

Minute of Special Meeting Communities, Housing & Planning Policy Board

Date	Time	Venue
Wednesday, 14 April 2021	14:00	Microsoft TEAMS platform,

Present: Councillor Bill Binks, Councillor Bill Brown, Councillor Stephen Burns, Councillor Eddie Devine, Councillor Andy Doig, Councillor Natalie Don, Councillor Neill Graham, Councillor James MacLaren, Councillor Kenny MacLaren, Councillor Mags MacLaren, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Iain Nicolson, Councillor Emma Rodden, Councillor James Sheridan

Chair

Councillor McGurk, Convener, presided.

In Attendance

A Morrison, Head of Economy & Development, L Mahon, Head of Marketing & Communications, S Marklow, Strategy & Place Manager, K Dalrymple, Development Plans & Housing Strategy Team Leader and C Orr, Senior Communications Officer (all Chief Executive's); F Carlin, Head of Housing Services (Communities & Housing Services); and K Graham, Head of Corporate Governance, D Pole, End User Technician, N Young, Assistant Managing Solicitor (Litigation & Advice), R Devine and C MacDonald, both Senior Committee Services Officers and K O'Neill, Assistant Democratic Services Officer (all Finance & Resources).

Recording of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Board would be recorded and that the recording would be available to watch on the Council's website.

Declarations of Interest

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

1 Renfrewshire Local Development Plan

Under reference to Item 1 of the Minute of the Special meeting of the Leadership Board held on 6 April 2021, there was submitted a report by the Chief Executive relative to the Renfrewshire Local Development Plan (LDP).

The report advised that, in terms of the Council's decision making process, the decision taken at the meeting of this Policy Board held on 16 March 2021 in connection with the LDP had been 'called-in' by the Leadership Board for consideration. A special meeting of the Leadership Board had consequently taken place on 6 April 2021 at which it had been decided to remit the decision regarding the LDP back to this Policy Board for further consideration

The report outlined the process to be followed in order that the Council met its statutory obligations in terms of legislation relating to LDPs. Specifically, it was highlighted that members required to state which of the Reporter's Modifications to the Proposed LDP they agreed with and which, if any, they did not wish to accept. In addition, it was intimated that for any of the Modifications which they did not wish to accept members required to state which of the legislative criteria, which were detailed in paragraph 5.4 of the report, they were relying on to reach this judgement. It was noted that evidence that had not been available to the LDP Reporter could not be introduced at this stage of the process for the purpose of disagreeing with the planning merits of the Examination recommendations and that the deadline for the Council to offer a formal response to the Reporter's recommended Modifications, and to write to Scottish Ministers to advise how they planned to proceed, was 2 May 2021.

A copy of the Examination Report had been issued to all members of the Policy Board prior to the meeting. The report summarised the recommended modifications, which largely related to minor text and graphic changes and the addition of guidance from the New Development Supplementary Guidance to policies within the Plan, contained within the Examination Report. The report stated that the most significant changes recommended were in relation to housing sites and the inclusion of three new policies within the Plan relating to Communications and Digital Infrastructure, Zero and Low Carbon Developments and Developer Contributions. The report provided clarification in respect of the proposed position, in terms of recommended modifications by the Reporter, of the housing sites at Thriplee Road, Bridge of Weir; Elderslie Golf Club; Golf Driving Range, Johnstone; and also a site at West of Burnfoot Road, Lochwinnoch, which, although not subject to a Reporter modification, had been mentioned during discussion at the meeting of this Policy Board held on 16 March 2021. An appendix to the report detailed all of the Reporter's recommended modifications.

The report outlined the process and arrangements which would be made following a decision by this Policy Board in respect of the LDP.

Councillor McGurk, seconded by Councillor McNaughtan, moved:

(a) that with respect of the Recommendations of the Board Report, in particular paragraph 2.1 (ii), the Board agree to all the modifications with the exception of the modifications in relation to Issue 11 'Housing Sites in Johnstone and Elderslie', page 218 of the Examination Report into the Proposed Renfrewshire Local Development Plan and Issue 15 'Housing Sites in Bridge of Weir', page 278 of the Examination

Report into the Proposed Renfrewshire Local Development Plan.

Modification Not Accepted

Modification 1 - Removing the site Golf Driving Range, Johnstone (LDP2057) as depicted under Policy P2 Housing Land Supply on Proposals Map F, as outlined in Appendix 1 - Renfrewshire Local Development Plan Examination Report Recommendations by Issue Number – 29 January 2021 and all other text modifications associated with this site is not accepted.

Reason

As set out in Section 19(10) of the Town and Country Planning (Scotland) Act 1997 (as amended) and the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009, the grounds are that the removal of this previously used site in a sustainable location would be inconsistent with the Development Plan which prioritises the reuse of previously used land before the consideration of greenfield and green belt sites. Furthermore the conclusions of the Reporter to remove this site from the Proposed Plan could not have been reasonably reached based on the evidence presented and considered as part of the Examination.

