

## Minute of Meeting Communities, Housing & Planning Policy Board

| Date                 | Time  | Venue                     |
|----------------------|-------|---------------------------|
| Tuesday, 18 May 2021 | 13:00 | Microsoft TEAMS Platform, |

**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, Councillor James Sheridan

### Chair

Councillor McGurk, Convener, presided.

### In Attendance

M Crearie, Director of Communities and Housing Services; A Morrison, Head of Economy & Development, L McIntyre, Head of Policy & Commissioning, D Love, Chief Planning Officer, 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 and J Murdoch, Housing Regeneration & Service Improvement Manager (all Communities & Housing Services); and K Graham, Head of Corporate Governance, D Pole, End User Technician, R Graham, Solicitor Litigation & Licensing, S Muir, Finance Business Partner, R Devine, Senior Committee Services Officer and K O'Neill, Assistant Democratic/Depute District Registration Services Officer (all Finance & Resources).

### Welcome

The Convener welcomed Councillor Paterson and David Love, Chief Planning Officer, to their first meeting of the Policy Board since their appointments.

## **Declarations of Interest**

Councillor Nicolson declared a non-financial interest in respect of agenda item 4 – Greenspaces, Parks and Play Areas and Villages Investment Fund - as he was a member of Inchinnan Development Trust and intimated that it was his intention to remain in the meeting and to take part in any discussion or voting thereon.

Councillor J MacLaren declared an interest in respect of agenda items 6 and 7 – Housing-led Regeneration and Renewal Programme for Renfrewshire and Paisley West End- Housing Regeneration Update respectively - as he was a resident and property owner in the area and intimated that it was his 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 Note of the inquorate meeting of the meeting of the Police and Fire & Rescue Scrutiny Sub-committee held on 16 March 2021 and the Minute of the meeting of the Sub-committee held on 23 March 2021, which form Appendices to this Minute.

The Convener highlighted that a copy of the Elected Members - Personal Safety protocol had been circulated to elected members.

**DECIDED:** That the Minute be approved.

### **2 Housing Revenue Account, Revenue and Capital Budget Monitoring Report**

There was submitted a joint Housing Revenue Account, Revenue and Capital Budget Monitoring report by the Director of Finance & Resources for the period 1 April 2020 to 5 March 2021.

The report stated that the projected revenue outturn at 31 March 2021 for all services reporting to this Policy Board was an overspend position of £1.137 million. The projected capital outturn at 31 March 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 a net reduction of £211,000, comprising a reduction of £209,000 in employee costs as a result of the Community Development and Community Protection workstreams within the Right for Renfrewshire Programme and the transfer of £2,000 to Finance & Resources representing a centralisation of budget resources to fund the cost of the Council's Copyright licence. In addition, the Board was advised that since consideration of the previous report, capital budget changes totalling £0.784 million had arisen which reflected Budget re-profiling from

2021/22 to 2020/21 in respect of the following budget heading; Improvements to Existing Properties (£0.430 million); and from 2020/21 to 2021/22 in respect of the following budget headings Council House New Build (£0.588 million); Other Assets (£0.433 million); Local Green Area Projects (£0.057 million); and Private Sector Housing Grant (£0.136 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 **Community Empowerment Fund**

There was submitted a report by the Chief Executive relative to applications received for funding from the Community Empowerment Fund in the fourteenth round of funding.

The report outlined the key objectives and aims of the Community Empowerment Fund and indicated that two new applications had been received and considered for funding, together with one deferred application. Summaries of applications for funding from Friends of Howwood Park, Paisley Community Trust and Thorn Athletics Club were provided. The total value of requested grant funding during the current round was £150,000. The recommendations of the cross-service panel of officers, for determination in respect of each of these applications were detailed within the report and Appendix 1. The Convener proposed that the request from Paisley Community Trust be awarded £15,600 from the Community Empowerment Fund to support the organisation to meet the requirements of an application for external funding. This was agreed.

