

Notice of Meeting and Agenda

Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 19 January 2021	13:00	Microsoft TEAMS Platform,

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor Bill Binks: Councillor Bill Brown: Councillor Stephen Burns: Councillor Andy Doig: Councillor Natalie Don: Councillor Neill Graham: Councillor James MacLaren: Councillor Kenny MacLaren: Councillor Mags MacLaren: Councillor Colin McCulloch: Councillor Kevin Montgomery: Councillor Iain Nicolson: Councillor Emma Rodden:

Councillor Marie McGurk (Convener): Councillor John McNaughtan (Depute Convener):

Recording of Meeting

This meeting will be recorded for subsequent broadcast via the Council's internet site. If you have any queries regarding this please contact Committee Services on 07534 058160. To find the recording please follow the link which will be attached to this agenda once the meeting has concluded.

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.

Police and Fire & Rescue Services

- | | | |
|----------|--|--------------|
| 1 | Police, Fire & Rescue Scrutiny Sub-Committee | 1 - 4 |
| | Minute of meeting of Police, Fire & Rescue Scrutiny Sub-Committee held on 27 October 2020. | |

Finance

- | | | |
|----------|--|----------------|
| 2 | Housing Revenue Account, Revenue and Capital Budget Monitoring Report | 5 - 14 |
| | Report by Director of Finance & Resources. | |
| 3 | Community Empowerment Fund | 15 - 20 |
| | Report by Chief Executive. | |
| 4 | Greenspaces, Park & Play Areas and Villages Investment Fund | 21 - 30 |
| | Report by Director of Communities and Housing Services. | |

Service Updates

- | | | |
|-------------|---|----------------|
| 5 | Service Update and Performance Scorecard | |
| 5(a) | Communities, Housing & Planning Services | |
| | Report by Director of Communities and Housing Services. | |
| 5(b) | Children's Services | 31 - 40 |
| | Report by Director of Children's Services. | |

Housing

- | | | |
|----------|---|----------------|
| 6 | Rapid Rehousing Transition Plan: Funding update | 41 - 44 |
| | Report by Director of Communities and Housing Services. | |
| 7 | Technology Enabled Care (TEC) in Housing Charter | 45 - 50 |
| | Report by Director of Communities and Housing Services. | |

Development Management & Planning

- | | | |
|-------------|--|------------------|
| 8 | Disposal of Land for new substation (Tannahill area, Ferguslie Park) | 51 - 54 |
| | Report by Director of Communities & 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. | |
| 9 | Planning Applications | 55 - 56 |
| | Reports by Head of Economy & Development. | |
| 9(A) | 19/0810/PP - Erection of 603 dwellinghouses with associated access, parking and landscaping at Grounds of Dykebar Hospital, Grahamston Road, Paisley PA2 7DE by NHS GG&C, BDW Trading Limited, Bellway Homes & Cala Land Management. | 57 - 98 |
| 9(B) | 19/0782/PP - Erection of residential development comprising 142 dwellinghouses 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. | 99 - 116 |
| 9(C) | 19/0860/PP - Erection of residential development comprising 18 flats and 39 dwellinghouses at site on North Western boundary of No. 2 Row Avenue, Renfrew by Park Lane Group. | 117 - 128 |
| 9(D) | 20/0368/PP - Change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community | 129 - 138 |

**garden at Barratt Home Sales Office, Mulberry Square,
Renfrew by Mr Hamilton.**

Minute of Meeting

Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 27 October 2020	15:00	Microsoft Teams Meeting,

Present

Councillors B Brown, N Don, M McGurk, J McNaughtan and J Strang.

Chair

Councillor McGurk, Convener, presided.

In Attendance

M Crearie, Director of Communities, Housing & Planning Services; and O Reid, Head of Communities & Public Protection (both Communities, Housing and Planning Services); G Dickie, Partnership & Commissioning Manger; D Pole, End User Technician; A McNaughton, Senior Committee Services Officer and K O'Neill, Assistant Democratic Services Officer (all Finance & Resources).

Also in Attendance

A Murray, Chief Superintendent and R Fraser, Chief Inspector (both Police Scotland); J McNeill, Area Commander and M Hill, Group Manager, (Scottish Fire & Rescue Service).

Declarations of Interest

There were no declarations of interest intimated prior to the commencement of the meeting.

1 Police Scotland Scrutiny Board Report

There was submitted a report by the Chief Superintendent, Police Scotland, relative to service performance and activities in the Renfrewshire area for the period 1 April – 31 July 2020.

The report summarised the key performance indicators and provided statistics relating to the specific key objectives detailed in the Renfrewshire Local Policing Plan 2017/20, together with comparative data.

The report advised that there had been an overall downward trend in both serious and minor violence crimes with a significant decrease of 26% in Group 1 crimes which equated to between 30 and 35 victims. A significant decrease in acquisitive crime was also reported, with shoplifting crimes reduced by 52%, while a decrease by 6% in Domestic Abuse crimes had also been reported compared to the same period during 2019 and which went against the national trend.

Although two bogus crimes had been reported during this period, it was intimated that this figure may be higher as victims did not always report these crimes. Cyber-crimes had increased with significant amounts of money being involved. The report also provided, in an infographics format, local updates in relation to the Police Scotland priorities of violence and anti-social behaviour; acquisitive crime; public protection; major crime & terrorism and road safety & road crime.

The Chief Superintendent advised the sub-committee that arrangements were being made to merge three territorial command areas to two to better align with local authority boundaries to facilitate better partnership working.

DECIDED: That the report be noted.

2 Spotlight - Police Scotland Covid-19 Operational Update

A Murray (Police Scotland) provided information relative to the ongoing operational response of Police Scotland to the Covid-19 pandemic.

The sub-committee was advised that the conduct of the vast majority of licensed premises had been to a high standard and that they were very co-operative with Police Scotland in adhering to the restrictions. The sub-committee was also advised that there had been a slight decrease in compliance with the restrictions, mainly in non-wearing of face coverings and house parties.

He also advised that Police Scotland was clear on its role and had measures in place to deal with matters going forward and that Community Partners and Elected Members had also provided a high level of support.

DECIDED: That the information provided be noted.

3 Scottish Fire & Rescue Service - Renfrewshire Performance Report

There was submitted a report, in an infographics format, by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance and activities in the Renfrewshire area during the reporting period 1 July – 30 September 2020.

The report also provided updates in relation to Renfrewshire activity summary; accidental dwelling fires and casualties, unintentional injury and harm, deliberate fire setting, nondomestic fire safety and unwanted fire alarm signals.

A high level of proactive work had previously been undertaken by Scottish Fire & Rescue Service which included home fire safety visits and literature being issued which had contributed to the reduction in figures during the reporting period. Although

deliberate fire setting had reduced by 22% refuse fires remain an issue.

DECIDED: That the report be noted.

4 Spotlight Scottish Fire & Rescue Service - Covid-19 Operational Update

M Hill (Scottish Fire and Rescue Service) advised that SFRS as an organisation remained prepared and ready to provide support where required.

Although staffing levels had been impacted by the pandemic with a number of cases of self isolation and adjustments to staffing levels to meet government guidelines, a high level of service had been maintained.

He also advised that changes in legislation had a positive impact on the sales of fireworks with only 20 premises in Renfrewshire having the required licence to sell these. There would be no organised fireworks event in 2020 in Renfrewshire and SFRS had worked for a period of time in partnership with Police Scotland, CCTV, Renfrewshire Council's Trading Standards and Warden Service to create an Action Plan in readiness for situations should they develop.

DECIDED: That the information provided be noted.



