environment & Infrastructure (Roads) raised concerns with regards construction on the site, given the historical mining operations which had taken place. The Coal Authority and the Council requested that the applicant undertake significant site investigation works, to determine the level of risk with regards historical mining works. The conclusion reached by the Coal Authority was that the level of risk, was below the threshold that would require them to object to building within this area. They have requested mitigation measures are put in place to ensure this and this can be controlled by conditions on any approval issued. To further mitigate any potential risk, a condition will also be imposed that the site shall be developed in phases and additional site investigation works carried out as the development is ongoing.

In relation to contaminated land, there has been extensive investigations undertaken in relation to the fact that the site is brownfield and previously used. The Environmental Protection Section is satisfied that the level of assessment and remediation strategy for the site is satisfactory and throughout the development phases this will be verified by the on-going reports submitted to the Council to ensure the development is undertaken in a comprehensive manner.

Representations

There were three objections to the proposals which related to traffic generation and infrastructure capacity, issues of building over existing mining works and contamination of the site as well as the potential impact to the existing quarry operations.

The impact of the development as a result of the additional traffic generation and infrastructure capacity have been addressed in the foregoing assessment.

The operators (Tarmac) of the local High Craig quarry have not objected to the application, however wanted to ensure the development would have no impact on their existing operations. Again the applicant has demonstrated through various assessments

	<p>that any new residents will not be significantly impacted by the existing quarry operations. There are mitigatory measures proposed to ensure that the residential amenity will not be impacted.</p> <p><u>Conclusion</u></p> <p>Having given consideration to the above assessment, it is found that the proposals comply with the policies and guidance of the Council.</p> <p>It is considered that the proposal would be in a sustainable location within an area allocated for development in the adopted Renfrewshire Local Development Plan. It would deliver a well-designed housing site within an appropriate setting and would support the objectives of delivering the spatial strategy of the local development plan which focuses on creating good places within existing built up areas on brownfield and previously used land.</p>
RECOMMENDATION	Grant subject to conditions and a section 75 legal agreement.

Reason for Decision

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

A section 75 legal agreement requires to be concluded to secure the provision of affordable housing units.

Conditions

- 1 Prior to the commencement of development on site:

A Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, prepared in accordance with current authoritative technical guidance, shall be submitted to, and approved in writing by, the Planning Authority.

Reason - To ensure that the site will be made suitable for its proposed use.

2. That prior to the occupation of any dwellinghouse (within an identified phase of development) hereby approved;

a) A Verification Report confirming completion of the works specified within the approved Remediation Strategy, (for that phase of development), shall be submitted to, and approved in writing by, the Planning Authority.

b) If remediation works are not required, but soils are to be imported to the site, a verification report confirming imported soils are suitable for use on the site, shall be submitted to, and approved in writing by, the Planning Authority.

Reason - To demonstrate that works required to make the site suitable for use have been completed.

3. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

4. That the mitigation measures identified in 'Table 6' of the Noise Impact Assessment prepared by KSG Acoustics (for Cruden Homes), shall be implemented on plots 01-19.

Reason - To ensure that road traffic noise is adequately mitigated at these plots.

5. That prior to the commencement of development on site, full details and/or samples of the materials to be used for all hard surfaces within the development hereby approved shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason - A full specification detailing finishing materials has not been submitted.

6. That before development starts, full details of the design and location of all boundary treatments associated with the dwellinghouses to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority.

Reason: These details have not been submitted.

7. Prior to the occupation of each dwellinghouse hereby permitted, all boundary treatments associated with the dwellinghouse, approved under the provisions of condition 6 shall be erected;

Reason: To safeguard the amenity of future residents.

8. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works.

Reason: In the interests of the visual amenity of the area and to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and the increase in the bird hazard risk of the application site.

9. That prior to occupation of the last dwellinghouse within the development

hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the provisions of Condition 8 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

10. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority. Details must comply with advice note 3 "potential bird hazards from amenity landscaping and building design" (Available at www.aoa.org.uk/publications/safeguarding.asp).

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved thereafter.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

11. Before development commences on site, mitigation measures for mine entry 242661-003 shall be submitted to, and approved in writing by, the Planning Authority. (Which shall also include details of restrictive fencing and any landscaping).

The approved measures shall then be implemented before any dwellinghouse is occupied.

Reason: To ensure the mine entry mitigation measures are implemented precisely.

12. That before development commences on site, a phasing plan for the development of the site shall be submitted to and approved in writing by the Planning Authority, (which shall include details of proposed site investigation works).

Reason: To allow further site investigation to be carried out as works progress on site.