**DECIDED:** That the Board approve the recommendations, detailed in section 4 of the report and Appendix 1, to award £50,000 to Friends of Howwood Park and £15,600 to Paisley Community Trust, subject to the conditions detailed in the report, and to continue consideration of the application submitted by Thorn Athletics Club.

### **Declaration of Interest**

Councillor Nicolson having previously declared an interest in the following item of business remained in the meeting.

### 4 **Greenspaces, Parks and 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.

A cross-service panel of officers had been established to review and assess applications to the Greenspaces, Parks & Play Areas and Villages Investment Fund

against agreed objectives and criteria. The Director of Communities & Housing Services had been delegated authority to make grant awards under £5,000. Details of awards made in terms of this delegated authority, which had not previously been reported to this Policy Board, were detailed within Appendix 1.

The report indicated that interested groups had been invited to submit projects by 31 March 2021 to have the best opportunity to gain funding and that this had generated receipt of 18 applications, 15 of which sought awards of more than £10,000, for assessment during this funding round. Summaries of the projects were provided together with the balance of funds and details of awards, groups, projects, areas and categories that had previously received funding.

The report highlighted that (i) Sandyflats Tenants and Residents Association, which had previously been awarded £50,000, had folded in December 2020 with the Chair of the group unable to recruit a new administration. The Chair had however continued to inspire local activity with regular litterpicks, had commissioned an artist to paint a mural on the neighbourhood shop wall and been successful in engaging the community to complete the artwork. It was proposed that the previously awarded £50,000 be used, by the Council, to upgrade Sandyflats Park in line with the proposals previously agreed by the community and approved by the Board; (ii) Spateston Tenants and Residents Association had applied for £40,000 for Phase 2 of their community park although Phase 1 had not yet been delivered. The group aspired to ultimately deliver £100,000 of improvements in the local park. Suppliers had advised the group that it would be more cost effective to deliver the proposals in one project rather than on a phased basis and consequently the group was now seeking approval of phase 2 funding to allow them to move forward on that basis. It was noted that Renfrewshire Council would arrange installation of the community designed park and pay the supplier directly.

**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;

(b) That the award of grants in terms of delegated authority, totalling £14,900 to community groups detailed in Appendix 1 of the report be noted;

(c) That it be agreed that the projects, detailed in section 3 of the report and Appendix 1, be awarded grant funding totalling £533,000 to support community groups; and

(d) That it be agreed that the £50,000 funding previously awarded to Sandyflats Tenants & Residents Association be used to upgrade Sandyflats Park in line with the proposals which previously received the agreement of the community and had been approved by the Board.

5(a) **Communities & Housing Services Service Improvement Plan 2020/21 Outturn Report**

There was submitted a report by the Director of Communities & Housing Services relative to performance to deliver the Communities & Housing Service Improvement Plan during the 12-month period to 31 March 2021.

The report provided a summary of the performance of Communities & Housing Services during 2020/21, with a detailed explanation on all relevant actions and performance indicators, including details of actions delayed or cancelled as a consequence of Covid-19 restrictions and/or the need to refocus service priorities in order to manage the pandemic response.

The report reminded members that the Service Improvement Plan (SIP) sat beneath the Council Plan and Community Plan, and along with the service's risk register and workforce plan formed a suite of documents which provided the strategic direction for the service. Service Improvement Plans were aligned to the priorities set out in the Council Plan 2017/2022 and included those areas of the Council Plan for which Communities & Housing Services was the lead. During March 2020, the service had identified key actions it aimed to achieve over the next three-year period, in order to deliver improved outcomes for local people and communities and contribute to the delivery of the Council Plan. Given the unprecedented nature of events in 2020/21, these three-year plans had been replaced by Service Delivery Plans which had focused on a single year, 2021/22, and outlined what each service planned to do to mitigate the effects of the pandemic and associated restrictions, as well as actions to support recovery and renewal.

