

Notice of Meeting and Agenda Planning & Property Policy Board

Date	Time	Venue
Tuesday, 26 January 2016	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor Eddie Devine: Councillor Audrey Doig: Councillor Christopher Gilmour: Councillor Eddie Grady: Councillor John Hood: Councillor James MacLaren: Councillor Stephen McGee: Councillor Marie McGurk: Councillor Alexander Murrin: Councillor Iain Nicolson: Councillor Bill Perrie: Councillor Maureen Sharkey:

Councillor Terry Kelly (Convener): Councillor Bill Brown (Depute Convener)

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at www.renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx

For further information, please either email democratic-services@renfrewshire.gov.uk or telephone 0141 618 7112.

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Items of business

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.

- | | | |
|------------|---|----------------|
| 1 | Revenue Budget Monitoring Report | 7 - 16 |
| | Report by the Directors of Finance & Resources, Community Resources and Development & Housing Services. | |
| 2 | Capital Budget Monitoring Report | 17 - 22 |
| | Report by the Director of Finance & Resources. | |
| 3 | Land Adjacent to 202 Linburn Road, Erskine | 23 - 28 |
| | Report by the Director of Finance & Resources. | |
| 4 | Shop Premises at 36 Glenburn Road, Paisley | 29 - 34 |
| | Report by the Director of Finance & Resources. | |
| 5 | Shop Premises at 64 Netherhill Road, Paisley | 35 - 40 |
| | Report by the Director of Finance & Resources. | |
| 6 | Paisley Town Centre Regeneration | |
| (a) | Museum Store Premises at 7 High Street, Paisley | 41 - 46 |
| | Report by the Director of Finance & Resources. | |
| (b) | Paisley 2021 Hub | 47 - 52 |
| | Report by the Director of Development & Housing Services. | |
| 7 | Development Plans Update | 53 - 56 |
| | Report by the Director of Development & Housing Services. | |

8	5 East Fulton Holdings - Enforcement Update	57 - 60
	Report by the Director of Development & Housing Services.	
9	Solar Farms in Renfrewshire	61 - 64
	Report by the Director of Development & Housing Services.	
10	Renfrewshire's Centres Strategies & Action Plan - Update	65 - 68
	Report by the Director of Development & Housing Services.	
11	Review of the Scottish Planning System	69 - 76
	Report by the Director of Development & Housing Services.	
12	Westway - Request to Establish a Simplified Planning Zone	77 - 82
	Report by the Director of Development & Housing Services.	
13	Renfrewshire Outdoor Access Strategy 2016 - "Outdoors For You"	83 - 132
	Report by the Director of Development & Housing Services.	

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.

14	Proposal of Application Notices	133 - 140
	Report by the Director of Development & Housing Services.	

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.

15 Planning Applications

141 - 180

Report by the Director of Development & Housing Services. (Please note that the reports for planning applications 15/0802/PP and 15/0821/PP are not available and will follow under separate cover)



To: Planning and Property Policy Board

On: 26 January 2016

Report by: Director of Finance and Resources, Director of Community Resources and Director of Development and Housing Services

Heading: Revenue Budget Monitoring to 13 November 2015

1. Summary

- 1.1 Gross expenditure is £340,000 (6.0%) over budget and income is £340,000 (9.7%) greater than anticipated which results in a **net breakeven position** for the services reporting to this Policy Board.

This is summarised over the relevant services in the table below:

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
Planning Division	Breakeven	-	Breakeven	-
Property and Construction Services	Breakeven	-	Breakeven	-

2. Recommendations

- 2.1 Members are requested to note the budget position
- 2.2 Members are requested to note there have been net budget realignments of £17,208 processed since the last report primarily related to transfers to corporate landlord.
-

3. **Planning & Regeneration**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the Planning Division account reflects a breakeven position with no significant variances to report on any of the budget categories.

3.1 **Projected Year End Position**

It is projected that the Planning division will achieve a breakeven position by the year end.

4. **Property and Construction Services**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

The current breakeven position mainly reflects overspends in Property Costs, Supplies and Services and Contractors and Others costs which have been offset by an over-recovery in income.

The overspends on the Property Services account at this stage in the financial year, reflect the increased levels of systems and professional support required to service the significant capital schemes currently being led by the Property Services division and will be offset by increased fee income.

4.1 **Projected Year End Position**

It is anticipated that Property Services will achieve a breakeven position at the year end.

Implications of the Report

1. **Financial** – Net revenue expenditure will be contained within available resources.
2. **HR & Organisational Development** – none

3. **Community 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 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

List of Background Papers

None

Author: David Forbes, Extension 6424

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 13 November 2015

POLICY BOARD : PLANNING AND PROPERTY

Description (1)	£000's	Revised Annual Budget (2)	£000's	Revised Period Budget (3)	£000's	Actual (4)	£000's	Adjustments (5)	£000's	Revised Actual (6) = (4 + 5)	£000's	Budget Variance (7)	
												£000's	%
Employee Costs		5,066		2,851		2,886		(24)		2,862		(11)	-0.4%
Property Costs		3,583		1,852		1,589		297		1,886		(34)	-1.8%
Supplies & Services		99		85		208		(12)		196		(111)	-130.6%
Contractors and Others		443		251		484		(44)		440		(189)	-75.3%
Transport & Plant Costs		9		5		4		1		5		0	0.0%
Administration Costs		1,899		225		229		(1)		228		(3)	-1.3%
Payments to Other Bodies		996		358		350		0		350		8	2.2%
CFCR		0		0		0		0		0		0	0.0%
Capital Charges		2,080		0		0		0		0		0	0.0%
GROSS EXPENDITURE		14,175		5,627		5,750		217		5,967		(340)	-6.0%
Income		(9,509)		(3,496)		(3,818)		(18)		(3,836)		340	9.7%
NET EXPENDITURE		4,666		2,131		1,932		199		2,131		0	0.0%
													over-recovery
													breakeven

£000's

0
0

Bottom Line Position to 13 November 2015 is breakeven of
Anticipated Year End Budget Position is breakeven of

0.0%
0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 13 November 2015

POLICY BOARD : PLANNING AND PROPERTY

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
	£000's	£000's	£000's	£000's	£000's	£000's	%	
Planning	1,999	163	314	(151)	163	0	0.0%	breakeven
Property and Construction Services	2,667	1,968	1,618	350	1,968	0	0.0%	breakeven
NET EXPENDITURE	4,666	2,131	1,932	199	2,131	0	0.0%	breakeven

£000's

0
0

Bottom Line Position to 13 November 2015 is breakeven of
Anticipated Year End Budget Position is breakeven of

0.0%
0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 13 November 2015

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Employee Costs		1,913	1,095	1,186	(68)	1,118	(23)	-2.1%	overspend
Property Costs		82	2	2	0	2	0	0.0%	breakeven
Supplies & Services		4	7	13	1	14	(7)	-100.0%	overspend
Contractors and Others		10	(44)	0	(44)	(44)	0	0.0%	breakeven
Transport & Plant Costs		7	3	2	1	3	0	0.0%	breakeven
Administration Costs		1,428	173	176	(1)	175	(2)	-1.2%	overspend
Payments to Other Bodies		737	335	335	0	335	0	0.0%	breakeven
CFCR		0	0	0	0	0	0	0.0%	breakeven
Capital Charges		634	0	0	0	0	0	0.0%	breakeven
GROSS EXPENDITURE		4,815	1,571	1,714	(111)	1,603	(32)	-2.0%	overspend
Income		(2,816)	(1,408)	(1,400)	(40)	(1,440)	32	2.3%	over-recovery
NET EXPENDITURE		1,999	163	314	(151)	163	0	0.0%	breakeven

£000's

0.2%
0.0%

Bottom Line Position to 13 November 2015 is breakeven of
Anticipated Year End Budget Position is breakeven of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 13 November 2015

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Policy and Regeneration Development Standards		2,350 (351)	1,050 (887)	1,160 (846)	(110) (41)	1,050 (887)	0 0	0.0% 0.0%	breakeven breakeven
NET EXPENDITURE		1,999	163	314	(151)	163	0	0.0%	breakeven

£000's
 Bottom Line Position to 13 November 2015 is breakeven of 0.2%
 Anticipated Year End Budget Position is breakeven of 0.0%

REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 13 November 2015

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
		£000's	£000's	£000's	£000's	£000's	£000's	%
Employee Costs		3,155	1,756	1,700	44	1,744	12	0.7%
Property Costs		3,501	1,849	1,586	297	1,883	(34)	-1.8%
Supplies & Services		95	78	196	(13)	183	(105)	-134.6%
Contractors and Others		433	295	484	0	484	(189)	-64.1%
Transport & Plant Costs		2	2	2	0	2	0	0.0%
Administration Costs		471	53	53	0	53	0	0.0%
Payments to Other Bodies		258	23	15	0	15	8	34.8%
CFCR		0	0	0	0	0	0	0.0%
Capital Charges		1,445	0	0	0	0	0	0.0%
GROSS EXPENDITURE		9,360	4,056	4,036	328	4,364	(308)	-7.6%
Income		(6,693)	(2,088)	(2,418)	22	(2,396)	308	14.8%
NET EXPENDITURE		2,667	1,968	1,618	350	1,968	0	0.0%
								break-even

£000's

0.0%

0.0%

Bottom Line Position to 13 November 2015 is break-even of

Anticipated Year End Budget Position is break-even of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 13 November 2015

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
		£000's	£000's	£000's	£000's	£000's	£000's	%
Directorate		(125)	61	61	0	61	0	0.0%
Investment & Technical Services		268	16	(129)	20	(109)	125	781.3%
Finance & Support Services		(42)	312	395	38	433	(121)	-38.8%
Corporate Landlord		2,584	1,320	1,012	307	1,319	1	0.1%
Facilities Management		0	0	0	0	0	0	0.0%
Central Repairs Account		0	0	0	0	0	0	0.0%
Office Accommodation		(18)	259	279	(15)	264	(5)	-1.9%
NET EXPENDITURE		2,667	1,968	1,618	350	1,968	0	0.0%

£000's

Bottom Line Position to 13 November 2015 is breakeven of
Anticipated Year End Budget Position is breakeven of

0.0%
0.0%

0
0



To: PLANNING & PROPERTY POLICY BOARD

On: 26 JANUARY 2016

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 13th November totals £2.799m compared to anticipated expenditure of £2.768m for this time of year. This results in an over-spend position of £0.031m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Planning Services	£0.020m o/spend	4% o/spend	£0.030m o/spend	9% o/spend
Corporate Projects (Property)	£0.011m o/spend	0% o/spend	£0.004m u/spend	0% u/spend
Total	£0.031m o/spend	1% o/spend	£0.026m o/spend	1% o/spend

- 1.2 The expenditure total of £2.799m represents 36% of the resources available to fund the projects being reported to this board. Appendix 1 provides further information on the budget monitoring position of the projects within the remit of this board.
-

2. Recommendations

- 2.1 It is recommended that Members note this report.

3. **Background**

- 3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Development & Housing Services.
- 3.2 This capital budget monitoring report details the performance of the Capital Programme to 13th November 2015, and is based on the Capital Investment Programme which was approved by members on 12th February 2015, adjusted for movements since its approval.

4. **Budget Changes**

- 4.1 Since the last report there have been no budget changes.

Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.
2. **HR & Organisational Development** – none.
3. **Community Planning** –
Greener - Capital investment will make property assets more energy efficient.
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.

List of Background Papers

- (a). Capital Investment Programme 2015/16 & 2016/17 – Council, 12th February 2015.

The contact officers within the service are:

- Geoff Borland (Finance & Resources)
- Joe Lynch (Finance & Resources)
- Fraser Carlin (Development & Housing)

Author: *Geoff Borland, Principal Accountant, 0141 618 4786, geoffrey.borland@renfrewshire.gov.uk.*

Appendix 1

CAPITAL PROGRAMME 2015/16 - BUDGET MONITORING REPORT TO 13 NOVEMBER 2015 (£000s)

POLICY BOARD	Department	Council Approved Programme	Current Programme	Share of Available Resources	Year to Date Budget to 13-Nov-15	Spent to 13-Nov-15	Variance to 13-Nov-15	% variance	Unspent Cash Flow For Year	% Cash Spent
Planning & Property	Development & Housing(THI/LGAN) Corporate Projects(Property)	829	1,299	1,299	478	498	-20	-4%	801	38%
		4,830	6,427	6,427	2,290	2,301	-11	0%	4,126	36%
		5,659	7,726	7,726	2,768	2,799	-31	-1%	4,928	36%
TOTAL										



To: Planning & Property Policy Board

On: 26th of January 2015

Report by: Director of Finance and Resources

Heading: Land Adjacent to 202 Linburn Road, Erskine

1. Summary

- 1.1 The purpose of this report is to seek the consent of the Board to declare the area of land adjacent to 202 Linburn Road, Erskine surplus to requirements as outlined on the attached plan E2419.
 - 1.2 Note that it is proposed to dispose of the ground to the adjacent proprietors, Mr & Mrs Scullion.
-

2. Recommendations

- 2.1 Declare the land adjacent to 202 Linburn Road, Erskine surplus to requirements which equates to 38 square metres or thereby as indicated on the attached plan E2419.
- 2.2 Note the sale of this land to the proprietors of 202 Linburn Road, Erskine shall be on such terms and conditions as may be negotiated by the Head of Property Services utilising delegated powers.
- 2.3 Authorise the Head of Corporate Governance to conclude the sale of this land which shall include any such terms and conditions that may be deemed necessary to protect the Council's interest.
- 2.4 Authorise the Head of Planning & Housing to place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

3. **Background**

- 3.1. The area of ground is located adjacent to 202 Linburn Road and is currently held within the Planning Account as shown on the attached plan E2419. The land is currently used as open space.
- 3.2. The Council was made aware of the fact that the proprietor of 202 Linburn Road Erskine had inadvertently encroached on council-owned land through the construction of a summerhouse. Following discussions with Mr Scullion he requested an opportunity to purchase the ground encroached to resolve this issue. The land was subsequently valued and Heads of Terms issued to the proprietor who had stipulated that he would rather purchase the land than dismantle the summerhouse.
- 3.3. The Head of Planning & Housing has confirmed that the area of ground has no operational requirement and would not be opposed to the ground being declared surplus.
- 3.4. The Head of Corporate Governance has confirmed there is no title restriction which would prohibit the possible sale of this ground.
- 3.5. Should any comments or concerns be received on the possible disposal of open space ground as a result of the Open Space advert placed in terms of the Town and Country Planning (Scotland) Act 1959, then a further report will be presented to allow the Board to consider the merits of the concerns raised.
- 3.6. The level of value is such that the Head of Property Services would utilise delegated powers to progress the sale should the Board determine the ground is surplus.

Implications of the Report

1. **Financial** – Capital Receipt of £2000 plus the Council's reasonably incurred legal fees to be met by the purchaser.
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** – Not Applicable.
4. **Legal** – Completion of this transaction by the Head of Corporate Governance
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
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** – Not Applicable.
9. **Procurement** – Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

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Student Valuer
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Date: 20/11/2015

Land at 202 Linburn Road, Erskine

Disposal Plan Ref. E2419



User: howardhaughj2

Date: 11/11/2015



Notes:

Legend

E2419, Area to be disposed to proprietor of 202 Linburn Road extends to 38sqm or thereby

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To: Planning & Property Policy Board

On: 26th January 2016

Report by: Director of Finance & Resources

Heading: Shop premises at 36 Glenburn Road, Paisley.

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 36 Glenburn Road, Paisley.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude a new lease of the shop premises at 36 Glenburn Road, Paisley, on the basis of the main terms and conditions contained in this report.
- 2.2 Note that the Head of Property will exercise his Delegated Powers to agree to a renunciation of the existing lease of the shop premises at 26 Glenburn Road, Paisley, in conjunction with the Head of Corporate Governance.
-

3. **Background**

3.1. Ms Jill Mc Ausland has been the tenant of the Council owned shop property at 26 Glenburn Road, Paisley on the basis of a year to year lease since April 2012. The shop trades as a hairdresser, has a current passing rental of £4,100 per annum, and extends to approximately 43 square metres. Ms Mc Ausland is keen to expand her business and has submitted an offer to lease the larger, vacant Council shop at 36 Glenburn Road, which extends to approximately 92 square metres.

3.3. Discussions have taken place with Ms Mc Ausland, and the following main terms and conditions of lease have been provisionally agreed.

4. **Proposed terms and conditions of lease;**

4.1 The existing lease at 26 Glenburn Road shall end at a mutually agreed date between both parties.

4.2 The new lease of 36 Glenburn Road shall be for a period of 2 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.

4.3 The initial annual rental shall be £7,000, and the rent shall be reviewed after 3 years in the event that the lease still exists at that time.

4.4 The tenant shall be granted a rent free period of 3 months from the start of the lease in recognition of fit out works required.

4.5 The use of the property shall be as a hairdressers and beauticians.

4.6 The tenant shall ensure that all necessary planning, statutory and licensing consents required are obtained in respect of the proposed use of the property and any proposed alteration works to the unit.

4.7 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding both the lease renunciation and new lease.

4.8 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rental of £7,000 to be received instead of £4,100.

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

3. **Community Planning –**

Wealthier & Fairer - New lease will enable the tenant to expand her business.

4. **Legal –** New lease to be concluded.

5. **Property/Assets –** As per this report.

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 because no groups or individuals have any involvement currently at the property. 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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FINANCE & RESOURCES ASSET & ESTATES SECTION



Renfrewshire
Council

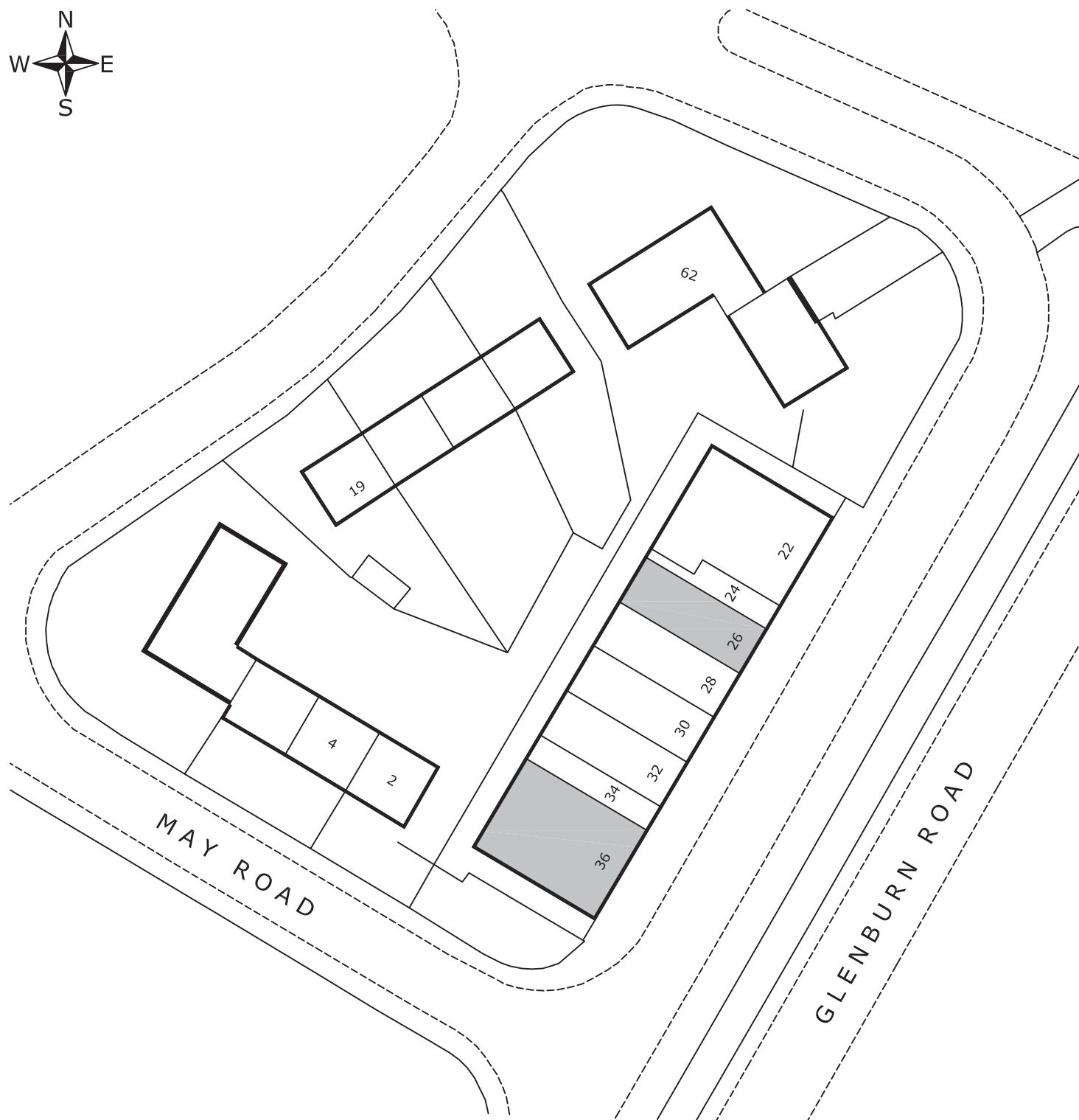
TITLE REPORT PLAN
26 / 36 GLENBURN ROAD, PAISLEY PA2 8JG

DRAWING No. E2400

SCALE 1:500

DRAWN BY JW

DATE SEP 2015





To: Planning & Property Policy Board

On: 26th January 2016

Report by: Director of Finance & Resources

Heading: Shop premises at 64 Netherhill Road, Paisley.

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 64 Netherhill Road, Paisley.

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property Services and the Head of Corporate Governance to conclude a new lease of the shop premises at 64 Netherhill Road, Paisley, on the basis of the main terms and conditions contained in this report.

3. **Background**

3.1. Mr Muhammed Atif has been the tenant of the Council owned shop property at 64 Netherhill Road, Paisley on the basis of a short term month to month lease from October 2013. The shop trades as a grocer and newsagent and has a current passing rental of £4,700 per annum. Mr Atif has requested that he move to a longer term lease in order to have more security at this address, which will then allow him scope to invest further in the business.

3.3. Discussions have taken place with Mr Atif, and the following main terms and conditions of lease have been provisionally agreed.

4. **Proposed terms and conditions of lease;**

4.1 The existing lease shall end at a mutually agreed date between both parties.

4.2 The new lease shall be for a period of 10 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.

4.3 The initial annual rental shall be £5,200, and the rent shall be subject to a further review after 5 years.

4.4 The lease shall be in the name of Mr Atif's company, ie Jazzy Pricebuster Ltd.

4.5 The use of the property shall be as a grocer & newsagent.

4.6 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.

4.7 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rental of £5,200 to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning** –

Wealthier & Fairer - New lease will provide more security of tenure for both landlord and tenant.
4. **Legal** – New lease to be concluded.
5. **Property/Assets** – As per this report.
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 because no groups or individuals have any involvement currently at the property. 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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Date: 12/11/2015



Notes:

Legend

- Shop area
- Service road & yard



To: Planning & Property Policy Board

On: 26th January 2016

Report by: Director of Finance & Resources

Heading: Museum Store Premises at 7 High Street, Paisley.

1. Summary

- 1.1 This report seeks approval to enter into a lease of the lower ground floor store at 7 High Street, Paisley for the purpose of establishing a publicly accessible Museum Store.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property Services and the Head of Corporate Governance to enter into a lease of the lower ground floor at 7 High Street, Paisley, based on the main terms and conditions contained in this report.
-

3. Background

- 3.1 "Paisley Town Centre Asset Strategy aims to tell the story of Paisley's proud past to visitors from across the world." (Paisley The Untold Story, Paisley Town Centre Asset Strategy & Action Plan, 2014).

This project forms a central part not only to the telling of the story of Paisley (through making the Council's Museums' collections accessible in a central town centre location), but is also integral to the development of the signature project (creation of a new and expanded museum).

3.2 The objectives for the store project are:

- a) To develop a fit for purpose museum store.
- b) To enhance the town centre of Paisley and to create a multifunctional store which not only stores museums' collections but makes them accessible to the public.
- c) To create a museums service delivery point half way between the cultural and visitor attractions of the Abbey and Town Hall at the east of the city centre and the Museum and University at the west end of the city centre.
- d) To use currently empty prime town centre property.

3.3 The Council plans to relocate the museum collections storage facility from Whitehaugh Barracks into the lower ground floor of the former Littlewoods store at 7 High Street, Paisley. Conditions at the Barracks are not fit for purpose and provide no opportunity for those collections not on display at the museum to be viewed by the public. The project will make them available for controlled public access, with the opportunity of using vacant town centre space for this purpose, therefore contributing to increased footfall in the town centre.

3.4 The vacant space is owned by Associated British Foods and, as reported to the Economy & Jobs Board on 18 November 2015, a licence to occupy has been entered into to allow the Council's design team access to develop the refurbishment proposals. Following the Economy & Jobs Board's approval to draw £3.7m from the approved Regeneration Fund resources to support the delivery of the museum store project, it is now appropriate to enter into a lease of the lower ground floor at the former Littlewoods store.

4 Proposed Terms and Conditions of Lease

4.1 The Council will take on a new Lease of the lower ground floor within the former Littlewoods store at 7 High Street, Paisley. The lease will be from Associated British Foods Ltd and on full repairing and insuring terms for a period of 20 years.

4.2 In addition the Council will have an option to take on the first floor prior to any other interested party being granted a lease. This lease will be on commercial terms appropriate at the time.

- 4.3 The Council lease for the lower ground floor will be £1 if asked, unless there is a sub-tenant, at which point a market rent will be payable but this should be recoverable from the sub-tenant. It will be required to meet its proportionate share of recurring management /service charge costs, in terms of the maintenance of common areas which is estimated to be less than £20,000 per annum.
- 4.4 Each party will bear their own legal and professional expenses incurred in concluding the transaction.
- 4.5 The Council are undertaking significant alteration and improvement works to the lower ground floor. Normal commercial lease terms require all of these works to be removed on expiry of the lease, at the tenants cost, so that the lower ground floor is restored to its current shell and core condition. However the Council's lease will include provision for certain of these improvement works to be excluded from the reinstatement provisions (new doors at ground floor; new lift; new staircase etc).
- 4.6 The Council will require planning consent for change of use (from retail to museum store) and for installation of external signage. The Council will also require Planning Consent for any painted or sculptural features placed on the building facade, which may be carried out to enhance Paisley High Street.
- 4.7 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.
-

Implications of the Report

1. **Financial** – No rental will be payable unless recoverable from a sub-tenant. There will, however, be a recurring management / service charge throughout the life of the lease and it is anticipated that the council's contribution should be less than £20k but a budget will need to be allocated for this charge. The Council are also obliged to clean and re-paint surfaces every five years.