13. The before the first unit is occupied, the applicant shall undertake and submit a survey for written approval by the Planning Authority, that the Local Air Quality Management Objectives for the pollutants (in particular PM10 and PM2.5) specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required. The survey and report shall adhere to the methods and principles set out in the Scottish Government

publication "Local Air Quality Management Technical Guidance LAQM.TG(16)" and the EPUK guidance document "Land-Use Planning & Development Control: Planning for Air Quality (2017)" or a method that has been agreed with the Planning Authority. The assessment should consider the introduction of new receptors into an area of potentially high particulate levels due to the proximity of the quarry.

Reason: In the interests of environment and air quality.

14. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and Tree Management and Maintenance Plan for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details of the existing trees, shrubs, hedgerows and how the trees will be retained and protected (and measures for their protection) on site through the construction phase and future use of the site along with a comprehensive Tree Management and Maintenance Plan which will contain details on the monitoring of growth and condition of existing trees. As well as this there is the requirement for a scheme of new tree, shrub and hedge planting and grass seeding and/or turfing; measures to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage and to ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 20/0246/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (11)
Erskine and Inchinnan

Applicant:
CWP Erskine Ltd
37 George Street
Edinburgh
EH2 2HN

Registered:
18 May 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development (planning permission in principle)

LOCATION: Torrance House, Erskine Harbour, Erskine PA8 6PA

APPLICATION FOR: Planning Permission in Principle



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RECOMMENDATION

Grant subject to conditions

IDENTIFIED KEY ISSUES

- The application site is identified by Policy ENV3 'Transition Areas' in the Adopted Renfrewshire Local Development Plan (2021).
- There have been 2 objections to the proposal which have raised issues on availability and strain on services and infrastructure, increased risk of flooding, the need to retain open space and natural assets, the impact/depletion of biodiversity and increased air pollution.
- Inchinnan Community Council have raised concerns that there is inadequate infrastructure to accommodate this proposal. There have been no objections from any other consultees.
- The application is in principle and an indicative layout has been submitted to demonstrate how a residential development could be accommodated within this site.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION 20/0246/PP

SITE ADDRESS:	Torrance House, Erskine Harbour, Erskine PA6 6PA
PROPOSAL:	Erection of residential development (planning permission in principle)
RECOMMENDATION	Grant subject to conditions

INTRODUCTION	<p>This report relates to an application for planning permission in principle for a residential site which is less than 2 hectares in size. This is a matter which normally falls 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 an application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board.</p> <p>This request was submitted in line with the scheme submitted to Scottish Ministers and approved by Council on 1 March 2018 and has been subject to discussion between the Convenor of the Communities Housing & Planning Board and the Head of Economy and Development who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
PROPOSAL	<p>Planning permission is sought for the erection of a residential development in principle, on a site previously occupied by an office block known as Torrance House, at Erskine Harbour.</p> <p>The site is located to the north west of Erskine Town Centre and adjacent to the Barrholm Roundabout on the A726.</p> <p>The site extends to approximately 1.55 hectares and has a raised embankment around part of its south and eastern perimeter next to Barrholm roundabout on the A726. This bank is landscaped with a mix of trees, shrubbery and bushes.</p> <p>The site is bounded to the north and east by a road, beyond this is an area of natural grassland and the Inner Clyde Special Protection Area, which is of National importance for its population of wintering wildfowl, waders, and redshank. A core path is also located to the north of the site. To the south and south west is a landscaped strip and the Barrholm Roundabout. Beyond the roundabout and further to the south across the A726 is a mix of housing and landscaped areas.</p> <p>An indicative layout plan has been submitted with the planning permission in principle application outlining a potential development of 42 houses with a mix of 3 and 4 bed terraced, semi-detached and detached houses. It illustrates an access point to the site taken from the Barrholm Roundabout. Pedestrian and cyclist access will be provided through the site to link in with the local footway network, as well as linking into the core path network to the north. The development would be bounded by landscaped belts to the south and east and would abut a landscaped area to the west.</p>