The Communities & Housing Services Service Delivery Plan had previously been considered at the meetings of this Policy Board and the Infrastructure, Land & Environment Policy Board held on 16 and 24 March 2021 respectively. The report highlighted that the action plan was the core of the Service Improvement Plan, setting out the priorities being addressed, the key tasks to be implemented, the implementation timetable and the measures of success. The service scorecard set out a range of key indicators against which aspects of performance were measured. In addition, it was noted that the Covid-19 pandemic had had a significant impact on the operation of the Council and on how services were delivered. Whilst there had been periods where national policy required some services be paused, most service areas delivered by Communities & Housing had continued throughout the year and adapted to new ways of working. At the same time, the Council had taken on additional tasks directly related to supporting residents through the pandemic, whether as a single agency or in partnership with other public and third sector organisations.

The report also highlighted that the work of Future Paisley, across the Council and its key partners, had been broadened to focus on a wider set of strategic objectives both for Paisley and the wider geography of Renfrewshire and now sat within the Chief Executive's Service; and that Building Standards, Planning and employees involved in the preparation of the Local Housing Strategy had also transferred to the Chief Executive's Service. The Service Improvement Plans had been approved by relevant policy boards during March 2020 and contained actions and Performance indicators for these areas which, until January, sat within Communities, Housing & Planning Services. In order to keep the governance correct with the approved Plan, updates for 2020/21 for these service areas had been included within the report, however it was noted that in future, these service areas would be reported within the Chief Executive's Service Delivery Plan.

**DECIDED:**

- (i) That the report be noted;

(ii) That it be noted that the Communities & Housing Services Service Improvement Plan outturn report would also be submitted to the Infrastructure, Land & Environment Policy Board in respect of areas of activity that were within the remit of that Board;

(iii) That progress relative to areas of service performance within the remit of this Board be noted; and

(iv) That progress relative to actions and performance in the action plan be noted.

5(b) **Children's Services Service Improvement Plan 2020/21 Outturn Report**

There was submitted a report by the Director of Children's Services relative to performance to deliver the Children's Services Service Improvement Plan during the 12-month period to 31 March 2021.

The report provided a summary of the performance of Children's Services during 2020/21, with a detailed explanation on all relevant actions and performance indicators, including details of actions delayed or cancelled as a consequence of Covid-19 restrictions and/or the need to refocus service priorities in order to manage the pandemic response.

The report reminded members that the Service Improvement Plan (SIP) sat beneath the Council Plan and Community Plan, and along with the service's risk register and workforce plan formed a suite of documents which provided the strategic direction for the service. Service Improvement Plans were aligned to the priorities set out in the Council Plan 2017/2022 and included those areas of the Council Plan for which Children's Services was the lead. During March 2020, the service had identified key actions it aimed to achieve over the next three-year period, in order to deliver improved outcomes for local people and communities and contribute to the delivery of the Council Plan. Given the unprecedented nature of events in 2020/21, these three-year plans had been replaced by Service Delivery Plans which had focused on a single year, 2021/22, and outlined what each service planned to do to mitigate the effects of the pandemic and associated restrictions, as well as actions to support recovery and renewal.

The Children's Services Service Delivery Plan had previously been considered at the meetings of this Policy Board and the Education & Children's Services Policy Board held on 16 and 18 March 2021 respectively. The report highlighted that the action plan was the core of the Service Improvement Plan, setting out the priorities being addressed, the key tasks to be implemented, the implementation timetable and the measures of success. The service scorecard set out a range of key indicators against which aspects of performance were measured. In addition, it was noted that the Covid-19 pandemic had had a significant impact on the operation of the Council and on how services were delivered. Despite the challenges of maintaining services throughout different stages of restrictions, Children's Services had continued to deliver on its priorities and selected achievements were highlighted in Section 4 of the report.