Capital expenditure on fit out works to be finalised, but will be met from the Museum Store budget of £3,7m approved at the Jobs and Economy Board on 18th November 2015.

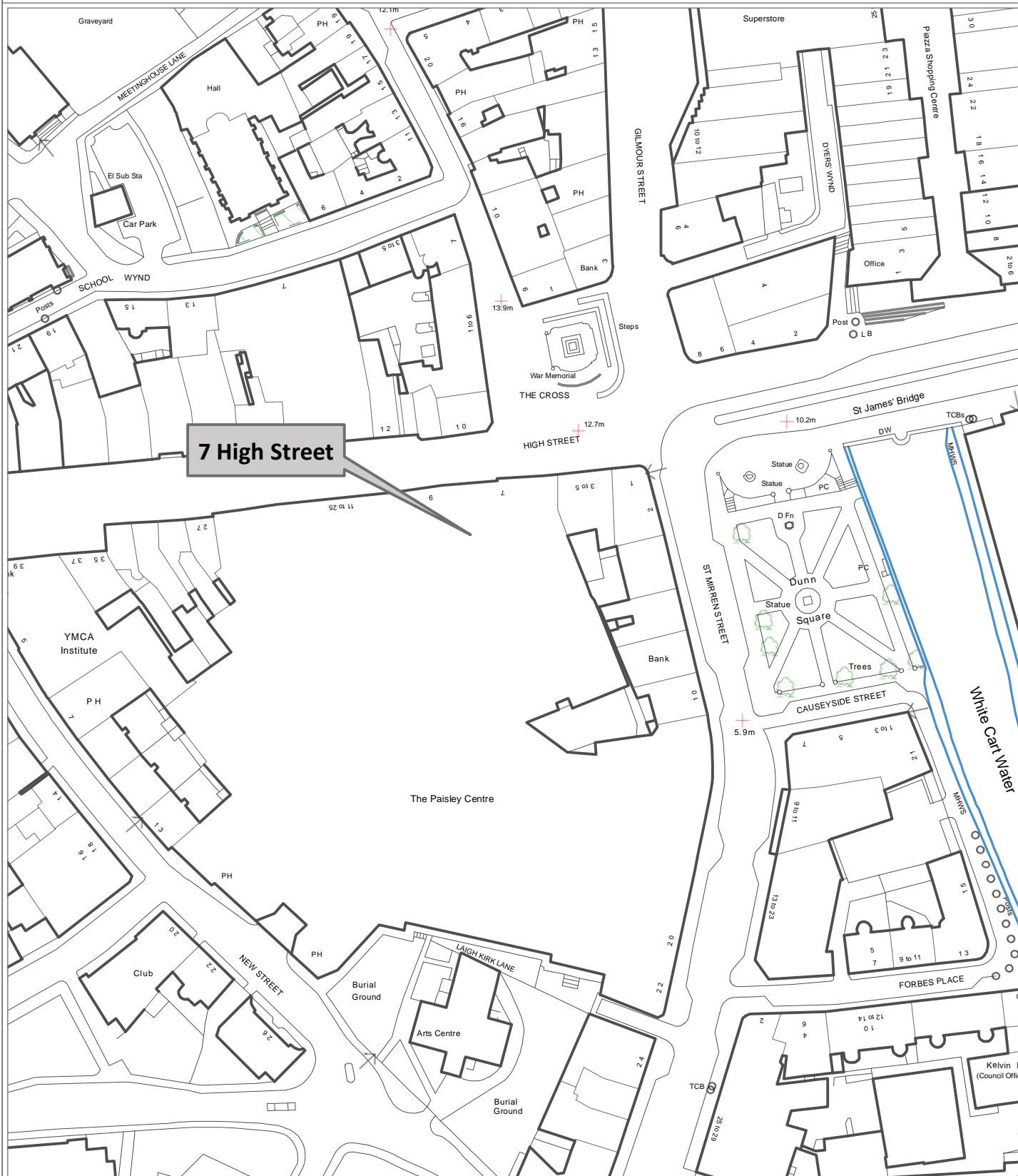
Reinstatement costs will also be incurred at the end of the lease as noted in 4.5 above.

2. **HR & Organisational Development – None**
3. **Community Planning – Jobs and Economy** - Provision of this store will deliver economic regeneration to Paisley High Street, and support new business development and local employment opportunities.
4. **Legal** – Lease agreement to be concluded.
5. **Property/Assets** – As per this report.
6. **Information Technology** – The proposal will require appropriate IT for the service and to provide educational interaction.
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 because no groups or individuals have any involvement currently at the property. 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** – Any contractual arrangements required will be made in accordance with the Council's statutory requirements in respect of the EU regulatory framework and the Council's Standing Orders and Financial Regulations..
10. **Risk** – none.
11. **Privacy Impact** – none.

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Date: 14/12/2015



Notes:



To: Planning & Property Board

On: 26 January 2016

Report by: Director of Development and Housing Services

Heading: Paisley Town Centre Regeneration – Paisley 2021 Hub

1. Summary

- 1.1. The regeneration of Paisley Town Centre is a key priority for the Council. A range of opportunities to bring new purpose to the High Street have been pursued including the relocation of the Museum Store, and the opening of Incube Business Incubator in June 2015.
 - 1.2. This report seeks approval for the Council to enter a short-term lease for premises on Paisley High Street to act as the focus for the Paisley 2021 bid events and community engagement process. These premises would host the Paisley 2021 core team and potentially the Council's Marketing and Events Team as well as provide facilities for meetings, community engagement, exhibitions, publicity and information.
-

2. Recommendations

It is recommended that;

- 2.1 the Board approves the Council to enter into a lease, for premises at 5 High Street, Paisley for use as a hub for the Paisley 2021 bid events and engagement.
 - 2.2 the Board authorises the Director of Finance and Resources to conclude a lease subject to the terms and conditions contained within this report and any other terms and conditions considered necessary by the Head of Property Services and the Head of Corporate Governance to protect the interests of the Council.
-

3. Background

- 3.1 The regeneration of Paisley Town Centre is a key priority for the Council as highlighted in the Paisley Heritage Asset Strategy. A range of opportunities to bring new purpose to the High Street have been pursued including the relocation of the Museum Store, and the opening of Incube Business Incubator in June 2015.
 - 3.2 Paisley's candidacy for UK City of Culture 2021 is becoming well established, with early progress being made to develop and promote the town's bid for this prestigious award. Partnership structures have been established with a broad membership of key stakeholders
 - 3.3 A Bid Director has been appointed and a core team has now assembled from existing resources within the Council and the University of the West of Scotland. Over the course of 2016 and through 2017 this team will lead the preparation of the Bid and engage in substantive work with the cultural and other communities of interest. Keeping in mind the principles expressed above the team is seeking to define its identity as being of the town as distinct from being viewed as a "Council team".
 - 3.4 Thought has therefore been given to accommodating the team outside of Renfrewshire House. Their physical location can be used to both present a public facing centre of attention for the bid and be used as an opportunity to assist with the continued regeneration of Paisley Town Centre. The concept of securing a bid base has therefore emerged which would accommodate the core 2021 team and provide the facilities for meetings, community engagement, exhibitions, publicity and dealing with requests for information.
 - 3.5 The Council's Marketing Team has expressed a desire to potentially co-locate with the City of Culture Team and this is being explored as part of the proposals for Town Centre premises. If this is achievable it would lead to the ability to offer a wider range of services to the visiting public at this location including those enquiring or buying tickets for events.
 - 3.6 All costs for securing a town centre property for these purposes remain within the existing regeneration resources already approved by the Council for the regeneration of Paisley Town Centre.
-

4. Preferred Location

- 4.1. Officers have considered a number of vacant units across Paisley Town Centre that will meet the criteria of:
 - Accessible to public transport;
 - Close to the centre of the town;

- High profile and easily recognisable as the place to find out more about the Bid;
 - Distinct from existing Council office locations;
 - Assist in the achievement of regeneration objectives;
- 4.2. After considering a number of options officers are recommending the former Burger King restaurant at 5 High Street as the preferred location for the Paisley 2021 base.
- 4.3. The unit has been vacant for a number of years and there is no evidence from the owners or their agents of any demand for the unit for commercial purposes.
- 4.4. It is a high profile location in the pedestrianised part of the High Street and is very visible from all directions on approach. It is also very accessible to the bus stops on Gauze Street, taxi ranks and to Gilmour Street Station.
-

5. **Property Terms**

- 5.1. The property offers approximately 570 sq metres over 3 floors – ground, first and basement. All floors are reached from the High Street entrance and a central staircase. No lift will be available in the building due to the cost of installation for a short term lease. Renfrewshire Council's lease will cover all 3 floors with the principal public-facing activities and services taking place on the ground floor (street level).
- 5.2. The commercial terms on which the property is being offered to Renfrewshire Council is as follows:
- short term lease for 6 years commencing January 2016 (to Jan 2022) with a break date to tie in with the timescale for the outcome of the 2021 Bid towards the end of 2017 should the City of Culture bid be unsuccessful;
 - Rent payable - peppercorn from the date of entry with £30,000 pa from end September 2017, or such later date as can be negotiated by the Head of Property Services (subject to bid progress)
 - Premises refurbished for uses related to the 2021 Bid, Town Centre events and marketing and community events by Renfrewshire Council at own cost and submitted for landlord consent
 - Service Charge - the Council will pay a fair proportion of the service charge for the building calculated by the landlord as £15,815 per annum;
 - Change of use application to be submitted by the Council to allow for proposed uses (previously class 3 restaurant)
 - Signage - the Council will be permitted to install signage on the frontage of the building - this will not be limited to the ground floor facade but will extend up the facade of the building for the full height.

- 5.3. The refurbishment costs (excluding lift installation) to make the building fit for the proposed purpose are achievable within existing regeneration resources already approved by the Council and includes IT requirements and other furniture, fixtures and fittings.
 - 5.4. Council will also be liable for a service charge on the property and insurance. It is intended that the building will be leased by Renfrewshire Leisure Trust on behalf of the City of Culture Team and therefore will be exempt from business rates for the period of their occupation. The building has not been subject to business rates for a number of years due to its condition.
 - 5.5. A detailed refurbishment will be designed and monitored closely by a dedicated Project Manager from the Council's Property Services Team.
-

Implications of the Report

1. **Financial** – the financial implications to the Council are the terms of the lease and the refurbishment costs to make the building fit for purpose (details of which are contained in the report). Funding to support this refurbishment will be met from existing regeneration resources already approved by the Council.
2. **HR & Organisational Development** – the facility will be staffed by existing employees of Renfrewshire Council and the property managed and maintained by the Council's Facilities Management Team during the term of the Council's lease
3. **Community Planning** –
Children and Young People – the Bid Base will offer opportunities for community participation in development of the 2021 bid including particular elements focused upon young people.
Empowering our Communities – the Bid Base will allow for capacity building in cultural and other activities
Jobs and the Economy – the Bid Base will bring attention to the momentum gathering within Paisley and Renfrewshire which will boost confidence in the area as a place for investment
Safer and Stronger – by reducing vacancy and encouraging events into the evening in the Town Centre the Bid Base can foster a greater sense of safety for Town Centre users.
4. **Legal** – the Council's acceptance of a short term lease is being undertaken with guidance from senior property and financial offers and the Head of Corporate Governance. There are not considered to be any significant legal issues..
5. **Property/Assets** – the implications of the Council's lease is covered in the body of the report.

6. **Information Technology** - The premises will be assessed in terms of specific IT requirements to meet the needs of proposed users.
 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** – No implications identified
 9. **Procurement-** Any contractual requirements for the refurbishment of the premises at 5 High Street will be dealt with by the Head of Property Services under the Council's Scheme of Delegation.
 10. **Risk** – No significant implications identified
 11. **Privacy Impact** - No implications identified
-

List of Background Papers

Not applicable

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To: Planning and Property Policy Board
On: 26 January 2016

Report by: Director of Development and Housing Services

Heading: Development Plans Update

1. Summary

1.1. This report is to update the Board on the following:

- **Clydeplan** – Progress on the preparation of the replacement Strategic Development Plan (SDP) for the Glasgow and the Clyde Valley area;
 - **Renfrewshire Local Development Plan** – An update on the appeal lodged with the Court of Session challenging the validity of the Adopted Renfrewshire Local Development Plan.
-

2. Recommendations

2.1 It is recommended that the Board:

- (i) Notes that the Proposed Strategic Development Plan “Clydeplan” has been approved by the Strategic Development Planning Joint Committee and that consultation on the document commenced on the 18 January 2016 for six weeks;
 - (ii) Notes the progress made in relation to the statutory appeal challenging the validity of the Renfrewshire Local Development Plan.
-

3. Clydeplan

3.1. The replacement SDP for the Glasgow and the Clyde Valley area, which is now known as Clydeplan, has reached the next stage in the statutory plan preparation process with the approval by the GCV Joint Committee of the Proposed Plan. The Proposed Plan represents the settled view of the authority.

- 3.2. Development Plans require to be replaced every 5 years to ensure that they are up to date and guide development. The Glasgow and the Clyde Valley SDP was adopted in May 2012. A new plan requires to be in place by 2017.
- 3.3. Clydeplan sets clear parameters for the Renfrewshire Local Development Plan and contains the following points that are relevant to Renfrewshire:
- Supporting sustained economic growth – retaining the Strategic Economic Investment Locations such as Glasgow Airport Investment Area, Hillington / Renfrew North and Bishopton. Clydeplan also includes Burnbrae at Linwood as a new Strategic Freight Hub as well as setting out a planning framework for City Deal;
 - There is a new focus on the ‘Visitor Economy’ which provides a strategic context for Renfrewshire Tourism Framework, the Paisley Heritage Asset Strategy and Paisley’s candidacy for the UK City of Culture 2021;
 - The network of 23 strategic centres, which includes Braehead and Paisley, is to be retained. Actions for Paisley include capitalising on the potential of cultural and heritage assets to stimulate regeneration as well as encouraging a range of uses along with aiming to increase the centre’s population. For Braehead, the action is to ensure that it is central to the ongoing regeneration of Renfrew Riverside as well as City Deal through planned investment within the context of a masterplan;
 - It recognises that housebuilding makes an important contribution to the city region’s economy. The housing land requirements set out in Clydeplan set realistic levels of sustained growth. The private sector housing supply targets have been increased to reflect both the population and economic growth ambitions of Clydeplan. Whereas the social sector targets have had a downward adjustment to reflect availability of resources and deliverability of the target.
- 3.4. Formal consultation on the Proposed Plan will run from 18 January 2016 to 29 February 2016. Comments on the Proposed Plan consultation should be submitted through Clydeplan’s website at www.clydeplan-sdpa.gov.uk
-

4. Renfrewshire Local Development Plan

- 4.1. On 11 November 2014 the Planning and Property Policy Board agreed to defend statutory appeals in relation to the Renfrewshire Local Development Plan which were lodged in the Court of Session by the following parties:
- (i) Retail Property Holdings Limited (“RPHL”), owners of Silverburn Shopping Centre. This appeal related to Braehead’s Town Centre status in the Local Development Plan; and
 - (ii) Mr Stuart McGregor. This appeal relates to needs of Gypsies and Travellers.
- 4.2. The Planning and Property Policy Board on the 25 August 2015 were informed that the appeal by RPHL in relation to Braehead being designated as

a Town Centre was allowed and that sections in the Local Development Plan that refer to Braehead as a Town Centre had been quashed by the Court.

- 4.3. The appeal by Mr Stuart McGregor, in relation to the needs of Gypsies and Travellers in the LDP has now been awarded legal aid by the Scottish Legal Aid Board. A procedural hearing is to be held on the 27 January 2016 with the appeal likely to be heard at the Court of Session in April/May 2016.
- 4.4. The Board will be kept up to date with the progress on the remaining statutory appeal through further reports.

Implications of the Report

1. **Financial** – None
2. **HR & Organisational Development** – None
3. **Community Planning – Jobs and Economy** – The Development Plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire through investment and regeneration.
4. **Legal** - The nature of the challenges are as detailed in the report.
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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To: Planning and Property Policy Board

On: 26 January 2016

Report by: Director of Development and Housing Services

Heading: 5 East Fulton Holdings: Enforcement Update

1. Summary

- 1.1 The following report provides an update to Members on the breach of planning control in relation to the site at 5 East Fulton Holdings, Clippens Road, Linwood. The site has been subject to unauthorised development within the designated greenbelt comprising of 'chalet' / mobile homes, caravans and associated development and the infilling of land with waste material.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- i. Note the current position with regard to the unauthorised development of the site at 5 East Fulton Holdings.
 - ii. Note that following the decisions of the Court of Session in November 2015:
 - (a) the decisions of the Local Review Body on 11 November 2014 are quashed;
 - (b) the Notices of Review are 'revived'; and a new meeting of the Local Review Body requires to be held to consider afresh the Notices of Review.
- 2.2 An area of land at 5 East Fulton Holdings has been subject to unauthorised development since May 2010 when the then site owner began to bring caravans and mobile homes onto the site and carried out associated works to enable the site to be used for residential purposes. This unauthorised development represents a breach of planning control.

- 2.3 Two enforcement notices have been served on the owner(s) of the site since October 2011 requiring the cessation of the unauthorised use and the removal of the unauthorised development from the site. Failure to comply with an enforcement notice is an offence, and a report was submitted to the Procurator Fiscal in April, 2013.
 - 2.4 The Procurator Fiscal raised proceedings against an owner of the site. That case has called at Paisley Sheriff Court and has been continued on a number of occasions. The last Court date was 23 November 2015, at which stage the matter was continued to 19 February 2016.
 - 2.5 Since the initial breach of planning control, title to part of the site at 5 East Fulton Holdings has been transferred.
 - 2.6 In January 2014 two planning applications were submitted for the site, as divided. Both applications were refused in May 2014 under the Council's Scheme of Delegation to Officers; and Notices of Review in respect of these decisions were lodged with the Council, to be considered by the Local Review Body (LRB).
 - 2.7 At its meeting in November 2014, the LRB rejected both Notices of Review and refused planning permission in respect of both applications. Both applicants lodged appeals with the Court of Session challenging the validity of the decisions taken by the LRB.
 - 2.8 The Council conceded both appeals on one ground alone, and this related to the adequacy of reasons given by the LRB for its decision in respect of each Notice of Review. In particular, no concession was made relating to the compatibility of planning legislation insofar as it relates to Local Review Procedures; a matter exclusively for the Scottish Ministers who were an interested party in this appeal.
-

3. Next Steps

- 3.1. The effect of the appeals being allowed is that the decisions of the LRB to refuse planning permission are quashed and the Notices of Review are 'revived'. They will require to be considered entirely afresh.
- 3.2. Because the Notices of Review must be considered entirely afresh, and for the Council to demonstrate an entirely open, transparent, fair and objective process, it would be incompatible for those Members who have had prior involvement in the LRB meetings at which these matters were previously considered and determined, to participate in the process again. The re-convened LRB will therefore require to be comprised of Members who have not previously been party to earlier decisions of the LRB on these particular matters.

- 3.3. The Head of Planning and Housing Services and the Head of Legal and Democratic Services will jointly arrange training for prospective participants of the LRB who may not be fully familiar with the process and for other Members who may wish the opportunity for refresher training.
-

Implications of the Report

1. **Financial** – None.
 2. **HR & Organisational Development** –None.
 3. **Community Planning** – None.
 4. **Legal** – The effect of the decisions of the Court of Session are outlined in the report and the Council may be open to further challenges in relation to future decisions.
 5. **Property/Assets**-None
 6. **Information Technology** – None.
 7. **Equality & 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.
 8. **Health & Safety** – None.
 9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
-

List of Background Papers

- (a) None.
-

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To: Planning and Property Policy Board

On: 26th January 2016

Report by: Director of Development and Housing Services

Heading: Solar Farms Development

1. Summary

- 1.1. Renfrewshire Council has experienced an increase in interest from developers seeking to take forward proposals for solar farms.
 - 1.2. In this respect, while the Renfrewshire Local Development Plan and New Development Supplementary Guidance provide a general and positive policy framework for consideration of all forms of renewable technologies. However in order to allow an appropriate assessment of the land use planning implications of these proposals, further advice and guidance is required on matters such as visual amenity, local landscape character and the cumulative impact of solar farms given the extent of the areas that could be affected.
 - 1.3. As such Members are asked to agree that in order to ensure that applications for solar farms are appropriately considered in Renfrewshire, a criteria based Planning Advice Note relating to Solar Farms should be prepared and presented to the next meeting of the Planning and Property Policy Board.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Authorises the Director of Development and Housing Services to prepare a Planning Advice Note relating specifically to the development of Solar Farms.
-

3. Background

- 3.1. Scottish Government has set an ambitious target of generating the equivalent of 100% of Scotland's electricity demand from renewable resources by 2020. Within this context the development of solar farms has been supported by the UK and Scottish Government through financial subsidies provided through the Renewables Obligation (RO).
- 3.2. Whilst noting that the regime on financial subsidies is under review, Renfrewshire Council and a number of planning authorities across Scotland are experiencing an increase in formal applications and enquiries for solar farms.
- 3.3. The Adopted Renfrewshire Local Development Plan supports, in principle, the development of all types of renewable and low carbon energy generating technologies. However this generic policy does not provide sufficient detail to assess the land use planning impact of developments such as solar farms which can cover sites of around 25 acres.
- 3.4. The increase in the scale and volume of interest in the potential development of solar farms over short period of time was not anticipated when the policy was developed in the Local Development Plan. Therefore in order to address this it is proposed to develop specific criteria based advice relating to the development of solar farms which can then be used to assess Planning Applications in Renfrewshire.

4. Next Steps

- 4.1. A Planning Advice Note relating to solar farms will be developed to provide further detail to allow a full and appropriate consideration of the particular issues relating to solar farm developments. The Solar Farms Planning Advice Note will be presented to the next Planning and Property Policy Board.

Implications of the Report

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

Empowering our Communities –

Greener – The development of energy from solar farms provides a sustainable, renewable source.

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
-

Author: The contact officer within the service is Fraser Carlin, Head of Planning and Housing Services



To: Planning and Property Policy Board

On: 26th January 2016

Report by: Director of Development and Housing Services

Heading: Renfrewshire's Centre Strategies & Action Plans - Update

1. Summary

- 1.1. A series of Draft "Centre Strategies and Action Plans" for Erskine, Johnstone, Linwood, Renfrew and Braehead were presented to the Board in early 2015. These Draft Strategies formed the basis for consultation with the local community and key stakeholders.
 - 1.2. Consultation on the Draft Strategies for Erskine, Johnstone, Linwood and Renfrew was undertaken for a period of 12 weeks from the 14 August to the 6 November 2015. 34 representations were received. The representations received can be found at:
<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/pt-kr-towncentrestrategies>.
 - 1.3. The Draft Centre Strategy and Action Plan for Braehead is currently out for consultation from the 18 December 2015 until the 12 February 2016.
 - 1.4. Taking account of the representations and comments made during the consultation, the Finalised Centre Strategies and Action Plans will be presented to Board later in 2016.
 - 1.5. Draft Strategies and Action Plans for all other local and village centres in Renfrewshire will also be presented to future meetings of the Board.
-

2. Recommendations

2.1 It is recommended that the Board:

- (i) Notes the progress made in relation to the Centre Strategies and Action Plans, the representations made through the Centre Strategies consultation.

3. Background

- 3.1. Scottish Planning Policy promotes a 'Town Centre First' policy and encourages the preparation of town centre strategies which will set out the long term vision for centres. The Council are proactively implementing a range of innovative measures to deliver the town centre first approach.
- 3.2. Each of Renfrewshire's Centre Strategies explains the role of the centre, their strengths and opportunities for enhancement. They form the basis of consultation with local communities and key stakeholders. They set out a series of questions which seek views on the areas for enhancement, priorities for action and opportunities for change.
- 3.3. Consultation and publicity was undertaken between 14 August to the 6 November 2015 for the Centres of Erskine, Johnstone, Linwood and Renfrew. This included an online consultation, publicity on the main web pages of the Council's website, press release in the local papers, Facebook and Twitter publicity, drop in events in partnership with Renfrew Development Trust and Council officers speaking to individual owners/tenants in each of the Centres. 34 representations were received during the consultation period. 14 other comments were received during the drop in event at Renfrew Development Trust.

4. Next Steps

- 4.1. Taking into account the representations made to the Draft Centre Strategies and Action Plans and working in partnership with relevant Community groups, the Finalised Documents will be presented to the Board later in 2016.
- 4.2. Draft strategy and action plan for local and village centres will be prepared and presented to the Board in August 2016.

Implications of the Report

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

3. **Community Planning**
Empowering our Communities – Increased participation and engagement with local communities in developing the strategies and delivering regeneration.

Greener – The Centre Strategies and Action Plans seek to enhance the environment of Renfrewshire's Centre by improving the quality of public open space.

Jobs and Economy – The Centre Strategies and Action Plans promote Renfrewshire as one of the best locations in Scotland to invest as well as encourage successful Centres through successful regeneration that contributes positively to local communities and economic growth.

Safer and Stronger – The Centre Strategies and Action Plans seek to enhance the public realm within our Centres, making them a safer and more attractive place for visitors, businesses and residents.
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

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



To: Planning and Property Policy Board
On: 26 January 2016

Report by: Director of Development and Housing Services

Heading: Review of the Scottish Planning System

1. Summary

- 1.1. The Scottish Government has appointed an independent panel to undertake a strategic level review of the Scottish planning system to identify the scope for further targeted improvements. The Review aims to achieve a quicker, more accessible and efficient planning process in order to build investor and community confidence as well as deliver high quality housing developments.
 - 1.2. A call for written evidence was issued in late October 2015 with responses to be submitted by 1 December 2015.
 - 1.3. The independent panel will analyse the submissions from professional planners, representative groups and bodies with an interest in planning along with hearing oral evidence from a range of stakeholders.
 - 1.4. The panel is due to report its findings in Spring 2016. Thereafter the Scottish Ministers will respond to the recommendations with a programme of work to take forward further improvements to the planning system.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Notes the response to the call for written evidence on the Review of the Scottish Planning System as set out in Appendix 1 which was submitted to the Scottish Government on the 1 December 2015.
-

3. Background

- 3.1. The Scottish Government announced its intention to review the Scottish planning system in its publication 'A Stronger Scotland: The Government's

Programme for Scotland 2015/16. An independent panel was appointed to undertake the review.