PLANNING HISTORY	Applications related to the previous use of the site.
CONSULTATIONS:	<p>Inchinnan Community Council – Concerned that there is insufficient infrastructure in the general area to accommodate a residential development at this site. It is highlighted that until improvements are made to existing infrastructure, all development in and around Erskine would be detrimental to the community and surrounding community.</p> <p>The following matters require to be taken into consideration when determining this application:</p> <ul style="list-style-type: none"> • Habitat and archaeological surveys; • Flooding and environment; • Connectivity and core path analysis; • Roads, transportation, parking and emergency services; • Shops, schooling and leisure. <p>Scottish Water - No objection.</p> <p>SEPA – No objection.</p> <p>Scottish Natural Heritage – No objection subject to conditions.</p> <p>West of Scotland Archaeology Service – No objection.</p> <p>Communities and Housing Service (Environmental Protection Team) - No objection subject to conditions.</p> <p>Environment and Infrastructure Services (Roads/ Traffic) - No objection subject to conditions.</p> <p>Environment and Infrastructure Services (Design Services) - No objection subject to a condition.</p> <p>Children Services – No objection.</p>
REPRESENTATIONS:	<p>Two representations have been received which raise concerns there is insufficient infrastructure in the general area to be able to accommodate a residential development at this site.</p> <p>In particular, concern was raised that additional housing would further impact on the road network and on already oversubscribed schools and health services.</p> <p>Development of this site would lead to depletion of open space, natural assets, biodiversity and an increase in flooding and air pollution to the detriment of climate change.</p>
DEVELOPMENT PLAN	<p><u>Adopted Renfrewshire Local Development Plan (2021)</u></p> <p>Policy E3: Transition Areas</p> <p>Policy I1: Connecting Places</p> <p>Policy I3: Flooding and Drainage</p> <p>Policy I7: Zero and Low Carbon Buildings</p> <p>Policy P3: Housing Mix and Affordable Housing</p> <p>Policy ENV2: Natural Heritage</p>

	<p><u>Draft New Development Supplementary Guidance (2019)</u> Delivering the Economic Strategy: Transition Areas Delivering the Infrastructure Strategy: Connecting Places; Flooding and Drainage Delivering the Places Strategy: Affordable Housing; Green Networks and Infrastructure Delivering the Environment Strategy: Natural Heritage; and Trees, Woodlands, and Forestry.</p>
PLANNING ASSESSMENT	<p>The application site is identified in the Adopted Renfrewshire Local Development Plan (2021) under Policy E3 - Transition Area.</p> <p>Policy E3 states that this area can support a mix of uses and development proposals should be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area including adverse effect on the integrity of any Natura 2000 sites.</p> <p>Figure 2 of the Adopted Renfrewshire Local Development Plan indicates appropriate uses to include residential development on the site.</p> <p>The principle of residential development on the site is accepted and in line with the Development Plan.</p> <p>The main consideration thereafter is the potential nature of the residential development and impact on the site and surrounding area.</p> <p>With regard to the design, layout and access arrangements, the proposal is in principle and these aspects would be considered as part of the Matters Specified in Conditions application (MSC). Notwithstanding this, it is considered that the indicative layout submitted by the applicant for this site satisfactorily demonstrates that a development of 42 dwellings could be accommodated on the site.</p> <p>When assessed against the requirements of the draft New Development Supplementary Guidance (2019), the following conclusions can be made:</p> <p>Residential Amenity The indicative layout and supporting information submitted alongside this application proposal outlines a layout which can be accommodated on a site of this size with the retention of the existing landscaping and trees around the perimeter.</p> <p>Street and Surface Finishes The indicative proposals indicate that a good street hierarchy can be achieved to enable the safe movement through the development and to the surrounding area.</p> <p>Pedestrians/Cycle/Vehicular Network and access to Amenity Spaces The indicative layout highlights pedestrian, cyclist and vehicular connections to the wider area. The linkages from the site would create permeability through the development and connectivity to public transport, public amenities, schools, and recreational facilities.</p>

	<p>Sufficient visitor parking could also be provided and adequately distributed throughout the site, the detail of such would be considered through an MSC application.</p> <p>Environmental and Infrastructure Services (Roads) is satisfied that the proposal is able to meet the relevant parking, access and traffic requirements and has no objection to the proposal in principle. The detail of the proposal would be considered through a further application.</p> <p>Design, Plot Configuration and Finishing Materials The indicative layout illustrates a proposal with differing house types with terraced semi-detached and detached properties which respects the form of the general surrounding area.</p> <p>Although there is a change in levels between the application site and the adjacent A726 to the south and west, design and positioning of any residential units as well as the retention and maintenance of the existing landscaping and trees is important in any detailed planning application.</p> <p>Matters of design and finishing material would be considered through the MSC application.</p> <p>Boundaries and Open Space There are areas of open space proposed throughout this development. The site benefits from a degree of enclosure provided by wooded boundary treatments to the sides (north, south, and west) which would require to be retained and augmented through additional landscaping to be implemented by the applicant.</p> <p>Soft boundary treatments (hedging and shrubbery) would be required to feature within and around the development, these details would be considered through an MSC application.</p> <p>Flooding/Drainage The applicant has submitted a comprehensive Flood Risk Assessment which has been analysed and considered acceptable, both by SEPA and Environment and Infrastructure Services (Design Services). Therefore, the site can accommodate residential development. The submission of drainage details would be subject to a condition considered as part of an MSC application.</p> <p>Scottish Water have confirmed that they have no objections to the proposal subject to a suitable connection to their infrastructure.</p> <p>The proposal in principle would be in compliance with Policy I3 of the Adopted Local Development Plan (2021).</p> <p>Environmental Considerations The Environmental Protection Team has no objection to the proposal in principle, subject to conditions requiring the submission of site investigation, remediation and verification reports given that the site is a brownfield, previously used site. These details would be considered through an MSC application.</p>
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With regard to potential noise, given the proximity of the site to the A726 and commercial premises to the north, a noise assessment will be required to demonstrate that where necessary appropriate mitigation measures would be employed. This requirement would form a condition of this consent and would be considered through a MSC application, in principle there is no significant issues with residential at this location.