Modification Not Accepted

The modification in relation to Issue 15 'Housing Sites in Bridge of Weir', Page 278 of the Examination Report into the Proposed Renfrewshire Local Development Plan. Modification 1 - Adding the site Thriplee Road (LDP2064) as a Policy P2 Additional Housing Site and depict this on Proposals Map B, as depicted under Policy P2 Housing Land Supply on Proposals Map F, as outlined in Appendix 1 - Renfrewshire Local Development Plan Examination Report Recommendations by Issue Number – 29 January 2021 and all other text modifications associated with this site is not accepted.

Modification Not Accepted

The modification in relation to Issue 11 'Housing Sites in Johnstone and Elderslie', Page 218 of the Examination Report into the Proposed Renfrewshire Local Development Plan.

Modification 3 - Adding the site Auchenlodment Road, Elderslie (LDP2053) as a Policy P2 Additional Housing Site and depict this on Proposals Map F, as outlined in Appendix 1 - Renfrewshire Local Development Plan Examination Report Recommendations by Issue Number – 29 January 2021 and all other text modifications associated with this site is not accepted.

Reason

On the basis of the re-insertion of the Golf Driving Range, Johnstone (LDP2057), as a site which will assist in meeting the Housing Land Requirements throughout the Local Development Plan Period, the site at Thriplee Road, Bridge of Weir (LDP2064) and the site at Auchenlodment Road, Elderslie (LDP2053) are no longer required in order to meet the Development Plan Housing Land Requirements.

As set out in Section 19(10) of the Town and Country Planning (Scotland) Act 1997 (as amended) and the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009, on the basis of the re-insertion of the

Golf Driving Range, Johnstone (LDP2057) the Reporter could not have reasonably concluded that the site at Thriplee Road (LDP2064) and Auchenlodment Road, Elderslie (LDP2053) be allocated in the Plan.

(b) That with respect of the Recommendations of the Board Report, in particular paragraph 2.1 (iii) The Board authorises the Head of Economy and Development to modify the Proposed Renfrewshire Local Development Plan in line with the Reporter's recommendations in the Examination Report subject to the modifications above; and

(c) That with respect of the Recommendations of the Board Report, in particular paragraph 2.1 (iv), Authorise the Head of Economy and Development to notify the Scottish Ministers of the Council's intention to adopt the Local Development Plan, subject to the modifications above which the Board does not accept.

The Convener ruled, in terms of Standing Order 12 (b) that a proposed amendment, moved by Councillor Andy Doig and seconded by Councillor Devine, was incompetent.

Councillor Andy Doig, seconded by Councillor Devine, then moved as an amendment that the recommendations, contained within the motion, not be adopted.

On the roll being called, the following members voted for the amendment: Councillors Binks, Brown, Andy Doig, Graham, Devine and Sheridan.

The following members voted for the motion: Councillors Burns, Don, J MacLaren, K MacLaren, M MacLaren, McGurk, McNaughtan, Nicolson and Rodden. Six members having voted for the amendment and nine members having voted for the motion, the motion was accordingly declared carried.

DECIDED:

(a) that with regard to the recommendations within the Board report, in particular paragraph 2.1 (ii), the Board agree to all the modifications with the exception of the modifications in relation to Issue 11 'Housing Sites in Johnstone and Elderslie', Page 218 of the Examination Report into the Proposed Renfrewshire Local Development Plan and Issue 15 'Housing Sites in Bridge of Weir', Page 278 of the Examination Report into the Proposed Renfrewshire Local Development Plan.

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Reason

As set out in Section 19(10) of the Town and Country Planning (Scotland) Act 1997 (as amended) and the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009, the grounds are that the removal of this previously used site in a sustainable location would be inconsistent with the Development Plan which prioritises the reuse of previously used land before the consideration of greenfield and green belt sites. Furthermore the conclusions of the Reporter to remove this site from the Proposed Plan could not have been reasonably reached based on the evidence presented and considered as part of the Examination.

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Modification 3 - Adding the site Auchenlodment Road, Elderslie (LDP2053) as a Policy P2 Additional Housing Site and depict this on Proposals Map F, as outlined in Appendix 1 - Renfrewshire Local Development Plan Examination Report Recommendations by Issue Number – 29 January 2021 and all other text modifications associated with this site is not accepted.

Reason

On the basis of the re-insertion of the Golf Driving Range, Johnstone (LDP2057), as a site which will assist in meeting the Housing Land Requirements throughout the Local Development Plan Period, the site at Thriplee Road, Bridge of Weir (LDP2064) and the site at Auchenlodment Road, Elderslie (LDP2053) are no longer required in order to meet the Development Plan Housing Land Requirements.

As set out in Section 19(10) of the Town and Country Planning (Scotland) Act 1997 (as amended) and the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009, on the basis of the re-insertion of the Golf Driving Range, Johnstone (LDP2057) the Reporter could not have reasonably concluded that the site at Thriplee Road (LDP2064) and Auchenlodment Road, Elderslie (LDP2053) be allocated in the Plan;

(b) That the Head of Economy & Development be authorised to modify the Proposed Renfrewshire Local Development Plan in line with the Reporter's recommendations in the Examination Report subject to the modifications above; and

(c) That the Head of Economy & Development be authorised to notify the Scottish Ministers of the Council's intention to adopt the Local Development Plan, subject to the modifications above which the Board did not accept.