3.2. The aims of the review are to:

- Ensure that planning realises its full potential, unlocking land and sites, supporting more quality housing across all tenures and delivering the infrastructure required to support development;
- Streamline, simplify and improve current systems and remove unnecessary blockages in the decision-making process;
- Ensure that communities are more engaged in the process; and,
- Continue to meet our statutory and international obligations in protecting and enhancing Scotland's nature and environment.

3.3. The role of the independent panel is to:

- Consider the strengths and weaknesses of the current planning system;
- Explore game changing ideas to improve planning in six key areas:
 - (1) Development Planning;
 - (2) Housing Delivery;
 - (3) Planning for Infrastructure;
 - (4) Streamlining Development Management;
 - (5) Leadership, resources and skills; and
 - (6) Community Engagement.

4. **Call for Written Evidence**

- 4.1. A Call for Evidence was issued on the 19 October 2015 inviting examples of effective planning in relation to some or all of the six key themes, identified above, along with ideas and suggestions for improvements.
- 4.2. The submission to the Call for Evidence can be found at Appendix 1. Due to the tight timescales in providing a response, the comments were submitted by the Head of Planning and Housing in consultation with the Convenor of the Planning and Property Policy Board.

5. **Next Steps**

- 5.1. The Scottish Government received over 350 submissions to the call for evidence. The panel will consider the evidence that has been submitted.
- 5.2. An online discussion forum to allow stakeholders further opportunity to feed into the review process has been operating throughout January as well as the panel inviting to hear oral evidence from a number of stakeholders covering a cross section of interests and experience.

- 5.3. Following the analysis of written and oral evidence, the panel is expected to produce a report in May 2016. The recommendations from the report will be taken forward by the Scottish Ministers establishing a programme of work to support the delivery of the suggested improvements to the Scottish planning system.
-

Implications of the Report

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

Appendix 1

Call for Evidence to the Review of the Review of the Scottish Planning System

List of Background Papers

- (a) None

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

Appendix 1

Planning Review – Submission by Renfrewshire Council

Renfrewshire Council welcome the opportunity to contribute to the Independent Review of Planning. The comments below are submitted by the Head of Planning & Housing Services in consultation with the Convenor of the Council's Planning & Property Board as the time available did not allow the matter to be considered by full membership of the Board.

Notwithstanding this, the Council would welcome further opportunities to elaborate on any comments provided.

1. Development Planning

Renfrewshire Council consider that to ensure certainty and a framework for sustainable economic growth, the primacy of the development plan should remain a fundamental principle of the Scottish planning system.

Spatially focussed Development Plans are essential and it is considered that the next round of Development Plans will meet the aspirations of the '2006 Act', given the experience gained in the first round of plan preparation and the various styles of Examination.

It is considered that the multi tiered development plan approach works when the main aspiration is to promote sustainable economic growth across all regions and individual local authority areas. In this context it is considered that City Region Plans are required to guide and direct local development plans although there may be scope for the City Region Plans to address issues such as Transportation.

The Renfrewshire Local Development Plan has guided development and we successfully work with landowners, developers and house builders to promote and support the right development in the right locations. It is considered though that if the current development plan system was to change we would suggest removing the Main Issue Report, which would simplify the plan preparation process and reduce confusion.

The approach to development plan Examinations needs to be more consistent. The Examination of the previous round of development plans was varied. The need and usefulness of hearings is questionable particularly when the pertinent questions are not addressed. The Examination process is too long and requires to be dealt within 3 – 6 months.

There should still be a drive to "front load" the preparation stages leading to the production of a Proposed Plan earlier. Unresolved issues could be considered through an independent examination, possibly using the Planning Aid Service as opposed to the Department of Planning & Environmental Appeals, thus allowing the plan to be prepared and adopted within a maximum of 3 years.

Action programmes need to have a better, more proactive focus on delivery outcomes. These documents are important delivery vehicles, crucial to ensuring that development plans are not documents left on a shelf or development management guides.

2. Housing Delivery

Renfrewshire Council have learned that continuous conversation and engagement with all parties involved is crucial to delivery. However the challenging factor is to promote the message that housing delivery is good for places, important to sustain services and facilities

in areas as well as essential for investment. We consider this is for all parties to address and not just for the planning authority to deliver.

The Housing Need and Demand Assessment model should be consistently applied across the country and it is suggested that the HNDA could be undertaken at the national level where all of the data is fed locally into a single central source and the housing estimates are then distributed.

It is considered if this is well resourced this would speed up the HNDA process considerably allowing for authorities to then take more time over realistic housing supply targets in the local housing strategies and more effective land being identified in Development Plans.

A review of the legislation around the disposal of local authority land could also be considered. Currently local authorities require to dispose of land for the best consideration which can be reasonably obtained. Some flexibility would be helpful in enabling authorities to release sites at below market value to enable development, provided these are part of agreed strategies.

In addition legislation concerning the use of Road Bonds could be reviewed thus removing a potential risk to the development industry and providing more opportunities for a number of smaller and locally based development companies to deliver the needs of local housing markets.

In general the effective delivery of housing requires active participation by all. While there may be opportunities for reform of the system, it should be acknowledged that a number of other factors and stakeholders in the planning system who have a role to play, particularly statutory bodies as well as the development industry.

3 Planning for infrastructure

Delivery of infrastructure for housing and other investment requires much more direction from key agencies. Locations where development can happen need to be identified early in the process to direct developers, investors and the Council. Key agencies can frustrate and slow the development system by not providing the detail required to direct development.

In areas where infrastructure investment is required it would be invaluable if the potential extent of the investment is set out to inform whether development is cost effective and deliverable.

Section 75 should be used sparingly and instead a dedicated infrastructure fund would greatly assist in enabling development, particularly of brownfield sites which are not attractive to the development industry. There needs to be a greater link between infrastructure planning and spatial planning.

A centralised fund distributed by the Scottish Government to support the delivery of infrastructure to support development would be welcomed.

4 Development Management

Renfrewshire Council's performance in relation to the speed of determining planning applications is consistently high and while it is recognised that speed of decision making is important, on occasions this can be at the expense of good engagement and consultation with the applicant or others as well as the quality of the development outcome.

In relation to aspects of the Development Management function that need to change, we would suggest that the Pre-application Consultation (PAC) procedure should be removed or

reviewed as at present it is an unnecessary and confusing procedure. Feedback from the community, local members and developers is negative. It provides no added benefit to the planning system or to development proposals.

The Local Review Body procedures also require consideration. The format of the LRB's do not always seem open and transparent to applicants or those that have made representations on a planning proposal which has been refused. Renfrewshire Council would welcome a review of these procedures.

Finally a single "Building Permit" incorporating planning permission, heritage consents, road construction consents etc should be considered as a means to simplify the decision making process and to ensure better engagement with applicants and the community.

3rd party rights of appeal would not be welcomed and would only produce considerable delays and reduce confidence in investment decisions if introduced.

5 Leadership, Resourcing and Skills

It is considered that as the development plan requires to be ambitious, visionary, reflecting the priorities of the Council as well as the Community Plan and the Community Planning partners this has equipped planners with strong, skilled leadership values. These values have also been transferred to Development Management staff through proactively encouraging pre application consultation aiming to get investment in the right locations as well as the right outcomes for development proposals.

The pre-application stage is invaluable in the planning process. Renfrewshire Council have received very positive feedback from applicants and developers on the value gained from pre-application meetings and advice as well as the certainty and a reduction in delays. Better resourcing of the pre-application stage in the process would be extremely beneficial and would result in better planning proposals and faster decision making.

In relation to more shared services or exchange of expertise, Renfrewshire Council consider that this would be beneficial. However would not welcome an increased standardisation of procedures and processes across Scotland. An example of this is a standardised validation procedure. For developers that submit planning applications across the country, it is understandable that there is some frustration with different local authorities having different processes and procedures.

A standardised approach may prove to be too onerous for many small developers or agents. It is appropriate that some local authorities handle application differently from others. This helps Planners to develop their skills and use their initiative to assess each situation for the benefit of the applicant.

6 Community Engagement

Models of engagement such as charrettes are very successful in promoting active participation, encouraging the involvement of young people and raising the positive profile of planning generally. Such models are resource intensive, both financially and in relation to staff resources. Resources made available by the Scottish Government assist but there needs to be closer working with CP partners and community organisations such as development trusts to pool resources and approaches to engagement.

Planners have a lead role as facilitators, alongside other professions and arts practitioners, in delivery.

In relation to how we involve more young people in planning, if this was built into the Curriculum for Excellence where pupils get involved in local issues which are related to planning then this may get some younger people more aware of these local issues.



To: Planning and Property Policy Board

On: 26th January 2016

Report by: Director of Development and Housing Services

Heading: Westway – Request to Establish a Simplified Planning Zone

1. Summary

- 1.1. WB Westway LP has formally requested that Renfrewshire Council work in partnership with them to establish a Simplified Planning Zone (SPZ) at Westway Business Park.
 - 1.2. Based on the positive experience from Hillington Business Park and the perceived advantages of a Simplified Planning Zone in terms of flexibility, certainty and marketability, the owners of Westway consider that an SPZ will offer them a competitive advantage in relation to retaining, attracting and growing industrial and business operations at the Park.
-

2. Recommendations

2.1 It is recommended that the Board:

- (i) Authorises the Director of Development and Housing Services to progress the necessary processes required to establish a Simplified Planning Zone at Westway as shown in Appendix A (attached), in partnership with WB Westway LP and other interested parties;
 - (ii) Agree that following the negotiations with Key Agencies and other statutory consultees on the SPZ scheme's form and content, the completion of statutory procedures, including publicity and consultation, that the SPZ Scheme be referred to the Board for determination.
-

3. Background

- 3.1. Renfrewshire Council are proactively implementing a range of innovative measures to support sustainable economic investment while embracing the Scottish Government's modernisation agenda to streamline and simplify the planning process.
 - 3.2. SPZ's are an innovative measure where planning permission is granted in advance for specified types of development and provided the proposed development complies with the SPZ scheme, it is not necessary to make an application for planning permission.
-

4. Consideration of Westway SPZ

- 4.1. The suitability of Westway as an SPZ requires to be assessed in principle at this stage, taking into account the relevant guidance and advice as set out in the Scottish Government Circular 18/1995 of the Planning and Compensation Act 1991.
 - 4.2. Westway is identified in the Glasgow and the Clyde Valley Strategic Development Plan as one of the Strategic Economic Investment Locations (SEIL) reflecting its importance to the City Region.
 - 4.3. It is considered that the SPZ is likely to be beneficial, offering savings in time and resources. The SPZ scheme is also a promotional tool, helping to attract further investment into the area as well as supporting the existing businesses to grow and expand.
 - 4.4. The SPZ would be utilised to support the delivery of the approved masterplan for Westway with the expectation that the number of people employed at the park will rise from 2,500 to 3,500 on completion of the masterplan.
 - 4.5. An important consideration of an SPZ is whether the scheme would result in the diminution of standards, design or quality which in turn would have a negative impact on the amenity or appearance of the area. The SPZ scheme at Westway would include particular standards, design criteria, good practice guides, conditions and where relevant, limitations and restrictions to ensure the area is appropriately safeguarded from inappropriate development and uses whilst maintaining the necessary flexibility.
-

5. Next Steps

- 5.1. If the Board agree that a SPZ Scheme should be prepared, it is considered that the SPZ would be a specific scheme (i.e. gives a permission which specifically itemises the types of development permitted and the limits

imposed); rather than a general scheme (i.e. gives a general or wide permission covering almost all types of development but listing the exceptions).

- 5.2. An SPZ Scheme Written Statement will be prepared in partnership with the Westway owners over the next few months. The SPZ Scheme will specify the development or classes of development permitted by the scheme, the land covered by the scheme, and any conditions, limitations or exceptions.
- 5.3. Once proposals have been prepared, and before determining the content of the proposed SPZ scheme, it will be necessary to carry out notification and publicity procedures, and to consult with the Scottish Ministers. Statutory consultation will also require to be undertaken including SEPA, Scottish Natural Heritage, Glasgow Airport Safeguarding and Renfrew Community Council as well as all land owners and tenants.
- 5.4. The outcome of the publicity and consultation exercise will be reported back to the Board, detailing the representations received and how it is proposed to deal with them.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community Planning**
Jobs and the Economy – The proposals could assist in promoting economic growth in Renfrewshire
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

Appendix A

Proposed Westway SPZ Boundary

List of Background Papers

- (a) Circular 18/1995, Planning and Compensation Act 1991 – Simplified Planning Zones

The foregoing background papers will be retained within Development 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 Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: Sharon.Marklow@Renfrewshire.gov.uk.

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

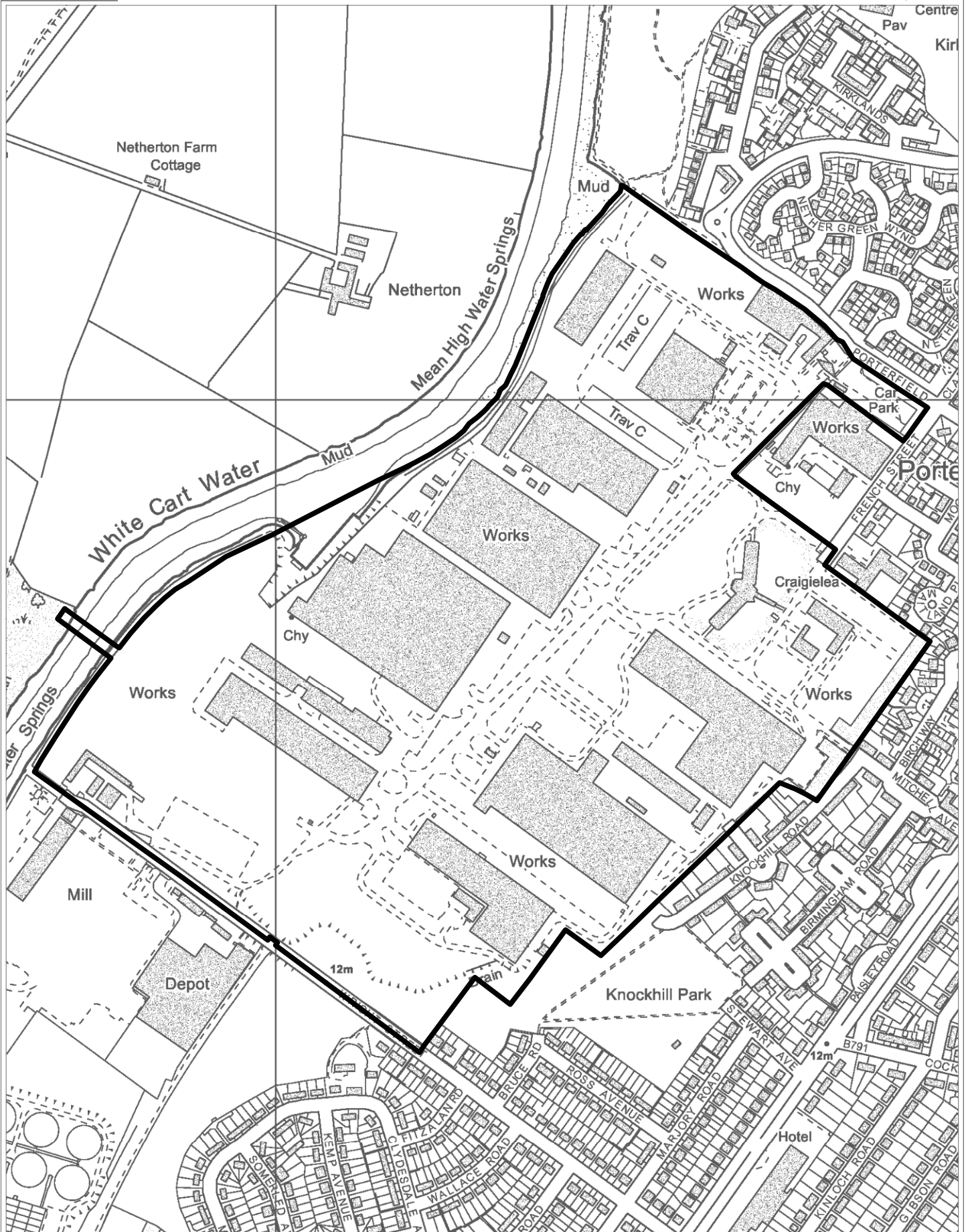


Renfrewshire
Council

Westway Proposed SPZ Boundary



1:6,000



User: ptpollock1

0 75 150 300 450 600 Metres

Date: 21/12/2015

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To: Planning and Property Policy Board

On: 26th January 2016

Report by: Director of Development and Housing Services

Heading: Renfrewshire Outdoor Access Strategy 2016 – “Outdoors For You”

1. Summary

- 1.1 A Draft Outdoor Access Strategy – ‘Outdoors For You’ (Appendix 1 attached) has been prepared and will be subject to consultation and publicity for eight weeks from Monday 1 February 2016 to Monday 28 March 2016.
-

2. Recommendations

- 2.1 It is recommended that the Board:

- i. Authorises the Director of Development and Housing Services to progress the necessary publicity and consultation in relation to the Renfrewshire Outdoor Access Strategy 2016 – Outdoors For You;
 - ii. Notes that following consultation and consideration of the comments received the Final Access Strategy be referred to the Board for determination.
-

3. Background

- 3.1. The first Renfrewshire Outdoor Access Strategy was produced in 2004 in response to the Land Reform (Scotland) Act 2003. The Act allows a statutory right of responsible access to most land and inland water in Scotland.
- 3.2. During 2015 the Renfrewshire Outdoor Access Strategy was reviewed and a new draft strategy ‘Outdoors For You’ has been prepared. The Strategy sets a

vision for access, promoting Renfrewshire's outdoors for recreational access and active travel.

- 3.3. The Strategy promotes walking and cycling along with a framework for enhancing access routes. It sets out an Action Plan highlighting infrastructure and communication measures along with identifying key partners that will assist in the delivery of the actions identified in the strategy.

4. Next steps

- 4.1 Approval is now sought to carry out consultation from 1st February to 28th March 2016 which will involve external agencies, Community Planning partners, Community Councils, Renfrewshire Local Outdoors Access Forum and other access stakeholders. The Draft Strategy will be placed on the Council's website as well as other social media platforms for comment.
- 4.2 Following the consultation period, the final strategy with a summary of the representations made throughout the consultation period will be presented to the Board for approval. Thereafter, the aim will be to implement and deliver the actions set out in the Action Plan in partnership with others.
- 4.3 The Access Strategy sets the overall framework for access in Renfrewshire and will also allow a review of the Core Path Network to be undertaken during 2016 and reported to Board in due course.

Implications of the Report

1. **Financial** – None
2. **HR & Organisational Development** - None.
3. **Community Planning:**
Community Care, Health & Well-being – The Outdoors for You work plan highlights actions that will enable people to be more physically active in their daily lives
Greener – Outdoors For You highlights actions that reduce emphasis on car use thereby reducing carbon emissions.
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

List of Background Papers

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

OUTDOOR FOR YOU

**RENFREWSHIRE OUTDOOR
ACCESS STRATEGY
2016—2026**

www.renfrewshire.gov.uk



**Renfrewshire
Council**



Renfrewshire's outdoors

Renfrewshire has a high quality, diverse natural and built environment, with access to a range of open space, recreation and countryside.

Good access to Renfrewshire's assets is essential to deliver on many of the priorities for the area such as:

- retain and attract people to live, work and spend time;
- attract investment and
- enjoy good physical and mental health and wellbeing

Fresh air and exercise are good for our health and well being. While many of us use parks and countryside for recreation at weekends and on holidays, outdoor access is also about everyday journeys like walking to the shops, cycling to school or getting to the train station. The first type of activity is known as “recreational access” and the shorter, more regular journeys as “active travel”.

Whether for recreational access or active travel, using the outdoors for physical activity is a great way to get and stay fit. Good outdoor access provision contributes positively to the environment, makes our surroundings more attractive, boosts the economy and improves our mental and physical wellbeing.

These benefits have shaped the aims for this strategy.

The Renfrewshire's outdoor access strategy aims to:

- **improve health and well being;**
- **increase economic benefit;**
- **improve connectivity between people and places and**
- **aid responsible access for people and nature.**

Outcome:

Increase the percentage of Renfrewshire's residents that actively travel to work by walking cycling or running by 3% by 2026.

Introduction

What is outdoor access?

Outdoor access refers to all non-motorised travel (and motorised when adapted for use by someone with a disability). As well as walking, cycling and horse riding, outdoor access includes many other forms of activity including jogging, dog walking, sailing, canoeing, wind surfing and rowing.

Outdoor access is about how people get to and move around places. This may be on designated paths that run through and link towns and villages or may involve less defined routes through the countryside.

Outdoor access includes activities on land and inland water including rivers, lochs and reservoirs. It also includes the active travel journeys that people make between homes, schools, shops, work and public transport.

Why is outdoor access important?

Inactivity kills - one in seven Scots dies every day and is a condition that costs NHS Scotland approximately £94.1 million every year. Yet this alarming statistic could be one of the simplest to turn around. Regular walking has been shown to reduce the risk of chronic illnesses such as heart disease, type 2 diabetes, asthma, stroke and some cancers. Increased activity can also boost economic factors as well as health benefits. Research suggests that making places better for walking can boost footfall and trading by up to 40%. Walking is also cited as the most popular activity for UK visitors to come to Scotland.

While these facts are Scottish wide, Renfrewshire's health and economic profile stands to benefit significantly by making walking and outdoor access in general, attractive and easy.

In Renfrewshire early deaths from coronary heart disease (<75) is 67.7 per 100,000 in comparison to Scotland at 60.7 per 100,000 population. Renfrewshire also has a higher rate of patients hospitalised with coronary heart disease and patients hospitalised with asthma than in comparison to the Scottish average. In addition Renfrewshire has a lower than Scottish average percentage of active travel to work at 10% compared to the national average of 16%. These statistics illustrate the role that an increase in outdoor access could play in health improvement in Renfrewshire.

Convenient public transport links also influence peoples' choice of travel. The existence of good footways, cycle lanes and cycle parking at public transport hubs can encourage people to travel actively for at least part of their commute.

INACTIVITY
KILLS
one in seven
scots every day



Making places better for walking can
boost footfall and trading by up to

40%



Early deaths
from coronary
heart disease
in Renfrewshire
*per 100,000

67.7*

10%* of Renfrewshire residents actively travel
to work by walking, cycling or running

* lower than the national average of 16%

The vision of Renfrewshire's Outdoor Access Strategy is that:

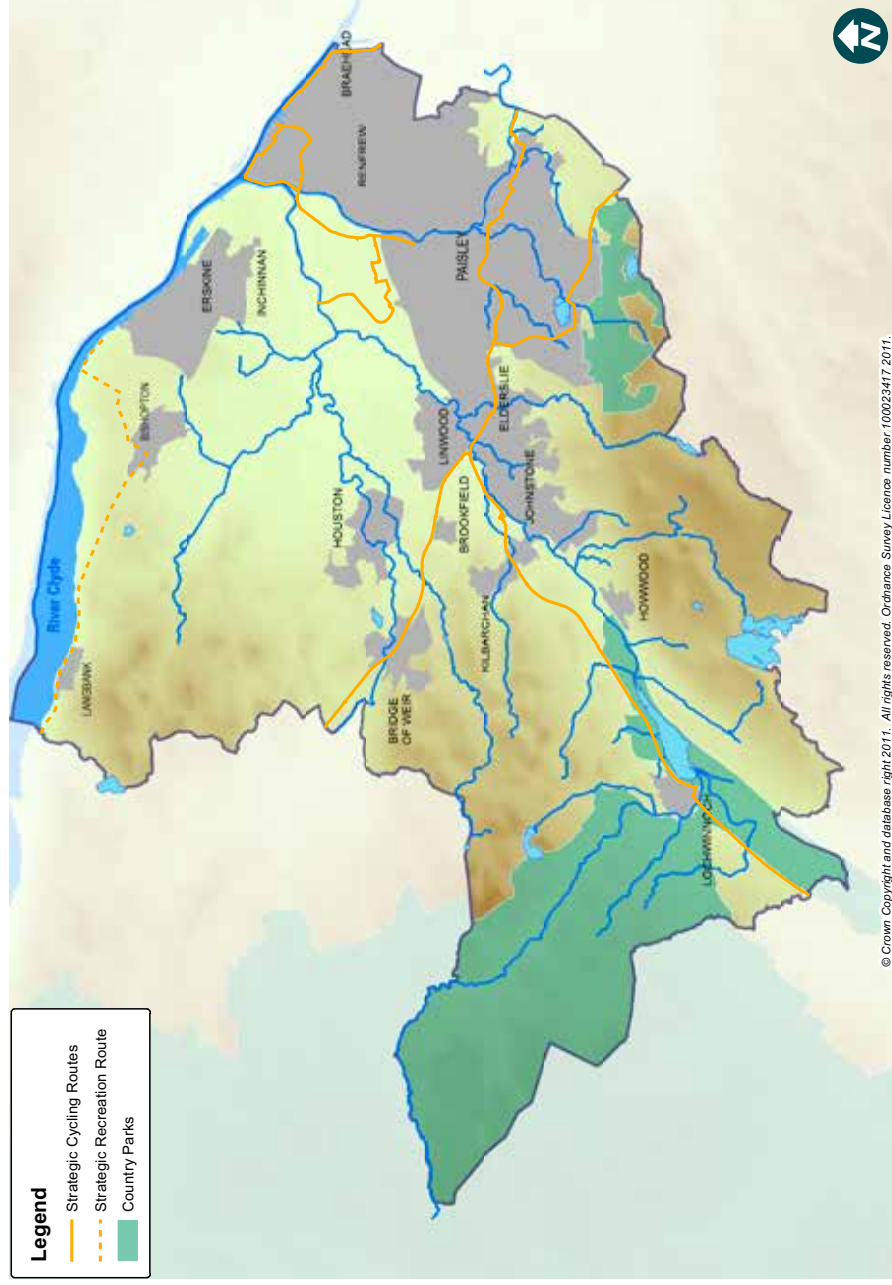


**It is easy for people to use Renfrewshire's outdoors
for responsible recreational access and active travel.**

Renfrewshire's outdoor access resource

Renfrewshire has a wealth of natural resources and facilities which can enable people to become more active through recreational access or active travel. There are many opportunities for walking, cycling, canoeing, sailing, rowing, mountain biking and horse riding in Renfrewshire. Renfrewshire's assets include:

- Four Country Parks—Clyde Muirshiel Regional Park, Castle Semple, Gleniffer Braes and Finlaystone;
- two sections of the National Cycle Route: NCR 7 + 75;
- Over 320 km of Core Paths ;
- a network of designated Leisure Lanes;
- 51 Rights of Way;
- the RSPB reserve at Lochwinnoch;
- the beach park at Erskine;
- many accessible woodlands;
- numerous urban parks and quality open spaces and
- an urban path network offering useful routes from homes to work, shops and schools.



