

Minute of Meeting Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 17 August 2021	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

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

Chair

Councillor McGurk, Convener, presided.

In Attendance

M Crearie, Director of Communities & Housing Services; A Morrison, Head of Economy & Development, L McIntyre, Head of Policy & Commissioning, S Marklow, Strategy & Place Manager, A Armstrong Walter, Strategic Partnership & Inequalities Manager and C Orr, Senior Communications Officer (all Chief Executive's); J Trainer, Head of Child Care & Criminal Justice (Children's Services); F Carlin, Head of Housing Services, O Reid, Head of Communities & Public Protection, C Dalrymple, Communities & Regulatory Manager, L Muirhead, Planning & Housing Manager, T Irvine, Homeless & Housing Support Services and J Murdoch, Housing Regeneration & Service Improvement Manager (all Communities & Housing Services); and K Graham, Head of Corporate Governance, M Conaghan, Legal & Democratic Services Manager, G Dickie, Partnering & Commissioning Manager, D Pole, End User Technician, R Graham, Solicitor Litigation & Licensing, S Muir, Finance Business Partner and R Devine, C MacDonald, A McNaughtan and E Gray Senior Committee Services Officers (all Finance & Resources).

Recording of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Board would be webcast live on the Council's website and outlined the rules to be followed by participants at a hybrid meeting.

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

Declarations of Interest

Councillor M MacLaren declared a non-financial interest in respect of agenda item 4 - Draft Renfrewshire Strategic Housing Investment Plan - as she was a member of the Boards of both Linstone and Williamsburgh Housing Associations and intimated that it was her intention to remain in the meeting and to take part in any discussion or voting thereon.

1 Police and Fire & Rescue Services Scrutiny Sub-committee

There was submitted the Minute of the meeting of the Sub-committee held on 18 May 2021, which forms the Appendix to this Minute.

DECIDED: That the Minute be approved.

2 General Services Revenue, Housing Account and Capital Budget Monitoring Report

There was submitted a Housing Revenue Account, Revenue and Capital Budget Monitoring report by the Director of Finance & Resources for the period 1 April 2020 to 25 June 2021.

The report stated that the projected outturn as at 25 June 2021 for all services reporting to this Policy Board was an overspend position of £0.124 million. The projected capital outturn as at 25 June 2021 for projects reporting to this Policy Board was a breakeven position against the revised budget for the year. Summaries were provided over the relevant services in the tables within the report, together with further analysis. It was noted that for financial year 2020/21 the projected outturn position was split into core and Covid-19 related variances to assist understanding of the impact of the pandemic on service finances. It was highlighted that revenue budget adjustments totalling £0.504 million, comprising an adjustment of £0.159 million to reflect the transfer of the Planning Service to the Chief Executive's Service, savings of £0.080 million within Development Control arising from the Right for Renfrewshire initiative, £0.155 million relating to the transfer of the CCTV telephone budget to ICT and £0.580 million of Government grant settlement for Criminal Justice Services had been processed since the start of the financial year. In addition, the report stated that since consideration of the previous report, capital budget changes totalling £0.496 million had arisen which reflected budget carry forward of £0.664 million from 2020/2021 to 2021/22 in respect of the completion of Council house new building projects in Johnstone Castle and Bishopton offset by the carry forward to 2022/23 of £1.160 million from the 2021/22 budget and adjustments relating to the following budget headings - Council House New Build (Gallowhill) (1 million); and Private Sector Housing Investment Programme (£0.161 million). The report detailed the reasons for the re-profiling.

DECIDED:

(a) That the projected Housing Revenue Account (HRA) and Revenue outturn position, detailed in table 1 of the report, be noted;

(b) That the projected Capital outturn position, detailed in table 2 of the report, be noted; and

(c) That the budget adjustments, detailed in sections 4 and 6 of the report, be noted.

3 **Greenspaces, Parks & Play Areas and Villages Investment Fund**

There was submitted a report by the Director of Communities & Housing Services relative to the Greenspaces, Parks & Play Areas and Villages Investment Fund (the Fund).

The report intimated that a cross-service panel of officers had been established to review and assess applications to the Fund against agreed objectives and criteria. The Director of Communities & Housing Services had been delegated authority to make grant awards under £5,000. The report indicated that in the current application round two applications, from Lochfield Ladies Social & Bowling Club and Charleston Tenants & Residents Association, full details of which were provided in Appendix 1 of the report had been assessed and met the criteria for approval of grant funding. Details of fund allocations and balances were also provided.