Natural Heritage

Policy ENV2 Natural Heritage of the Adopted Renfrewshire Local Development Plan (2021) sets out that sites require to be protected for their nature conservation and considers that development proposals should not affect their integrity.

A habitat survey submitted in support of the application states that the hard standing, bare earth and marshy grassland within the site are not suitable to support protected species and it has demonstrated that overall, the site is assessed as having low potential to support protected species.

SNH have offered no objection to the proposal subject to conditions which would ensure the protection of the Red Shank bird population during construction.

Recommendations are made within the applicant's habitat survey for post construction ecological enhancements at the site to increase the diversity of species present on the site after completion of any future development works. Such requirements would form a condition of any consent granted.

Policy I7 – Zero and Low Carbon Buildings considers that development proposals which deliver increased energy efficiency and the recovery of energy that would otherwise be lost will be supported.

These requirements are attained through detailed design and build and would be addressed by the applicant through an energy and sustainability statement and considered through an MSC application.

Policy P3 Housing Mix and Affordable Housing states that development proposals which provide a mix of housing types and tenures to meet the current and future housing needs and support sustainable mixed communities will be supported.

While this aspect of the proposal would be considered through the MSC application, the indicative layout demonstrates a mix of house types and sizes. There is no requirement for affordable homes on this site given that the proposed number of units is below 50 homes.

Representations

In relation to the concerns raised by the Inchinnan Community Council and the two representations, there has been no objections from any consultees in relation to infrastructure capacity. In principle the development can be accommodated. All of the other issues raised have been addressed in the assessment above.

	<p>Conclusion</p> <p>In view of the above, it is considered that the proposal has demonstrated that the site is suitable for residential development in principle. While the submitted layout outlines one possible arrangement of dwellings, it is not considered necessary to restrict the permission to the form of development shown on this indicative layout. It will though be a requirement of any future detailed scheme to ensure the retention of the landscaping and trees surrounding the site as a natural asset to the site. This will provide an overall framework for the site and the arrangement of dwellinghouses with respect to future approval of Matters Specified in Conditions applications.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for decision

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

- 1 That prior to the commencement of any works on site, a written application and plans in respect of the following matters shall be submitted to, and approved in writing by, the Planning Authority:
 - (a) the layout of the site, including all buildings, roads, footways, provision for storage of refuse bins, parking areas, lighting, and surface finishes, including parking arrangements, any new internal roads, access, and circulation routes and that the layout shall take cognisance of the existing trees on site and ensure a sufficient distance is maintained between them and the new dwellings;
 - (b) the siting, design, and external appearance of the dwellinghouse including details of materials to be used;
 - (c) a topographical survey detailing the existing and proposed ground levels with the application site, and a proposed site layout defining all engineering works including drainage, retaining walls, finished floor levels and finished ground levels for all ground works and engineering operations;
 - (d) the design, location and finish of all gates, fences, walls, and any other means of enclosure to be erected within the site, including any existing fences, walls and other boundary treatments within the site to be retained;

Thereafter, the development will be implemented in accordance with the approved matters.

Reason: The approval is in principle only.

- 2 No development shall commence on site until written approval of:
 - (a) a Site Investigation report (characterising the nature and extent of any soil, water, and gas contamination within the site); and, if remediation works are recommended therein

- (b) a remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

All prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

3 That prior to the occupation of any residential unit on the site:

- (a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
- (b) where remediation works are not required but soils are imported to the site, a Verification Report confirming imported materials are suitable for use

Shall be submitted and approved in writing by the Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

4 That concurrent with the submission of the matters specified in condition 1 above, a detailed landscaping scheme for the site shall also be submitted for the written approval of Renfrewshire Council as Planning Authority. The landscaping scheme shall detail the location, size and species of all tree planting, areas of turfing, seeding and earth moulding, areas of hard standing, and the location, size, and species of shrub planting.