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Background To “Outdoors For You”

Why have an outdoor access strategy?

The Land Reform Act is focussed on mutual respect and cooperation amongst different parties. This strategy encapsulates that principle and seeks to direct access in a way that minimises potential issues and provides people with opportunities and information to act responsibly whilst enjoying the outdoors.

Well designed and properly managed outdoor access contributes to the Single Outcome Agreement (SOA) and assists the Community Planning Partnership in achieving its vision of making Renfrewshire a fairer, more inclusive place where all our people, communities and businesses thrive.

This strategy provides a way of reviewing existing outdoor access in Renfrewshire and enables partners to set priorities to deliver actions for future access provision. The strategy puts forward an agreed vision, focussed aims and realistic actions to ensure good access to Renfrewshire's outdoors.

Legislation

Outdoor access is covered by the Land Reform (Scotland) 2003 Act (commonly referred to as The Land Reform Act). Under the Land Reform Act, everyone has the right to be on most land and inland water for various recreational, educational and some commercial activities, provided they act responsibly.

The legislation also obliges landowners to manage their land or water responsibly for outdoor access. In addition, Local Authorities are charged with upholding the public's statutory access right and promoting the Scottish Outdoor Access Code.

Policy background

Several important pieces of national policy and guidance now shape outdoor access planning and provision in Scotland:

- A More Active Scotland – Building a Legacy from the Commonwealth Games: Scottish Government Physical Activity Implementation Plan (2014)
- Let's Get Scotland Walking: the National Walking Strategy (2014)
- Cycling Action Plan for Scotland (2013)
- National Planning Framework 3 (2014)
- Scottish Planning Policy (2014)

“... Renfrewshire a fairer, more inclusive place where all our people, communities and businesses thrive.”

Renfrewshire Outdoor Access Strategy 2004

“Outdoors For You” is the second outdoor access strategy for Renfrewshire. The first was adopted in 2004 and since then a significant number of achievements have been made including:

- establishment of the Renfrewshire Local Outdoor Access Forum;
- production of the Renfrewshire Core Paths Plan;
- creation of new paths and the improvement of existing ones;
- publication of many types of promotional material and
- collaborative working with farmers, landowners and volunteers.

The over-riding vision of the 2004 strategy was to create an integrated network of safe and secure outdoor access routes accessible from all communities within Renfrewshire. It was area-based and aimed to build upon recreation, economic development, community health and social inclusion.

While the aim of the new strategy builds upon the good work of the previous strategy, there have been a number of changes that have taken place on the national level since the first strategy was approved. The Land Reform Act came into force in 2005. Nationally the emphasis widened from an earlier focus on rural recreation to one which now gives greater recognition to the role of the urban environment in outdoor access and has an increased emphasis on active travel links and connectivity.

This second strategy for outdoor access builds on Renfrewshire’s wealth of natural resources and opportunities for access and the successes achieved to date. It also recognises the shift in national policy and the economic challenges currently facing delivery. In redefining the vision for access the new strategy puts people firmly at its heart.

Developing Outdoors For You

“Outdoors For You” has been developed through collaboration, engagement and a series of conversations with a number of stakeholders and partners from a range of groups and organisations as well as other council staff who are involved with the provision or delivery of access facilities and opportunities.

The engagement and conversations took place through two workshops and consultation with the Renfrewshire Local Outdoor Access Forum. These were held in June 2015 from which the vision and wider aims for outdoor access in Renfrewshire emerged.

From various discussions it became clear that recreational access and active travel needs to be more clearly defined within the strategy with an increasing emphasis on people at the heart of all activity.

Through the engagement a number of themes began to emerge:

- Economic benefit and Tourism
- Connectivity
- Infrastructure and maintenance
- Statutory duties and management
- Promotion/ marketing and information
- Health and well being
- Community Engagement

Each of these proposed themes were looked at in turn. Following this exercise it was agreed that some of these themes were interlinked and the final themes agreed on were:

- improved health and wellbeing;
- increased economic benefit;
- improved connectivity between people and places and
- aid responsible access for people and nature.

Developing the action plan

In preparing the action plan four strategic actions have been identified to ensure that the strategy fulfils the purpose of placing people at its heart.

The four strategic actions are:

- People will have an enhanced outdoor resource throughout Renfrewshire.
- People of all abilities will be able to move confidently within and between communities and will be aware of opportunities for active travel and recreational access throughout Renfrewshire.
- Access will be planned and provided for throughout Renfrewshire with respect to land management and conservation and people will understand their rights and responsibilities with regard to outdoor access.
- People will be involved in outdoor access provision.

Analysis showed the actions could be placed under two categories namely:

- **Infrastructure and**
- **Communication**

The outcomes to be achieved under both Infrastructure and Communication actions are presented in the action plan towards the end of this document.



Infrastructure

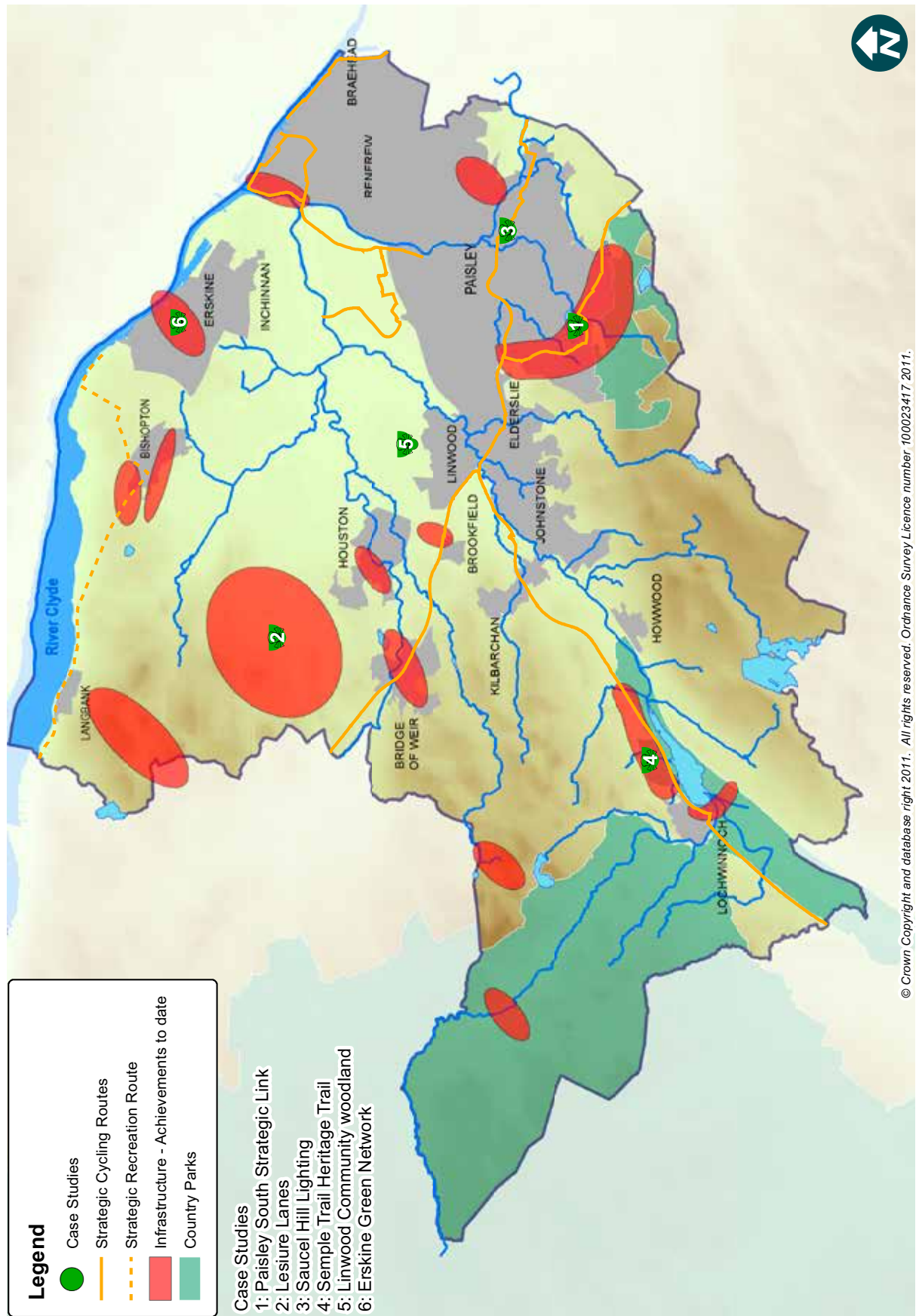
Infrastructure can involve various elements such as the different stages required in providing paths, areas of open space, the physical facilities used for outdoor access and many other associated activities. Infrastructure includes the design of new paths, the upgrading of existing ones, routine maintenance, filling gaps to improve connectivity, removing physical barriers and providing signposting so that people are well informed and feel confident about using the path network. It can also include ancillary facilities such as cycle stands or moorings to enable access onto and out of open water.

Achievements to date

Since the production of the first Renfrewshire Outdoor Access Strategy in 2004 there have been a significant number of key infrastructure achievements including:

- the adoption of the Renfrewshire Core Paths Plan which included a condition survey of all the routes;
- the South Paisley Strategic Link – a 5.5km largely off road shared use route linking Barrhead to the National Cycle Route NCR 7 to the west of Paisley;
- several successful partnership projects to improve access along rights of way in Langbank, on forestry ground, over bridges in Locher Woods and throughout Gleniffer Braes;
- creation of new routes at Bishopton affording better links to school and work;
- creation of a route at Brookfield linking the village to the National Cycle Route 75;

- path creation and upgrading at Erskine, Linwood, Lochwinnoch, Paisley and Renfrew;
- creation of a shared use off road route between Lochwinnoch station and Lochwinnoch village;
- provision of cycle parking at 33 primary schools and 4 high schools across Renfrewshire;
- provision of staff cycle parking at Renfrewshire Council's headquarters in Paisley and at Johnstone town Hall;
- provision of public cycle parking at the Lagoon Leisure Centre, Renfrew Town Centre, Paisley High Street and at Houston shops;
- working with developers to ensure that new facilities, shops, health centres and public buildings include cycle parking provision in their design and
- ongoing delivery of the Semple Trail Heritage Project – improvement of the path network and heritage features around Castle Semple Loch



CASE STUDY

South Paisley Strategic Link

The South Paisley Strategic Link is a largely off road route which runs from Barrhead in neighbouring East Renfrewshire to the National Cycle Route 7 at Linwood Toll to the west of Paisley. Sweeping round the south west of the town, it has been constructed in several discrete phases. Each phase was designed to be a stand alone project. Funding for the route came from a number of sources including Strathclyde Partnership for Transport (SPT), Sustrans, Westrans, Renfrewshire Council, East Renfrewshire Council and Paths for All Partnership. The route is well used by walkers and cyclists both for recreational access to a country park and active travel to many of the destinations along the route.



CASE STUDY

Linwood Community Woodland Link

Significant improvements to the paths between the On-X leisure centre and Linwood Community Woodland were completed in 2015. The previous uneven paths have been widened, sealed and levelled and drainage issues resolved. The paths now offer a safe environment for users of all ages, interests and mobility levels and link directly into Linwood Community Woodland, a natural playground and classroom. This project complements the improvements made recently to the community woodland by



CASE STUDY

Leisure Lanes

The project designated a number of quieter country roads as Leisure Lanes. The routes chosen were ones where leisure walking, cycling and horse riding were already taking place. Gateway features with the Leisure Lane logo were erected and additional road signage installed to highlight to drivers that they were entering a road where they were more likely to meet non motorised users. Leaflets were produced as part of the project “Travelling Safely Together” was aimed at road users, horse riders, walkers,

cyclists and vehicle drivers and highlighted how each user can remain safe and use the roads safely and courteously together. “Public Roads and the Countryside – managing them together” was distributed to land managers and explained the hazards that could be caused to road users by some land management operations, it also set out the responsibilities of both land managers and the Council in ensuring that country roads are available for everyone to use.



CASE STUDY

Sample Trail Heritage Project

This project aims to improve access to the built and natural heritage of the area around Lochwinnoch and Howwood in south west Renfrewshire. The Council has worked in partnership for several years with the South Renfrewshire Access Network Initiative (SRANI) to deliver the project. Footfall on a new link from the north end of Lochwinnoch into the neighbouring country park increased markedly when a former desire line was formalised. A number of paths have been upgraded, creating accessible circular routes with a greater choice

of routes for a variety of users. Fun outsized interpretative features incorporating seating allow the public to learn more about their surroundings. Funded by Heritage Lottery Fund, Renfrewshire LEADER, Renfrewshire Council, Forestry Commission Scotland, Historic Scotland, Active Places 2014 Legacy Fund, Clyde Muirshiel Regional Park and RSPB, the project has been successful in bringing people together to gain more experience and knowledge of the local area.



CASE STUDY

Saucel Hill lighting

Part of NCR 7 is routed through urban Paisley, one section runs across Saucel Hill, a small urban park. The path here is also used by commuters heading to the nearby Paisley Canal railway station. Sustrans Community Links funding was used to install lighting on the path through the park, thereby allowing this route to be used as an active travel route in the evenings and during the winter.



CASE STUDY

Erskine Green Network

The Erskine Green Network is a new access route connecting Rashielee Quay at the riverfront with Craighends Hill in the south of the town. Completed in 2013 it is both a recreational and active travel route connecting homes, shops, schools and open spaces. Existing woodland is at the core of this network with new paths created through woodland and open space. Directional signs link these new paths with existing routes. This route links directly into the long-distance riverfront walkway along the Clyde and also leads users towards access routes between Erskine and Bishopton. The project was funded jointly by Renfrewshire Council; Forestry Commission Scotland and the Houston, Crosslee, Linwood, Riverside and Erskine Local Area Committee.





Next steps for infrastructure

The achievements made to date have significantly improved access provision in Renfrewshire. This strategy aims to build upon these achievements and the action plan sets out how the aims of the strategy will be implemented.

Taking in to account the strategic actions identified above, infrastructure will be **enhanced** so that people can move **confidently** around the area; be **aware** of the opportunities available to them; **understand** their rights and responsibilities and be **involved**.

Communication

Physical infrastructure be it paths, spaces or facilities is not necessarily enough to get people using them. Increased communities available is the resource and opportunities available is crucial in making outdoor access a success.

Communication is about engaging with people. This may either involve having conversations with people directly through events and activities or may be an indirect connection through information channels such as websites, mobile phone apps, leaflets and interpretation.

Achievements to date

Indirect engagement

- Publication of 'Steps in the Right Direction' – 15 health walks around Paisley;
- publication of 'More Steps in the Right Direction' – health walks around a number of the Renfrewshire villages;
- publication of 'Out There' and 'Out There on Bikes' – 10 routes for walking and cycling around Renfrewshire;
- production of walk leaflets and interpretation boards at Bridge of Weir, Houston, Johnstone, Kilbarchan and Renfrew;
- web based versions of the aforementioned leaflets made available on Renfrewshire Council's website;
- production of Look Up Paisley – a guided heritage walking app and
- ongoing promotion of the Scottish Outdoor Access Code via leaflets, interpretation boards and events

Direct engagement

- Establishment and development of Renfrewshire Outdoor Access Forum;
- creation of Walking Coordinator post and development of a successful health walk programme;
- development of the Renfrewshire Walking Network;
- delivery of a successful outdoor access festival in 2010 - Go Renfrewshire;
- delivery of the Gleniffer Braes Highland Cattle Project – an innovative way of increasing knowledge and reducing potential conflict amongst access takers;
- successful engagement with various voluntary groups and
- development of Bikeability in primary schools across Renfrewshire
- working within schools to develop and deliver Travel plans (35 primary schools have travel plans of which 13 are still current)



CASE STUDY

Out There booklets

‘Out There 10 walks around Renfrewshire’ and ‘Out There - on Bikes, 10 routes around Renfrewshire’ have proved highly popular with the public. Each booklet highlights 10 routes with full directions and information about the surrounding area. Historical snippets and unusual landmarks are highlighted to give each added interest to each journey. The individual routes in each book are also available for download from the Renfrewshire Council Website.



CASE STUDY

Look Up Paisley - heritage app

Available on i-phones and android the Look Up Paisley mobile app brings the heritage of Paisley to life. Ten heritage treasures from around the town are highlighted with photographs, music, historical snippets and recordings of some of the personal stories surrounding the locations. Users can learn more about Paisley's indomitable character, royal connections, the construction of a fountain, life in the mills and much more. Using the mobile app allows people to get more out of exploring Paisley's heritage.



CASE STUDY

Interpretation boards

Interpretation panels have been erected at Bridge of Weir, Houston, Kilbarchan and Johnstone. The panels highlight short walking routes around the area and give visitors a flavour of the rich and varied heritage of Renfrewshire. The interpretation panels were accompanied by a leaflet to take on the walk which are available on the Renfrewshire Council website.





CASE STUDY

Walking Network

The Renfrewshire Walking Network is a highly successful group that has been running for over 10 years. Originally established by Renfrewshire Council it is now coordinated through Renfrewshire Leisure. A number of volunteers, staff and Countryside Rangers lead a variety of walks around Renfrewshire and further afield.



CASE STUDY

Access Forum

The Renfrewshire Local Outdoor Access Forum was established as a result of the Land Reform (Scotland) Act 2003. The Forum includes land managers, access groups, community groups and agencies. The group meets four times a year and is able to advise the Council and individuals on access matters.



CASE STUDY

Go! Renfrewshire 2010

In 2010 an access festival was hosted by Renfrewshire Council in partnership with a number of other organisations. A programme of 51 access events took place over a two week period with walks, cycle rides, canoeing, climbing, horse riding, jogging and even Tai Chi activities organised for people of varying abilities. To close the fortnight a fun day was held in Barshaw Park with a wide range of access related activities. The event was funded by Renfrewshire Council, Scottish Natural Heritage and Awards for All.



Next steps for communication

The strategy action plan aims to **enhance** the communications resource that has been developed to date and provide information in a variety of formats so that people of all ages and abilities are **aware** of Renfrewshire's access opportunities.

The provision of good information and the opportunity to join groups will **develop confidence**

Communications can maximise opportunities to **involve** people in outdoor access.

We will continue to communicate our statutory duties so that people **understand** their rights and responsibilities in relation to outdoor access for the benefit of all users and the natural environment.



Monitoring and evaluation

An important aspect of “Outdoors For You” is the ongoing monitoring, the review of the document and the implementation of the action plan. A statement will be prepared examining the progress on the issues identified in the action plan on a biennial basis. This will also inform the future review of the “Outdoors For You”.

A comprehensive baseline will be developed during the first year of the strategy to help improve the monitoring and evaluation process. It will be monitored bi-annually alongside the Renfrewshire state of the environment report.

Theme	Baseline Data
Improve health and well being	GP referrals
Increase economic benefit	Town Centre Health Checks Scottish Household Survey
Improve connectivity between people and places	Number of Core Paths or National Cycle Network Routes upgraded or developed Path surveys Path counts Car counts
Be harmonious for people and nature	Clyde Murshiel Regional Park Surveys Membership of local clubs Number of volunteers and hours

Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is a requirement of the Environmental Assessment (Scotland) Act 2005. It is a process for identifying, predicting, reporting and mitigating the environmental impacts of proposed plans, programmes and strategies.

The first stage of the SEA process is screening which determines the potential for significant effects on the environment. Screening was undertaken for the Outdoors For You and responses were received from the three consultation authorities:

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- Historic Scotland.

In agreement with the Consultation Authorities' responses, Renfrewshire Council has determined that a Strategic Environment Assessment is not required as the Outdoor Access Strategy is not likely to have significant environmental effects. The determination is available on the Council's website and was also advertised in the local press.

Consultation

To raise awareness and encourage participation the Renfrewshire Outdoor Access Strategy will be subject to public consultation from the 1st February 2016 to 12 March 2016. It will be available on the Council's website www.renfrewshire.gov.uk and in local libraries. Hard copies will also be available on request. In addition the Council will also specifically consult:

- Renfrewshire Access Forum;
- the workshop attendees
- Community Councils
- internal stakeholders and Renfrewshire;
- Renfrewshire Community Planning Partnership.

Following consultation, Renfrewshire Council will amend the strategy as necessary before adopting the final strategy. If you would like to discuss any aspect of the strategy or consultation, please contact:

Kate Cuthbert (Access Officer):

0141 618 7840

pt@renfrewshire.gov.uk

“People will have an enhanced outdoor resource throughout Renfrewshire”



Appendix

The Action Plan

The actions presented in the strategy will aim to **enhance** both the infrastructure communication resource in Renfrewshire for both active travel and recreational access. Communities will benefit from new or upgraded links that provide connections to and within residential areas. Providing links to places of interest and local heritage, improving pedestrian and cycling connectivity in and through our towns; making better cross boundary connections and improving signposting of the path network will all ensure that the quality of outdoor access provision in Renfrewshire is enhanced.

Infrastructure communication improvements can benefit enhance the visitor experience at key outdoor destinations. Scope exists to improve the opportunities for water sports for all ability users. Mountain biking and other cycling could be further developed and integrated for mixed experience and all ability users providing a network of opportunities across Renfrewshire. Increased levels of promotion will enhance public enjoyment of facilities.

Improvements to infrastructure will give people more **confidence** in using the outdoors. Well

designed paths and spaces are those that take into account user type, the way people travel along paths for different purposes, public perception of safety as well as landscape and environment. Improving user confidence can increase the use of different access modes including those used by people with disabilities. Appropriately designed routes and information available about them can make the difference between a path or space being well-used or being rarely-used. All new paths and path upgrades will be developed using current best practice guidelines.

Well-signed routes with useful and consistent additional information can help achieve better **awareness** of active travel and recreational routes as can providing infrastructure such as cycle stands outside public transport hubs and other key destinations.

The actions contained in the strategy help people **understand** their rights and responsibilities in relation to outdoor access. The countryside of Renfrewshire is a working environment that provides a living and home for many people. Careful management and promotion of responsible access by key land owners either independently or in collaboration with access

providers will ensure that people living and working in the countryside are not negatively affected by people exercising their right to access. The Council will work with local landowners and agencies to ensure that the development of appropriate and responsible access opportunities afford benefits to all parties in terms of managing access challenges on the ground.

Good management and maintenance are also key to the success of outdoor access. Not every path or space in Renfrewshire that the public can use is owned by the Council. Some are on land owned by other public bodies such as the Forestry Commission Scotland. Whilst others are owned by developers, farmers or estates. Under the Land Reform Act all landowners have a duty to manage their land responsibly for outdoor access.

Local communities can be positively and actively **involved** in the provision and maintenance of the network. Access providers aim to support local groups to develop new path and promotional projects. Encouraging volunteering as a means of maintaining facilities whilst making people feel good about themselves and improving their physical health is another key action from this strategy.