DECIDED:

(a) That the work currently being undertaken to support communities as they developed projects to be funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund be noted; and

(b) That it be agreed that the projects, detailed in section 3 of the report and appendix 1, be awarded grant funding totalling £60,000 to support community groups.

Declaration of Interest

Councillor M MacLaren, having previously declared an interest in the following item of business remained in the meeting.

4 **Draft Renfrewshire Strategic Housing Investment Plan**

There was submitted a joint report by the Chief Executive and Director of Communities & Housing relative to the draft Strategic Housing Investment Plan 2022/27, a copy of which was appended to the report.

The report indicated that the Strategic Housing Investment Plan (SHIP), which detailed how funding for affordable housing would be targeted to achieve the objectives contained within Renfrewshire's Local Housing Strategy, was reviewed and updated annually. A draft SHIP for the five-year period 2022/27, including a roll-forward of projects from the previous SHIP, taking account of projects which were expected to complete during 2021/22 alongside estimates of when new projects could potentially be brought forward, had been developed for consultation, following discussion with Scottish Government officials and local housing associations in Renfrewshire. The report indicated that due to the Covid-19 pandemic the delivery of projects within the current programme had been affected. Details of the Future

Resource Planning Assumptions for the period 2021/26 were provided. The report proposed that following consultation, which would be undertaken during August and September 2021, the finalised Plan would be submitted to the next meeting of this Policy Board for consideration and, if appropriate approval, prior to submission to the Scottish Government.

DECIDED: That the draft Strategic Housing Investment Plan 2022/27, appended to the report, be approved.

5 **Rapid Rehousing Transition Plan and Homelessness Update**

There was submitted a report by the Director of Communities & Housing relative to progress made in terms of the Rapid Rehousing Transition Plan 2019/24 during the initial two years of the Plan, together with a general update on homelessness in Renfrewshire and the impact of Covid-19.

The report advised that the Scottish Government had established a Homelessness & Rough-sleeping Action Group (HARSAG) during October 2017 to produce solutions to help address issues raised by homelessness and rough-sleeping. A key recommendation from the HARSAG, which was accepted by the Scottish Government, was that all local authorities required to consult on and produce a five-year Rapid Re-housing Transition Plan (RRTP) covering the period 2019/24. The RRTPs demonstrated how each local authority and its partners would ensure that those who were homeless were provided with accommodation as quickly as possible, minimised the need to stay in temporary accommodation and had greater access to an up-scaled use of the Housing First model and/or other support. Key partners including local and national Housing Associations, Renfrewshire Health & Social Care Partnership and a range of third sector organisations had been consulted on the content of a RRTP for Renfrewshire. Following review by the Scottish Government of submissions made by local authorities and agreed with CoSLA it had been decided that funding would be allocated, for 2019/22, using a formula-based distribution model, based on a three-year average of homelessness assessments, rather than on full evaluations of the RRTP's.

An appendix to the report provided a review of progress made to date in terms of the RRTP and the challenges for the Renfrewshire's RRTP in the period 2022/24. It was noted that there had been significant progress in implementing Renfrewshire's five-year RRTP, and funding from the Council and annual allocations of funding from the Scottish Government had been deployed for measures which were in line with the priorities within Renfrewshire's five-year RRTP. There was also evidence of innovative partnership working, and a range of measures in place to prevent homelessness and positively meet the needs of those who had nowhere to stay.

The report also detailed the significant impact of Covid-19 on the implementation of the Renfrewshire RRTP, the Renfrewshire's response to homelessness and a general update on homelessness and the support services provided in Renfrewshire.

DECIDED:

(a) That the progress made to date with the implementation of a Rapid Rehousing Transition Plan for Renfrewshire and the allocations of Scottish Government funding to support Rapid Rehousing Transition Plan initiatives be noted; and

(b) That the update on homelessness in Renfrewshire and the impact of Covid-19 be noted.

6 **Scottish Social Housing Charter - Annual Return 2020/21**

There was submitted a report by the Director of Communities & Housing Services relative to the Scottish Social Housing Charter Annual Return 2020/21.