To: Communities, Housing and Planning Services Policy Board

On: 19th January 2021

Report by: Director of Finance and Resources

Heading: HRA, Revenue and Capital Budget Monitoring as at 13 November 2020

1. Summary of Financial Position

- 1.1. The projected revenue outturn at 31 March 2021 for all services (including the housing revenue account) reporting to the Communities, Housing and Planning Policy Board is an overspend position of £1.031m (7.9%) against the revised budget for the year.
- 1.2. The projected capital outturn at 31 March 2021 for projects reported to the Communities, Housing and Planning Policy Board is a breakeven position against the revised budget for the year.
- 1.3. This is summarised over the relevant services in the table below and further analysis is provided in the Appendices.
- 1.4. For the financial year 2020/21, the projected outturn position is split into Core (or business as usual) and COVID-19 related variances to help readers understand the impact of the pandemic on service finances.

Table 1: Revenue						
Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Housing Revenue Account (HRA)	£0	(£617)	£959	£342	(£342)	0%
Development & Housing Directorate	(£192)	(£192)	£0	(£192)	£0	0%
Planning and Housing	£5,881	£6,046	£426	£6,472	(£591)	10%

Table 1: Revenue						
Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Communities and Public Protection (excluding Regulatory Services)	£3,916	£3,698	£316	£4,014	(£98)	2.5%
Criminal Justice	£3,508	£3,501	£7	£3,508	0	0%

Table 2: Capital						
Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Housing Revenue Account (HRA)	£13,323	£13,323	£0	£13,323	£0	0%
Other Housing PSHG	£913	£913	£0	£913	£0	0%
Development & Housing Projects – Green network	£65	£65	£0	£65	£0	0%

2. Recommendations

Members are requested to:

- 2.1. Note the projected HRA and Revenue outturn position detailed in Table 1 above;
- 2.2. Note the projected Capital outturn position detailed in Table 2 above; and
- 2.3. Note the budget adjustments detailed at sections 4 and 6.

3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £1.031m million (7.9% of total budget) for all services reporting to this Policy Board. Detailed division service reports can be also be found here, along with an explanation of each significant projected variance.
- 3.2. The projected outturn is based on information currently available and assumptions made by service budget holders. Any changes to these projections will be detailed in future reports to the Board.
- 3.3. The main reason for the projected outturn positions are indicated below the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).

4. Revenue Budget Adjustments

- 4.1. Members are requested to note from Appendix 1 that budget adjustments totalling a net increase of £39k in budget have been processed since the previous finance report to board. This relates to
- £40k increase in budget reflecting the drawdown of funds for the tackling poverty project for streetstuff activities, and
 - A 1k increase in income budgets reflecting the CHAPS proportion of the increase in Sales, Fees and Charges as contained in the relevant 2020/21 budget motion.

5. Communities, Housing and Planning Services Capital

- 5.1. The Capital Investment Programme 2020/21 to 2024/25 was approved by the Council on 9th March 2020. The current programme is £14.301m.
- 5.2. The Capital Monitoring report at Appendix 2 indicates adjustments in the approved capital programme of £6.795m, largely within HRA as a result of adjustments to cash flows due to delays to start dates because of the ongoing Covid-19 pandemic.
- 5.3. Further detail, including reasons for significant variances (where applicable), can be found at Appendix 2.

6. Capital Budget Adjustments

- 6.1. Since the last report, budget changes totalling £6.795m have arisen which reflect the following:

Budget re-profiled from 2020-21 to 2021-22 (£6.795m):

- **HRA**
 - Improvements to Existing Properties (£2.656m) mainly as a result in changes of the timing in planned External Improvements due to Covid-19;
 - Council House New Build (£3.310m) largely due to changes in the start date of Tannahill New Build;
 - Other Assets (£0.629m) due to cashflow timings of Smoke & Heater Detector Installations and Disables Adaptations;

- **PSHG**

- PSHG (£0.200m) due to a revision of cash flows for payments of grants in relation to Owners in Council House Schemes and Disabled Adaptations.

Implications of this report

1. **Financial** – The projected budget outturn position for Communities, Housing and Planning Services Revenue budget is an overspend of £1.031m or 7.9%. All Income and expenditure, in all services within the department will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

The projected outturn position for Communities, Housing and Planning Services' Capital budget is breakeven. The Capital programme will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

Any changes to current projections in either Revenue or Capital budgets will be reported to the board as early as possible, along with an explanation for the movement.

2. **HR and Organisational Development**
None directly arising from this report.

3. **Community/Council Planning**
None directly arising from this report.

4. **Legal**
None directly arising from this report.

5. **Property/Assets**
Capital projects will result in new build Council housing stock and improvements to existing stock.

6. **Information Technology**
None directly arising from this report.

7. **Equality and 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 for example 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 and Safety**
None directly arising from this report.

- 9. Procurement**
None directly arising from this report.
- 10. Risk**
The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.
- 11. Privacy Impact**
None directly arising from this report.
- 12. Cosla Policy Position**
N/a.
- 13. Climate Risk**
None directly arising from this report.

List of Background Papers

Housing Revenue Account Budget & Rent Levels 2020/21 and Housing Capital Investment Plan 2020/21 to 2022/23;

Non-housing Capital Investment Programme, Prudential Framework and Treasury Management Strategy, and Capital Strategy 2020/21 – 24/25. Council, 9th March 2020.

Author: Kevin Festorazzi - Principal Accountant Ext 4885
Stewart Muir – Finance Business Partner Ext 6132

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2020/21
1st April 2020 to 13th November 2020

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - All SERVICES

Objective Summary	Revised Annual Budget at Period 6	New Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Housing Revenue Account (HRA)	0	0	0	(617)	959	342	(342)	0.0%	412	(754)
Development & Housing Directorate	(192)	0	(192)	(192)	0	(192)	0	0.0%	0	0
Planning & Housing Services	5,881	0	5,881	6,046	426	6,472	(591)	(10.0%)	(514)	(77)
Communities and Public Protection (excluding Regulatory Services)	3,877	39	3,916	3,698	316	4,014	(98)	(2.5%)	(22)	(76)
Criminal Justice	3,508	0	3,508	3,501	7	3,508	0	0.0%	0	0
NET EXPENDITURE	13,074	39	13,113	12,436	1,708	14,144	(1,031)	(7.9%)	(124)	(907)

Objective Heading	Key Reasons for Projected Variance
Housing Revenue Account (HRA)	The projected year end overspend is £342k and this is after incurring HRA related COVID costs/loss of income amounting to £959k. The HRA is utilising in year underspends in employee costs due to vacancies, underspends in premises waste disposal costs and underspends in transport costs/staff mileage to partially mitigate the additional COVID costs. Projected expenditure on payments to Building Services and other contractors for maintenance works have also been updated reflecting their capacity to undertake works until the end of the financial year.
Development & Housing Directorate	No projected year end variances to report.
Planning & Housing Services	The projected year end overspend is £591k and this is principally due to additional costs due to COVID. These additional costs relate to staff overtime to keep critical services within Homeless functions in operation. Supplies and services are also projected to overspend re additional bed and breakfast/ short stay facilities required to house Homeless people and meet service demands and responsibilities. Planning Fees and Building Standard fees remain online at period 8 however It should be noted that there is a risk that these services will under-recover between now and the end of the financial year end.
Communities and Public Protection (excluding Regulatory Services)	Public Protection is projecting a year end overspend of £98k and this is after incurring £316k of COVID related expenditure and income under-recoveries for services such as community learning and pest control. The overspend due to Covid is being partially offset by underspends in employee costs due to vacancies and underspends in property maintenance/cleaning costs.
Criminal Justice	No year end variances to report

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2020/21
1st April 2020 to 13th November 2020