Appendix 1: Action Plan

Infrastructure

Strategic Action: People will have an enhanced outdoor access resource throughout Renfrewshire

	Detailed action	Timescale Yrs 1-10	Partners	Strategic aim	Community Plan (see appendix 2)
I - 1	Maximise the opportunities for active travel and recreational access presented by City Deal	1-10	Community Resources / City Deal team/	Economic benefit Connectivity	4, 5, 6, 7, 9
I - 2	Support companies / organisations in their efforts to maximise their opportunities for active travel eg. <i>upgrade routes at Glasgow Airport, West of Scotland College and create links to UWS from NCR</i>	1-5	Glasgow airport/ Community Resources	Economic benefit Connectivity	2, 3, 9,
I - 3	Undertake a biennial path condition audit and then implement a programme of regular updates	Every 2 years	Community Resources/ CMRP	Economic benefit	8, 10
I - 4	Prepare programme of maintenance based on findings of path condition audit in keeping with resource capacity	1-3	Community resources/ Housing and Development	Economic benefit	8, 10
I - 5	Increase opportunities for mountain biking across Renfrewshire eg <i>develop opportunities at On-X, consolidate Hardridge route at CMRP, formalise desire lines at Gleniffer Braes</i>	1-5	RL/ CMRP	Health and wellbeing Economic benefit	1, 3, 4, 5, 6, 7

I - 6	Increase the opportunities for water sports in Renfrewshire <i>Improvement to pontoons at CS, expanding opportunities for disabled sailing</i>	1-5	CMRP/ rowing and sailing clubs	Health and wellbeing Economic benefit	1, 3, 4,5,6,7
I - 7	Increase opportunities for horse riding across Renfrewshire <i>Carry out survey to identify routes used and identifying barriers to use.</i>	1-3	BHS	Health and wellbeing Economic benefit	1, 3, 4,5,6,7
I - 8	Repair Renfrew walkway and Erskine walkway shared use routes	1-5		Connectivity	8, 10
I - 9	Improve off road access between RSPB and Roadhead roundabout	1-5	Community resources Lochwinnoch CC	Connectivity	8, 9, 10
I - 10	Create a series of bespoke heritage trails at sites throughout Renfrewshire	1-5	Economic development/ heritage groups	Health and wellbeing	1, 5, 6
I - 11	Upgrade the physical condition of routes in parks, country parks and other key open spaces	5-10	Community resources/ CMRP/ FCS/ private landowners	Connectivity	1,5, 8,10
I - 12	Review the Leisure lane project and expand to other areas <i>Engage with community councils in appropriate areas</i>	5-10	Community Councils/ Community Resources	Health and wellbeing Connectivity	1,3,4, 5,8,10

Strategic action: People of all abilities will be able to move confidently within and between communities and will be aware of the opportunities for active travel and recreational access throughout Renfrewshire

	Detailed action	Timescale 1-10 yrs	partners	Strategic Aim	Community Plan
I - 13	Carry out review of sign posting across Renfrewshire and implement the findings as appropriate <i>Review location of signage, identify gaps in the network, ensure consistency of design.</i>	1-3	Community resources/ planning	Health and wellbeing Connectivity	8
I - 14	Install “time to travel” signage to key destinations to encourage active travel	1-3	Community resources	Connectivity Economic benefit	8, 9
I - 15	Ensure all core paths are barrier free <i>Survey core paths (as part of prep for revised Core Paths Plan and as path condition survey above), work with landowners to reduce obstructions, ensure on council land all core paths are barrier free</i>	1-5	Land owners	Health and wellbeing Connectivity	3, 4, 8,9
I - 16	Improve infrastructure to and at facilities eg libraries, health centres, education centres, shops, cafes etc to encourage active travel <i>Identify sites that require improvements such as bike racks, slopes or ramps to replace steps, dropped kerbs and better signage</i>	1-5	Community councils/ facility managers	Health and wellbeing Economic benefit	4,5 8, 9

I - 17	Create more facilities that enable people with disabilities to take part in outdoor access activities <i>e.g create turning circles along key routes to facilitate turning of wheel chairs and hand propelled bikes. Improve launching facilities for disability boats.</i>	1-5	Sustrans/planning/ developers	Health and wellbeing	1, 5
I - 18	Use the national path grading system on new infrastructure <i>Raise awareness of path grading systems and implement</i>	1-5	FCS/ Sustrans/ CMRP	Health and wellbeing Harmonious management	8
I - 19	Create and or improve links between and around communities e.g <i>at Elderslie gap, along the Gryffe between Bridge of Weir and Houston, at Glasgow airport</i>	1-10	Community Councils/ landowners/ Glasgow airport	Health and wellbeing Connectivity Economic benefit	1, 3 4, 5, 8,9,10
I - 20	Complete missing links in routes	1-10	Community resources/ planning / landowners	Connectivity Harmonious management	5, 8, 9
I - 21	Undertake the cycling infrastructure projects contained within the Renfrewshire Cycling strategy maximising the opportunities for active travel and recreation	1-10	Community resources/ SPT/ Sustrans	Connectivity	1, 2, 3, 4, 5, 6, 8, 9,
I - 22	Ensure all new developments have well integrated cycling and walking connections	1-10	Developers / Planning	Connectivity	8, 9

I - 23	Ensure that all new routes are designed taking into account best practice regarding perception of safety	1-10	Sustrans/ developers	Health and wellbeing Connectivity	8
I - 24	Ensure that all ability access is considered in the design and implementation of all path creation and upgrading projects wherever possible, <i>Raise awareness amongst officers regarding disability inclusion</i>	1-10	Developers/ Planning/ land owners	Health and wellbeing	5, 8
I - 25	Ensure that there is sufficient useable cycle parking at all key transport hubs	1-10	Abellio/ community resources/ SPT	Connectivity Economic benefit	5, 8,9

Strategic action: Access will be planned and provided for throughout Renfrewshire with respect to land management and nature conservation and people will understand their rights and responsibilities with regard to outdoor access

	Detailed action	Timescale 1-10 yrs	partners	Strategic Aim	Community Plan
I - 26	RC will carry out the duties placed upon them under the Land Reform (Scotland) Act 2003 <i>e.g locked gates, respond to enquiries and find solutions to infrastructure issues as they arise</i>	1-10		Harmonious management	5, 9, 10,11
I - 27	Review the Core Paths Plan <i>Prepare a PID, survey existing routes, are these still the most useful. Public consultation. Landowner consultation. Consider routes for removal and new routes for inclusion</i>	1-3	Land owners/ CC's/ stakeholder agencies	Health and wellbeing Connectivity Harmonious management Economic benefit	8 9, 10
I - 28	Interpretation panels to include wording about SOAC	1-5	FCS/ CMRP/ Sustrans/ RL	Harmonious management	8, 11

Strategic action: People will be involved in outdoor access provision

	Detailed action	Timescale 1-10 yrs	partners	Strategic Aim	Community Plan
I - 29	Develop new innovative approaches to maintenance e.g. adopt a path scheme, volunteer scheme, friends groups, use of CSO teams	1-3	TCV/ Community resources/ social work	Health and wellbeing Economic benefit	8,11, 12,13
I - 30	Support communities to undertake local path development projects <i>Engage with communities to identify projects. Identify funding and assist with applications</i>	1-5	CC's/ path groups/ landowners	Health and wellbeing Economic benefit	8,11,12,13

Communication

Strategic action: People will have an enhanced outdoor access resource throughout Renfrewshire

	Detailed action	Timescale 1-10 yrs	partners	Strategic Aim	Community Plan
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C - 1	Update existing walk/cycle/ride route information and develop new resources using a variety of formats <i>Revise content of existing routes, new photography, explore new routes, consider likely users when deciding formats e.g putting suitable walks on external websites such as WalkHighland</i>	1-3	Economic development/ CRMP/RL/ community resources	Health and wellbeing Connectivity	4,8,9,10
C - 2	Develop animated maps showing access opportunities <i>Work with graphics/GIS/tourism officer</i>	1-5	RL/ CMRP/FCS/ Sustrans	Health and wellbeing Economic benefit	3,5, 7, 8
C - 3	Develop Heritage trail information in a variety of formats. Leaflets/ apps/digital websites <i>Decide routes and prioritise, decide directions, research route and interpretation</i>	1-5	RL	Health and wellbeing Connectivity	4,8,9
C - 4	Engage with cafes to welcome access takers <i>Tourism officer engage with cafes located near routes and where we have interpretive material e.g stickers or plaques "We welcome muddy boots"</i>	1-5	Economic development/ Visit Scotland	Economic benefit	3, 4,

Strategic action: People of all abilities will be able to move confidently within and between communities and will be aware of the opportunities for active travel and recreational access throughout Renfrewshire

	Detailed action	Timescale 1-10 yrs	partners	Strategic Aim	Community Plan
C - 5	Renfrewshire– walking network Extend the scheme by recruiting more volunteer walk leaders so that can add to the number of walks offered each week.	1-3	RL/ PFAP	Health and wellbeing	3, 4, 5, 11,12

C - 6	Improve information on council website regarding access groups available	1-3	Stakeholder groups	Health and wellbeing Connectivity	5,10,11
C - 7	Guided walks/cycle rides/jogging develop walking /bike/jogging buddie schemes A wider variety of activities to be provided across Renfrewshire.	1-5	RL / CMRP/ Sustrans active communities	Health and wellbeing	4,5,6,11
C - 8	Work with GP's to prescribe increased outdoor access activity	1-5	Social work and CHP	Health and wellbeing	4,5,6
C - 9	Encourage travel planning in secondary schools	1-5	Education/RL	Health and wellbeing Connectivity	1,9
C - 10	Undertake the cycling communication projects contained in the Renfrewshire Cycling strategy	1-10	Community resources/ Sustrans/ SPT/ RL	Health and wellbeing Connectivity	1,3,4,5,6,8,9, 11

Strategic action: Access will be planned and provided for throughout Renfrewshire with respect to land management and nature conservation					
	Detailed action	Timescale 1-10 yrs	partners	Strategic aim	Community Plan
C -11	Hold biennial event that promotes responsible behaviour	1-3	RL/ access stakeholders/ access forum	Health and wellbeing Economic benefit	3,8,10
C -12	Create fun responsible behaviour “leaflets”	1-3	Planning/economic development	Harmonious management	8,10
C - 13	Create better information on the website that gives information regarding responsible access for the public	1-3		Harmonious management	8,10
C - 14	Ensure information about SOAC is on all leaflets apps etc	1-5		Harmonious management	8,10

Strategic action: People will be involved in outdoor access provision			
	Detailed action	Timescale 1-10 yrs	Strategic Aim

C - 15	Hold an annual/biennial Access festival (multiple types of access) <i>Bring together a number of agencies to develop a festival</i>	Every 2 years	RL/CMRP/ Sustrans/ BHS/ FCS	Health and wellbeing Economic benefit	1,3,4,5,6,11,12
C - 15	Develop an interactive mapping resource on the RC website	1-3		Harmonious management Connectivity	5, 10,11
C - 16	Develop a cross boundary partnership/ consortium to further leisure cycling across Renfrewshire and beyond	1-3	RL/CMRP/ cycling Scotland/ neighbouring LA's	Health and wellbeing Economic benefit	1,3,4,5,6,11,12
C - 17	Renfrewshire Local Outdoor Access Forum Organise meetings, secretarial services, develop programme of work	1-10	Access stakeholders/ landmanagers	Harmonious management	7, 11,12,13
C - 18	Support Community groups to develop access facilities	1-10	Community groups/ CC's	Economic benefit Harmonious management	7,11,12,13

Appendix 2 “Outdoors For You” and the Community Plan

Renfrewshire Council’s Single Outcome Agreement is embodied in the Renfrewshire Community Plan 20013 – 2023. “Outdoors For You” contributes to the Community Plan under a number of headings:

Access strategy reference	Community Plan Theme	Community Plan Outcome
1	Children and Young People	Outcome 3 – our children and young people feel confident and responsible – able to participate fully in learning and in their wider community and take part in opportunities which meet their needs and aspirations
2	Jobs and the Economy	Outcome 1 – Renfrewshire will be one of the best locations in Scotland to invest in terms of people, business and local economy
3	Jobs and the Economy	Outcome 2 – Renfrewshire will have a growing local economy creating employment for a well trained, qualified and motivated workforce where unemployment is reduced and employment opportunities are growing
4	Community Care, Health and Wellbeing	Outcome 1 – Our residents will have an increased life expectancy regardless of the community they live in
5	Community Care, Health and Wellbeing	Outcome 4 – Our residents will have improved healthy behaviours
6	Community Care, Health and Wellbeing	Outcome 5 – Our residents will enjoy good mental health

7	Community Care, Health and Wellbeing	Outcome 6 – Our residents will get involved in activities and improve the health and wellbeing of their community
8	Safer stronger Renfrewshire	Outcome 1 – Renfrewshire is known as a place where people living, working or visiting feel safe and secure
9	Greener Renfrewshire	Work stream: Carbon reduction
10	Greener Renfrewshire	Work stream : Sustainable use of land
11	Renfrewshire Forum for Empowering Communities	Outcome 1 - Our communities will be confident, fully engaged with and regularly consulted by public services
12	Renfrewshire Forum for Empowering Communities	Outcome 2 – Have the capacity and resources to lead projects and be involved in service delivery
13	Renfrewshire Forum for Empowering Communities	Outcome 3 – have the capacity, enthusiasm and ‘right to try’ the management of local assets

Appendix 3: Funding opportunities for Access –

Fund	Description	Contact details/website
Awards for All	The programme is administered by the Big Lottery Fund and is run in partnership with sportsotland. Awards For All gives groups a chance to apply for a grant between £500 and £10,000 for projects that aim to help improve local communities and the lives of people most in need. Awards For All can fund a range of activities, including : putting on events, purchasing equipment and paying expenses for volunteers.	www.biglotteryfund.org.uk

Central Scotland Green Network (CSGN) Development Fund	The Fund is intended to support the development and implementation of projects delivering the priorities of improving the quality and connectivity of the green network. Projects must demonstrate that they will assist in delivering the CSGN goals and priority actions, change on the ground and demonstrate how the funding will add value to the proposals. Currently closed for new applications.	http://www.centalscotlandgreennetwork.org/resources/funding CSGN Telephone: 01501 822015
Esmee Fairbairn Foundation	Funds projects about the environment. The main priorities regarding this are: connecting people with nature; large scale conservation of natural environments on land and at sea' countering the damaging human activities. Projects should: address a significant gap in provision, develop or strengthen good practice, challenge convention in order to address a difficult issue, test out new ideas or practices, take an enterprising approach to achieving its aims or set out to influence policy or change behaviour more widely	Esmee Fairbairn Foundation www.esmeefairbairn.org.uk 020 7812 3700
Events Scotland – National Events Programme	The Programme aims to develop domestic tourism across Scotland by supporting sporting and cultural events which take place outside the main cities. It supports the strategic development and assists in growing the media profile and audiences. It is open to all event organisers whose event meets the aims, objectives and criteria of the programme.	Events Scotland www.eventscotland.org 0131 472 2313
Heritage Lottery – Our Heritage Grants	The Your Heritage Programme offers grants between £10,000 and £100,000 inclusive for projects that relate to the local, regional or national heritage of the UK (except the Channel Islands and Isle of Man). Heritage Lottery Fund welcome applications that help people to learn about, look after and celebrate heritage in a fun and enjoyable way. The project must conserve the UK's diverse heritage for present and future generations to experience and enjoy or help more people, a wider range of people, to take an active part in and make decisions about heritage.	Heritage Lottery Fund www.hlf.org.uk 0131 225 9450

Heritage Lottery Fund – Landscape Partnerships	Landscape Partnership schemes put heritage conservation at the heart of rural and peri-urban regeneration. Local, regional and national organisations work together to make a real difference to landscapes and communities for the long term. They do this by conserving habitats at landscape-scale, promoting joined-up management and reviving long-lost skills. The programme provides grants of £100,000 to £3 million. It is based around a number of smaller projects which together provide long-term economic, environmental and social benefits for rural areas. To be eligible for a grant the overall project must identify an area of countryside that has a distinctive landscape character and is recognised and valued by local people.	Heritage Lottery Fund www.hlf.org.uk 0131 225 9450
Heritage Lottery Fund - Parks for People	Local Authorities as well as not-for-profit organisations that own public parks and gardens can apply for grants of between £100,000 and £5 million for the regeneration of parks and public gardens. Projects need to show that the community values the park as part of their heritage; the parks meets local social, economic and environmental needs; and the park management actively involves local people.	Heritage Lottery Fund www.hlf.org.uk 0131 225 9450
Interreg IVA	The Interreg IVA Programme for Northern Ireland, the Border Region of Ireland and Western Scotland is a European Union supported Structural Funds Programme which seeks to address the economic and social problems which result from the existence of borders. It supports strategic cross-border co-operation for a more prosperous and sustainable region. It is open to national and local authorities; public agencies and non-profit organisations.	http://www.seupb.eu
LIFE +	The Life+ nature and biodiversity is a European Union fund providing support for environmental and nature conservation projects throughout the EU. It supports large scale projects (£2 million) in Scotland that contribute: to the implementation of the European Union's Birds and Habitats Directives; to the halting of biodiversity loss.	Scottish Natural Heritage www.snh.org.uk/funding LIFE@snh.gov.uk

Paths for All Partnership	<p>Paths for All funds are divided into Community path grants for improving local paths and health walks funding .</p> <p>Community path grants are for projects which: improve links to amenities in a community; path maintenance; increase awareness of paths in the community; improve paths for multi use and improve signage. Grants of up to £1500 are available for each project.</p> <p>Health walks funding falls into two categories</p> <p>Small grants of up to £5,000 and large grants of up to £30,000 Grants are available for community projects which build local capacity and deliver a volunteer led solution to improving physical activity levels.</p>	<p>Paths for All</p> <p>www.pathsforall.org.uk</p> <p>01259 218888</p>
Paths for All Partnership Smarter Choices, Smarter Places	<p>PFAP administer the Smarter Choices, Smarter Places funding for the Scottish Government. A £5 million pot of Scottish Government funds to encourage less car use and more journeys by foot, bicycle, public transport and car share has now been distributed. Funds have been allocated on a population basis to local authorities, enabling soft measure projects to be implemented from April 2015.</p>	<p>Paths for All</p> <p>www.pathsforall.org.uk</p> <p>01259 218888</p>
People's Postcode Trust Small Grants Programme	<p>The Small Grants Programme exists to try to make the world a better place through short-term, designated funding for projects that embody the following theme: Advancement of citizenship or community development</p> <p>Funding from People's Postcode Trust enables the delivery of successful initiatives involving sport, health, reducing poverty, environmental improvement and the advancement of human rights within the framework of community development and the advancement of citizenship.</p> <p>Funding is provided for projects of up to twelve months in length, ranging from £500 up to £20,000 to registered charities, community and voluntary groups, community interest companies and other not-for-profit organisations</p>	<p>People's Postcode Trust</p> <p>www.postcodetrust.org.uk</p> <p>0131 555 7287</p>

Renfrewshire Leader	LEADER is part of the Scottish Rural Development Programme, a part-European funded programme aimed at promoting economic and community development within rural areas. The main aim of the Programme in Renfrewshire is to support community based projects that will assist in Securing a high quality environment for residents and visitors; promote tourism and increase day visitors; support micro businesses and social enterprises and build stronger more self reliant and inclusive rural communities.	Website to be confirmed
Scottish Rural Development Programme	The 2014-20 SRDP (Scottish Rural Development Programme) offers funding for rural Scotland. A key aim of the SRDP is to deliver natural heritage benefits including biodiversity, landscape, climate change, water and soil quality, and public access. The SRDP is delivered by the Scottish Government in partnership with other public bodies including SNH and Forestry Commission Scotland.	Scottish Government www.scotland.gov.uk/srdp
(SRDP) Agri-Environment Climate Scheme (AECS)	<p>The Agri-Environment Climate Scheme promotes land management practices which protect and enhance Scotland's magnificent natural heritage, improve water quality, manage flood risk and mitigate and adapt to climate change. It will also help to improve public access and preserve historic sites. A total of £350 million will be available between 2015 and 2020 to fund a range of activities that help to maintain and enhance our rich and varied natural environment.</p> <p>Funding is available for supporting projects which manage vulnerable and iconic species and habitats, strengthen ecological networks, control invasive non-native species and enhance the condition of protected nature sites; preserve the historic environment and improve public access.</p>	Scottish Government www.ruralpayments.org/publicsite/futures

(SRDP) Forestry Grant Scheme (FGS).	<p>The Forestry Grant Scheme (FGS) will support: the creation of new woodlands – contributing towards the Scottish Government target of 10,000 hectares of new woodlands per year and the sustainable management of existing woodlands.</p> <p>During the Scottish Rural Development Programme 2014–2020, £252 million will be available through this scheme. Applications are under eight categories: two for the creation of woodland and six for management of existing woodland</p>	<p>Scottish Government</p> <p>www.ruralpayments.org/publicsite/futures</p> <p>Forestry Commission Scotland – Central Scotland Conservancy</p> <p>www.scotland.gov.uk/srdp</p> <p>01698 368530</p>
Scottish Natural Heritage Grant Scheme	<p>SNH funding is currently under review. Currently priorities are: to help a wider range of people to participate in volunteering, outdoor learning and physical activity; help and empower communities to become more resilient and better connected with their natural assets; helping people to engage in the development of the National Walking and Cycle Network through identifying new routes or promoting and encouraging use of the NWCN; supporting nature-based tourism, wild foods and innovative enterprises based on sustainable use of natural assets</p>	<p>Scottish Natural Heritage</p> <p>www.snh.org.uk/funding</p> <p>01292 261392</p>
Scottish Landfill Communities Fund	<p>With the introduction of Scottish Landfill Tax (SLT) in Scotland, there is also the requirement for a Scottish Landfill Communities Fund (SLCF) that is suited to Scotland. This is a scheme that gives tax credits to operators who contribute money to organisations enrolled in the SLCF. This helps to fund local projects that meet community or environmental objectives.</p> <p>The maximum tax credit a Scottish landfill operator will be able to claim under the fund has been set at 5.6% of their Scottish Landfill Tax liability. However, this may change from year to year as announced in the Scottish Budget and agreed by the Scottish Parliament.</p> <p>HMRC and the Scottish Government are discussing arrangements to ensure that Scottish projects can continue to benefit from funds paid into the UK LCF for a transitional period from April 2015 until March 2017.</p>	<p>www.revenue.scot/scottish-landfill-tax/scottish-landfill-communities-fund</p>



Following the consultation period, Renfrewshire Council will amend the strategy as necessary before adopting the final strategy. If you would like to discuss any aspect of the strategy or consultation, please contact:

Kate Cuthbert (Access Officer):

0141 6187840

pt@renfrewshire.gov.uk

Prospective Planning Application

Reference No. 15/0846/NO

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

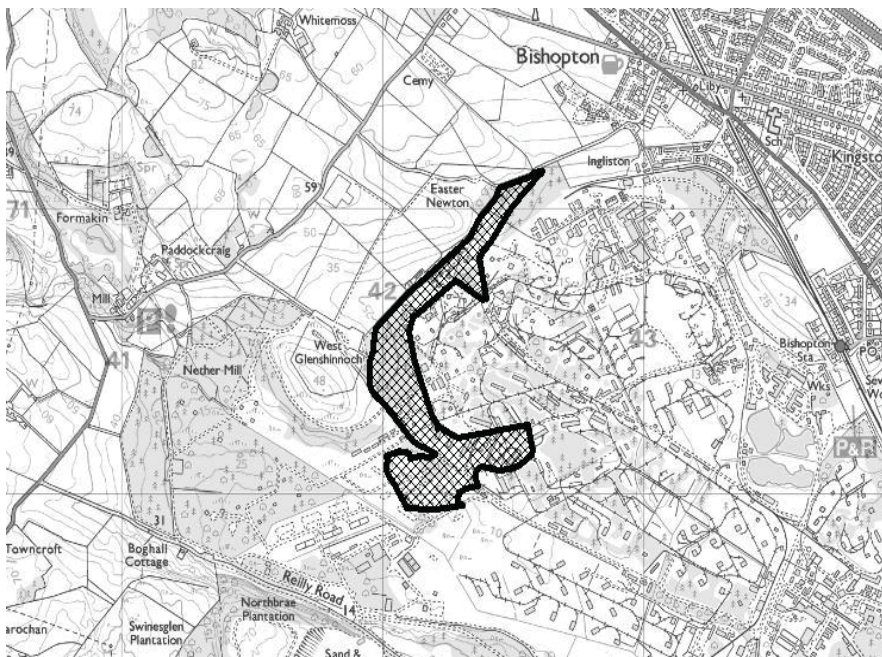
Prospective Applicant

BAe Systems
Station Road
Bishopton
PA7 5NJ

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: USE OF LAND WITHIN CORE DEVELOPMENT AREA FOR RESIDENTIAL DEVELOPMENT

LOCATION: SITE AT WEST GLENSHINNOCH AND SLATEFORD ROAD, BISHOPTON



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RECOMMENDATION

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

IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan as being substantially covered by a 'Places' land use policy designation but with a portion falling within the Greenbelt (Policy ENV1).
- The site lies adjacent to the northern and western fringes of the core development area of the former Royal Ordnance Factory (ROF), Bishopton where substantial land remediation, new house building and infrastructure works have been and continue to be implemented.
- The form of development will require to respect the density and character prevailing in the immediate area which is guided by the Design Code for the main portion of the site.
- Traffic, parking, access and related matters will require to demonstrate compliance with the Supplementary Planning Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated in terms of sewerage, drainage, etc and that the necessary remediation has been carried out.

Fraser Carlin
Head of Planning and
Housing

Site Description and Proposal

The site largely comprises an area of the former ROF site, within its western boundary, with a smaller section to the south located within the green belt.

The site itself extends to approximately 22.5 hectares and it is proposed to develop the site as an extension to the Core Development Area which currently benefits from planning consent within a designated Community Growth Area. Within the wider, former ROF site area, approved land uses comprise, residential, commercial and amenity space.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as being covered by Policies P1 'Places' and P5 'Community Growth Area' as well as ENV1 'Green Belt'. Within the P1 and P5 areas, there will be a general presumption in favour of a continuance of the built form.

Within the ENV1 area appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is in accordance with the relevant criteria set out within the New Development Supplementary Guidance.

New development within these areas should be compatible and complementary to existing uses.

Relevant Site History

The redevelopment of the former ROF site was agreed through the granting of a 2006 planning application for the delivery of a Community Growth Area. To ensure the site was made suitable for redevelopment, remediation, bulk earthworks and infrastructure provision have been carried out and implemented.

Community Consultation

The Proposal of Application Notice (15/0846/NO) specified that a public exhibition was to be held in Bishopton

Community Centre on 15 December 2015; and that Bishopton, Erskine and Houston Community Councils have received a copy of the Proposal of Application Notice.

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 principal matters which would 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;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether there are any other environmental considerations that require to be addressed; including remediation works and the quality of the residential environment having regard to the adjacent and surrounding uses.

Recommendation

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

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985
- Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 15/0898/NO

KEY INFORMATION

Ward

2 Renfrew South and
Gallowhill

Prospective Applicant

SC Renfrew Road Ltd
c/o Pritchett Planning
Consultancy
P O Box 8052
Edinburgh
EH16 5ZF

RECOMMENDATION

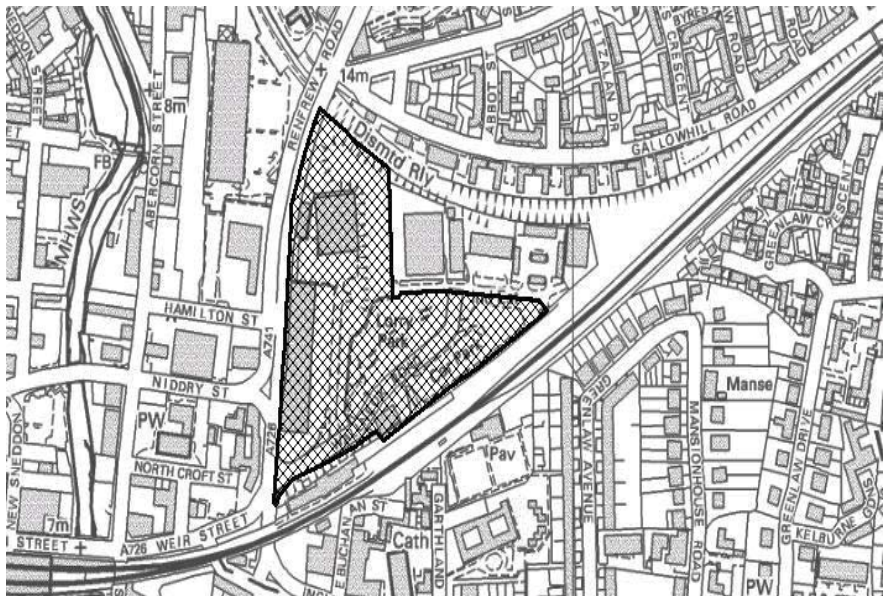
That the Board note the
key issues identified to
date and advise of any
other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF CLASS 1 RETAIL
AND CLASS 3 RESTAURANT UNITS WITH DRIVE THROUGH
FACILITY, PUBLIC HOUSE, CLASS 8 AND 9
RESIDENTIAL/NURSING HOME AND FLATS WITH ANCILLARY
WORKS

LOCATION: 1 WALLNEUK ROAD, PAISLEY, PA3 4BT



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IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan as being covered by a 'Places' land use policy designation.
- The form of development will require to respect the density and character prevailing in the immediate urban area.
- Traffic, parking, access and related matters will require to demonstrate compliance with the Supplementary Planning Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated in terms of sewerage, drainage, etc and that an acceptable level of residential amenity can be achieved.
- The site has previously been the subject of an approval for a major retail development which did not proceed.