The report intimated that Local Authorities and Registered Social Landlords were required to submit an Annual Return relating to their performance to the Scottish Housing Regulator (SHR) by the end of May each year. A copy of the Annual Return 2020/21 made on behalf of the Council was appended to the report and detailed Renfrewshire's performance in terms of specific indicators, referenced the challenges faced during the Covid-19 pandemic and highlighted the key priorities for the Housing Service as part of recovery planning activity. Comparative information for the previous four-year period, core contextual data submitted as part of the return and additional service and performance management information was incorporated. The report highlighted that the SHR published all social landlords' performance on its website and, in common with other social landlords, the Council was required to report its performance against the Charter to all tenants. In accordance with guidance issued by the SHR tenants would be consulted on the preferred format for the tenants' report. It was noted that the Scottish Government was undertaking consultation on the Scottish Social Housing Charter and a hyperlink to the consultation questions was provided. The deadline for submissions was 9 September 2021 and section 5 of the report outlined the terms of the proposed response prepared on behalf of the Council and approval was sought to submit this as the Council's response.

DECIDED:

(a) That the submission of Scottish Social Housing Charter performance information Annual Return 2020/21, made by the Director of Communities & Housing Services and summarised in Appendix 1 be noted;

(b) That it be agreed that recovery planning activity should focus on key areas of the housing service as noted at paragraphs 3.5 and 3.6 of the report; and

(c) That the Director of Communities & Housing Services be authorised to submit a response to the Scottish Government's consultation on the Scottish Social Housing Charter as set out in section 5 of the report.

7 **Home Energy Efficiency Programme for Scotland 2021/22 Allocation of Funding**

There was submitted a report by the Director of Communities & Housing Services relative to the Housing Energy Efficiency and Carbon Reduction Programmes and the allocation of £1,003,800 for the Renfrewshire Council area in terms of the Scottish Government's Home Energy Efficiency Programme for Scotland (HEEPS: ABS) 2021/22.

The report stated that the delivery of the 2020/21 HEEPS: ABS programme had been

significantly impacted as a consequence of the Covid-19 pandemic and accordingly, there had been a need to reprofile the timetable for the HEEPS: ABS investment programme with works being rescheduled over 2021/22. The key objectives of the programme were detailed within the report, together with the potential benefits and it was highlighted that local authorities acted as coordinating agents for all HEEPS: ABS programmes within their area. It was noted that Renfrewshire's proposed allocation of the £49 million available nationally was £1,003,800, confirmation of which had been received on 13 July 2021 and accepted by the Director of Communities & Housing Services. Homologation of this action was sought. It was noted that, as in previous years, the proposed projects, which were detailed within the report, had focused on mixed tenure blocks of solid wall construction type to support social landlords in meeting the requirements of the Energy Efficiency Standard for Social Housing. However, for the first time, an application to support a pilot scheme of funding to private homeowners in houses or wholly private blocks through a managing agent had been included within the submission and funding for this scheme had been approved. The services of the managing agent would be sought through an open tender process, with the intention of offering support to private homeowners in areas where the Council had previously carried out HEEPS: ABS investment programmes, and houses and/or blocks had not been included in the programme due to them being wholly privately owned. It was noted that the costs of the managing agent role would be met from the HEEPS: ABS funding and that uptake and success of the pilot project would be monitored, with a view to including similar projects in future applications for HEEPS: ABS funding should its success be demonstrated.

DECIDED:

(a) That the action taken by the Director of Communities, & Housing Services in accepting grant funding of £1,003,800 awarded as part of the Scottish Government's HEEPS: ABS programme for qualifying projects within the Renfrewshire Council area, be homologated; and

(b) That the Director of Communities & Housing Services be authorised to oversee delivery and operational management of the programme.

8 Private Rented Sector – Advocacy and Enforcement Initiative

Under reference to item 2 of the Minute of the meeting of the Council held on 4 March 2021 there was submitted a report by the Director of Communities & Housing Services relative to the utilisation of and outcomes to be delivered as a result of the £200,000 of funding approved for resources to improve access to advice and advocacy for private tenants and, where appropriate, to support the use of enforcement powers in recognition of the challenging time that would be experienced as temporary legal protections for tenants that had operated during Covid-19 transitioned away. The report indicated that following consideration of the opportunities to maximise the impact of the funding available the approval of this Policy Board was sought for the creation of temporary posts within the Communities & Housing Service to create a cohesive and multi-faceted support programme that delivered support to tenants facing challenging circumstances in the private-rented sector. Details of the number, paygrades and role of the posts were provided. It was highlighted that the impact of the additional resource and the benefits delivered to residents would be monitored and inform future budget considerations.