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - All SERVICES

Subjective Summary	Revised Annual Budget at Period 6	New Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Employees	19,808	(0)	19,808	19,005	208	19,213	595	3.0%	479	116
Premises Related	16,191	75	16,266	16,362	308	16,670	(404)	(2.5%)	502	(906)
Transport Related	294	(3)	291	231	8	239	52	17.9%	69	(17)
Supplies and Services	2,989	43	3,032	3,071	39	3,110	(78)	(2.6%)	(50)	(28)
Third Party Payments	395	0	395	415	0	415	(20)	(5.1%)	(20)	0
Transfer Payments	6,155	223	6,378	6,488	0	6,488	(110)	(1.7%)	(289)	179
Support Services	3,853	(0)	3,853	3,838	0	3,838	15	0.4%	26	(11)
Depreciation and Impairment Losses	21,798	(0)	21,798	21,798	0	21,798	0	0.0%	0	(0)
GROSS EXPENDITURE	71,485	336	71,821	71,208	563	71,771	50	0.1%	719	(669)
Income	(58,411)	(297)	(58,708)	(58,772)	1,145	(57,627)	(1,081)	(1.8%)	(843)	(238)
NET EXPENDITURE	13,074	39	13,113	12,436	1,708	14,144	(1,031)	(7.9%)	(124)	(907)

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2020/21
1st April 2020 to 13th November 2020

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - Housing Revenue Account (HRA) Only

Subjective Summary	Revised Annual Budget at Period 6	New Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Employees	8,924	0	8,924	8,386	71	8,457	467	5.2%	288	179
Premises Related	14,816	(90)	14,726	14,711	(15)	14,696	30	0.2%	993	(963)
Transport Related	102	0	102	43	0	43	59	57.8%	68	(9)
Supplies and Services	714	0	714	677	38	715	(1)	(0.1%)	(22)	21
Third Party Payments	0	0	0	0	0	0	0	0.0%	0	0
Transfer Payments	3,910	0	3,910	3,911	0	3,911	(1)	0.0%	0	(1)
Support Services	2,425	0	2,425	2,408	0	2,408	17	0.7%	25	(8)
Depreciation and Impairment Losses	21,821	0	21,821	21,821	0	21,821	0	0.0%	0	0
GROSS EXPENDITURE	52,712	(90)	52,622	51,957	94	52,051	571	1.1%	1,352	(781)
Income	(52,712)	90	(52,622)	(52,574)	865	(51,709)	(913)	(1.7%)	(940)	27
NET EXPENDITURE	0	0	0	(617)	959	342	(342)	0.0%	412	(754)

RENFREWSHIRE COUNCIL
CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES
1st April to 13th November 2020
POLICY BOARD: COMMUNITIES, HOUSING & PLANNING

Project Title	Prior Years Expenditure to 31/03/2020*	Current Year 2020-21						Full Programme - All years			
		Approved Budget 2020-21	Budget Adjustments in 2020-21	Revised Budget 2020-21	Projected Outturn 2020-21	Budget Variance (Adverse) or Favourable		Total Approved Budget to 31-Mar-25 £000	Projected Outturn to 31-Mar-25 £000	Budget Variance (Adverse) or Favourable	
		£000	£000	£000	£000						
HOUSING(HRA)											
Improvements To Existing Properties	0	13,420	(10,221)	3,199	3,199	0	0%	38,250	38,250	0	0%
Regeneration	4,132	425	(100)	325	325	0	0%	6,262	6,262	0	0%
Other Assets	0	3,970	(1,109)	2,861	2,861	0	0%	9,100	9,100	0	0%
Non Property Expenditure	0	1,190	(102)	1,088	1,088	0	0%	1,230	1,230	0	0%
Council House New Build	21,201	10,110	(5,360)	4,750	4,750	0	0%	62,913	62,913	0	0%
Professional Fees	0	1,100	0	1,100	1,100	0	0%	3,450	3,450	0	0%
Total Housing(HRA) Programme	25,333	30,215	(16,892)	13,323	13,323	0	0%	121,205	121,205	0	0%
HOUSING(PSHG)											
Private Sector Housing Grant Programme	0	2,050	(1,137)	913	913	0	0%	2,263	2,263	0	0%
Total Housing(PSHG) Programme	0	2,050	(1,137)	913	913	0	0%	2,263	2,263	0	0%
DEVELOPMENT & HOUSING SERVICES											
Local Green Area Networks Projects	0	65	0	65	65	0	0%	135	135	0	0%
Total Development & Housing	0	65	0	65	65	0	0%	135	135	0	0%
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	25,333	32,330	(18,029)	14,301	14,301	0	0%	123,603	123,603	0	0%

*Rolling programmes have a prior year year expenditure of £0 as the expenditure is not directly linked from one year to the next as a singular project.

Objective Heading	Key Reasons for Potential Variance



To: Communities, Housing and Planning Board

On: 19th January 2021

Report by: Chief Executive

Heading: Community Empowerment Fund

1. Summary

- 1.1 The purpose of this report is to seek approval from the Communities, Housing and Planning Board for the award of grants in the twelfth round of the Community Empowerment Fund.
- 1.2 The key objective of the fund is to support community organisations to acquire and develop community assets. The fund aims to support and develop community organisations, with a specific focus on assisting those organisations that wish to acquire and develop community assets.
- 1.3 Two new applications were received through this round and one deferred application was considered in this round.
- 1.4 The next deadline for applications is 8th February 2021.

2. Recommendations

- 2.1 It is recommended that the board approves the recommendation as detailed in Section 4 and Appendix 1, to award £10,000 to Bishopton Community Development Trust.

3. Background

- 3.1 At its meeting on 2 March 2018, Council agreed to commit £1.5million (£0.5million in revenue and £1million in capital) to establish a Community Empowerment Fund that will be used to support community asset transfers, by providing up-front investment in the condition of assets prior to transfer. It should be noted that the £1.5million represents a one-off investment fund.
- 3.2 On 20th June 2018, Leadership Board agreed the key objectives and criteria of the fund and agreed that applications to the Community Empowerment Fund be submitted to Communities, Housing and Planning Board for final approval.
- 3.3 The key objectives of the fund are to support and develop community organisations with a specific focus on assisting those organisations that wish to acquire and develop community assets in three ways:
- **Project:** Support the development of the Business Plan for an asset
 - **Organisation:** Develop the organisational capacity to manage and develop an asset
 - **Property:** Upfront investment in assets prior to or after transfer
- 3.4 The fund is comprised of £0.5million in revenue funding and £1million in capital funding. As such, it is anticipated that revenue funding will support applications to develop the project or organisation, and the capital funding will be used to support property costs.
- 3.5 It will be important applicants to the fund are able to demonstrate the following:
- Able to demonstrate positive impact for local communities
 - The community are involved in the design and delivery of the project
 - Good working relationships and partnership with others
 - The project is financially sustainable

- Strategic fit with the fund objectives and criteria
 - Value for money and leverage of additional funding and/or resources
- 3.6 The award of funding from the Community Empowerment Fund does not commit the Council to a particular outcome as part of the Asset Transfer process, which will be subject to a separate decision-making process through relevant governance arrangements.
4. **Summary of applications**
- 4.1 Two new applications were received by the deadline date of 6th December 2020 and one application was previously deferred. The total value of requested grants through this round is £120,000.00
- 4.2 A cross-service panel of officers has been established to review and assess the applications against the agreed objectives and criteria outlined at Section 3.2 and 3.3 of this report.
- 4.3 The officer recommendation is:
- To approve the application submitted by Bishopton Community Development Trust to explore feasibility of a site for future use as part of the Bishopton Community Sports Hub. The total value of application recommended for approval is £10,000.
 - To defer applications from Linwood Community Development Trust and Kelburne Hockey Club to seek further information and clarification on these applications.
- 4.4 A summary of the application can be found at Appendix 1.

Implications of the Report

1. **Financial** - Council approved the allocation of £1.5million to establish the Community Empowerment Fund in March 2018.
2. **HR & Organisational Development** – Not applicable
3. **Community/Council Planning** –

The Renfrewshire Community Plan 2017-2027 states “There are new opportunities for communities to use, manage or take ownership of public sector assets and also to participate in the planning and delivery of services through the Community Empowerment Act. Over the last

few years, there are over a dozen examples of community groups that have taken over public sector buildings or land in Renfrewshire, and more community groups are now thinking about assets and participation requests. As a partnership, we are committed to supporting this wherever we can.”