Site Description and Proposal

The site comprises an area of largely vacant, formerly developed land which has been cleared on many of the buildings which previously occupied it.

It is proposed to develop the site for a mix of uses including retail and Class 3 restaurants with drive-through facility, public house, residential and nursing home uses, with vehicular access being taken off Renfrew Road.

The site extends to approximately 5 hectares, is generally triangular in plan form, and is bounded to the west by Renfrew Road, to the east by the Glasgow-Paisley Gilmour Street railway and to the north by a mix of commercial leisure and industrial units and a former railway solum

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as being covered by Policy P1 'Places' where there will be a general presumption in favour of a continuance of the built form.

New development within these areas should be compatible and complementary to existing uses.

Relevant Site History

The site has been the subject of two planning approvals for major retail proposals (Tesco) and associated petrol filling station but neither of these have proceeded.

Community Consultation

The Proposal of Application Notice (15/0898/NO) specified that a public exhibition is to be held in the Watermill Hotel on 28/29 January, 2016; and, that Gallowhill Community Council have

received a copy of the Proposal of Application Notice.

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 principal matters which would 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;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility; and
- (4) Whether there are any other environmental considerations that require to be addressed; including the quality of the residential environment having regard to the adjacent and surrounding uses.

Recommendation

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

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985
- Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY
THE PLANNING & PROPERTY POLICY BOARD ON
26/01/2016

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
15/0831/PP Ward 10: Bishopton, BoW, Langbank	Persimmon Homes Limited	Site on Northern boundary of Shillingworth Steadings, Kilgraston Road, Bridge of Weir	Substitution of housetypes on plots 9 & 29 and amendments to layout adjacent to plot 29 (Amendment to application Ref No: 14/0831/PP).	A1
RECOMMENDATION:	Refuse			
15/0731/PP Ward 9: Houston, Crosslee & Linwood	NHS Greater Glasgow & Clyde and BDW Trading Ltd	Former Merchiston Hospital, Bridge of Weir Road, Brookfield, Johnstone	Erection of residential development comprising 267 dwellinghouses with associated access, infrastructure and landscaping.	A2
RECOMMENDATION:	GRANT subject to conditions			
15/0739/PP Ward1: Renfrew North	Ashleigh (Scotland) Ltd and MCL Estates (Braehead) Ltd	Land to West of, Andrew Avenue, Renfrew	Erection of residential development comprising 59 dwellinghouses and 18 flats with associated access, parking and landscaping.	A3
RECOMMENDATION:	GRANT subject to conditions and a Section 69 Agreement.			
15/0740/PP Ward 5: Paisley South	Aldi Stores Ltd.	2 Printers Place, Paisley, PA2 7RX	Erection of mixed use development comprising Class 1 retail store and residential development with associated access, car parking, landscaping and infrastructure works. (Section 42 application to vary condition 1 of planning permission 12/0421/PP with respect to the number of residential units permitted in Phase 2).	A4
RECOMMENDATION:	GRANT subject to conditions			
15/0754/LB Ward 5: Paisley South	NHS Greater Glasgow & Clyde	Main Building and grounds, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE	Part demolition of hospital ward comprising the removal of walls and chimney stacks from front, sides and rear of building (in retrospect).	A5
RECOMMENDATION:	Disposed to grant			

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
15/0755/LB Ward 5: Paisley South	NHS Greater Glasgow & Clyde	Main Building and grounds, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE	Demolition of hospital ward.	A6
RECOMMENDATION: Disposed to grant				
15/0802/PP Ward 8: Johnstone N, Kilbarchan & Lochw.	Environmental Energy Investments (Scotland) Ltd	West Mitchelton, Bridesmill Road, Lochwinnoch	Installation of 4.9 MW solar farm with associated infrastructure including access, erection of communication building, storage shed, substations, CCTV cameras and boundary fence	A7
RECOMMENDATION: Refuse				
15/0821/PP Ward 8: Johnstone N, Kilbarchan & Lochw.	Environmental Energy Investments (Scotland) Ltd	Weels Farm, Kaim Road, Lochwinnoch	Installation of 4.9 MW solar farm with associated infrastructure including access, erection of communications building, storage shed, substations, CCTV cameras, and boundary fence.	A8
RECOMMENDATION: Refuse				

Total Number of Applications to be considered = 8

Planning Application: Report of Handling

Application No. 15/0831/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

Applicant

Persimmon Homes Limited
180 Findochty Street
Garthamlock
Glasgow
G53 5EP

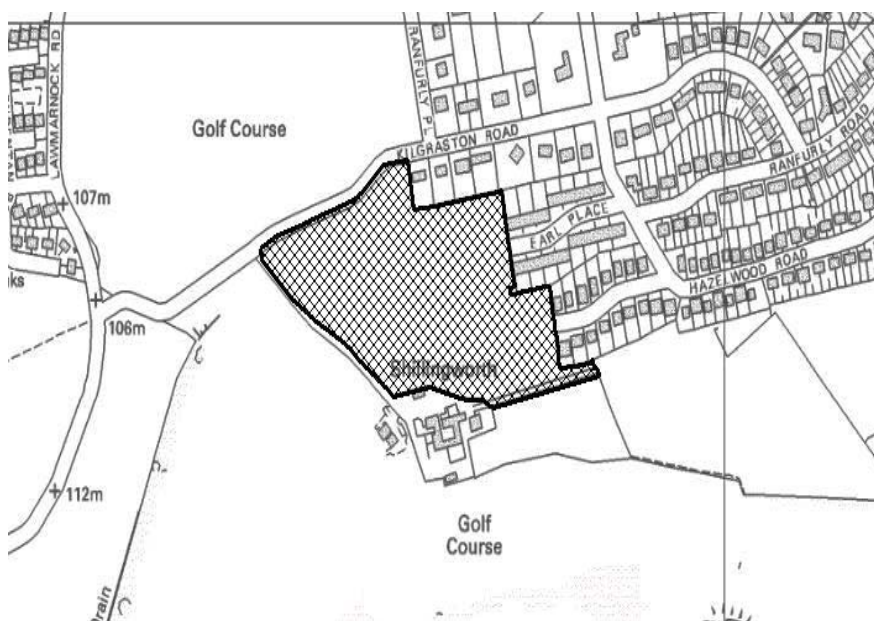
Registered: 23/11/2015

Report by Director of Development and Housing Services

PROPOSAL: SUBSTITUTION OF HOUSE TYPES ON PLOTS 9 AND 29 AND AMENDMENTS TO LAYOUT ADJACENT TO PLOT 29 (AMENDMENT TO APPLICATION REF. 14/0831/PP)

LOCATION: SITE ON NORTHERN BOUNDARY OF SHILLINGWORTH STEADINGS, KILGRASTON ROAD, BRIDGE OF WEIR

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Refuse.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals are consistent with the adopted Renfrewshire Local Development Plan; within which the site is included in Renfrewshire's Housing Land Supply.
- There have been five letters of objections relating to impact on the greenbelt, on local services and the potential for further expansion into the greenbelt.
- Consent has previously been granted on this site for a residential development.
- The proposed amended form, design and layout of the development are not considered to be acceptable.

Description

Members will recall that planning permission was granted subject to conditions on 25/08/2015 for the erection of a residential development on this site comprising 43 dwellinghouses, associated infrastructure and landscaping (App Ref No: 14/0831/PP).

This application seeks amendments to the approved scheme through the substitution of house types on plots 9 and 29 and amendments to the plot layout adjacent to plot 29. The Carradale housetype on plot 9 will be substituted for the Roslin housetype with a stand alone garage and its position moved approximately 2.5 metres forward on the plot(west) and an additional area of hardstanding created to the north to provide access to the garage. The Roslin housetype on plot 29 will be substituted for a Carradale housetype with integral garage and positioned 3m further back into the plot, 7 m from the heel of the pavement. A double garage will be removed from the plot.

History

14/0831/PP - Erection of residential development comprising 43 dwellinghouses and associated infrastructure, open space and landscaping. Granted subject to conditions on 25/08/2015.

14/0229/NO - Residential development with associated access roads, open space and landscaping. Accepted.

14/0229/NO - Request for screening opinion on the need for an Environmental Impact Assessment. Not required.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan 2014

Policy P3 - Additional Housing Sites

New Development Supplementary Guidance 2014

Places Development Criteria

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be considered against the policies and guidance set out above, the comments of consultees, representations received and the physical attributes of the site.

Publicity

Neighbour notification has been carried out in accordance with statute.

Objections/ Representations

There has been 5 letters of objection submitted in relation to this application the substance of which are summarised below:

1. Additional houses will impact on the green belt.
2. Additional houses will impact on local services which are already under strain.
3. These amendments would appear to be proposed in order to provide an access road to green belt land to the south with the intention of extending development.

Consultations

The Head of Roads - No objection.

The Director of Community Resources - No objection.

Bridge of Weir Community Council - Object on the basis that the proposed layout and connecting road structure is an un-necessary change to the original plans. There is concern that the amendment sought would appear to indicate that the developer will return with proposals for a further incursion into the green belt.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments - N/A
Planning Obligation Summary - N/A
Scottish Ministers Direction - N/A

Assessment

The justification given for the amendments is the requirement to take account of a wayleave through plot 29 following the route of the sewer and gas service for the existing Shillingworth Steading which, it is stated, is required to be 6m wide due to Health and Safety requirements. The scheme as consented has a housetype with stand alone garage and driveway positioned over the wayleave whereas the housetype now proposed has an integral garage and the wayleave left clear. No justification has been provided for the substitution of the house type on plot 9 which would appear to be generated by the desire to swap the house types around on these sites thus maintaining the current proportion of larger dwellings.

While a reason has been presented as to the requirement for the amendments proposed, there is no justification that the requirement to leave the area of the wayleave undeveloped can only be achieved by these amendments. In this regard, the consented layout was considered acceptable because, amongst others, it is a layout which provides a recognisable termination to the extent of development on the southern boundary of the site and a punctuation between the development and adjacent green belt. Conversely, were the dwelling on plot 29 to be moved further back into the plot, as proposed, this punctuation would be lost. It is considered that the wayleave issue could be appropriately addressed by a more substantial amendment to the layout which could also consider the relationship with the southern boundary of the site and the green belt beyond.

Notwithstanding this, the housetypes proposed have already been considered acceptable within the development and no new issues are raised with regard to their design as a result of the amendments.

With regard to the issues raised by objectors, which have not been addressed above, it should be noted that there are no additional dwellings proposed.

For these reasons it is considered that the amendments proposed do not comply with the spirit of the policies and guidance set out above which seeks to ensure that new developments make a positive contribution to Renfrewshire's places.

Recommendation and Reasons for Decision

In light of the above assessment the proposal is considered to be unacceptable. It is therefore recommended that planning permission be refused.

Recommendation

REFUSE

Conditions & Reasons

Reason for Refusal

1. By relocating the substituted house type further back from the heel of the pavement, the proposal for Plot 29 will unacceptably alter the relationship between the development and its boundary to the green belt by removing a punctuation point contrary to policy P3 of the Local Development Plan 2014 and the New Development Supplementary Guidance Places Development Criteria which seeks to ensure that layouts are of high quality and make a positive contribution to Renfrewshire's places.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0731/PP



Renfrewshire
Council

KEY INFORMATION

Ward

9 Houston, Crosslee and
Linwood

Applicant

NHS Greater Glasgow &
Clyde and BDW Trading
Ltd
Scottish Futures Trust
11-15 Thistle Street
Edinburgh
EH2 1DF

Registered: 14/03/2014

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT
COMPRISING 267 DWELLINGHOUSES WITH ASSOCIATED
ACCESS, INFRASTRUCTURE AND LANDSCAPING

LOCATION: FORMER MERCHISTON HOSPITAL, BRIDGE OF
WEIR ROAD, BROOKFIELD, JOHNSTONE

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the Renfrewshire Local Development Plan; within which the site is included in Policy P3 'Additional Housing Sites' to contribute to Renfrewshire's Housing Land Supply.
- There have been sixteen letters of objection relating to house type; traffic, access and pedestrian linkages; privacy and sunlight; drainage and flooding; the number of units; education provision; impact on wildlife; and availability of social amenities and facilities.
- There have been no objections, subject to conditions, from the various statutory consultees.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered and addressed.

Description

This application seeks planning permission for the erection of a residential development comprising 267 detached, semi detached and terraced dwellinghouses with associated access, infrastructure and landscaping on the site of the former Merchiston Hospital in Brookfield.

The site is rectangular in shape, and extends to approximately 24 hectares in area. It is bound by the B789 Barrochan Road to the east with open countryside beyond, the A761 Bridge of Weir Road to the south with open countryside beyond, the village of Brookfield to the west, and National Cycle Network (NCN) route 75 to the north with open countryside beyond. In terms of topography, the site gently slopes uphill from the southern to the northern boundary.

The former hospital buildings and associated infrastructure are predominantly located in the eastern half of the site. The western half is covered by a mature woodland, with a large area of open space adjacent to the western boundary. There are also six terraced properties along Merchiston Drive adjacent to the Bridge of Weir Road.

The proposed layout is positioned around a primary loop, with an additional secondary loop and several minor access loops at the periphery. Access to the primary loop is taken from the Deafhillock Roundabout in the south east corner of the site. The roundabout will be enlarged, and a fifth access arm added. The primary loop incorporates a 'Central Court and Green' which forms the core part of the layout and acts as a focal point for pedestrian movement through the site.

The primary and secondary loops provide access to the minor access loops which are referred to as the 'Landscaped Edge' of the development. The dwellings along these routes will front out over the surrounding green spaces. The layout has

been developed to incorporate some of the existing infrastructure on site, with additional secondary accesses onto both the Barrochan and Bridge of Weir Roads.

The majority of the woodland will be retained and incorporated into the layout. The area of open space adjacent to the western boundary will also be retained. A SUDS pond will be constructed in the south eastern corner of the site adjacent to the access roundabout.

History

15/0444/EO - Request for Screening Opinion as to whether an Environmental Assessment is necessary for residential development with associated access, infrastructure and landscaping. Environmental Assessment not Required 23/06/2015.

15/0432/NO - Erection of residential development with associated access, infrastructure and landscaping. Accepted 17/06/2015.

12/0875/DD - Demolition of vacant buildings. Permitted Development 19/02/2013.

Policy and Material Considerations

Development Plan**Adopted Renfrewshire Local Development Plan August 2014**

Policy P3 - Additional Housing Sites

Policy I1 - Connecting Places

Policy I3 - Potential Transport Improvements

Policy I5 - Flooding and Drainage

New Development Supplementary Guidance

Places Development Criteria

Places Checklist

Open Space Provision in New Developments

Infrastructure Development Criteria

Connecting Places

Flooding and Drainage

Material considerations

Renfrewshire's Places Residential Design Guide

Scottish Government publications on Designing Streets and Designing Places

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was also advertised in the Paisley and Renfrewshire Gazette, with a deadline for representations of the 18th of November 2015.

Objections/ Representations

16 letters of representation have been received. The points raised in the letters can be summarised as follows;

- 1 - Traffic and access;
- 2 - Lack of provision for social amenities within development;
- 3 - Impact on wildlife and loss of habitat;
- 4 - The residents of the development will not have automatic use of the facilities within Brookfield;
- 5 - Issues with flooding and drainage;
- 6 - There is no capacity within existing schools;
- 7 - The name of the development should not be linked to Brookfield;
- 8 - There are no flats proposed as part of the development;
- 9 - Lack of footpath provision for pedestrians on road network;
- 10 - Accessing public transport will be made more difficult;
- 11 - Overshadowing and overlooking of existing properties;

12 - Existing walls, entrance gate and mature trees at the Bridge of Weir road access should be retained;

13 - The Local Development Plan specifies a capacity of 200 units for the site;

14 - Restrictions should be placed on building work start and stop times;

15 - Capacity of sewage system.

Consultations

Head of Roads (Traffic) - No objection.

Head of Roads (Design) - No objection. The submitted Drainage Impact Assessment is suitable in outline. However further information is required with respect to post development run-off calculations, capacity of the local sewer network, capacity of the proposed SUDS scheme, and maintenance arrangements.

Director of Community Resources - No objection subject to conditions in respect of contaminated land and noise.

Glasgow Airport Safeguarding - No objection subject to conditions in respect of landscaping and the proposed SUDS design.

Transport Scotland - No objection subject to a condition regarding the implementation of improvement works at the Barrochan Interchange as illustrated in Dougall Baillie Associates Drawing Number 15179/SK/02.

The Coal Authority - No objection.

West of Scotland Water - No response.

West of Scotland Archaeology Society - No objection subject to the implementation of a programme of archaeological works in accordance with a written scheme of investigation.

Brookfield Community Council - Raise concerns over the number of houses proposed, and the capacity of the local road network to support such a

development in conjunction with other residential development in the area. Consider that the improvement measures suggested will not prevent traffic problems. Concern is also raised over sewerage, drainage and schooling capacity. The Community Council also note that the site has been named 'Weir's Wynd' without consultation with the Community and Village Council.

Summary of Main Issues

Ecological Appraisal - A Phase 1 Habitat Survey and Protected Species Appraisal were undertaken in November 2014, with an addendum report submitted in July 2015. The initial 2014 report concluded that further investigation in respect of Bats, Great Crested Newts and Orchids was required. No evidence of Otters, Badgers or Water Voles living within the site was found, although further pre-development checks in respect of these species, in addition to several species of breeding birds, is recommended.

The addendum report identified one tree classed as category 1 Bat Roost Potential (BRP) within the development area. Great Crested Newts were found in a pond to the north of the site, the 500m buffer of which falls within the development area. A large number of Common Spotted, Northern Marsh and Hybrid Orchids were also identified within the development area. The addendum report concludes that the category 1 BRP tree will need further investigation if affected by the development. Further survey work is also required in respect of the Great Crested Newts. No action is needed with respect to the Orchids as no species of particular nature conservation importance were identified.

Tree Survey - Identifies various areas of redevelopment potential.

Landscape Strategy - Provides further information on the development proposal with respect to planning context, landscape design objectives, landscape

layout and design proposals, and key open space areas.

Design and Access Statement - Provides further information on the development proposal, including policy background, context analysis, consultations, design principles, the masterplan, character areas, movement and access and proposal details.

Planning Statement - In addition to the Design and Access Statement, the Planning Statement provides further information on the applicant, the site, the proposal, planning policy, material considerations and a planning appraisal.

Transport Statement - Provides an assessment of the development with respect to site access, sustainable transport, traffic generation and distribution, junction and network assessment, and car parking and servicing. The analysis undertaken confirms that the impact of the development proposal can be accommodated on the road network subject to physical mitigation works.

Drainage Impact Assessment - Assessment concludes that the proposed development can be drained in a sustainable manner to meet the requirements of Scottish Water and Renfrewshire Council subject to off site upgrade works to the existing Scottish water network.

Noise Impact Assessment - Assesses the impact of road traffic noise on the proposed development, with a recommendation for acoustic barriers and uprated glazing at certain plots to maintain residential amenity.

Pre-Application Consultation Report - Provides an overview of the consultation undertaken, including the public event held on the 23rd of June 2015. The report states that the majority of people in attendance were not adverse to the

development and would welcome the investment in the area. General comments centred around traffic and transport, infrastructure and the proposed residential layout.

Environmental Statement - Not required.

Appropriate Assessment - Not applicable.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Environmental Impact Assessment

The proposed development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (application ref: 15/0444/EO) in order to establish whether the development would require an Environmental Impact Assessment. It was determined that the proposed development would not have a significant environmental impact. An Environmental Impact Assessment was not therefore required.

Assessment

Policy P3 states that the Council will support and encourage residential development on the sites identified in Schedule 1 and shown on the proposals maps as additional allocated housing sites. Merchiston Hospital is identified as a redevelopment opportunity in the green belt, with an indicative capacity of 200 units. Development proposals must 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. This checklist has been prepared within the context of the Scottish Government publications on

Designing Streets and Designing Places. The design considerations will be assessed as follows.

Context and Character - The proposed development is considered to respond to the semi rural context in which it is sited. In this respect, the layout has been influenced by the historical land uses on the site. However important natural heritage assets have also been retained including the existing woodland areas, the avenue of trees along Merchiston Drive, and the existing hedgerow along Barrochan Road. These natural features are supplemented by the SUDS pond along the southern boundary, and an improved area of grassland with wildflower mix along the northern boundary. The proposed dwellings on the periphery of the layout look out onto these features, ensuring the proposed development integrates appropriately with surrounding natural heritage assets.

The layout is also considered to respond to the topography of the site, and it is not considered that the development will be highly visible within the wider landscape setting. Views into, through and out of the site have also been considered in the layout.

The retention of an area of open space adjacent to the western boundary of the site, and the mature woodland in the north west corner of the site, creates a buffer between the development and Brookfield village. This provides an opportunity for the development to create its own individual character, identity and sense of place. The integration of the layout into its location and context is considered to foster a unique sense of place.

Access and Connectivity - The proposed development is considered to incorporate good linkages to the wider area. A pedestrian and cycle link will be formed between the development and Brookfield, while there will be improved pedestrian and vehicle linkages to Barrochan and

Bridge of Weir Roads. Connection to the NCN will be possible via the link to Brookfield. Within the village itself the NCN is clearly signposted, and this will provide a direct traffic free route to nearby settlements and amenities. A condition will also be attached with respect to the formation of a direct link through to the NCN in the north of the site. There is considered to be a sufficient degree of permeability through the layout for pedestrians and cyclists, with the Central Court area incorporating dedicated paths which provide a link through the development. These paths will benefit from passive surveillance.

The development also includes upgrading of the path network around Deafhillock roundabout and the installation of pedestrian crossing points which will improve pedestrian connectivity between the site and a Supermarket in Johnstone which is less than 1km from the site. Overall it is considered that the proposed development successfully facilitates movement of pedestrians and cyclists both through the development and into the wider area. In terms of public transport, a regular bus service operates along Bridge of Weir Road and on Barrochan Road south of the Deafhillock roundabout. The development includes upgrading of the bus stop on Bridge of Weir Road, allowing for easier access to the public transport network.

Layout and Built Form - The proposed layout is essentially based on a network of loop roads, with few instances of cul-de-sacs and a limited requirement for turning heads. This layout contributes to permeability and ease of movement.

Within the site a clear road hierarchy will be formed, with the 6m wide primary loop road allowing for the distribution of vehicles to the shared surface minor loop roads. The primary loop roads incorporate footways on both sides, and is required mainly for the distribution of vehicles through the site and the penetration of bus

services. The remainder of the layout is predominantly characterised by shared surface areas. These are pedestrian friendly, with narrowing of the carriageway, change in surface materials and winding of the road encouraging reduced vehicle speeds. The layout is considered to provide suitable access for emergency and service vehicles without compromising the positive sense of place.

The layout is also considered to benefit from a clear and defined block structure, with active frontages onto all streets, pedestrian routes and open spaces. The primary loop roads incorporate a higher density of housing, with a lower density around the periphery. This defined block structure, and variation in density, contribute to the overall character and sense of place. The block structure and position of buildings within the layout provide for a sufficient level of privacy, amenity and garden ground. In this regard, a minimum distance of 9m from the rear elevation of the residential unit to the rear boundary of the plot has been achieved.

There is also a clear separation between public and private space. Where detached garages are proposed they are set behind the building line. This will contribute to minimising the impact of parking on the streetscene. It is recognised that the plots which directly front Barrochan Road and Bridge of Weir Road will be impacted upon by road traffic noise. In order to mitigate this impact, the recommendations made in the Noise Impact Assessment with respect to acoustic barriers and uprated glazing will be required for these plots.

There are no other surrounding land uses which will have a significant adverse effect on the proposed residential development. There will also be no adverse impact upon air quality. The consultation response from the Director of Community Resources is noted in this regard.

Environment and Community - The proposed development is predominantly characterised by detached, semi detached and terraced dwelling units of various size for private sale. This mix of dwelling types is considered to be sufficient given the location of the development. There is also considered to be a sufficient provision of amenity and recreational open space within the development, with two equipped play spaces, four natural play spaces, a central area of green space and a large expanse of improved grassland along the north boundary of the site. These spaces are also predominantly overlooked by active frontages.

The proposal is therefore also considered to comply with the New Development Supplementary Guidance on Open Space Provision in New developments. The Design and Access statement confirms that areas of communal open space, landscaping and footpaths will be maintained by a factor. A sustainable urban drainage system has been incorporated into the layout. This area will also be maintained by a factor. Potential for flood risk has also been assessed.

Buildings and Design - The proposed dwellings display traditional architectural forms, and are considered to positively contribute to the built environment and the overall character of the place. The dwellings will be finished in render, with a facing brick base course, precast stone cills and lintels, and concrete roof tiles. Gutters, down pipes, soffits, fascias and windows will be finished in UPVC. Overall the proposed palette of materials is considered to be acceptable.

The layout incorporates focal buildings at key points. These buildings will add interest, and in conjunction with recognisable open spaces, aid in wayfinding and navigation through the site. Shared surfaces will be defined by block paving, and a condition will be attached to ensure that samples of all hard surface finishing materials are

submitted prior to development commencing. In terms of utilities, no response was received from Scottish Water in respect of sewage and drainage. However connections to these utilities are ultimately a matter to be resolved between the developers and Scottish Water.