DECIDED:

(a) That the Director of Communities & Housing Services implement the measures set out within the report to improve the range of help and support provided to those living in or entering the private-rented sector; and

(b) That arrangements be made to submit update reports on activity to future meetings of this Policy Board.

9 **Review of Tenant Participation**

There was submitted a report by the Director of Communities & Housing Services relative to proposals to review and update the Council's arrangements for consulting and engaging with tenants and tenant representatives.

The report outlined the legal and regulatory standards and outcomes which the Council required to meet in relation to tenant participation and engagement. It was noted that current arrangements for tenant participation were based on the Customer Engagement Strategy approved in August 2010, with subsequent amendments and incremental additions over the years since. Reference was also made to the report on customer engagement activity which was submitted annually to this Policy Board which described the full range of tenant and resident engagement undertaken during the previous year.

The report noted that the number of active tenant groups which met the Council's registration criteria in full had reduced in recent years and had impacted on the level of tenant engagement at Neighbourhood Forums and Council-wide Forum meetings. The Housing Revenue Account included an annual budget of £269,500 for small-scale environmental works projects, with the budget disaggregated to local neighbourhood forums in proportion to the housing stock within each area. However because of low levels of attendance at most forum meetings, decisions were now often taken on local project spend with very little or no input from tenants or tenant representatives. Although the 2020 Tenant Satisfaction Survey had reported a very high level of tenant satisfaction with opportunities to participate in the Council's decision-making processes it was considered that there was a need to review and refresh arrangements to ensure that the Council was engaging as fully and effectively as possible with tenants. As a result, the report proposed that a new Tenant Participation Strategy was developed and submitted to a future meeting of this Policy Board for consideration and, if appropriate, approval. A summary of key areas, raised by tenants, for consideration, when developing the Strategy, the methodology to be employed together with anticipated timeline, were provided.

DECIDED:

(a) That it be noted that a new Tenant Participation Strategy would be developed, as outlined in the report, and submitted to a future meeting of this Policy Board for approval;

(b) That it be noted that external consultancy advice would be commissioned from an organisation which specialised in providing best practice advice and support to tenants and social landlords on tenant participation issues; and

(c) That it be agreed that while consideration was given to the ongoing arrangements for Local Neighbourhood Forum, the 2021/22 project budget of £269,500, be utilised

to deliver the existing lists of small-scale projects which had previously been identified by Forum Members.

10 **Consultation on (1) The Introduction of New Legislation on the Sale and Use of Fireworks in Scotland, and (2) Tackling the Misuse of Pyrotechnics**

There was submitted a report by the Director of Communities & Housing Services relative to the Scottish Government consultation on the the introduction of new legislation on the sale and use of fireworks in Scotland and tackling the misuse of pyrotechnics.

The report referenced the legislative framework relating to fireworks, previous consultations undertaken in respect of fireworks together with analysis of responses and findings, the Fireworks Action Plan published by the Scottish Government to address the concerns raised, the work of the Fireworks Review Group in considering options for controls which had resulted in the proposals implemented in June 2021 via secondary legislation. The report advised that the current consultation, launched in June 2021, sought views on proposals for primary legislation introducing more wide-ranging and holistic controls on both consumer fireworks as well as pyrotechnic articles such as smoke bombs, distress flares etc. A summary of the proposed controls was outlined within the report.

The draft response prepared on behalf of the Council, a copy of which was appended to the report, was supportive of the additional primary legislation and controls proposed and confirmed the view that these would enhance the ability of regulators and Police Scotland to control the use and sale of fireworks and pyrotechnic articles in ways that aligned with and supported feedback that had been received locally from communities in Renfrewshire. It was highlighted that the response indicated that the introduction of “no fireworks control areas” would not be of assistance and should be reconsidered or deferred and that in considering the draft response it should be noted that Section 2 of the consultation related to pyrotechnic articles and that the proposed enforcement proposals and powers would be the sole responsibility of Police Scotland.

DECIDED: That the draft response to the consultation on the the introduction of new legislation on the sale and use of fireworks in Scotland, and tackling the misuse of pyrotechnics, a copy of which appended to the report, be approved and submitted to the Scottish Government.