The Renfrewshire Council Plan also has a number of relevant priorities as part of the ‘Building strong, safe and resilient communities’ outcome. These include:

- Strengthening existing community networks and empowering local people to become more involved in their area and the services delivered there.
- Working with communities to support the regeneration of some of our most disadvantaged areas.
- Ensuring all towns and villages in Renfrewshire are better connected and able to participate in social, cultural or economic activities across the Renfrewshire area.

4. **Legal-** The establishment of this fund supports the delivery of a number of the Council’s obligations as part of the Community Empowerment Act 2015.
5. **Property/Assets** - The development of this fund will support Asset Transfer, and support the Council to meet its obligations as part of the Community Empowerment Act.
6. **Information Technology** – None
7. **Equality & Human Rights** - It is anticipated that the fund will have a positive impact on equality and human rights, and applications for the fund will be assessed to ensure they take relevant equalities implications into account.
8. **Health & Safety** – None
9. **Procurement** – None
10. **Risk** – None
11. **Privacy Impact** – None
12. **Cosla Policy Position** – None

List of Background Papers

(a) Background Paper 1 – None

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Appendix 1: Community Empowerment Fund – Round Twelve – Recommendations for Communities, Housing and Planning Board

Applicant	Project description	Requested	Recommendation	Reason	Geographical Area
Bishopton Community Development Trust	Seeking £10,000 development funding from the Community Empowerment Fund to carry out an options appraisal and business plan for a Community Asset Transfer of land between Bishopton Community Centre and the Health Centre for future use as part of the Bishopton Community Sports Hub. This would require carrying out professional and technical due diligence work to establish if it could be a viable option for using this land for new buildings in consultation with the Community Centre Association.	£10,000	Award £10,000	<p>The Award will enable the organisation to carry out an options appraisal for the best site to develop the Bishopton Community Sports Hub and deliver supporting business plan.</p> <p>Clarification sought previously on the project was received to satisfaction of the Officer Panel.</p>	Bishopton



To: Communities, Housing and Planning Policy Board

On: 19 January 2021

Report by: Director of Communities and Housing Services

Heading: Greenspaces, Parks & Play Areas and Villages Investment Fund

1. Summary

- 1.1 This report updates the Communities, Housing and Planning Policy Board on progress made in supporting community projects using the Greenspaces, Parks & Play Areas and Villages Investment fund and seeks Board approval for the provision of grant funding for the projects described in Section 3 of this report and set out in Appendix 1.
- 1.2 The key objective in allocating funding is to work with and support community groups to identify and deliver improvement projects in their local communities, to improve their local greenspaces (including parks and play areas) and to strengthen the identity, heritage, uniqueness and integrity of village life. One of the other aspects of the work is to open up opportunities for groups to access additional funding from other sources and as can be seen by a number of the projects included within this report communities are actively engaging with this, with a number of the projects seeking additional funding from other sources in order to support the community in meeting its ideal aspirations.
- 1.3 The Council and partners have been working closely with many groups across Renfrewshire since the launch of the fund in October 2018, with several smaller applications now having been approved by the Director of Communities and Housing under delegated authority in order to enable smaller projects to develop and move forward quickly. Where these awards have not been previously reported to Board, they are included in Appendix 1 for information.

- 1.4 In addition to the project contained within this Board report, several other projects are currently being developed by community groups and funding recommendations in relation to these projects will be brought to the Communities, Housing and Planning Policy Board for information or approval as relevant at future meetings of the Board.
- 1.5 As the second table in Appendix 1 shows, so far, the programme has committed funding that is equivalent to around 50% of the overall £1,87M funding allocated. As the programme has progressed the level of funding required for staffing to support the programme has been able to be reduced through the reallocation of permanently funded posts to support the programme and on this basis the allocated level of funding for dedicated staffing within the programme has been reduced by almost a third with £100,000 additional funding being returned and now available to be allocated to community projects.
- 1.6 Were all the projects that are currently being considered by communities to be fully developed and approved the Greenspaces, Parks & Play Areas and Villages Investment Fund would be over committed. While it is likely that some of these projects which are at very early stages of consideration within communities might not be fully developed for a number of reasons, and/or might not require the full level of funding currently noted, communities are all being advised at this stage that to have the best opportunity for them to receive full funding for their project they should seek to submit their final application with the supporting information required by 31 March 2021. This will allow the team to conduct an organised review of applications at this stage and to identify which communities or types of project should be the focus for the fair allocation of any remaining funds. In the event that the funding is oversubscribed, projects will be prioritised giving consideration to the evidence-based need for the project, funding which has previously been issued to the local community and the level of external funding they have secured or applied for.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (i) notes the work currently being undertaken to support communities as they develop projects to be funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund;
 - (ii) notes the award of grants totalling £6,361 under delegated authority to different community groups as detailed in Appendix 1 of this report; and

- (iii) agrees to fund the project as detailed in Section 3 of this report and Appendix 1, awarding grant funding totalling £50,000 to support community groups.
 - (iv) notes that community groups are now being advised to submit applications by 31 March 2021 as the best opportunity to secure funding for their project.
-

3. Summary of Applications

- 3.1 Renfrewshire Council has been working with a number of community groups since the launch of the funding in October 2018, and currently around 12 projects are actively being developed within communities across Renfrewshire.
- 3.2 Projects under active development include:
 - Phase 2 of upgrades to Glencoats Park, Ferguslie and Queens Road Elderslie
 - Upgrade to Barwood Play Park, Erskine
 - Play park upgrades in Lochfield and Hawkhead
 - Community Growing Ground in Linwood and Elderslie
 - Upgrade to South Park Mound, Houston
 - Upgrade to Sensory Gardens, MUGA and play area in Maxwellton Park, Paisley
 - Upgrade to Ferguslie Park Gardens, Paisley
 - Upgrades to 3 play areas in Lochwinnoch
 - Upgrades to play area and creation of MUGA in Bishopton
- 3.3 Further reports will be brought back for the consideration of the Board in relation to these projects at future meetings of the Communities, Housing and Planning Policy Board.
- 3.4 A cross-service panel of Officers has been established to review and assess the applications against the agreed objectives and criteria. For any grant award under £5,000, the Director of Communities and Housing Services has delegated authority to approve grant applications in order to allow smaller scale projects to progress quickly within communities. Four applications that have been approved in this way since the last meeting of the Board are included for information in Appendix 1 to this report.

- 3.5 In this round, one large scale application has been assessed and currently meets the criteria for approval of grant funding. More information on this project is detailed below, with a summary of the application included in Appendix 1 to this report.

Applicant 1:	Erskine Youth Council
Funding Requested:	£50,000
Recommendation:	Approve

- 3.6 Erskine Youth Council formed as a constituted group in 2011. Their priority is on supporting and developing opportunities with a focus on the young people of Erskine. Erskine Youth Council organise events, identify activities and develop opportunities to benefit their demographic, and deliver campaigns designed to create positive change for their whole community.
- 3.7 Until 2017 young people in the Erskine community had the use of a multi-use games area (MUGA) located close to St Johns Bosco and Bargarran Primary school. The MUGA was well used by the local community. Organised activity also took place here delivered by Youth Services and StreetStuff.
- 3.8 The MUGA was removed to facilitate the development of a joint school campus. This was viewed negatively by the Erskine community and over 700 local individuals signed a petition opposing the move.
- 3.9 Erskine Youth Council have consulted with their demographic who indicated a new play and activities facility would be well received and of great advantage for these young people who would previously have used the MUGA and that a different type of facility would support activities across a wider and intergenerational demographic – serving the whole community.
- 3.10 Their newly designed play area aims to create an open, safe and interactive space. It has been designed to be central community resource, where groups and families can come together and socialise safely outdoors. There are no such areas within Bargarran appealing to an intergenerational audience.
- 3.11 The playpark design features many interactive pieces not previously seen in Renfrewshire, or indeed Scottish, public parks. Equipment offered will include an interactive DJ booth, dance floor and activity zones offering various games on 7 different screens that support learning and activity for all ages. The designs are created to be vandal proof and durable. The consultation carried out has demonstrated a clear need for the facilities and activity opportunities being created and time has been taken to address all of the activities identified in the consultation “wish-list”.