**DECIDED:**

(i) That the report be noted;

(ii) That it be noted that the Children's Services Service Improvement Plan outturn report would also be submitted to the Education & Children's Services Policy Board in respect of areas of activity that were within the remit of that Board; and

(iii) That the achievements of Children's Services during 2020/21 relative to areas of service performance within the remit of this Board be noted.

## **Declaration of Interest**

Councillor J MacLaren having previously declared an interest in the following two items of business remained in the meeting.

### **6 Housing-led Regeneration and Renewal Programme for Renfrewshire**

Under reference to item 3(d) of the Minute of the meeting of the Council held on 17 December 2020 there was submitted a report by the Director of Communities & Housing Services relative to the consultation phase and investment proposals for the first phase housing investment areas as well as an indicative timeline for the consultation phase of the major programme of the housing-led regeneration and renewal investment programme to deliver modern, high quality, energy efficient, affordable Council housing.

The report indicated that the first phase of the investment programme would be targeted at eight areas, detailed within section 3 of the report, and outlined the rationale and selection process for inclusion of these areas within the first phase. Appendix 1 of the report outlined the assessment and investment proposals for each area. It was noted that in four of the eight regeneration areas there were proposals for potential demolition of some properties. The addresses of properties that were indicatively proposed for demolition were listed in a table within the report and shown on the plans within the Appendix to the report. It was highlighted that all Council tenants affected by demolition would be offered suitable alternative accommodation in line with the Council's housing allocation policy. Furthermore, options for private owners of property affected by the regeneration proposals were also outlined within the report. The report emphasised that new build housing, at a lower density, was proposed within the investment proposals for each of the areas where demolition of properties was being considered. It was also highlighted that a key objective of the regeneration investment programme, where demolition was proposed, was to deliver homes of a suitable type and size to meet current and future needs and to enable existing households to remain in the area where possible. Authority was sought to consult with local communities, tenants, residents, and owners on the proposals. A broad framework and timeframe for undertaking the consultation and for reporting the outcome to a future meeting of this Policy Board was provided.

Following discussion it was proposed and agreed that a report be submitted to a future meeting of this Policy Board on "alternatives to the bland metal shutters over the windows of vacant properties to avoid the eyesore that we see in other regeneration areas."

## **DECIDED:**

- (a) That the Director of Communities & Housing Services be authorised to consult on the development of a regeneration and renewal strategy for the eight areas as detailed in Appendix 1;
- (b) That the indicative timescales for consultation with tenants, residents, owners and local communities, as set out in section 4 of this report be noted;
- (c) That it be agreed that, in those areas where demolition was proposed, as detailed in Table 2 of the report, any properties which were currently void were not re-let and any properties which became vacant were not re-let pending the outcome of the consultation;
- (d) That the proposed amendments to the Council's Acquisition Scheme for Private Housing, as detailed in section 3 of the report, be approved to enable the acquisition of privately owned properties within identified regeneration areas where this would help consolidate ownership and facilitate delivery of the investment programme in these areas; and
- (e) That that a report be submitted to a future meeting of this Policy Board on "alternatives to the bland metal shutters over the windows of vacant properties to avoid the eyesore that we see in other regeneration areas.

## **7 Paisley West End - Housing Regeneration Update**

Under reference to item 7 of the Minute of the meeting of this Policy Board held on 18 August 2020 there was submitted a report by the Director of Communities & Housing Services relative to the regeneration of Paisley's West End, and the activity, being led by Sanctuary Scotland Housing Association (SSHA), to voluntarily acquire privately owned properties within the area and seeking authority to pursue a Compulsory Purchase Order application with the Scottish Government to enable the acquisition of privately-owned properties between 26 and 34 Well Street, Paisley.