The landscaping scheme shall also include a timetable for the implementation of the landscape works, and a management plan for the ongoing maintenance of any common areas. The landscape scheme shall thereafter be implemented on site in accordance with the agreed timetable and maintained thereafter in accordance with the agreed management plan. Measures to protect the existing trees shall also be implemented on site for the duration that construction works are being undertaken.

Reason: The approval is in principle only.

5 That concurrent with the submission of the matters specified in condition 1 above, a Noise Assessment to determine the impact of road noise on the development. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment to ensure that internal noise levels, with windows closed, do not exceed 40dB daytime and 30dB night-time, measured as LAeq,T. Notwithstanding this, where the LMax level is predicted to exceed 60dB (external) during the night period at the façade of any property, the development proposals shall include appropriate mitigation. The applicant shall demonstrate that noise levels within any garden will not exceed 55dB(A), measured as LAeq,T. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: The approval is in principle only.

- 6 That concurrent with the submission of the matters specified in condition 1 above, a Noise Assessment to determine the impact of noise associated with the warehouse to the north of the site on the development, shall be submitted for the approval of the Planning Authority. The assessment should normally assume open windows for ventilation purposes. Where the maximum rating levels of noise exceed the external site standards as below, a scheme for protecting the proposed dwelling(s) from industrial / stationary noise shall be included as part of the noise survey with no dwelling being constructed at any location at which the Rating Levels cannot be met. Additionally, the scheme shall ensure that internal noise levels do not exceed 40dB daytime and 30dB night-time. Notwithstanding this, where the L_{Amax} level is predicted to exceed 45dB (internal) during the night period within the property the survey shall include appropriate mitigation.

Site Standard		
	Rating Level (L _{Ar,Tr}) dB	
	1. Day	2. Night
Open site / external	55	45

The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: The approval is in principle only.

- 7 That concurrent with the submission of the matters specified in condition 1 above, a Drainage Impact Assessment shall also be submitted for the written approval of Renfrewshire Council as Planning Authority.

Reason: The approval is in principle only.

- 8 That concurrent with submission of the matters specified in condition 1 above, an Energy and Sustainability Statement shall be submitted in support of the application, and shall demonstrate that the development proposed would deliver increased energy efficiency and the recovery of energy that would otherwise be lost.

Reason: The approval is in principle only.

- 9 That concurrent with the submission of the matters specified in condition 1 above, a Scheme of ecological improvements in line with the Habitat Survey submitted in support of the application for planning permission in principle, shall be submitted for the written approval of Renfrewshire Council as Planning Authority. The ecological measures approved, shall thereafter be implemented on site in accordance with an agreed timetable and maintained thereafter in accordance with an agreed management plan.

Reason: The approval is in principle only.

- 10 That any development approved shall be implemented in line with the Drainage Strategy submitted in support of this application.

Reason: The approval is in principle only.

- 11 Any vegetation clearance required as part of the approved proposal shall be undertaken outside of the bird breeding season (March to July). If any nesting birds are found, these areas of the site shall be protected from disturbance until the young have fledged naturally.

Reason: To ensure that any nesting birds are protected.

- 12 That prior to any development work commencing during the maximum extent of the redshank wintering months of September to April inclusive, a visual screen should be put in place sufficient to visually obscure all site operations during remediation and development from the point of view of redshank feeding within areas of the SPA out to a distance of 150 metres from the site boundary. This visual screening will only be necessary for areas where further site investigation suggests that the existing riverside vegetation may currently be inadequate to screen the site in this manner. Any screens installed should be adequately maintained throughout all development activities taking place during the 'wintering' months.

Reason: To protect feeding birds.

- 13 That all piling during the months of September to April inclusive is undertaken using Helical Displacement method with no piling undertaken during the hours of darkness.

Reason: To protect feeding birds.

- 14 That all site lighting is directed away from the Clyde foreshore/the SPA.

Reason: To protect feeding birds.

- 15 That all SEPA guidelines for controlling run-off, drainage and pollution are adhered to in full.

Reason: To protect feeding birds.

- 16 That concurrent with the submission of the matters specified in condition 1 above, details of signage, highlighting the importance of the SPA to those taking recreational access to the waterfront in the vicinity of the development, including dog walkers (Dog walkers should be advised to keep their dogs on the lead during the months of September to April inclusive), shall be submitted for the written approval of the planning. Such signage as agreed shall be displayed in agreed locations within 6 months of the occupation of the first dwellinghouse.