- 3.12 The total cost of delivering this project is £165,000. Erskine was allocated £110,000 from the outset of the Green Spaces, Parks and Villages Fund to develop a replacement for the previous MUGA facility. It was always acknowledged that this sum was not sufficient to deliver a full replacement and that the community would need to work to take ownership of the project with the aim of securing additional funding through a Greenspaces application as well as other additional external funding. The project that has been developed is innovative and exciting as is the leadership being shown by the Erskine Youth Council in seeking to create a facility that will serve a clear need within the community, will be attractive to intergenerational groups and will act as a focal point within the community addressing issues that cause antisocial behaviour to take place.
- 3.13 Additional funding applications are being submitted by Erskine Youth Council to other funding bodies to help secure the overall funding required. It has been noted that for many of these potential funders having confirmed funding that would allow the overall project to proceed will make the application more attractive to them and more likely to secure the funding required. It is therefore recommended that Greenspaces funding of £50,000 is approved for this project, and that should other funding be secured that means some or all of this is not required to deliver the project, any excess funding will be returned to the Greenspaces fund and made available to other community projects.

Greenspace, Parks and Play Areas Funding

Project	Funding proposed	External Funding (or other Council funding)
Bargarran Play Area	£50,000	Funding applications are being submitted to secure the overall funding required. For many of these potential funders having confirmed funding that would allow the overall project to proceed will make the application more attractive to them and more likely to secure the funding required. It is therefore recommended that Greenspaces funding of £50,000 is approved for this project, and that any excess funding will be returned to the Greenspaces fund and made available to other community projects.
Elderslie Railway Mural	£1,400	N/A 2019/2020: Local Area Partnership Funding – £250 Dog Fouling Posts, £674 – Christmas Fayre, £1,500 – Summer Fayre Green Spaces Funding - £50,000 Queens Road Play Park Villages Investment Fund - £1,200 Dog Fouling Bag Dispensers General Fund - £2,000 – Christmas Fayre
Stoddard Square Seating Area	£1,145	As above
Painting Glenpatrick Pitch Goalposts	£235	As above
Signal Booster to the Villages - Paisley FM	£3,581	2017/18 – CEHF - £9,848 for Studio equipment

Funding	Allocated Budget	Committed Budget	Potential Additional Projects
Greenspace, Parks and Play Areas	£1,070,000	£465,820	£854,500
Bargarran Play Area	£110,000	£160,000(including this Board)	-
Village Investment Fund	£370,000	£117,618	£171,500
Staffing costs	£320,000	£220,000	-
Total	£1,870,000	£963,483	1,026,000

Implications of the Report

1. **Financial** - Council approved the allocation of £1.870 million to establish the Greenspaces, Parks & Play Parks and Villages Investment Fund in March 2018. Due to the capital works being undertaken, Officers are ensuring that there are minimal recurring revenue costs to Services in the coming years.
 2. **HR & Organisational Development** - None
 3. **Community/Council Planning** –

The Greenspaces, Parks & Play Parks and Village Investment Fund will be important to achieving and assisting the Community Plan by ensuring that Renfrewshire is thriving, well, fair and safe for residents, workers and visitors.
 4. **Legal** - All legislative requirements will be taken cognisance of during this process wherever required e.g. health and safety requirements.
 5. **Property/Assets** - There is the potential for property/assets to be included as part of this fund.
 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** - Cognisance will be taken of health and safety requirements wherever required e.g. for play park equipment.
 9. **Procurement** - There is potential for the Council to be procuring and installing equipment of behalf of a community group as part of this grant funding process.
 10. **Risk** - Discussions with the Council Risk Manager are on-going to ensure that the risk to the Council, as part of this grant funding process, is minimised.
 11. **Privacy Impact** - None.
 12. **COSLA Policy Position** – Not Applicable
 13. **Climate Risk** – Not Applicable
-

List of Background Papers

None

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Appendix 1

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
1. Erskine Youth Council	<p>Erskine Youth Voice have seized the opportunity to bring a new offering to Erskine in place of the MUGA which was removed to build a new school campus.</p> <p>£110,000 was allocated to the group to deliver an exciting new project for the young people of Erskine and beyond.</p> <p>Exploring beyond Renfrewshire Council's framework of suppliers, the group have chosen an innovative new design, the first in Scotland to use such equipment.</p> <p>It is expected young people across the authority will be excited by this offering and users will attend from across the authority.</p>	£50,000	Approval by Communities, Housing and Planning Policy Board.	This is an innovative design using state of the art technology. There are no such play parks in Renfrewshire and as such it will appeal to large audience and be well used.	Erskine
2. Elderslie Community Council	<p>The grand design of Elderslie's ornate train station, in situ from 1840 until 1989, is still fondly remembered and spoken about by many.</p> <p>The group are seeking to celebrate this history by commissioning a mural.</p> <p>Elderslie CC will further improve the surrounding area by painting the fence and placing planters in situ to celebrate the villages heritage.</p>	£1.400	Approved under Delegated Authority	This project meets all the criteria set by the Villages Investment Fund and will instil pride in the villages residents	Elderslie

3. Elderslie Community Council	The goalposts on the free Glenpatrick community pitches are in a state of disrepair. Elderslie CC are looking to paint these to ensure young footballers continue to regularly use the area.	£235	Approved under Delegated Authority	This project meets all the criteria set by the villages investment Fund and will facilitate the continued use of a well-used community asset.	Elderslie
4. Elderslie Community Council	After analysing responses to a social media post seeking views on village improvements, it became apparent a seating area in popular Stoddard Square, was a desired project. The area boasts the popular Elderslie Coffee Shop and Elderslie Butchers along with another few offerings. Outdoor seating would enable visitors to relax and enjoy the company of other local people whilst out shopping.	£1,145	Approved under Delegated Authority	This project meets the criteria set by the villages investment Fund and will work to bring the local community together.	Elderslie
5. Paisley FM	Paisley FM have been requested by Lochwinnoch Choral Society and the Arts Festival requesting they promote their events. It was whilst attending here and Howwood it became apparent no signal was available in the villages to promote Renfrewshire wide activity. Paisley FM will purchase a signal booster to facilitate growth and appeal.	£3,581	Approved under Delegated Authority	This project meets the criteria set by the villages investment Fund and will work to bring Paisley and the Villages together.	Renfrewshire



To: Communities, Housing and Planning Policy Board

On: 19 January 2021

Report by: Director of Children's Services

Heading: Service Update and Performance Scorecard

1. Summary

- 1.1 Following on from the previous Service Update presented to this board on 27 October 2020, this report provides a further update on key areas within the Board's remit. It also outlines the priorities through to Spring 2021, highlighting key areas of focus and plans for next steps to support the Council's recovery plans. Whilst developing these plans, the local and national position remains fluid and services will remain flexible and able to respond quickly in relation to changes in restrictions and local outbreaks.
- 1.2 Appended to this report is a performance update covering quarters 1 and 2 of 2020/21 (that is, April to September 2020). A performance update covering 2019/20 was provided to this board on 27 October 2020 and to the Education and Children's Services Policy Board on 29 October 2020 since aspects of service delivery fall under the remits of different policy boards. Both boards will receive an updated performance report.
- 1.3 Service Improvement Plans for 2020/21 were developed for all Council services and the Children's Services Service Improvement Plan was approved by this Board prior to the lockdown. The majority of the actions and activities did not proceed or were not undertaken in the same way due to Covid-19 and, new Service Improvement Plans for 2021/22 will reflect the greater focus on recovery and renewal rather than solely improvement activity. These plans will be linked to the recovery plans being developed and delivered by council services. It is proposed that these draft Service Improvement Plans will be presented to the spring 2021 Board cycle and this will restart the normal scrutiny and governance activity associated with these high-level plans.