11 **Community Learning and Development Strategy**

There was submitted a report by the Director of Communities & Housing Services relative to the Community Learning Strategy 2021/24.

The report stated in terms of the Community Learning and Development (Scotland) Regulations 2013 local authorities required to produce a three-year plan detailing how Community Learning and Development services would be delivered within the local area. The Community Learning and Development Strategy 2021/24 was due to be operational by mid-September 2021.

The draft Strategy 2021/24, a copy of which was appended to the report included the vision and priorities for Renfrewshire's Community Learning and Development services, taking account of the shared values identified by the Community Learning and Development Standards Council and was based on the Renfrewshire Community Plan Vision and priorities. A copy of the draft Strategy was appended to the report and detailed actions and work that would be progressed by partners over the next three-year period to support and deliver the vision and priorities. This ensured the work of the service supported the agreed priorities and focus of the Renfrewshire Community Planning Partnership and placed Renfrewshire communities and community wellbeing at the heart of shaping all work of community learning and development partners. It was highlighted that during the first year of the Strategy there would be a specific focus on considering the impact of COVID on local communities and their recovery and addressing them while reshaping the service to better meet the changing needs and expectations of the community.

DECIDED: That the Council's Community Learning and Development Strategy 2021/24, a copy of which was appended to the report, be approved.

12 **Renfrewshire Planning Performance Framework 2020/21**

There was submitted a report by the Chief Executive relative to the Renfrewshire Planning Performance Framework 2020/21. The Convener advised that an amended version of the report, with the correct hyperlink to the Renfrewshire Planning Performance Framework 2020/21 report on the Council website, had been circulated to members

The report stated that a system of performance management for planning had been established by local authorities and the Scottish Government, which required all planning authorities to produce an annual Planning Performance Framework. The Framework had been developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to speed of decision making; providing certainty through timescales, process and advice; delivery of good quality development; project management; communication and engagement; and an overall 'open for business' attitude. It was noted that the Framework was not a policy document but provided planning authorities with an opportunity to demonstrate continuous changes implemented, achievements and lessons learned. The report indicated that the Council continued to perform well in terms of the Scottish average and was committed to continuous improvement in the services it provided in its role as local Planning Authority.

DECIDED: That the Renfrewshire Planning Performance Framework 2020/21, to which a hyperlink was provided within the report, and which had been submitted to the Scottish Government on 30 July 2021, be noted.

13 **Listed Buildings and Built Heritage**

There was submitted a report by the Chief Executive relative to safeguarding of listed buildings and the building heritage in Renfrewshire.

The report advised that there were 555 listed buildings in Renfrewshire, reaffirmed Renfrewshire Council's commitment to safeguarding its built heritage and proposed

adoption of an approach which involved the monitoring of the Historic Environment Scotland's (HES) Buildings at Risk Register (BARR) and Council intervention in sites with the greatest potential to reap wider social and economic benefits but where market interest had failed.

A comprehensive database of all listed buildings had been compiled and an Appendix to the report provided key statistical information, together with details of advice and assistance available for owners and developers. It was highlighted that currently there were 30 buildings in Renfrewshire on Historic Environment Scotland's (HES) Buildings at Risk Register (BARR). This figure had reduced from 43 in 2017 as restoration projects had been completed successfully and the buildings involved had been brought back into use. Eight buildings at risk had been identified as priorities for the Council and were detailed within table 1 of the report. The report stated that for those buildings in private ownership which were identified the starting point for the Council would be dialogue with owners to understand their position and aspirations for their buildings, made reference to legislative powers currently available to the Council to ensure buildings did not become a hazard and potential future options in terms of compulsory sales orders and the removal of exemption from business rates for non-domestic listed buildings which were vacant.

Councillor McNaughtan, seconded by Councillor McGurk, moved (a) that the progress on the Buildings at Risk Register (BARR) be noted and that dialogue continue with Historic Environment Scotland to ensure that the BARR, as it related to Renfrewshire, was accurate; and (b) that the basis of further Council intervention be agreed and that the Regeneration Team prioritise work to develop appropriate solutions for properties identified in Table 1 within the report.