Reason: In the interests of protecting the SPA.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 21/1150/PP



KEY INFORMATION

Ward: (10)
Houston, Crosslee and
Linwood

Applicant:
Wm Morrison
Supermarkets PLC

Registered:

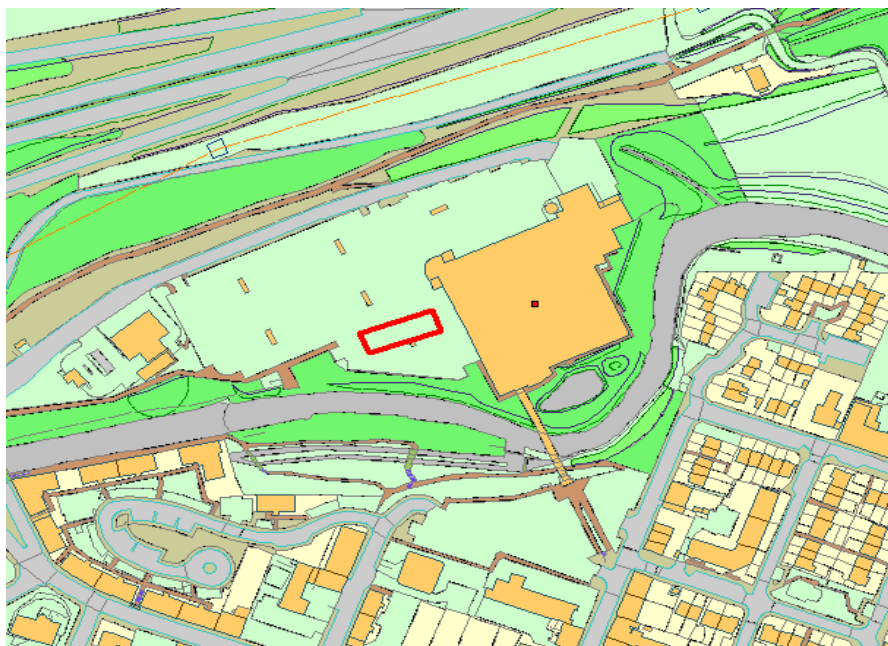
20 May 2021

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of garden centre within
supermarket carpark

LOCATION: 30 Napier Street, Johnstone

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to
conditions

Alasdair Morrison
Head of Economy and
Development

IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2021) and associated supplementary guidance.
- 2 representations have been received.
- The proposal will not result in a significant impact on visual amenity and the existing site and road network is able to accommodate the development.
- The form, siting, design, external finish and layout of the proposed development is acceptable.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION 21/1150/PP

SITE ADRESS:	30 Napier Street, Johnstone
PROPOSAL:	Erection of garden centre within supermarket carpark
RECOMMENDATION	Grant subject to conditions

INTRODUCTION	<p>This report relates to an application for planning permission for a local development which 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 an application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board.</p> <p>This request was submitted in line with the scheme submitted to Scottish Ministers and approved by Council on 1 March 2018 and has been subject to discussion between the Convenor of the Communities Housing & Planning Board and the Head of Economy and Development who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
PROPOSALS	<p>This application seeks planning permission for the erection of a structure to house a garden centre within the existing car park of a Morrison's Store at 30 Napier Street, Johnstone.</p> <p>The proposed garden centre would be located approximately 16m to the west of the supermarket store in the existing car park.</p> <p>The garden centre structure would measure 11.8m x 4.0m (48sqm). It would be a rectangular shaped structure with a curved roof measuring approx. 3.1m high. The frame would be finished with galvanised steel with sheet metal work and the elevations would comprise of polycarbonate glazing.</p> <p>The proposed structure and external display area would be accessed from an existing pedestrian route through the car park. There is also a pedestrian crossing immediately adjacent to the south east corner of the proposed building.</p> <p>There are currently 490 parking spaces surrounding the supermarket store. The implementation of the development would result in the overall number of parking spaces being reduced from 490 to 480 spaces.</p>
SITE HISTORY	<p>There has been a number of applications relating to the site in association with the commercial centre.</p>

CONSULTATIONS	Infrastructure and Environment Services (Roads): - No objections subject to conditions.
REPRESENTATIONS	Two representations have been received where concerns over congestion on the A737 and surrounding road network and competition to local businesses.
LOCAL DEVELOPMENT PLAN POLICIES	<u>Renfrewshire Local Development Plan (2021)</u> Policy P1 Renfrewshire's Places <u>Draft New Development Supplementary Guidance (2019)</u> Delivering the Places - Strategy
PLANNING ASSESSMENT	<u>Renfrewshire Local Development Plan (2021) and draft New Supplementary Guidance</u> Policy P1 states that within uncoloured areas on the proposals maps, there will be a general presumption in favour of a continuance of built form. The New Development Supplementary Guidance also states that development should be of an appropriate scale, size and massing and that it should not significantly reduce the amenity of neighbouring properties. The proposed building is considered to be modest in size and in height and would be of a similar appearance to the existing shopping trolley shelters within the car park. It is considered that the car park is generous in size and that the building could easily be absorbed into the existing commercial environment without detriment to character and appearance of the site or the surrounding area. With regards to amenity, it is considered that the proposal would be a modest ancillary use to the main supermarket and there would be no detrimental impact on the amenity of the surrounding area with respect to noise, disturbance, etc. Infrastructure and Environment Services (Roads) were consulted on the application and have no objections subject to conditions regarding no obstruction to sightlines and pedestrian access. There was no concern over the loss of 10 parking spaces at the site. In response to the concerns raised in the representations to the development, with respect to road congestion on the surrounding road network, it is considered that the proposal is modest in scale and ancillary to the supermarket operation, it is unlikely that the development would lead to significant additional congestion on the local road network. It is considered that this development would operate similar to other