2. Recommendations

- 2.1 It is recommended that members of the Communities, Housing and Planning Policy Board:
- note the content of this report; and
 - note the performance information for Q1 and Q2 as appended to this report.

3. Background

- 3.1 In the previous Service Update reported to this Board on 27 October 2020, the Council's response to the coronavirus from August to October was outlined - our partnership approach, our move to protect and support our employees and communities, particularly vulnerable people across the area.
- 3.2 Employees across the Council continue to show great commitment and resilience during this time delivering essential services, volunteering to support frontline services and helping others to remain safe at home.
- 3.3 The service remains acutely aware of the impact on Renfrewshire's communities of the pandemic - of those who have sadly been bereaved, who feel isolated, have concerns about their income, have had their health impacted, have supported their children and young people with home learning or have contended with other challenges made more difficult by the pandemic and consequent restrictions. Across services, and with our partners, the Council continues to support our communities and develop our operational and policy response both now and as we continue to move through the recovery route map.
- 3.4 Further restrictions were introduced on January 5 which will apply until the end of January in areas currently under Level 4 restrictions, including Renfrewshire. New laws will require people to stay at home and work from home where possible. Those previously asked to shield by the Chief Medical Officer have been advised not to attend work. All staff required to attend work to deliver or support essential work, have the required workplace guidance, Health and Safety measures and PPE (if required) in place.

- 3.5 Council services continue to operate flexibly in order to respond to whatever challenges the pandemic brings for local communities but there is also a continuing focus on the recovery position and the opportunities to 'bulid back better'. Alongside this, new opportunities are emerging, potential funding streams, information and learning is being shared across local government and the service will also continue to respond to this.
- 3.6 This report gives a broad overview of the key areas which continue to be impacted by the Covid-19 crisis, further areas the service has paused and restarted, the particular areas of focus now and in the near future, and any specific risks and priorities of relevance to this Policy Board.
- 3.7 The report also provides an overview of the service's performance against the indicators in the 2020/21 Service Improvement Plan. These indicators were approved by members before lockdown and therefore reflect expectations for service delivery in a business as usual context rather than during a pandemic response period.
- 3.8 Throughout the year, council services have also been required to undertake a considerable amount of additional reporting to national government and other organisations. Much of this information has been requested on a weekly basis and was intended to provide reassurance that key services were being delivered as well as demonstrating the extent of the pandemic response.
-

4. Updates for the Communities, Housing and Planning Policy Board

- 4.1 Criminal Justice Social Work services, although part of Children's Services, are covered by the remit of the Communities, Housing and Planning Policy Board and this update focuses on that service area only. As noted in the last service update, many of the key public protection duties undertaken by CJSW continued despite the lockdown and subsequent restrictions, though with appropriate public health measures in place. Priority was given to supporting those service users with the highest levels of vulnerability and those who presented the highest risk to the public. Individuals continued to be released on licence during this period, creating demands on a range of services. Small scale accredited groupwork had recommenced.
- 4.2 The announcement by the First Minister advising of a new national lockdown beginning on 5 January 2021 will halt the delivery of some criminal justice social work services as group activities are not compatible with the current public health measures in force. The service is keeping provision under constant review in line with the latest guidance available. It is expected that

some court activity will continue though the indication is that it will reduce by around 75% during the current lockdown.

- 4.3 The Unpaid Work Team have been able to offer a limited service; due to ongoing public health restrictions, the team is not able to return to full service provision and this is recognised as a challenge nationally, given the reduced capacity moving forward. COVID legislation has already extended completion dates for all unpaid work elements of community orders, recognising that delays were inevitable because of restrictions and that these delays are outwith the control of either the local authority or the service users. The ongoing and flexible nature of restrictions means that it is not clear when Unpaid Work can be scaled back up to pre-COVID levels.
- 4.4 Once court services start to return to normal levels, the CJSW service can expect considerable activity in relation to new orders. This will be a significant challenge to manage when considered alongside the resumption of a large unpaid work service.

5 Key priorities until next Board Cycle

- 5.3 The service priorities remain the maintenance of business as usual as far as possible within whichever restrictions are in place. The service will also support the council in its wider recovery and renewal activities.
- 5.2 For Criminal Justice Social Work, the key priority remains the provision of supports to those who are most vulnerable and those who present the highest risk. In addition, scaling up of some service provision within the current public health measures is an area of focus.

6 Performance scorecard for Q1 and Q2 2020/21

- 6.1 Appendix 1 to this report contains a performance scorecard covering Quarter 1 (April-June) and Quarter 2 (July-September) of 2020/21. As noted above, these indicators were agreed prior to any knowledge that a prolonged lockdown and subsequent restrictions would be in place. Targets were set in a pre-Covid position and may not reflect the operating context services have been working in since March 2020. Only those indicators relating to the CJSW service or which relate to the entirety of Children's Services are included here. Children's Services reports on a broader range of indicators which fall under the remit of the Education and Children's Services Policy Board.

- 6.2 Due to the halting of all but urgent court business for almost the entirety of Quarter 1 and Quarter 2, there is no data to report against four of the five CJSW performance indicators. These measures look at the timescales for key processes when new orders are made but in the absence of new orders, there is no data. The gradual restarting of court processes means that any data for Quarters 3 and 4 may be skewed due to very low numbers, and social distancing restrictions within courts and social work accommodation will impact upon timescales being met.
- 6.3 Only the indicator for successful completion of a community order has data available. The restrictions had a more limited impact on orders where the only remaining active element was supervision, so those orders which were nearing completion were able to be ended. There were only 6 orders ended in Q1 but the number increased to 35 in Q2.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – Covid-19 will impact on the operations of Council partners and on services to the community. This paper highlights the work being undertaken to mitigate this impact as far as possible and maintain essential services for the safety and wellbeing of the community.
4. **Legal** – None.
5. **Property/Assets**- Adjustments have made to physical spaces wherever required to comply with the current relevant guidance. This applies to both indoor and outdoor spaces.
6. **Information Technology**- Staff have the capability to work from home wherever possible to reduce social contact in line with government and health guidance. Digital learning remains a contingency in the event of restrictions being re-imposed.
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. However, the service notes the scientific advice in relation to risks to particular groups and communities from Covid-19 and is undertaking individualised risk assessments wherever appropriate.
8. **Health & Safety** – Advice and guidance is being given to protect the health and safety of employees and service users when carrying out priority services












for the Council in line with government and health guidance. Risk assessments are in place throughout the service and are regularly reviewed.

9. **Procurement** – The ongoing pandemic has and will continue to have a significant impact on existing contractual obligations and on the procurement of future goods and services required by the Council.
10. **Risk** – The Corporate Risk Management Group are currently reviewing the Council's risk profile in light of the coronavirus pandemic and will report to board in November.
11. **Privacy Impact** – None.
12. **CoSLA Policy Position** – None.
13. **Climate Risk** – None.




List of Background Papers – Service Update, Education and Children's Services Policy Board, 29 October 2020













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CS 2020-2021 Financial Year Scorecard










PI Status		Long Term Trends		Short Term Trends	
	Alert		Improving		Improving
	Warning		No Change		No Change
	OK		Getting Worse		Getting Worse
	Unknown				
	Data Only				

Priority Strategic Priority 2: Building strong, safe and resilient communities

Code	Short Name	Status	Short Term Trend	Long Term Trend	Q1 2020/21		Q2 2020/21		Latest Note
					Value	Target	Value	Target	
CHS/CJ/CPO/02	% of NEW unpaid work orders/requirement complete by the required date				50%	72%	83%	72%	Performance for 2020/21 against this indicator will be adversely affected by the service changes necessitated by the COVID-19 pandemic. Due to COVID-19, automatic extensions were applied to community-based orders since some frontline services could not safely be delivered during lockdown. National estimates suggest that services will operate at 30% capacity in the first stages of recovery so that physical distancing rules can be complied with.

