



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.
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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.
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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.
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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.
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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.

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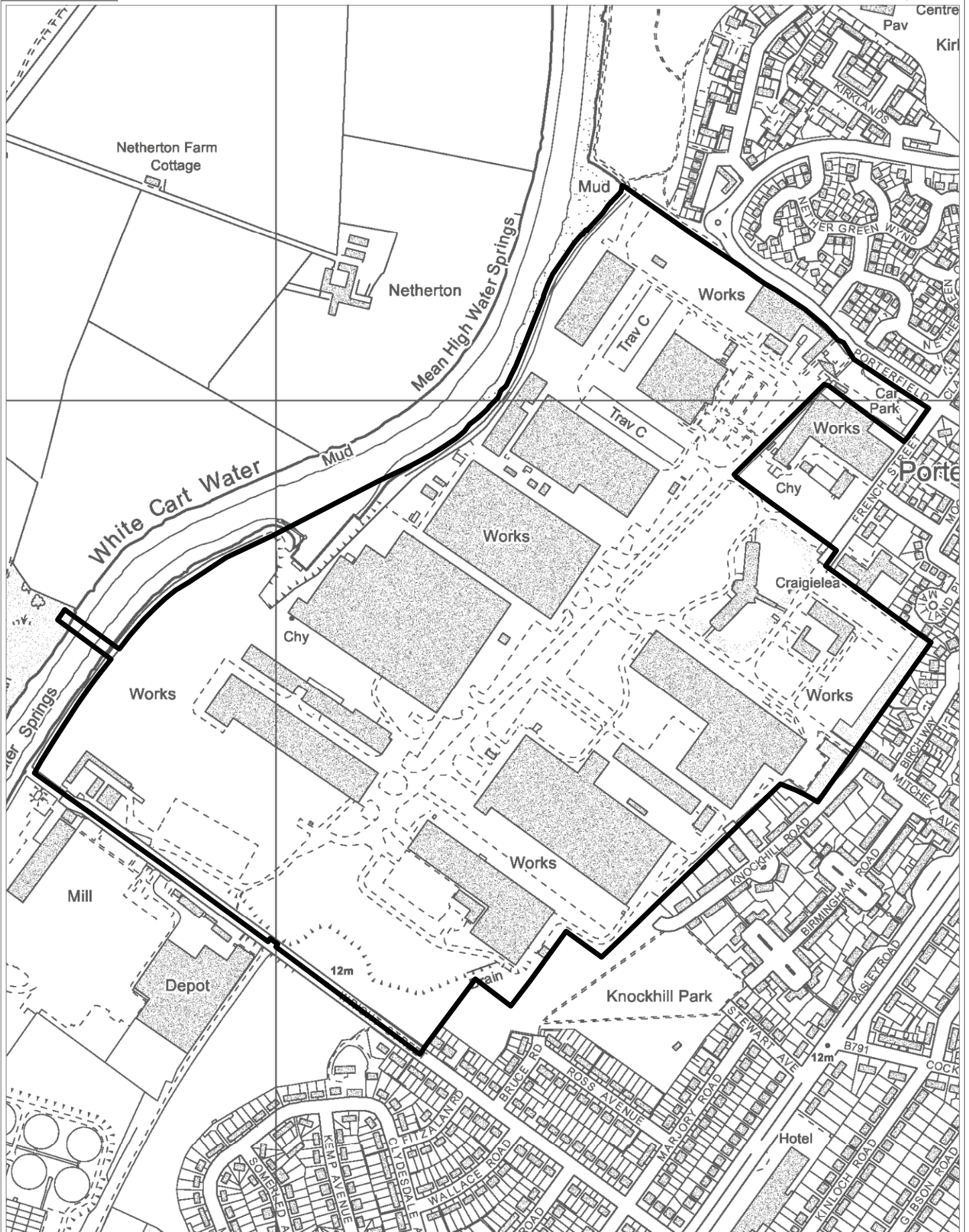


Renfrewshire
Council

Westway Proposed SPZ Boundary



1:6,000



User: ptpollockc1

0 75 150 300 450 600
Metres

Date: 21/12/2015

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