The Board was reminded that a Regeneration Masterplan for Paisley West End, to be implemented in partnership with SSHA, had been approved at the meeting of the Leadership Board held on 12 December 2017. The agreed Masterplan involved the demolition of existing residential and commercial properties at Well Street, Underwood Lane and Clavering Street East, Paisley and the development of new homes on the cleared sites. The Board had also agreed that the Council would use Compulsory Purchase powers to facilitate delivery of the Masterplan if SSHA was not able, despite all reasonable attempts, to voluntarily acquire all privately owned properties within the designated area.

The report highlighted that all Council tenants within the Masterplan area had been rehoused and that vacant properties and land would be transferred to SSHA in line with their phasing strategy. As part of the delivery of the first phase of redevelopment, demolition of the former student accommodation in Underwood Lane, Paisley had been completed and a planning application for 35 new residential units at Underwood Lane and Sutherland Street, Paisley approved with construction work expected to start on site during late 2021/ early 2022. It was anticipated that the works would take around 12 months to complete. Provision had been included within Renfrewshire's Strategic Housing Investment Plan (SHIP) for grant funding,



from the Scottish Government, to support delivery, by SSHA, of these new affordable homes and provide a mix of housing for social rent and shared equity. It was noted that since approval of the Masterplan, there had been significant changes in the economy and housing market which might affect the tenure and type of new housing which could be delivered in the area. Following a tender exercise, SSHA expected to appoint design consultants to refresh and further develop the Masterplan, taking account of changing circumstances. An update on this work would be submitted to a future meeting of this Policy Board following further consultation over the summer months.

The report stated that Phase 2 of Sanctuary's delivery plan for Paisley West End included the tenements between 24 - 34 Well Street, Paisley, 49 properties in total, of which 37 were owned either by the Council or SSHA. Despite attempts by SSHA, it had not yet been possible to achieve full voluntary acquisition of all private properties in the tenements at 24 - 34 Well Street, Paisley. Information had been shared with the Council by SSHA which demonstrated their level of engagement with owners. Of the 12 properties which remained in private ownership eight were residential, none of which were occupied by resident owners, and four were commercial units, although only 2 were currently trading. Negotiations were continuing and it was anticipated that it might be possible to reach voluntary agreement with some of the remaining owners, however to avoid further delay in progressing demolition and redevelopment, it was now considered appropriate to instigate the promotion and submission to the Scottish Government of a Compulsory Purchase Order, together with all required supporting evidence, in respect of the 12 properties detailed in Table 1 of the report for use in the event it was not possible to secure voluntary acquisition

**DECIDED:** That the Director of Communities & Housing Services be authorised to pursue the compulsory acquisition by the promotion and submission for confirmation to the Scottish Ministers of Compulsory Purchase Orders in respect of the 12 privately owned properties, identified in Table 1 of the report, to enable the West End Masterplan to be progressed.

## 8 **Tannahill Area, Ferguslie Park – Housing Regeneration Update**

Under reference to item 5 of the Minute of the meeting of this Policy Board held on 27 October 2020 there was submitted a report by the Director of Communities & Housing Services relative to progress in implementing the housing investment strategy for the Tannahill area of Paisley, including the development of 101 newbuild properties, and also providing an interim update on the Making of Ferguslie community consultation which would inform the development of a wider Development Framework for the Ferguslie Park area.

The report made reference to the decisions taken at the meetings of the Communities, Housing & Planning Policy Board held on 30 October 2018 and the Finance, Resources and Customer Services Policy Board held on 4 September 2019 to (i) approve a housing investment strategy for the Tannahill area of Paisley, involving the construction of 101 newbuild Council homes and the preparation of a Development Framework for the wider Ferguslie Park area in consultation with the local community; and (ii) to award a contract to AS Homes (Scotland) Limited for the design and build of 101 new Council dwellings on the site of the former St Fergus' Primary School. It was highlighted that AS Homes (Scotland) had commenced on site with completion of the works expected during winter 2022. Housing applications had begun to be registered for Tannahill tenants and residents noting their housing

needs and preferences to inform rehousing and handover arrangements. Safety and security concerns, raised by local residents and community groups, arising from the increasing proportion of vacant properties in the area were outlined within the report and authority was now sought for an early phase of demolition of wholly vacated blocks, detailed in section 4 of the report, to address these concerns.