Councillor Andy Doig, seconded by Councillor Rodden, moved as an amendment that in addition the Board agree, as the basis of further Council intervention, that Renfrewshire Council seek to liaise with Historic Environment Scotland (HES), the National Trust for Scotland, Johnstone History Society, Johnstone Community Council, and local elected members, to seek HES, or comparable, funding to remediate the Quarrelton Schoolhouse into a historic landmark comparable to the Sma Shot Cottage in Paisley and the Weavers Cottage in Kilbarchan.

On the roll being called, the following members voted for the amendment: Councillors Binks, Devine, Andy Doig, Graham, Paterson and Rodden

The following members voted for the motion: Councillors Brown, Burns, J MacLaren, K MacLaren, M MacLaren, McGurk, McNaughtan and Nicolson.

6 members having voted for the amendment and 8 members having voted for the motion, the motion was accordingly declared carried.

DECIDED:

(a) That the progress on the Buildings at Risk Register (BARR) be noted and that dialogue continue with Historic Environment Scotland to ensure that the BARR, as it related to Renfrewshire, was accurate; and

(b) That the basis of further Council intervention be agreed and that the Regeneration Team prioritise work to develop appropriate solutions for properties identified in Table 1 within the report.

14 **Developer Contributions**

Under reference to item 4 of the Minute of the meeting of the Council held on 13 May 2021 there was submitted a report by the Chief Executive relative to the legal status of monies received in respect of the Section 50 agreement for planning permission 90/0661/PP granted in 1992 and detailing other monies which the Council had received in terms of similar planning application agreements where the monies were still unspent.

The report advised that planning application 90/0661/PP which related to the erection of a residential development (in outline) at land at Church Street/Lochlip Road, Lochwinnoch had been granted planning permission subject to conditions and the applicants entering into a Section 50 agreement. The terms of the Section 50 agreement resulted in Renfrew District Council, the local authority at the time, receiving a payment of £44,000 in respect of the provision of a suitable industrial site within Lochwinnoch. It was noted that the £44,000 had never been utilised and was currently held by Renfrewshire Council. The local community had requested that these monies be re-allocated to other projects that benefited the local community. The applicants for the original planning permission, Ogilvie Homes, had confirmed that they had no objection to Renfrewshire Council utilising the £44,000 in question for other projects that benefited the local community and it was proposed that the Head of Economy & Development consider the parameters of the re-allocation of these funds and submit proposals to a future meeting of this Policy Board for consideration.

Clarification was also provided within the report in respect of other monies currently held by Renfrewshire Council in terms of various Section 50, 69 and 75 agreements.

DECIDED:

- (a) That the agreement of Ogilvie Homes to re-allocate the £44,000 held by Renfrewshire Council for projects benefiting the local community of Lochwinnoch be noted;
- (b) That the Head of Economy & Development consider the parameters of the re-allocation of these funds and prepare and submit proposals for consideration to a future meeting of this Policy Board as to how this might be implemented;
- (c) That the funds held by Renfrewshire Council in respect of various Section 50, Section 69 and Section 75 agreements detailed in the report be noted;
- (d) That the Head of Economy & Development contact the applicants who had made contributions in respect of Fastlink and seek their agreement to re-purpose these funds;
- (e) That it be noted that further investigations were underway in respect of some of the specific contributions received and a further report in this connection would be submitted to a future meeting of this Policy Board; and
- (f) That it be noted that an annual report would be submitted to a future meeting of this Policy Board outlining the funds held in terms of all current Section 69 and 75 legal agreements associated with planning permissions in Renfrewshire and their purpose.

15 **Proposal of Application Notice**

The Convener advised that consideration of the report by the Chief Executive relative to proposal of application notice 21/1358/PN was withdrawn.

DECIDED: That it be noted that the report had been withdrawn.

16 **Planning Applications**

There were submitted reports by the Chief Executive relative to the following applications for planning permission that required to be determined by the Board.

(A) 20/0793/PP - Ward 7: Erection of a grid stability facility, including grid stability unit with associated ancillary equipment, access, landscaping, drainage, car parking, operations centre and boundary enclosures at Neilston Grid Electricity Sub - Station Complex Gleniffer Road Paisley by WP Grid Services

Councillor McGurk, seconded by Councillor Devine, moved that the application be granted subject to the conditions and reasons detailed within the report and the applicants entering a Section 75 agreement to secure the reinstatement of off-site road repairs following the construction works. This was agreed.