Code	Short Name	Status	Short Term Trend	Long Term Trend	Q1 2020/21		Q2 2020/21		Latest Note
					Value	Target	Value	Target	
									In Q2, the figure is 83% which equates to 29 orders out of 35 being completed within the target time and reflects some return to 'business as usual'.
CHS/CJ/CPO/01	The percentage of NEW clients subject to a new supervision order seen by a supervising officer within 1 week				N/a	85%	N/a	85%	All Scottish courts closed in March 2020 for all but urgent business as a result of the UK-wide lockdown. Because of this closure, there were no new community orders with unpaid work or supervision requirements for several months. As such, there was no activity to measure for these indicators. Although courts have now resumed, there is a considerable backlog to be worked through and the number of new orders has not returned to pre-lockdown levels. Further, the public health restrictions which remain in place e.g. staff capacity within the court building, social work offices, means that timescales for contact are challenging. The capacity of the unpaid work service is significantly reduced and this is likely to impact on performance for the remainder of 2020/21 and beyond.
CHS/CJ/CPO/04	Percentage of NEW unpaid work clients seen within 1 working day of the order				N/a	70%	N/a	70%	
CHS/CJ/CPO/05	Percentage of NEW unpaid work clients receiving an induction within 5 working days of the order				N/a	75%	N/a	75%	
CHS/CJ/CPO/06	Percentage of NEW unpaid work clients beginning work placement within 7 working days of the order				N/a	65%	N/a	65%	

Priority Strategic Priority 5: Working together to improve outcomes

Code	Short Name	Status	Short Term Trend	Long Term Trend	Q1 2020/21		Q2 2020/21		Latest Note
					Value	Target	Value	Target	
CHS/CORP/01a	% of Stage 1 complaints responded to within timescales agreed with customers				100%	95%	80%	95%	
CHS/CORP/01b	% of Stage 2 complaints responded to within timescales agreed with customers				88%	95%	100%	95%	
CHS/CORP/03	% of FOI requests completed within timescale by Children's Services				100%	100%	100%	100%	All FOIs were responded to within the required timescale. There was a reduction in the volume of requests received during lockdown in Q1 but activity has since returned to expected levels.



To: Communities, Housing & Planning Policy Board

On: 19 January 2021

Report by: Director of Communities and Housing Services

Heading: Rapid Rehousing Transition Plan – funding update

1. Summary

- 1.1 The Scottish Government issued guidance to all local authorities in July 2018 on the production of Rapid Re-housing Transition Plans (RRTP).
 - 1.2 These 5-year plans were to be developed as a means of demonstrating how each local authority and its partners will ensure that those who are homeless are provided with a settled housing option as quickly as possible and minimise the need to stay in temporary accommodation.
 - 1.3 A report providing an update on the development and implementation of an RRTP for Renfrewshire was approved by the Policy Board in August 2019, and it was agreed that progress would be reported to future meetings of the Communities, Housing & Planning Policy Board.
 - 1.4 This report outlines the progress made to date and confirms the allocation of funding from the Scottish Government to support the on-going implementation of the Rapid Rehousing Transition Plan for Renfrewshire in 2021/22.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board :
 - (i) note the progress made to date with the implementation of a RRTP for Renfrewshire, and that the new allocation of £189,000 from the Scottish Government for 2021/22, which will be used for the further implementation of the plan.

3. Background

- 3.1 The Scottish Government established a Homelessness & Rough-sleeping Action Group (HARSAG) in October 2017 to produce solutions to help address the issues raised by homelessness and rough-sleeping.
- 3.2 A key recommendation from the HARSAG, which was accepted by the Scottish Government, was that all local authorities would consult on and produce a 5 year Rapid Re-housing Transition Plan covering the period 2019 – 2024.
- 3.3 These plans detailed how local authorities would move to a situation where those who are homeless:
 - are provided with accommodation more quickly
 - spend less time in temporary accommodation
 - have greater access to an up-scaled use of the Housing First model, and / or other support.
- 3.4 It was proposed that the Scottish Government's 'Ending Homelessness Together' fund may allocate resources to support and assist local authorities in the implementation of their RRTP's, once they have been fully evaluated.
- 3.5 Key partners such as local and national Housing Associations, Renfrewshire Health & Social Care Partnership and a range of 3rd sector organisations were fully consulted on the content of a RRTP for Renfrewshire.
- 3.6 The Scottish Government reviewed submissions made by local authorities and agreed with COSLA that funding for 2019/20 – 2021/22 would be allocated using a formula based distribution model based on a 3 year average of homelessness assessments. The total available funding was £24m over 3 years, with £8m allocated in each year.
- 3.7 Renfrewshire was allocated £186,000 for the implementation of rapid rehousing related initiatives during 2019/20, and £187,000 in 2020/21. On 10 December 2020, it was announced that a further £189,000 has been allocated from the Scottish Government for 2021/22.

4 Implementation of Renfrewshire's RRTP

- 4.1 The Scottish Government's guidance on RRTP's emphasised that the focus of RRTP's is to be on an upscaling of the Housing First approach and ensuring those who are homeless are provided with settled housing options as quickly as possible.
- 4.2 The funding for 2019/20 and 2020/21 mentioned in 3.8, above, was therefore used to increase the number of homeless applicants who are supported via the 'wraparound' support which is a key element of the Housing First approach, as well as additional resettlement workers to assist those moving from temporary accommodation in order to address the problems that can arise when settled tenancies commence. These were priority areas identified during the compilation of the RRTP for Renfrewshire.

- 4.3 The impacts of the COVID 19 crisis has understandably affected the implementation of RRTP's across Scotland, however within Renfrewshire the number of people being supported via the Housing First approach has increased from 20 to 30, the RRTP funded resettlement staffing resource helped to support 170 homeless applicants to move from temporary to settled accommodation between March and December 2020, and the length of time for the Council to complete the legal duty to those who are homeless continues to be better than the national average.
- 4.4 The current RRTP for Renfrewshire which was produced in line with Scottish Government guidance will be reviewed during 2021 and submitted to the Policy Board along with a further update on progress with its implementation during the COVID recovery.
-

Implications of the Report

1. **Financial** – funding allocated from the Scottish Government will be used to support the transition to rapid rehousing.
2. **HR & Organisational Development** – any temporary posts to support the implementation of RRTP related initiatives will be established in accordance with current HR procedures and be fully funded from Scottish Government allocation.
3. **Community/Council Planning** –
 - *Our Renfrewshire is fair - those who are homeless will be provided with settled housing options more quickly.*
 - *Building strong, safe and resilient communities – meeting the needs of those who are homeless and providing access to settled housing helps to support communities.*
 - *Tackling inequality, ensuring opportunities for all – those who are in housing need will be provided with settled housing options more quickly.*
 - *Working together to improve outcomes – RRTP's require Council's and a range of partners to work together to improve outcomes for those in housing need.*
4. **Legal** – none.
5. **Property/Assets** - none
6. **Information Technology** – none
7. **Equality & Human**
 - (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 it is for noting. 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** – not applicable.
 13. **Climate Risk** – none.
-

List of Background Papers

- a) Background Paper 1 Report to CHAPS Policy Board on 20 August 2019 – RRTP for Renfrewshire – update.
- b) Background Paper 2 Report to CHAPS Policy Board on 30 Oct 2018 – RRTP for Renfrewshire.

The foregoing background papers will be retained within Communities, Housing & Planning 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 Tom Irvine, Homeless & Housing Support Services Manager, Tom.irvine@renfrewshire.gov.uk.