To complement the housing investment strategy for Tannahill, this Policy Board had previously agreed that a Development Framework for the wider Ferguslie Park area be prepared in consultation with the local community. During early 2020 and prior to the Covid-19 outbreak, a consultant team led by regeneration specialists Collective Architecture had taken forward a successful series of events. These events had generated a positive and wide-ranging portfolio of views and ideas to inform the Development Framework. As a result of the pandemic, a second phase of consultation on the emerging ideas and potential projects had been delayed and officers had developed alternative approaches for engaging with the local community. It was now planned to progress the second phase of consultation on the framework, the outcomes of which would be reported to a future meeting of the Leadership Board together with the finalised Development Framework.

**DECIDED:**

(a) That the positive progress on the Tannahill area housing regeneration and that works had begun on 101 new build Council houses be noted; and

(b) That it be agreed that demolition works should be progressed to address the potential safety and security concerns as set out in section 4 of the report.

**9 Private Sector Housing Investment Programme 2021/22**

There was submitted a report by the Director of Communities & Housing Services relative to the Private Sector Housing Investment Programme requirements for 2021/22.

The report made reference to the decision taken at the meeting of the Council held on 4 March 2021 to approve the report entitled 'Non Housing Capital Investment Programme 2021/22 – 2023/24' which had included funding provision for Capital and Revenue Private Sector Housing Grant (PSHG) expenditure during 2021/22. Based on the Council budget approval and taking account of the most up to date expenditure projections, the report updated the programme requirements for the period 2021/22 to support owner participation on a range of programmes. A copy of the PSHG Investment Programme 2021/22 was appended to the report. The requirement to manage PSHG capital and revenue resource in a flexible manner in terms of the drawdown of funds, to reflect the timing of the settlement of final accounts associated with owners in the Housing Investment Programme was highlighted. In addition it was noted that funds were held in reserve to support owners involved in the Orchard Street Housing Renewal Area tenement refurbishment project, as noted at the meeting of this Policy Board held on 12 March 2019, that the contract for Private Sector Adaptations was due to expire on 31 March 2022 and that the Service was working closely with Renfrewshire Health & Social Care Partnership to procure Care & Repair services after that time.

**DECIDED:** That the Private Sector Housing Grant Investment Programme 2021/22, as appended to the report, be approved.

## 10 **Housing to 2040**

There was submitted a report by the Director of Communities & Housing Services relative to the publication of the Scottish Government's 'Housing to 2040 Strategy' and the accompanying 'Housing to 2040 Vision and Principles' document. An executive summary of the 'Housing to 2040 Strategy' was appended to the report and it was highlighted that both the 'Housing to 2040 Strategy' and accompanying document 'Housing to 2040 Vision & Principles' were available on the Scottish Government's website.

The report advised that the 'Housing to 2040 Strategy' and accompanying 'Housing to 2040 Vision and Principles' document, followed two previous consultation exercises on what housing should look like in the period after 2021, and set out what housing should look like and how it should be delivered for people regardless of tenure, where they lived, or at what point they were at in their lives. The proposed strategy included a range of actions and principles that were aspirational and ambitious with a focus on quality, choice and sustainability across all tenures. The vision that sat alongside the strategy included 15 key principles that underpinned the vision for Housing to 2040. These principles informed the overall vision and contributed to the shaping of future policy to support delivery of the strategy. The strategy was very ambitious and delivery would be challenging and require appropriate financial support, partnership working and buy-in from individual households, the public sector, private sector and across wider society. The key aims and objectives of the Strategy were outlined together with local actions, already taken or progressing, that would contribute to its delivery.

**DECIDED:** That the publication of the 'Housing to 2040 Strategy' and accompanying 'Housing to 2040 Vision and Principles' document by the Scottish Government be noted.