	<p>developments at other supermarkets across Renfrewshire where the development is linked to existing trips to the supermarket or wider town centre. In relation to the matter raised regarding business competition, this is not a material planning consideration.</p> <p>There are no other material considerations. It is therefore recommended that planning permission is granted subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

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

Conditions

- 1 That the display area shall not obstruct sightlines for pedestrians and vehicles. For the avoidance of doubt, there shall be no obstructions within 2.4m from the edge of the road.

Reason: In the interests of road safety.

- 2 That the display area shall be designed to ensure that pedestrians must access the area from the footway and not the access road.

Reason: In the interests of road safety.

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 21/1295/PP



KEY INFORMATION

Ward: (10) Houston, Crosslee and Linwood

Applicant:
Mr Singh 2 Crosslee Crescent
Houston
Johnstone
Renfrewshire
PA6 7DT

Registered:
16 June 2021

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of porch to front of dwellinghouse and erection of detached garage within rear curtilage

LOCATION: 2 Crosslee Crescent, Houston

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy and Development

IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2021) and associated supplementary guidance.
- 8 representations have been received.
- The form, siting, design, external finish and layout of the proposed development is acceptable and there will be no impact on amenity of the site or surrounding area.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION 21/1295/PP

SITE ADDRESS:	2 Crosslee Crescent, Houston
PROPOSAL:	Erection of porch to front of dwellinghouse and erection of detached garage within rear curtilage
RECOMMENDATION	Grant subject to conditions

INTRODUCTION	<p>This report relates to an application for planning permission for a householder development which 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 an application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board.</p> <p>This request was submitted in line with the scheme submitted to Scottish Ministers and approved by Council on 1 March 2018 and has been subject to discussion between the Convenor of the Communities Housing & Planning Board and the Head of Economy and Development who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
PROPOSALS	<p>This application seeks consent for the erection of a porch to the front and the erection of detached garage within the rear curtilage of a two storey detached dwellinghouse located on Crosslee Crescent, Houston.</p> <p>The site is located on a corner plot and is bound by Crosslee Crescent to the west and south and residential properties to the north and east.</p> <p>The property itself incorporates a hipped roof design and is finished in white render, buff facing brick, brown concrete roof tiles and brown timber windows.</p> <p>The proposed porch is position to the front of the dwellinghouse. It extends 1.32 metres from the front elevation and measures 1.92 metres in width. The porch incorporates a dual pitched roof which measures 3.21 metres in height to the ridge and 2.68 metres in height to the eaves. The proposed finishing materials include roof tiles to match the existing house and facing brick to match the existing house.</p> <p>The proposed garage measures 3.5 metres in width and 6.5 metres in length. The garage incorporates a dual pitched roof</p>

	<p>which measures 4.33 metres in height to the ridge and 2.44 metres in height to the eaves. The roof is to be finished with roof tiles to match the existing house and the walls to be finished with facing brick to match the existing house.</p> <p>The initial proposal submitted consisted of a double garage measuring metres in 7.0 metres in width and 8.0 metres in length. The scale of the garage raised concerns as it would result in overdevelopment of the site. As a result the agent submitted revised plans with a reduction in size to a single garage.</p>
SITE HISTORY	<p>Application No: 18/0712/PP</p> <p>Description: Erection of two storey extension to side of dwellinghouse</p> <p>Decision: Granted subject to conditions.</p>
CONSULTATIONS	<p>Infrastructure and Environment Services (Roads): - No objections.</p>
REPRESENTATIONS	<p>8 objections were received with the following concerns:</p> <ul style="list-style-type: none"> • Property already has a double garage and no justification has been provided as to why building is required; • Stand-alone garage might attract the attention of criminality; • Loss of garden area and construction of a unit this size is not in keeping with other residencies. Approving this will set a precedent that will enable further reduction of green spaces in the area; • No provision to ensure new building will not be used for commercial purposes; • Potential flood risk to neighbouring properties/road if garden not levelled out; • Impact light to gardens; • Impact value of properties; • Garage could be used as separate dwelling in its own right ; • Service strip could be used as private parking; • Road safety concerns; • Garage would negatively impact visual amenity; • The proposed porch may impact the ability of the existing garage to be utilised for its intended purpose; • The boundary of the property shown on the plan is incorrect as it includes the service strip which does not belong to the property.