A landscape and planting strategy has been submitted as part of the application. The landscaping seeks to reinforce the defined layout and built form through appropriate structure planting along key routes and within key spaces, while also linking the development to the historical land use on the site through the retention of feature stonework and the formation of a medicine garden. However Glasgow Airport Safeguarding have raised concern over the impact of the landscaping strategy with respect to the attraction of birds and the impact this could have on the safe movement of aircraft and the operation of Glasgow Airport. In order to address these concerns, a condition will be attached to request the submission of an amended landscaping scheme.

In respect of the Places Development Criteria within the New Development Supplementary Guidance which have not been addressed above, I am satisfied that existing landscape features have been fully considered in the development of the proposed layout. The existing woodland on the site is considered to make a positive contribution to the amenity of the area. However it is recognised that the woodland, in addition to various stand alone trees within the site, do not benefit from any statutory protection.

It is acknowledged that a number of trees will be felled to accommodate the development, however this will not impact significantly on the overall level of tree coverage within the area. In addition, several groups of existing mature trees including those along Merchiston Drive, will be retained as part of the development.

In respect of ecological features, the submission includes a Phase 1 habitat survey and protected species appraisal. The appraisal makes various recommendations in respect of protected species, and is considered to be suitable in safeguarding the ecological value of the site.

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.

A key consideration in the assessment of this application is connectivity between the development and the wider transport network. Policy I1 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. It has been demonstrated above that the development layout incorporates pedestrian friendly streets where priority is given to pedestrians and cyclists. There is also a high degree of permeability through the development.

However the developer has also specified various improvements to the local road network with respect to traffic flows, pedestrian connectivity and access to public transport. The improvements specified include widening of the approach road to the Barrochan Interchange to improve the flow of traffic onto the A737, the incorporation of two pedestrian crossing points at the Deafhillock roundabout to improve connectivity and ease of movement for pedestrians, and the upgrading of bus stop provision on the Bridge of Weir Road at Merchiston Drive.

Policy I3 states that transport improvements which are required to facilitate new development will be supported where they include walking, cycling or public transport enhancements or new and improved junctions and roads.

The proposed works are considered by the Head of Roads to be acceptable, while Transport Scotland has not objected to the application with respect to impact on the trunk road network subject to the improvement works at the Barrochan Interchange being undertaken.

In respect of the New Development Supplementary Guidance on Infrastructure Development and Connecting Places, it has been demonstrated above that the development will provide suitable access to active travel and public transport networks including the NCN. The layout also allows for penetration by buses. The applicant has demonstrated suitable measures which will mitigate the impact of the development on the trunk road and local road network. The development also incorporates suitable parking provision, and there will be no significant impact on air quality. In view of the above, the proposed development is considered to comply with the Policy I1, I3 and the supplementary guidance on infrastructure development and connecting places.

With respect to Policy I5 and the supplementary guidance on Flooding and Drainage, the proposed development does not require a Flood Risk Assessment. A Drainage Impact Assessment has been submitted which details the proposed SUDS measures. However Glasgow Airport Safeguarding have advised that further assessment of the SUDS retention pond is required to ensure that it does not pose a safeguarding risk to the operation of the airport. The Head of Roads (Design) has also requested further information to be submitted, although it is noted that the submitted Drainage Impact Assessment is suitable in outline.

It is considered that these outstanding matters can be suitably addressed via condition as they will not impact on the overall acceptability of the development. In view of the above, the proposed development is considered to comply with

Policy 15 and the associated supplementary guidance.

As part of the assessment of the proposed development, consideration must be given to the amenity of residents who occupy the terraced properties on Merchiston Drive. The layout proposes 13 dwelling units arranged within a cul-de-sac to the north and west. Given the topography of the site, these properties will be set above the level of the properties on Merchiston Drive. However the proximity between the properties (there is a separation distance of at least 8.5m between the proposed dwellings and the boundary of the properties on Merchiston Drive) ensures that the proposed development will not have an overbearing impact with respect to scale or daylight. The orientation of the site also ensures that no issues are raised with respect to sunlight or overshadowing.

Finally, the gable elevations of the properties/dwellings which directly face the existing properties do not incorporate windows. The proposed development will not therefore raise any privacy or overlooking issues. In view of the above, it is not considered that the development will have a detrimental impact on the residential amenity of those properties on Merchiston Drive with respect to issues that are material in the assessment of the application.

There have been no objections to the application from any of the consultees. In response to the issues of concern raised by Brookfield Community Council, it has been demonstrated that there is capacity in the local road network to accommodate the proposed development.

The applicant has also identified several improvements to the local transport network, and the implementation of these improvements will be controlled via condition in line with the phased implementation of the development. Both Transport Scotland and the Head of Roads have not raised any objection to

the development on the grounds of traffic. The cumulative impact of potential future developments on the road network does not require assessment at this stage. The development must be assessed on its own merits against the existing capacity of the local road network.

The Council is satisfied that there is capacity within local schools, while capacity in the sewage network is ultimately an issue to be resolved between the developers and Scottish Water. Further details will be requested to ensure that drainage issues are suitably addressed.

In response to the points raised in the letters of objection:

1, 3, 5, 6, 9, 10, 11, 15 - These points have been addressed in the above assessment.

2 - There is no requirement within the Local Development Plan for the provision of social amenities.

4, 7, 14 - These are not considered to be material planning considerations.

8 - The application is assessed on its own merits, and the developer is not required in this instance to provide flatted accommodation.

12 - The existing walls, entrance gate and piers at the entrance to Merchiston Drive will be removed to allow for improvements to the alignment of the junction including bus stop provision. The scale, design and finish of the replacement wall and piers will be controlled via condition.

13 - The Local Development Plan specifies an indicative unit capacity only.

Recommendation and Reasons for Decision

Having given consideration to the above assessment, it is found that the proposal complies with the policies and guidance of

the Council. It is therefore recommended that the application should be approved, subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

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

2. Prior to the commencement of development on site:

a) a site investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein,

b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendation contained with the site investigation report shall be prepared in accordance with authoritative technical guidance (including BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice; Planning Advice Note 33 (PAN 33) and the Councils publication 'An introduction to Land Contamination and Development Management') and submitted for the written approval of 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 dwellinghouse hereby approved, a Verification Report confirming completion of the works specified within the approved Remediation Strategy 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.

4. That prior to the commencement of development on site, full details and/or samples of the facing materials to be used on all the external walls and roofs of the dwellinghouses and detached garages 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.

5. That prior to the commencement of development on site, the programme of archaeological works as specified in the approved written scheme of investigation prepared by CGMS Consulting and dated December 2015 shall be fully implemented on site and that all recordings and recovery of archaeological resources within the development site shall be undertaken to the satisfaction of the Planning Authority in consultation with the West of Scotland Archaeology Service.

Reason: To ensure that any archaeological resources within the site are suitably recorded.

6. That prior to the occupation of dwellinghouses situated in plots 109-113, 101-102, 85-94, 1-2, 11-21, and 255 as shown on approved drawing SC-09-10 Revision M, a verification report confirming installation of the mitigation measures detailed within Appendix 3 of the approved Noise Impact Assessment R-7324-ST-RGM prepared by RMP including the installation of double glazing units with a minimum specification of 6mm glass/12mm air space/4mm glass to achieve a minimum noise reduction of Rw28 and ventilation units with a minimum noise reduction of 34dB, and 1.8m high acoustic barriers shall be submitted for the written approval of the Planning Authority.

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

7. That prior to the occupation of any dwellinghouse hereby approved, the Barrochan Interchange and Pedestrian Crossing improvement works as generally illustrated in approved Dougall Baillie Associates drawing numbers 15179/SK/02 and 15179/SK/03 shall be implemented to the satisfaction of the Planning Authority in consultation with Transport Scotland.

Reason: To minimise interference with the safety and free flow of traffic on the trunk road, and to ensure sufficient connectivity between the site and the pedestrian network.

8. That prior to the occupation of any dwellinghouse within Phase 2 of the development as identified in approved drawing SC-09-31, the improvement works to the A761 at Merchiston Drive as generally illustrated in approved Dougall Baillie Associates drawing 15179-SK-01 shall be implemented to the satisfaction of the Planning Authority.

Reason: To ensure adequate connectivity between the site and the public transport network.

9. That prior to the occupation of any dwellinghouse within Phase 2 of the development as identified in approved drawing SC-09-31, the additional access and remote footpath link as generally illustrated in approved Dougall Baillie Associates drawing 15049/SK/02 shall be implemented on site to the satisfaction of the Planning Authority.

Reason: To ensure a pedestrian connection is formed between the development and Brookfield.

10. That prior to the commencement of development of any dwellinghouse within Phase 3 as identified in approved drawing SC-09-31, a report detailing the feasibility of forming a pedestrian and cycle link to the National Cycle Network as generally illustrated in approved Dougall Baillie Associates drawing 15139/SK/05 shall be submitted to, and approved in writing by, the Planning Authority. The recommendations contained within the report shall thereafter be implemented on site prior to the occupation of any dwellinghouse within Phase 3 to the satisfaction of the Planning Authority.

Reason: To investigate the possibility of forming a direct connection between the site and the National Cycle Network.

11. That prior to the commencement of development on site, a Bird Hazard Management Plan and full details of all soft and water landscaping works shall be submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport Safeguarding. The landscaping scheme shall be prepared in

accordance with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design and Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes, and shall specify all grassed areas, the species, number and spacing of trees and shrubs, details of any water features, and drainage details including SUDS. Only the approved landscaping works shall thereafter be implemented on site, and no subsequent alterations to the approved landscaping scheme are to take place unless first submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport Safeguarding.

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

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.

12. That prior to the commencement of development on site, a detailed specification in respect of the primary equipped play spaces, secondary equipped play spaces, and natural play spaces as shown on approved drawing SC-09-10 Revision M, shall be submitted to, and approved in writing by, the Planning Authority. The specification shall include:

- details of the type and location of play equipment, seating and litter bins to be situated within the play areas;
- details of the surface treatment of the play area, including the location and type of safety surface to be installed;
- details of the fencing to be erected around the play areas;
- details of the phasing of these works.

The specification thereafter approved shall be implemented on site and maintained as such in the agreed upon manner.

Reason: To ensure the provision of adequate play facilities within the site.

13. That prior to the commencement of development on site, further details in respect of the following drainage matters shall be submitted to, and approved in writing by, the Planning Authority;

- confirmation from Scottish Water of the capacity of the sewer network to accommodate waste water drainage, statutory and non-statutory surface water drainage from the development or a statement on sewerage system constraints and alternative drainage arrangements;
- post development run-off calculations used to determine surface water drainage requirements and flood mitigatory surface water storage;
- calculation of pollution treatment volume for SUDS and demonstrate that the level of treatment and available treatment volume for SUDS are adequate;
- consideration of the flood flow route for the 200 year return period showing no detriment to land, property or SUDS features as a result of overland flow;
- maintenance arrangements.

The drainage scheme thereafter approved shall be implemented on site, and maintained in the agreed upon manner.

Reason: As these matters have not yet been submitted.

14. 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.

15. That prior to the commencement of development on site, full details of the design and finish of all fences, walls and other means of enclosure to be erected on the site shall be submitted to, and approved in writing by, the

Planning Authority. Only the approved details shall thereafter be implemented on site, and maintained in the agreed upon manner.

Reason: These details have not been submitted.

16. That prior to the commencement of development on site, a specification detailing the design, scale and finish of all structures and methods of enclosure, and the finish of all hard surfaces, to be formed at the bin store locations as shown on approved drawing SC-09-10 Revision M, shall be submitted to, and approved by the Planning Authority. The specification shall also detail the maintenance arrangements for such areas. Only the details thereafter approved shall be implemented on site, and maintained in the agreed upon manner.

Reason: These details have yet to be submitted.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0739/PP



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North

Applicant

Ashleigh (Scotland) Ltd &
MCL Estates (Braehead)
Ltd
Ashleigh House
2 Skye Road
Prestwick
KA9 2TA

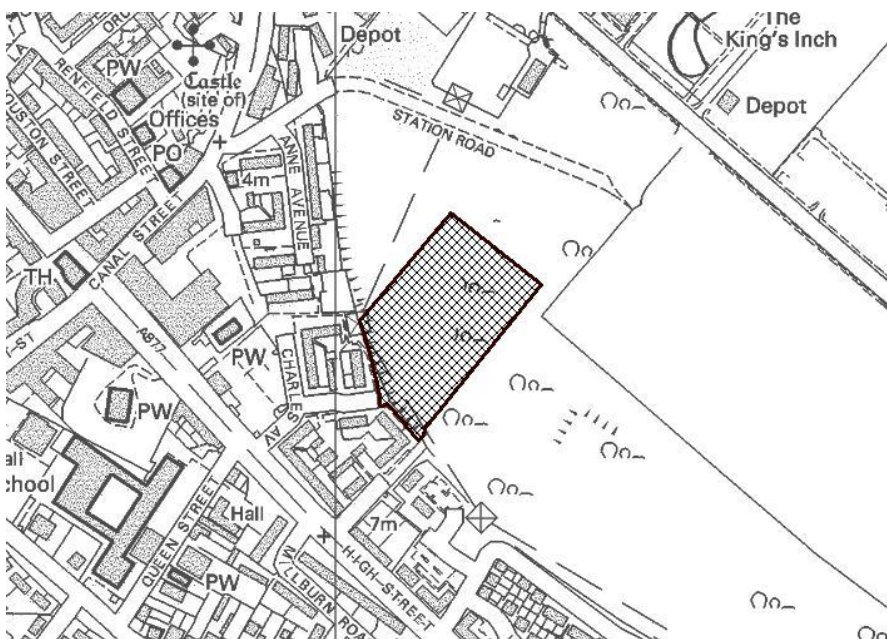
Registered: 12/10/2015

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT
COMPRISING 59 DWELLINGHOUSES AND 18 FLATS WITH
ASSOCIATED ACCESS, PARKING AND LANDSCAPING

LOCATION: LAND TO WEST OF ANDREW AVENUE, RENFREW

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions and Section
69 Agreement.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals are consistent with the Policy P1 'Places' designation in the adopted Renfrewshire Local Development Plan.
- There has been one letter of objection relating to noise, disruption, impact on view and wildlife.
- Consent has previously been granted on this site for a development, including residential use, which has been partially implemented; and further residential development is continuing on surrounding sites.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered. A contribution is sought to address local play provision.

Description

This application seeks planning permission for a residential development comprising 59 dwellings and 18 flats with associated access, parking and landscaping on land to the west of Andrew Avenue in Renfrew. The site forms part of Ferry Village, a predominantly residential development situated between Braehead Shopping Centre and Renfrew Town Centre. It is bound by Andrew Avenue to the south east, Edward Avenue to the south west, vacant land to the north west, and an access road to the north east with further vacant land beyond. In terms of topography, the site is relatively flat with areas of undulation adjacent to the south western boundary.

There are several historical consents associated with the site and surrounding area, with application 07/0884/PP the most relevant in the assessment of this application. Under this application, 28 flats and 44 dwellinghouses were approved on the site. This consent had been implemented, with the road infrastructure having been partially installed. However construction of the dwellings ceased as a consequence of the economic downturn in 2008, with all partially completed dwellings demolished. While the roads infrastructure remains, the remainder of the site is currently vacant. It is also noted that various engineering and infrastructure enabling works have been approved under application 14/0354/PP.

The proposed development seeks to utilise the existing roads infrastructure, with the layout proposed similar to that previously approved under application 07/0884/PP. A single block of flats, arranged over 3 and 4 stories, will be positioned in the eastern corner of the site adjacent to the junction between Andrew Avenue and the access road. Parking for the flats, in addition to some of the dwellinghouses which do not include driveways, is located within a courtyard area to the rear. The proposed dwellinghouses are predominantly

arranged in terraces of between 3 and 5 units. Four blocks of terraced units will front Andrew Avenue, with the remainder fronting onto the single road through the site. The flats and terraced units which front Andrew Avenue will be finished in a mix of render and facing brick with concrete interlocking tiles.

History

14/0354/PP - Engineering and infrastructure operations including; site remediation, limited site remodelling, drainage provision, construction of roads, pavements and parking areas. Granted subject to conditions 30/06/2014.

14/0225/EO - Screening opinion request on the need for Environmental Impact Assessment. Environmental Assessment not required 07/04/2014.

14/0185/NO - Residential development. Prior notification accepted 26/03/2014.

07/0884/PP - Residential development consisting of 4 and 3 storey flats with 2 and 3 storey terraced and detached dwellinghouses with associated roads, car parking and landscaping works. Granted subject to conditions 22/11/2007.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan August 2014

Policy P1 - Renfrewshire's Places

Policy I4 - Fastlink

Policy I5 - Flooding and Drainage

Policy ENV5 - Air Quality

New Development Supplementary Guidance

Places Development Criteria

Places Checklist

Open Space Provision in New Developments

Fastlink

Flooding and Drainage

Contaminated Land

Air Quality

Material Considerations

Renfrewshire Council Residential Design Guide

Scottish Government publications on Designing Streets and Designing Places

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

Publicity

Neighbour notification has been carried out in accordance with the legislation. In addition, the application was advertised in the Paisley and Renfrewshire Gazette, with a deadline for representations of the 4th of November.

Objections/ Representations

One letter of representation has been received. The points of objection in this letter can be summarised as follows:

- 1 - Noise, disruption and dust associated with development;
- 2 - Previous development attracted vandals to the area;
- 3 - Impact on view;
- 4 - Impact on wildlife;
- 5 - Compensation should be offered to neighbours.

Consultations

Head of Roads (Traffic) - No objection subject to conditions in respect of the formation of a pedestrian link.

Director of Community Resources - No objection subject to conditions in respect of air quality and contaminated land.

Glasgow Airport Safeguarding - No objections.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement - Provides further information on the proposed development in respect of consultations undertaken, housing proposal, site layout, road layout and parking, landscape proposals, refuse storage and collection, built form, secured by design, lighting and sustainable design.

Pre-Application Consultation Report - Summarises the pre-application consultation activities undertaken, including the public exhibition which was held on the 24th of September 2015

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Environmental Impact Assessment

The proposed development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (application ref: 14/0225/EO) in order to establish whether the development would require an Environmental Impact Assessment. It was determined that the proposed development would not have a significant environmental impact. An Environmental Impact Assessment was not therefore required.

Planning Assessment

Policy P1 states that within uncoloured areas on the proposals map there will be a general presumption in favour of a continuance of the built form. New developments within these areas should be compatible with and complementary to existing uses and demonstrate that they would cause no significant harm to these uses as set out by the criteria in the New Development Supplementary Guidance.

In this instance, the site benefits from a previous consent for residential development. This consent was partially implemented, with roads, drainage and sewage infrastructure installed. The

proposed development will make use of this existing infrastructure, with the layout broadly reflective of that approved under the previous application. The development is also situated within a residential area, and is considered to constitute a continuance of the existing built form. In view of the above, the proposed development is considered to comply with Policy P1 in principle.

The New Development Supplementary Guidance and associated Residential Design Guide identify a checklist of design considerations which form the basis of good places design. This checklist has been prepared within the context of the Scottish Government publications on Designing Streets and Designing Places. The design considerations will be assessed as follows.

Context and Character - The proposed development is situated within an urban setting. To the south east of the site the residential environment is characterised by modern detached, semi detached and terraced dwellinghouses finished in white render with grey concrete roof tiles, while the south west is characterised by post war three storey flatted blocks which are finished in a grey roughcast. In order to integrate the development into this setting, the proposed dwellings on the periphery of the site incorporate a mixed finish of white render and brick. This will ensure that the development blends with the surrounding residential area, contributing to the overall sense of place. The site is relatively flat with respect to topography, while there are no existing natural heritage features or assets of significance. It is not considered that the development will have a detrimental impact on the visual amenity of the area.

Access and Connectivity - The proposed development is situated within close proximity of Renfrew Town Centre and its associated amenities and public transport connections. While the layout reflects that of the previous consent, an additional

pedestrian link will be formed between the site and the path network around the properties on Edward Avenue to the south west. This will improve connectivity between the site and the Town Centre for vehicles and pedestrians, allowing for walkable access to public transport and amenities. The footpath connection will also improve the permeability of the site itself, and ensure that the development is fully integrated with the surrounding street and path network.

Layout and Built Form - The proposed layout incorporates a well defined block structure, and provides for a strong frontage and clearly defined building line along Andrew Avenue. The flats in the eastern corner provide further definition within the streetscene. This density is considered to reflect the character of the surrounding area. With regard to plot arrangement, a separation distance of over 4m is provided between the gable elevations of the dwellings. There is also a sufficient separation distance between rear elevations, and each plot benefits from adequate garden ground. The principle road link through the site is 6m wide, and incorporates footways on both sides. While there are no shared surface elements, forward visibility is limited and this will help reduce driving speeds. In this respect, the layout is considered to create a suitable environment for pedestrians. In terms of parking provision, the dwellings on the periphery of the site incorporate parking spaces to both the front and sides of the dwellings, while the remaining dwellings and the flats make use of a courtyard style car park and turning head in the centre of the site. Parking provision of 1.3 spaces per residential dwelling has been achieved. Overall the parking arrangements within the site are considered to be acceptable.

Environment and Community - It is noted that the proposed layout does not incorporate provision for amenity or recreational open space. However the applicant has agreed to make a

contribution to facilities at an existing play area to the north west of the site. The proposed pedestrian link, as detailed above, will provide a suitable connection between the site and the play area. The contribution to the play area will be controlled via a Section 69 agreement. Investment in these existing facilities will also benefit the wider community. In view of the above, it is considered that suitable provision has been made for amenity and recreational space. The development incorporates a mix of housing types, with both dwellings and flatted properties proposed. It is also noted that the properties will be operated by a housing association, thus diversifying the mix of housing tenure in the area. Where different housing tenures are provided, it is important to ensure a continuity of design and materials to ensure that the differentiation between open market housing and social housing is not obvious. In this respect, the developer has agreed to incorporate render into the pallate of finishing materials to ensure that the development blends with the existing open market properties on Andrew Avenue.

Buildings and Design - As discussed above, the finish of the proposed buildings has been amended slightly to incorporate sections of render. This will help tie the buildings into the surrounding area, and ensure that they contribute positively to the built environment. The buildings will also be finished in brick, with concrete roof tiles and zinc feature detailing. A condition will be attached requesting the submission of samples of these materials prior to the commencement of development. The development will also incorporate a suitable landscaping scheme which provides further definition to the streetscene through structure planting, especially along Andrew Avenue.

In reference to the Places Development Criteria which have not already been addressed above, within the site there are no existing areas of open space which are of recreational or amenity value, or

existing landscape or ecological features which make a positive contribution to the character of the area. In addition, there are no surrounding land uses which will have an adverse effect on the proposed residential development. The consultation response from the Director of Community Resources is noted in this respect. Overall the development is considered to create an attractive and well connected street network which will facilitate movement, and will contribute to the overall character of the place.

Policy 14 states that the Council will seek contributions from developers where applications that would benefit from the proposed Clyde Fastlink route are proposed. The application site falls within 400m of the route centre line. The associated New Development Supplementary Guidance details the level of contribution required for each development. The contribution for residential development is based on the number of bedrooms created. In this instance, the Council has calculated the contribution based on the additional number of bedrooms created beyond the number which were approved under application 07/0884/PP. For this application, the total number of additional bedrooms created will not exceed 15. The development therefore falls below the first contribution threshold. In view of this, it is considered that no financial contribution to the Fastlink scheme is required in this instance.

It is noted that various engineering and infrastructure works have been assessed and approved under application 14/0354/PP. These enabling works include site remediation, limited site remodelling, drainage provision, and construction of roads, pavements and parking areas, and again the works are based on the layout approved under application 07/0884/PP. For the purposes of the 2014 application, a Coal Mining Risk Assessment was approved following consultation with the Coal Authority. No

constraints within the site were identified. A site investigation and remediation strategy were also submitted. However the Director of Community Resources has advised that fresh assessment is required as there are still outstanding issues to be resolved in respect of contaminated land. A condition requesting the submission of a further site investigation and remediation strategy, in addition to a verification report, will therefore be attached.

In terms of flood risk, the Design and Access statement confirms that the development complies with the overall flood risk strategy within Ferry Village, namely that the minimum ground floor levels are at or above 5.5m AOD. With regard to drainage, a Drainage Statement submitted with application 14/0354/PP advises that the applicant shall be carrying out drainage works in accordance with the scheme approved for the redevelopment of the wider area. This is considered to be acceptable in principle. A formal Drainage Impact Assessment, including flow rates, was submitted with respect to the layout approved under application 07/0884/PP. However as the residential layout has changed with respect to the total number of dwellings approved, it is considered prudent to attach a condition in this instance to ensure that the proposed development can be suitably accommodated within the existing drainage infrastructure. On this basis, the application is also considered to comply with Policy I5 and the New Development Supplementary Guidance on flooding and drainage.

With regards to the remaining consultation responses which have not been addressed above, the Director of Community Resources has also sought the submission of a report in respect of air quality as the development site lies in close proximity to Renfrew Town Centre which will soon be designated as an Air Quality Management Area (AQMA). In order to establish the likely impact of the development on the AQMA, the Director of

Community Resources has requested the submission of a survey and report demonstrating the steps which have been taken to ensure that the proposed development will not undermine the objectives of the AQMA with respect to levels of pollutants specified in the relevant Air Quality Regulations. Concern is raised over the potential for the development to increase the number of vehicles travelling through Renfrew Town Centre and to increase the levels of pollutants in this area. Policy ENV5 states that the Council will seek to ensure that development proposals shall not individually or cumulatively have an adverse affect on air quality. In order to comply with this policy, and the associated New Development Supplementary Guidance, a condition will be attached to request the submission of the report prior to the occupation of any dwelling. There have been no objections to the development from any of the consultees, and there are no other material considerations relevant to the assessment of the application.

In response to the points raised in the letter of representation:

- 1, 2, 3, 5 - These are not considered to be material planning considerations;
- 4 - The site is not considered to be of significant ecological value, and there is no evidence to suggest that it provides a habitat for protected species. These issues have been addressed in the relevant screening opinion.

Recommendation and Reasons for Decision

Having given consideration to the above assessment, it is found that the proposal complies with the policies and guidance of the Council. It is therefore recommended that the application should be approved, subject to conditions and a Section 69 agreement.