## 11 **Proposed Response to UK Government Consultation on Protect Duty**

There was submitted a report by the Director of Communities & Housing Services relative to the response prepared on behalf of the Council in connection with the UK Government consultation document entitled "Protect Duty Consultation – Making the public safer at publicly accessible locations".

The report advised that the UK Government had published a consultation document entitled "Protect Duty Consultation – Making the public safer at publicly accessible locations", which invited views on the UK Government's approach to improving protective security and preparedness at publicly accessible locations against the threat of terrorism. The deadline for submission of responses to the consultation was 2 July 2021. The proposed Protect Duty legislation would make it a legal requirement for those who "owned or operated publicly accessible locations or others that a 'Protect Duty' would potentially affect" to consider the risk of a terrorist attack and to take steps to protect the public. A publicly accessible location was defined as "any place to which the public or any section of the public had access, on payment or otherwise, as of right or by virtue of express or implied permission". A summary of the key proposals and discussion issues raised within the consultation document was provided together with the key points outlined within the proposed response. A copy

of the proposed response, prepared on behalf of the Council, was appended to the report.

**DECIDED:** That the Council's proposed response to the consultation document entitled "Protect Duty Consultation – Making the public safer at publicly accessible locations", issued by the UK Government, a copy of which was appended to the report be approved and submitted in line with required timescales.

## 12 Planning Applications

There were submitted reports by the Head of Economy & Development relative to the following applications for planning permission that required to be determined by the Board.

**(A) 19/0782/PP: Ward 1 - Erection of residential development comprising 142 dwellings and 106 flats with associated access, landscaping and ancillary works at land to east of Clyde View Park, King's Inch Road, Renfrew by Bellway Homes Limited.**

Councillor McGurk, seconded by Councillor McNaughtan, moved that the application be granted subject to the conditions and reasons detailed within the report and the applicant entering into a Section 75 Agreement relative to the provision of affordable housing within the proposed development and agreement to provide a financial contribution for Education.

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

1. Scottish Planning Policy (SPP) states that "affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes and to make housing available at a cost below market value to meet an identified need." This proposal fails to identify the need in the Renfrew sub housing market and crucially the mechanism by which the discounted 'affordable' units will be delivered in the housing area or how the homes discounted will remain discounted during their lifetime. It is contrary to Policy P3 regarding providing and contributing affordable homes in the local area market.

2. Educational provision. The proposals are significant in scale and the impact on the local non-denominational provision is likely to be significant with reduced school capacity and increased traffic on the streets around Kirklandneuk PS. The application fails to address any of these issues in any detail or explain what proposals are being sought to mitigate any impacts.

3. Planning policy states that 'A proactive approach to infrastructure provision is adopted, investigating potential measures to facilitate development delivery along with early discussions with stakeholders to consider the infrastructure requirements of new developments'. No play provision is indicated within the development to add and contribute to the wider provision of children's play within the Braehead area. This runs counter to standard planning policy of the provision of play facilities relative to the scale of development or a commuted sum to provide additional facilities.

On the roll being called, the following members voted for the amendment: Councillors Burns, Andy Doig, K MacLaren, Nicolson, Paterson and Rodden.

The following members voted for the motion: Councillors Binks, Brown, Devine, Graham, J MacLaren, M MacLaren, McGurk, McNaughtan and Sheridan.

6 members having voted for the amendment and 9 members having voted for the motion, the motion was accordingly declared carried.

**DECIDED:** That the application be granted subject to the conditions and reasons detailed within the report and the applicant entering into a Section 75 Agreement relative to the provision of affordable housing within the proposed development and agreement to provide a financial contribution for Education.

**(B) 19/0860/PP - Ward 1 - Erection of residential development comprising 18 flats and 39 dwellinghouses at site on north western boundary of No2 Row Avenue, Renfrew by Park Land Group.**

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

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

The proposals fail to take account of the GIRFEC policy principles in ensuring development meets the needs of children with regard to their well-being and welfare.