DECIDED: That the application be granted subject to the conditions and reasons detailed within the report and the applicants entering a Section 75 agreement to secure the reinstatement of off-site road repairs following the construction works

(B) 20/0195/PP - Ward 9: Erection of holiday lodge at Site On Northern Boundary Of High Linthills Linthills Road Lochwinnoch by Mr R Seaton

Councillor McNaughtan, seconded by Councillor McGurk, moved that consideration of the application be continued for a site visit.

Councillor Doig, seconded by Councillor Rodden, moved as an amendment that the application be refused for the following reasons;

(i) The Roads infrastructure was not suitable for the anticipated increased traffic associated with the proposal;

(ii) The loss of biodiversity contrary to the Development Plan;

(iii) Creates an undesirable precedent in Clyde Muirshiel Regional Park; and

(iv) The overall development impact outweighs the resulting economic opportunity.

On the roll being called, the following members voted for the amendment: Councillors Binks, Brown, Devine, Andy Doig, Graham, J MacLaren, K MacLaren, M MacLaren, Paterson and Rodden.

The following members voted for the motion: Councillors Burns, McGurk,

McNaughtan and Nicolson.

10 members having voted for the amendment and 4 members having voted for the motion, the amendment was accordingly declared carried.

DECIDED: That that the application be refused for the following reasons;

(i) The Roads infrastructure was not suitable for the anticipated increased traffic associated with the proposal;

(ii) The loss of biodiversity contrary to the Development Plan;

(iii) Creates an undesirable precedent in Clyde Muirshiel Regional Park; and

(iv) The overall development impact outweighs the resulting economic opportunity.

(C) 21/1022/PP - Ward 11 - Erection of residential development comprising 25 dwellinghouses at Mar Hall Mar Hall Drive Bishopton Renfrewshire PA7 5NW by Mar Estates Ltd.

Councillor McGurk, seconded by Councillor McNaughtan, moved that the application be granted subject to the conditions and reasons detailed within the report This was agreed.

During consideration of the application it was proposed that, as discussed previously by the Board, that details of parking arrangements associated with development proposals be included within the Report of Handling. This was agreed.

DECIDED:

(i) That the application be granted subject to the conditions and reasons detailed within the report; and

(ii) That it be further agreed that future reports include details of parking arrangements associated with development proposals within future Reports of Handling.

(D) 21/1130/PP - Ward 9 : Erection of 10 glamping pods at Bowfield Hotel And Country Club Bowfield Road Howwood Johnstone Renfrewshire PA9 1DZ by Manorview Group.

Councillor McNaughtan, seconded by Councillor McGurk, moved that the application be granted subject to the conditions and reasons detailed within the report.

Councillor Rodden, seconded by Councillor Andy Doig, moved as an amendment that the application be refused for the following reasons;

(i) The noise and disturbance associated with use of the pods would have an adverse impact on the amenity of nearby residents;

(ii) The scale, nature and siting of the development would not be compatible with neighbouring residential uses and consequently did not accord with Policy E4 of the Local Development;

(iii) The significant impact on local road and sewerage infrastructure;

(iv) The road infrastructure was not considered suitable for the increased traffic associated with the proposal; and

(v) The junction of the Bowfield Country Club, the B776 which was a rural road, was sub-standard and dangerous.

On the roll being called, the following members voted for the amendment: Councillors Binks, Brown, Burns, Devine, Andy Doig, Graham, J MacLaren, K MacLaren, M MacLaren, Paterson and Rodden

The following members voted for the motion: Councillors McGurk, McNaughtan and Nicolson.

11 members having voted for the amendment and 3 members having voted for the motion, the amendment was accordingly declared carried.

During consideration of the application it was proposed that the rationale for adopting the stated position in terms of traffic/road issues be included within the Report of Handling for all future applications. This was agreed.

DECIDED: That that the application be refused for the following reasons

(i) The noise and disturbance associated with use of the pods would have an adverse impact on the amenity of nearby residents;

(ii) The scale, nature and siting of the development would not be compatible with neighbouring residential uses and consequently did not accord with Policy E4 of the Local Development;

(iii) The significant impact on local road and sewerage infrastructure;

(iv) The road infrastructure was not considered suitable for the increased traffic associated with the proposal;

(v) The junction of the Bowfield Country Club, the B776 which was a rural road, was sub-standard and dangerous; and

(vi) That it be further agreed that the rationale for adopting the stated position in terms of traffic/road issues be included within the Report of Handling for all future applications.