Recommendation

GRANT SUBJECT TO CONDITIONS
AND SECTION 69 AGREEMENT

Conditions & Reasons

Reason for Decision

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

2. That prior to the commencement of development on site;

a) A site investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein;

b) A remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, and the proposed ground levels following the implementation of remedial measures;

shall be prepared in accordance with current authoritative technical guidance, 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 dwelling unit within the development, a Verification Report confirming the completion of the works specified within the approved Remediation Strategy shall be submitted to, and approved in writing by, the Planning Authority.

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

4. That prior to the occupation of any dwelling unit hereby approved, a survey and report which satisfies the Planning Authority that the Local Air Quality Management Objectives for

the pollutants 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. The survey and report shall use a method based on the principles set out in the Scottish Government publication 'Local Air Quality Management Technical Guidance LAQM.TG(09)', or a method that has been agreed with the Planning Authority.

Reason: To ensure that the development does not have a detrimental impact on local air quality.

5. That prior to the commencement of development on site, full details and/or samples of the facing materials to be used on all the external walls and roofs of the dwelling units 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 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.

7. That prior to the commencement of development on site, full details of the design and finish of all fences, walls and other means of enclosure to be erected on the site, including the retaining walls as specified in approved drawing E 2563:L(52)02 shall be submitted to, and approved in writing by, the Planning Authority. Only the approved details shall thereafter be implemented on site, and maintained in the agreed upon manner.

Reason: These details have not been submitted.

8. That prior to the commencement of development on site, a Drainage Impact Assessment prepared in line with

Renfrewshire Council's Drainage Assessment Notes for Guidance, shall be submitted to, and approved in writing by, the Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

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

9. That prior to the occupation of any dwelling unit hereby approved, a schedule detailing the management and maintenance arrangements to be put in place for all landscaped and communal areas shall be submitted to, and approved in writing by, the Planning Authority. The arrangements thereafter agreed shall be implemented on site to the satisfaction of the Planning Authority.

Reason: These details have not yet been submitted.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0740/PP



Renfrewshire
Council

KEY INFORMATION

Ward

5 Paisley South

Applicant

Aldi Stores Ltd
Pottishaw Road
J4M8
Bathgate
EH48 2FB

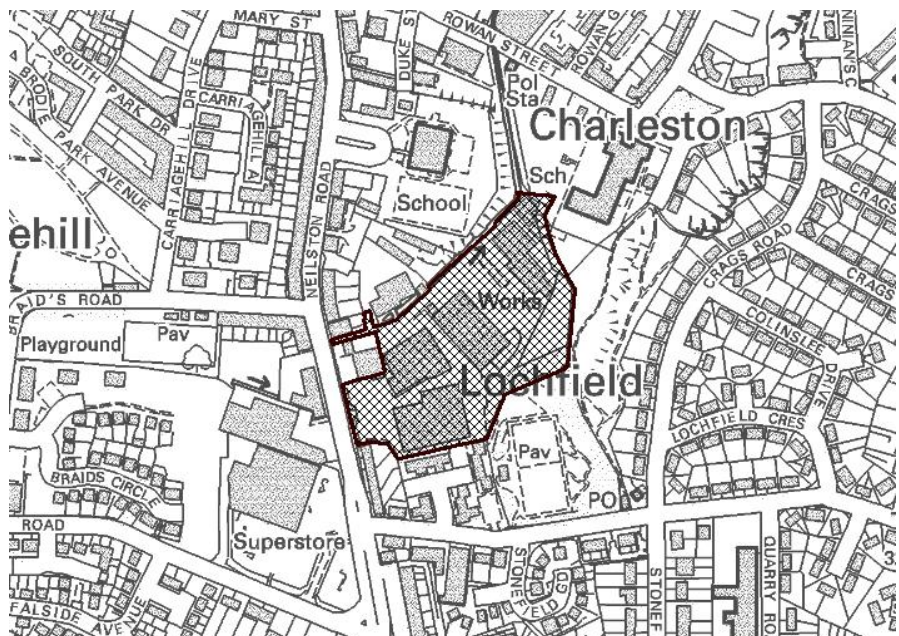
Registered: 06/10/2015

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF MIXED USE DEVELOPMENT COMPRISING CLASS 1 RETAIL STORE AND RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND INFRASTRUCTURE WORKS (SECTION 42 APPLICATION TO VARY CONDITION 1 OF PLANNING PERMISSION 12/0421/PP WITH RESPECT TO THE NUMBER OF RESIDENTIAL UNITS PERMITTED IN PHASE 2.)

LOCATION: 2 PRINTERS PLACE, PAISLEY, PA2 7RX

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan.
- There have been no objections to the proposals.
- Consent has previously been granted on this site for a mixed use development, including residential use.
- All major infrastructure requirements have been appropriately considered.

Description

This is a Section 42 application to vary Condition 1 of Planning Permission 12/0421/PP with respect to the number of residential units permitted in Phase 2 of the mixed use development approved at Printers Place in Paisley. Application 12/0421/PP granted in principle the erection of a mixed use development comprising a Class 1 retail store and residential development with associated access, car parking, landscaping and infrastructure works subject to conditions. For the purposes of the application, the site was divided into two phases with the retail store situated within Phase 1, and the residential development situated within Phase 2. Condition 1 of Planning Permission 12/0421/PP states that residential development in Phase 2 shall not exceed 40 units.

The application site extends to approximately 2.84 hectares. It is irregular in shape, and is bound by a garage to the west with Nielston Road beyond, a mix of commercial units and residential properties to the north, a mature tree belt to the east with residential properties and a primary school beyond, and a mix of commercial units, residential properties and a bowling green to the south. Phase 1 is located within the south western corner of the site, and comprises approximately one third of the overall site area. The retail store, car park and access onto Nielston Road associated with Phase 1 have been completed. The remainder of the site to the north and east is associated with Phase 2. The topography of the site is such that the land associated with Phase 2 is set below the level of Phase 1.

History

14/0306/PP - Extension to car park and associated works. Granted subject to conditions 19/06/2014.

13/0190/PP - Approval of matters specified in condition 6 of planning application 12/0421/PP for Phase 1 in respect of a site investigation report and

remediation statement. Granted 12/04/2013.

12/0890/PP - Approval of matters specified in conditions 2, 4 and 9 of planning application 12/0421/PP in respect of landscaping, drainage, green travel plan, noise survey and bird hazard management plan. Granted 28/03/2013.

12/0421/PP - Erection of mixed use development comprising Class 1 retail store and residential development with associated access, car parking, landscaping and infrastructure works. Granted subject to conditions 09/10/2012.

12/0055/EO - Screening Opinion on the need for an Environmental Impact Assessment for mixed use development for retail and residential uses. Environmental Assessment not Required 29/02/2012.

11/0770/NO - Proposal of Application Notice for the erection of mixed use development for retail and residential uses. Accepted 01/12/2012.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan August 2014
Policy E3 - Transition Areas

New Development Supplementary Guidance
Economic Development Criteria
Transition Areas
Places Development Criteria
Places Checklist

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out

above, and any other material considerations.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. The application has also been advertised in the Paisley Daily Express, with an expiry date of the 4th of November 2015.

**Objections/
Representations**

None received.

Consultations

Head of Roads (Traffic) - No objection subject to conditions in respect of pedestrian and cycle connectivity, and car parking.

Director of Community Resources - No comments.

Glasgow Airport Safeguarding - No objection.

Summary of Main Issues

Environmental Statement - Not applicable.
Appropriate Assessment - Not applicable.
Design Statement - Not applicable.
Access Statement - Not applicable.
Other Assessments - Not applicable.
Planning Obligation Summary - Not applicable.
Scottish Ministers Direction - Not applicable.

**Environmental Impact
Assessment**

The development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 during the processing of application 12/0055/EO in order to establish whether the development would require an Environmental Impact Assessment. On assessment, it was determined that the proposed development would not have a significant environmental impact. An

Environmental Impact Assessment was not therefore required.

For the purposes of this application, the proposed development has again been screened against the 2011 Regulations. In this instance, the characteristics of the site have not changed. In addition, the development proposal has not changed beyond the number of residential units considered to be acceptable in principle. No new environmental issues have been identified. As such, it is again not considered that an Environmental Impact Assessment is required.

Planning Assessment

This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997. In this respect, the Council can only take into consideration the acceptability of any existing and proposed conditions, and is not entitled to re-consider the merits of the development proposal and whether or not it is acceptable in principle. The applicant is seeking to vary Condition 1 with respect to the number of residential units permitted in Phase 2 of the development.

The applicant initially sought to increase the number of units permitted in Phase 2 to 41. An indicative layout was submitted in support of this, with 41 detached, semi detached and terraced units arranged around a single loop road. Within the assessment period, a further layout comprising 39 units in a similar layout was also submitted. On assessment, it was considered that both the indicative layouts proposed constitute over development of the site by virtue of insufficient useable garden ground being associated with a number of the residential units. It is not therefore considered that Phase 2 can accommodate this number of units in principle.

Notwithstanding the assessment of the indicative layouts provided, the principle of residential development in Phase 2 has been accepted. The overall developable

area within Phase 2 is constrained by the site topography. In addition, the total area of Phase 2 has also been reduced by the expansion of the supermarket car park approved under application 14/0306/PP. In view of the above, it is not considered that Phase 2 can suitably accommodate more than 35 dwelling units in principle. It is noted that an indicative layout of 35 dwelling units was submitted for the purposes of application 12/0421/PP. As the application is in principle only at this stage, further applications for Approval of Matters Specified in Conditions (AMSC) will be required in order to scrutinise relevant matters of detail.

There have been no objections to the application from statutory consultees. The comments from the Head of Roads are noted, however these matters will be addressed at a subsequent AMSC application. There are no other material considerations relevant to the assessment of the application. There is no requirement to retain conditions in respect of Phase 1 as these have previously been discharged and the retail development built out accordingly.

Recommendation and Reasons for Decision

Having given consideration to the above assessment, it is considered that Condition 1 should be varied to state that residential development in Phase 2 shall not exceed 35 units. It is therefore recommended that the application should be approved, subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the

presumption in favour of development according with the Development Plan.

2. For the avoidance of doubt, Phase 2 shall comprise residential development only and shall be restricted to the areas of land coloured grey and shall not exceed 35 units; all as shown on approved Drawing Number 0001-AL(00)02.

Reason: To define the permission.

3. That before development commences for Phase 2, a written application and plans, in respect of the following matters, shall be submitted to, and approved by the Planning Authority:-

- (a) the siting, design and external appearance (including details of materials to be used and site levels/finished floor levels) of all buildings and other structures within the site;
- (b) the details of; and timetable for, the hard and soft/water landscaping of the site;
- (c) the design and location of all boundary walls and fences;
- (d) the details of; and timetable for, the provision of drainage works which shall accord with the Council's Drainage Impact Assessment guidance notes;
- (e) the details of; and timetable for, the disposal of sewage;
- (f) the submission of a detailed survey showing the location and nature of all trees and hedges within the site;
- (g) access and parking arrangements, including the provision of any new roads and junctions;
- (h) the layout of the site;
- (i) details for the management and maintenance of areas identified in (b) above; and
- (j) a Travel Plan that sets out proposals for reducing dependency on the private car and the provision of pedestrian links within the development site and shall identify measures to be implemented prior to the occupation of any residential unit.

Reason: The approval is in principle only, these details have not been submitted, in the interests of amenity and traffic and pedestrian safety, and in the interests of safeguarding aircraft movements and the safe operation of Glasgow Airport.

4. That any detailed submission required by the terms of Condition 3 above, for Phase 2 of the development, shall include a Noise Survey to determine the impact of noise from adjacent commercial units on the development, using the principles set out in British Standard Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas, or by a method agreed by the Planning Authority and shall be submitted to and approved by the Planning Authority. The survey shall also identify a) the maximum Rating Level, and 2) the minimum Background Noise Level to which any part of the development will be exposed. If the maximum Rating Level exceeds those set out below* then 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 Level cannot be met.

*

Site Standard: Rating Level (LA, Tr) dB Day - 55 Open site/external

Site Standard: Rating Level (LA, Tr) dB Night - 45 site/external

Reason: In the interests of amenity.

5. That before development commences for Phase 2,

a) a site investigation report, characterising the nature and extent of any soil, water and gas contamination; and where remedial works are recommended therein;

b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report for the relevant phase of the development; shall be prepared in accordance with authoritative technical guidance (including BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice; Planning Advice Note 33 (PAN 33) and the Council's publication "An Introduction to Land Contamination and Development Management"), and submitted to the planning authority for written approval. These reports shall form part of any submission for approval of matters specified in conditions.

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

6. Prior to occupation of any residential unit within Phase 2, a Verification Report confirming completion of the works specified within the approved Remediation Strategy shall be submitted to, and approved in writing by, the planning authority.

Reason: In the interests of health and safety and to demonstrate that works required to make the site suitable for use have been completed.

7. That no building within Phase 2 shall exceed 50.50m AOD.

Reason: In the interests of safeguarding aircraft movements and the safe operation of Glasgow Airport.

8. Prior to the commencement of development within Phase 2, the applicant shall submit a flood extent map showing the 1:200 year flood outline of the Espedair Burn in conjunction with the plans submitted for the development of Phase 2 of the site, for the written approval of the Planning Authority in consultation with SEPA. The plans for the development of Phase 2 shall take cognisance of the flood extent map and shall ensure no development takes place which will be at risk to flooding from the Espedair Burn.

Reason: In the interests of amenity and in order to meet the requirements of the Council as flood prevention authority.

9. Prior to the occupation of any residential unit within Phase 2, it shall be demonstrated to the satisfaction of the planning authority that the flood mitigation measures specified in the Flood Risk Assessment report prepared by Terrenus CDH (Ref 1452-200 Revision 1 dated 14th September, 2012) have been implemented.

Reason: In the interests of amenity and to mitigate the risk from flooding.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0754/LB



Renfrewshire
Council

KEY INFORMATION

Ward

5 Paisley South

Applicant

NHS Greater Glasgow & Clyde
Gartnavel Royal Hospital
Trust HQ
Admin. Building
1055 Great Western Road
Glasgow
G12 0XH

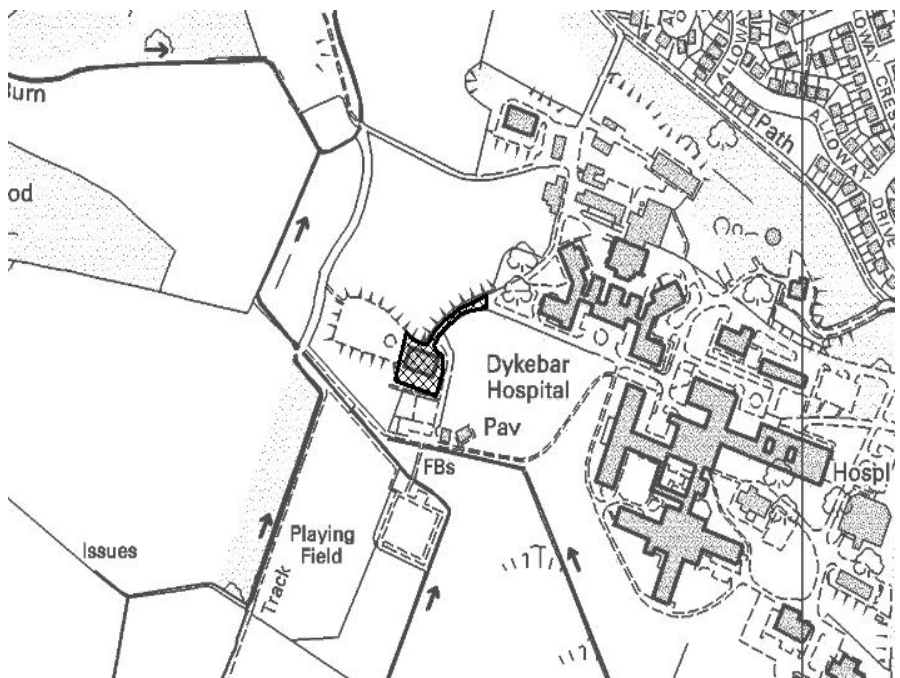
Registered: 08/10/2015

Report by Director of Development and Housing Services

PROPOSAL: PART DEMOLITION OF HOSPITAL WARD COMPRISING THE REMOVAL OF WALLS AND CHIMNEY STACKS FROM FRONT, SIDES AND REAR OF BUILDING (RETROSPECTIVE)

LOCATION: MAIN BUILDING AND GROUNDS, DYKEBAR HOSPITAL, GRAHAMSTON ROAD, PAISLEY, PA2 7DE

APPLICATION FOR: LISTED BUILDING CONSENT FOR DEMOLITION



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RECOMMENDATION

Disposed to grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The submitted material demonstrates that the works were the minimum necessary to allow fire crews to safely access the premises and extinguish the fire.

Description

This application seeks listed building consent for the demolition of a category B listed hospital ward situated within Dykebar Hospital to the south east of Paisley. The ward, which has been vacant for some time, was damaged by a fire between the 29th and 30th of August 2015. The fire resulted in the loss of the roof and internal walls, with parts of the building demolished on the 1st of September 2015 in order to allow for the fire to be fully extinguished. The part demolition of the building will be considered in retrospect during the assessment of a concurrent application.

The ward building, which is finished in sandstone, forms part of the Dykebar Hospital complex which is considered by Historic Environment Scotland to be a good example of the colony-style mental hospitals which were popular at the turn of the twentieth century. It is one of a number of B listed buildings spread throughout the campus.

History

15/0754/LB - Part demolition of hospital ward comprising the removal of walls, chimney stacks and roof from front, sides and rear of building (in retrospect). Concurrent application yet to be determined.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan August 2014
Policy ENV3 - Built Heritage

New Development Supplementary Guidance

Listed Buildings - Demolition of Listed Buildings

Material considerations

The Scottish Historic Environment Policy (SHEP) and associated Managing Change

in the Historic Environment Guidance Notes on Demolition .

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, the New Development Supplementary Guidance, and the general advice set out in the SHEP and the associated guidance notes.

Publicity

The application was advertised in the Paisley and Renfrewshire Gazette and the Edinburgh Gazette as an application for Listed Building Consent, with a deadline for representations of the 25th and 27th of November respectively.

Objections/Representations

None received.

Consultations

Historic Environment Scotland - No objection.

Summary of Main Issues

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design Statement - Not applicable.

Access Statement - Not applicable.

Other Assessments

Structural Survey - Recommends the demolition of the building as damage caused by the fire has rendered it structurally unstable and incapable of repair.

Demolition Works General Specification - Details the history of the building, and the scope and extent of the demolition works.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Assessment

The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.

The Scottish Historic Environment Policy (SHEP) and the associated Managing Change in the Historic Environment Guidance Notes on Demolition require applications for the demolition of a listed building to be justified against one or more of the four tests: (1) that the building is not of special interest, (2) that the building is incapable of repair, (3) that the demolition of the building is essential to delivering significant benefits to economic growth or the wider community, and (4) that 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. The policies within the Local Development Plan and the associated New Development Supplementary Guidance mirror that outlined above.

Each of the tests can be considered as follows:

The building is not of special interest

The special interest of the building is mainly derived from its role as part of a grouping of B listed buildings which form Dykebar Hospital. The hospital, which was opened in 1909, adopted a 'village' philosophy to the care of the mentally ill. The layout of the hospital, and the role and function of the buildings, contributes to the understanding of how care for the mentally ill was undertaken at the beginning of the 20th century. The building is also considered to have some architectural merit in its own right, with the sandstone finish and ornate detailing around the window openings reminiscent

of a Victorian villa. However, the damage caused by the fire has resulted in the loss of the roof and interior of the building as well as large sections of the external walls. It is noted that part of the building has also been demolished in order to allow the fire to be safely extinguished. This loss of original fabric has eroded the character of the building, and diminished its special interest. It is noted that a similar building within the hospital grounds, known as 'Mid Dykebar', was recently removed from the statutory list due to loss of original fabric and the impact this had on the special interest of the building. In view of the above, it is considered that the building is no longer of special interest given its current condition, and the loss of built fabric as a consequence of the fire.

The building is incapable of repair

The structural survey submitted by the applicants highlights the current structural instability of the building. A facade retention scheme is also not recommended given the amount of missing walls and the overall loss of integrity. It is also noted that the retained property would still contain many defective elements. It is concluded that the building is in a dangerous condition, and demolition should be instructed. Observations on site do not conflict with the statements made in the structural survey, and it is clear that the building is structurally unstable. In view of the above, I am satisfied that the buildings current condition renders it incapable of repair.

Demolition is essential to deliver significant economic benefits

The demolition of the building is not linked to the delivery of significant benefits to economic growth or the wider community.

Repair is not economically viable

It has been demonstrated above that the building is incapable of repair.

In summary, it is concluded that the proposed demolition of the building meets two of the four statutory tests as set out in

the SHEP, namely that the building is no longer of special interest and is incapable of repair. The demolition works as specified are also considered to be acceptable, and the applicant has also committed to retaining stone where practicable to use in repair of other buildings within the hospital grounds.

**Recommendation and
Reasons for Decision**

In view of the above assessment, it is considered that the demolition of the building meets two of the four statutory tests as set out in the SHEP and associated Managing Change in the Historic Environment Guidance Notes on Demolition, and the relevant Local Development Plan policies and guidance. It is therefore recommended that the Board be disposed to grant listed building consent.

Recommendation

DISPOSED TO GRANT

Conditions & Reasons

Reason for Decision

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

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0755/LB



Renfrewshire
Council

KEY INFORMATION

Ward

5 Paisley South

Applicant

NHS Greater Glasgow & Clyde
Gartnavel Royal Hospital
Trust HQ
Admin. Building
1055 Great Western Road
Glasgow
G12 0XH

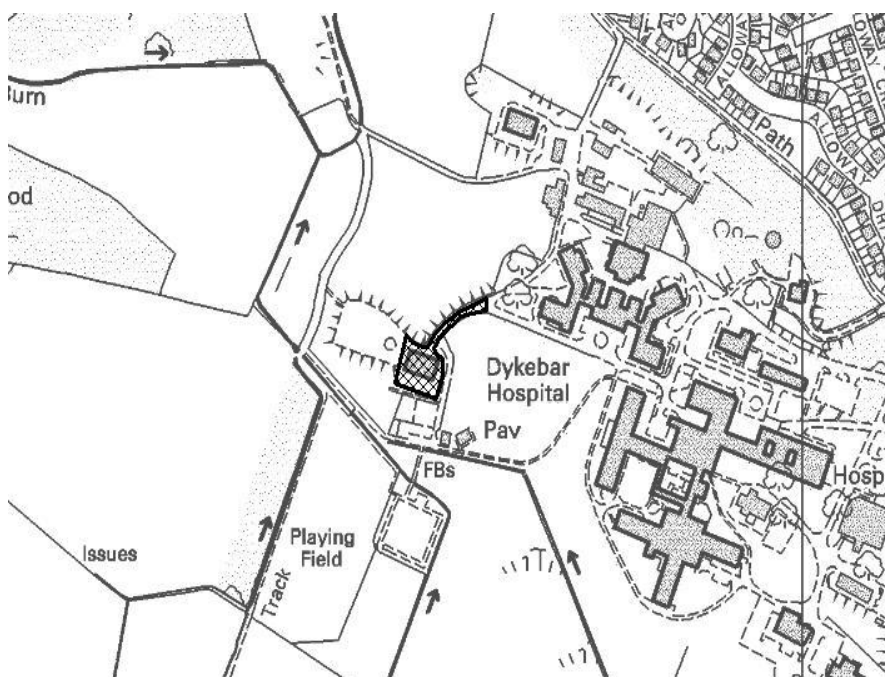
Registered: 08/10/2015

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF HOSPITAL WARD

LOCATION: MAIN BUILDING AND GROUNDS, DYKEBAR HOSPITAL, GRAHAMSTON ROAD, PAISLEY, PA2 7DE

APPLICATION FOR: LISTED BUILDING CONSENT FOR DEMOLITION



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RECOMMENDATION

Disposed to grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The submitted material demonstrates that the works already undertaken were the minimum necessary to allow fire crews to safely access the premises and extinguish the fire.
- The remaining portions of the building have been demonstrated to be beyond viable repair and the extent of the fire damage is such that they have lost their intrinsic architectural and historic interest.

Description

This application seeks listed building consent for the demolition of a category B listed hospital ward situated within Dykebar Hospital to the south east of Paisley. The ward, which has been vacant for some time, was damaged by a fire between the 29th and 30th of August 2015. The fire resulted in the loss of the roof and internal walls, with parts of the building demolished on the 1st of September 2015 in order to allow for the fire to be fully extinguished. The part demolition of the building will be considered in retrospect during the assessment of a concurrent application.

The ward building, which is finished in sandstone, forms part of the Dykebar Hospital complex which is considered by Historic Environment Scotland to be a good example of the colony-style mental hospitals which were popular at the turn of the twentieth century. It is one of a number of B listed buildings spread throughout the campus.

History

15/0754/LB - Part demolition of hospital ward comprising the removal of walls, chimney stacks and roof from front, sides and rear of building (in retrospect). Concurrent application yet to be determined.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan August 2014

Policy ENV3 - Built Heritage

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Listed Buildings - Demolition of Listed Buildings

Material considerations

The Scottish Historic Environment Policy (SHEP) and associated Managing Change

in the Historic Environment Guidance Notes on Demolition .

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, the New Development Supplementary Guidance, and the general advice set out in the SHEP and the associated guidance notes.

Publicity

The application was advertised in the Paisley and Renfrewshire Gazette and the Edinburgh Gazette as an application for Listed Building Consent, with a deadline for representations of the 25th and 27th of November respectively.

Objections/ Representations

None received.

Consultations

Historic Environment Scotland - No objection.

Summary of Main Issues

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design Statement - Not applicable.

Access Statement - Not applicable.

Other Assessments

Structural Survey - Recommends the demolition of the building as damage caused by the fire has rendered it structurally unstable and incapable of repair.

Demolition Works General Specification - Details the history of the building, and the scope and extent of the demolition works.

Planning Obligation Summary - Not applicable.

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Assessment

The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.

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**Recommendation and
Reasons for Decision**

In view of the above assessment, it is considered that the demolition of the building meets two of the four statutory tests as set out in the SHEP and associated Managing Change in the Historic Environment Guidance Notes on Demolition, and the relevant Local Development Plan policies and guidance. It is therefore recommended that the Board be disposed to grant listed building consent.

Recommendation

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Reason for Decision

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