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**To: Planning and Property Policy Board**  
**On: 10 March 2015**

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**Report by: Director of Development and Housing Services**

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**Heading: Renfrew Town Centre Simplified Planning Zone**

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## **1. Summary**

- 1.1. The Planning and Property Policy Board on 11 November 2014 authorised the Director of Development of Housing Services to undertake the statutory processes into establishing a Simplified Planning Zone (SPZ) in Renfrew Town Centre.
  - 1.2 The first stage in this process is now complete and consultation has taken place through various approaches including direct mailing, a drop-in session at Renfrew Town Hall, presentation to the Renfrew and Gallowhill Local Area Committee along with web and social media coverage.
  - 1.3. This report provides feedback on this consultation and the next steps in the preparation of the Renfrew Town Centre SPZ.
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - (i) Notes the progress made in relation to the Renfrew Town Centre Simplified Planning Zone;
    - (ii) Agrees that following further consultation with Key Agencies, the local community and other stakeholders the Simplified Planning Zone scheme and content should be referred to Planning & Property Board for determination.
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### **3. Background**

- 3.1. The Planning and Property Policy Board on 11th November 2014 authorised the Director of Development and Housing Services to proceed on the preparation of a SPZ for Renfrew Town Centre.
  - 3.2. Consultation which sought the views of local businesses and residents was carried out between 26 January and 16 February 2015. Town Centre occupiers in addition to owners within the SPZ area were all consulted by letter.
  - 3.3. An informal drop-in day was held at Renfrew Town Hall on 4 February 2015 and proposals were presented at the Renfrew and Gallowhill Local Area Committee (LAC). The consultation was also shared across social media channels including the Council's website as well as through Facebook and twitter.
  - 3.4. A range of questions regarding the potential implications of a simplified planning zone for Renfrew Town Centre were raised through this early consultation stage. However there was general support for the proposed SPZ scheme, with many of the statutory consultees keen to get involved in the preparation of the Scheme.
  - 3.5. It should be noted that the Council has gone beyond the requirements set out in the SPZ legislation in relation to consultation and engagement.
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### **4. Next Steps**

- 4.1. Given the outcome of the early consultation stage, a 'specific scheme' for the SPZ will now be prepared.
- 4.2. This scheme will set out the development or classes of development permitted by the scheme. The aim is to encourage a mix of uses such as retail and services such as estate agents, dentists, cafes and offices in Renfrew Town Centre. The scheme is also likely to allow alterations to shopfronts and minor alterations to existing buildings. There will be conditions and limitations attached to the scheme which will not allow new build or extensions or lead to an unacceptable level of hot food outlets without applying for planning permission.
- 4.3. We will continue to work with all key stakeholders including the Community Council, local businesses, residents and statutory consultees in preparing a draft SPZ Scheme.
- 4.4. Following the completion of statutory procedures, including publicity and consultation, the SPZ scheme will be referred to the Board for determination at which point further consideration may be given to roll out the Simplified Planning Zone status to other town centres across Renfrewshire.

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## Implications of the Report

1. **Financial** – None
2. **HR & Organisational Development** – None
3. **Community Planning** –

Jobs and Economy – The SPZ scheme will help promote Renfrewshire as one of the best locations in Scotland to invest as well as encourage successful town centres through successful regeneration that contributes positively to local communities and economic growth.

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 because 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 & Safety** – None
9. **Procurement** – None
10. **Risk** – None
11. **Privacy Impact** – None

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## Plan A – Renfrew Town Centre Proposed SPZ Boundary

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