LOCAL DEVELOPMENT PLAN POLICIES	<p><u>Renfrewshire Local Development Plan (2021)</u> Policy P1 Renfrewshire's Places.</p> <p><u>Draft New Development Supplementary Guidance (2019)</u> Alterations and Extensions to Existing Properties.</p> <p><u>Material considerations</u> Renfrewshire's Householder Development Guidance.</p>
PLANNING ASSESSMENT	<p><u>Renfrewshire Local Development Plan (2021) and draft New Supplementary Guidance</u> It is considered that the proposal complies with Policy P1 of the adopted Renfrewshire Local Development Plan (2021) because the development comprises of alterations to a residential property within a residential area.</p> <p>The New Development Supplementary Guidance states that alterations and extensions to existing residential properties should be of an appropriate scale, size and massing which does not constitute over development, they should reflect the design and materials of the existing house and the character of the surrounding area, and they should not significantly reduce the amenity of the neighbouring residents or the surrounding area.</p> <p>In order to determine whether the development complies with the above it is necessary to assess the proposal against the criteria set out in the Council's Householder Guidance. These are:</p> <p><u>Design & Materials</u> The porch incorporates a dual pitched roof design which is in keeping with the character of the dwellinghouse. The design of the porch does not raise any issues.</p> <p>The garage incorporates a dual pitch roof design. The overall design of the garage is considered acceptable.</p> <p>The proposed finishing materials of the porch and garage are to match the existing dwellinghouse. In the interests of visual amenity a planning condition should be applied to the decision with regards to the finishing materials.</p> <p><u>Scale and Positioning</u> The porch is positioned to the front of the dwellinghouse and is subsidiary to the existing dwellinghouse. It is considered that the development will not have a detrimental impact on visual or residential amenity, therefore, is considered acceptable in terms of scale and positioning.</p> <p>The proposed garage is positioned within the rear curtilage close to the rear boundary. The garage is acceptably set back from the road to the side of the dwellinghouse. The garage is</p>

	<p>also set back from the building line of the neighbouring property to the east.</p> <p>The footprint of the garage is considered appropriate in relation to the size of the garden and would not result in overdevelopment of the site. As such, the proposed garage is considered acceptable in terms of scale and positioning.</p> <p><u>Privacy and Overlooking</u></p> <p>The proposed porch windows are part of a non-habitable room, therefore, do not raise any concerns in relation to privacy and overlooking.</p> <p>The proposed garage window directly faces into the applicant's property, therefore, does not raise any issues in terms of privacy and overlooking.</p> <p><u>Daylight and Overshadowing</u></p> <p>There are no concerns in relation to daylight and overshadowing due to the scale and position of the development within the application site.</p> <p><u>Representations</u></p> <p>The concerns regarding visual amenity and impact on light to gardens have been addressed through the above assessment.</p> <p>With regards to the concern that the development setting a precedent, the garage has been reduced in size and it is considered that the development would not set an undesirable precedent in the area.</p> <p>Environment & Infrastructure Services - (Roads) were consulted and have not raised any objections to the proposal, therefore, there are no concerns with regards to road safety.</p> <p>In relation to the concerns regarding the use of the garage, a planning condition can be applied to ensure it is not used for commercial activity.</p> <p>In terms of the concerns about the proposed garage forming a separate dwelling, this does not form part of the proposal and would require to be considered as part of a future planning application.</p> <p>The concerns raised regarding the service strip potentially being used a private parking, the garage attracting criminality, impact on value of properties are not material planning considerations that can be taken into account during the assessment of the application.</p> <p>In terms of the issue related to the potential flood risk if garden is not levelled out, this is a matter that is considered through the building warrant stage of the development.</p>
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	<p>The point raised regarding the service strip not belonging to the property is an ownership issue which is not deemed a material planning consideration, therefore, cannot be considered as part of the assessment.</p> <p>There are no other material considerations. It is therefore recommended that planning permission is granted subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

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

Conditions

1. That the finishing materials to be used for the external walls and roof shall match in colour and texture those of the existing dwellinghouse to the satisfaction of the Planning Authority.

Reason: In the interests of the visual amenity of the area.

2. That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in, or from, the garage;

Reason: To safeguard the residential amenity of the area.

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.