The proposals are not located in appropriate area with connectivity between residential neighbourhoods as set out by the New Development Supplementary Guidance and Renfrewshire's Places Design Guidance.

The proposals fail to meet the standards of enhancing and creating attractive places in our LDP which aspires to create high quality development. The current proposals are in a highly industrialised and commercialised environment which could have an adverse effect on existing uses and on the residents with regard to amenity from noise and air pollution.

On the roll being called, the following members voted for the amendment: Councillors Burns, K MacLaren, M MacLaren, Nicolson, Paterson and Rodden.

The following members voted for the motion: Councillors Binks, Brown, Doig, Devine, Graham, J MacLaren, McGurk, McNaughtan and Sheridan.

6 members having voted for the amendment and 9 members having voted for the motion, the motion was accordingly declared carried.

**DECIDED:** That that the application be granted subject to the conditions and reasons detailed within the report.

**(C) 19/0626/PP: Ward 10 - Erection of residential development with associated access, landscaping and other associated works at site on southern boundary of Woodend, Houston Road, Houston Johnstone by Cala Homes (West) Limited and Acorn Property Group.**

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

applicant entering into a Section 75 Agreement to secure the delivery mechanisms in relation to affordable housing provision requirements on the site.

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

The proposal was contrary to the National Planning Policy Framework 4, being an inappropriate development in the greenbelt which would fail to promote biodiversity or bring about health and climate benefits;

The proposal would result in an unacceptable increase in traffic volume creating congestion and likely to inhibit cycling in the local area;

The proposal would lead to an increase in demand for school places beyond local capacity; and

The proposal would result in a loss of established trees.

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

The following members voted for the motion: Councillors Binks, Brown, Burns, Devine, Graham, J MacLaren, McGurk, McNaughtan, Nicolson and Sheridan.

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

**DECIDED:** That the application be granted subject to the conditions and reasons detailed within the report and the applicant entering into a Section 75 Agreement to secure the delivery mechanisms in relation to affordable housing provision requirements on the site.

**(D) 20/0510/PP: Ward 6 - Erection of residential development comprising of 179 units with associated access, landscaping and ancillary works at Thornly Park Campus, 125 Caplethill Road, Paisley by University of the West of Scotland**

The Convener proposed that consideration of the application be refused for the reasons detailed in the report and, in addition, as the development did not include appropriate safe routes to school. This was agreed.

**DECIDED:** That the application be refused for the reasons detailed in the report and as the development did not include appropriate safe routes to school.

**(E) 20/0631/PP: Ward 12 - Erection of recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes at 6 Newmains Avenue, Renfrew by WRC Recycling.**

Councillor Nicolson proposed that the application be granted subject to the conditions and reasons detailed within the report, with an alteration to condition 1 as undernoted and the following additional condition:

1. That all activities associated with the sorting and processing of waste materials shall be undertaken entirely within a building envelope. Waste materials including those that have been processed shall not be stored within external yard

areas.

2. That planning permission be granted for a trial period of 2 years from the date of this permission in the interest of the visual amenity of Inchinnan Business Park and surrounding area and to allow monitoring to occur as to the operation of the site.

This was agreed.

**DECIDED:** That that the application be granted subject to the conditions and reasons detailed within the report, an alteration to condition 1 as undernoted and the following additional condition:

1. That all activities associated with the sorting and processing of waste materials shall be undertaken entirely within a building envelope. Waste materials including those that have been processed shall not be stored within external yard areas.

2. That planning permission be granted for a trial period of 2 years from the date of this permission in the interest of the visual amenity of Inchinnan Business Park and surrounding area and to allow monitoring to occur as to the operation of the site.

**(F) 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 Limited.**

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

**DECIDED:** That consideration of the application be continued for a site visit.