Author : Tom Irvine, Tom.irvine@renfrewshire.gov.uk



To: Communities, Housing and Planning Policy Board

On: 19 January 2021

Report by: Director of Communities and Housing Services

Heading: Technology Enabled Care (TEC) in Housing Charter

1. Summary

- 1.1 The purpose of this report is to inform the Communities, Housing and Planning Policy Board of the Technology Enabled Care (TEC) in Housing Charter ([TEC in Housing Charter](#)) and to seek authorisation for the Director of Communities, Housing and Planning Services to sign up to the Charter and the Pledges contained within it.
 - 1.2 The (TEC) in Housing Charter is part of the Scottish Government's Technology Enabled Care (TEC) Ready Programme, hosted by the Scottish Federation of Housing Associations (SFHA) which supports the positive contribution the housing sector and its partners are making to the use of technology in housing.
 - 1.3 Housing organisations across Scotland have been asked to show their support for the TEC in Housing Charter. A number of Scottish local authorities and Registered Social Landlords (RSLs) have signed up to the Charter with two local RSL partners already committed to it.
 - 1.4 The Coronavirus pandemic environment has accelerated the adoption of digital technology. Some of the activities which have been put in place to extend digital connectivity to support the health and well-being of older and vulnerable tenants are outlined in section 4 of this report. This activity underpins the requirements in meeting some of the TEC in Housing Charter Pledges.
-

2. Recommendations

2.1 It is recommended that the Policy Board:

- (i) authorises the Director of Communities and Housing to sign up to the Technology Enabled Care (TEC) in Housing Charter on behalf of Renfrewshire Council as detailed in section 3 and section 4 of this report.

3. Background

3.1 Technology Enabled Care (TEC) Ready is a national programme funded by the Scottish Government's Technology Enabled Care (TEC) Programme and is hosted by the SFHA.

3.2 Over the last four years, the TEC Ready Programme has worked with housing organisations to promote and support work to develop the use of technology enabled care in housing.

3.3 The TEC Ready Programme has focussed on various activities including:

- increasing awareness of TEC across the housing sector
- website production with online materials and case studies
- supporting "the best of" technology as part of specialist housing developments and
- development of the TEC in Housing Charter

3.4 The TEC in Housing Charter was launched in 2019 to support the use of technology in delivering housing solutions. A number of councils, RSLs and partner organisations have already signed up to it, including two local partner RSLs.

3.5 The TEC in Housing Charter contains seven Pledges which are:

1. Opportunity and Solution Focussed
2. Engaging with the Customer
3. Working in Partnership
4. Preventative Analytics
5. Service Redesign
6. Supporting the Workforce
7. Getting the Infrastructure Right

3.6 Organisations must commit to signing up to a minimum of three Pledges and work towards fulfilling the others. It is recognised within the Charter guidance that it may not be practical or meaningful to sign up to all Pledges, so they recommend only signing up to those which have already been achieved or are currently being worked on.

3.7 Partnership activity relating to the delivery of technology enabled care in housing is already taking place in Renfrewshire and aligns well with the following three Pledges:

- Engaging with the Customer (Pledge 2)
- Working in Partnership (Pledge 3)
- Getting the Infrastructure Right (Pledge 7)

It is proposed that the initial focus should be on these areas with action taken at a future stage to work towards fulfilling the other Charter Pledges.

4. Current Position on Technology Enabled Care Solutions in Housing in Renfrewshire

Engaging with the Customer - Charter Pledge 2

- 4.1 It has become even more apparent in the current Covid19 environment that digital technology is important in helping to keep people socially connected and is a key factor in contributing to the prevention of loneliness and isolation.
- 4.2 All Council sheltered housing tenants were contacted during the pandemic with advice on support available from the Digital Participation Officer. Digital support includes 'over the phone support' and video calls where possible. Sheltered housing tenants have been able to access organised online recreational activities and information posts about useful websites.
- 4.3 Around 36 Tablet devices were provided to Council sheltered housing tenants (14 with internet connection) provided by the Scottish Council for Voluntary Organisations (SCVO) Connecting Scotland Project to help older people or those shielding to stay digitally connected to family and friends.
- 4.4 The Council's Sheltered Housing Services Team together with ICT have produced a costed model to install Broadband in all ten sheltered housing communal lounge areas. While the communal lounges are currently closed, this initiative will present future opportunities for sheltered tenants with new IT devices to receive one to one digital training and support. This will reduce the expense of broadband connection installation for older tenants, go towards increased social interaction and help prevent social isolation.
- 4.5 Over the two years prior to the pandemic:
 - 348 digital training sessions were carried out for sheltered housing tenants in 2019/20 (a 48% increase from the previous year)
 - a COSLA Bronze award was achieved in 2019 in the category of "Tackling Inequalities and Improving Health" for the Renfrewshire Tenants Online Project supporting tenants to access the internet .The project was shortlisted for the Chartered Institute in Housing Award for "Excellence in Health and Wellbeing" and in 2018 for the Holyrood ICT Citizens Connect Award.

- 4.6 A pilot project is ongoing where tenant representatives have been provided with SIM enabled laptops where they have had limited access to a device and /or broadband. This has assisted online meetings to take place with Council Officers where feedback and information on Council services can be exchanged.
- 4.7 Overall, this range of activity shows that there is an existing framework in place which can be further developed to jointly co-design TEC in Housing solutions with tenants and meeting the Engagement with Customers Charter Pledge.

Charter Pledge 3 – Partnership Working

- 4.8 Close partnership working arrangements are embedded between Council services and the Health and Social Care Partnership (HSCP), which contribute to supporting older and vulnerable people to live independently and safely at home.
- 4.9 The HSCP's Technology Enabled Care Service plays a major role in managing risk and supports approximately 3,600 service users across Renfrewshire by means of a community alarm dispersed unit or a sheltered complex warden call system, following a needs assessment. Services delivered can range from the provision of a basic alarm unit to sensors placed in a service user's home to monitor personal risks such as falls, smoke, flood and fire. Other services include, pressure mats, inactivity sensors, automatic pill dispensers and property exit sensors linked to the internet which allows family/carers to check that a family member is safe at home.
- 4.10 Discussions have taken place with the HSCP to explore initiatives for technology enabled solutions to support older people remain safe for longer in their own home.
- 4.11 With two local partner RSLs already signed up to the TEC in Housing Charter, there are positive opportunities to exchange and promote good practice with the HSCP and other health professionals.
- 4.12 These existing close working arrangements provide a sound basis for the further development of partnership working to achieve Pledge 3.

Charter Pledge 6 – Getting the Infrastructure Right

- 4.13 Assistive technology features have been incorporated into the design of the Council's new build amenity properties in Bishopton.
- 4.14 Amenity homes are provided with a fibre optic phone and broadband connection ready for tenants' use. Communal satellite dishes are fitted to buildings and cabled to receive satellite TV services with tenants able to choose to use these at their own cost. Smoke alarms are hard wired and carbon dioxide monitors are installed so that residents can see if levels become too high.

- 4.15 Varied colour schemes are in place in the amenity blocks to indicate different floor levels to help people with dementia identify their home more easily. Where possible, and building on the amenity housing model in Bishopton, assistive technology will be factored into future Council new build and retrofit projects which will be taken forward as part of the Council's planned 10-year housing-led regeneration and renewal programme.
- 4.16 Preparatory work is underway to progress the transition from Analogue to Digital Telecare Services as the current system is no longer fit for purpose. It is anticipated that the switchover will be completed by 2023 and will offer a number of benefits to sheltered housing tenants and people with support needs across the wider community.
- 4.17 The Council was awarded grant funding in 2019 from a Scottish Enterprise challenge fund for an innovative project to utilise sensor technology and data analytics to measure internal environmental conditions within Council houses. The project uses the sensor technology to seek to reduce future maintenance costs and help identify tenants who may require energy advice and will cover around 1,000 properties over a two-year period. The data gathered can be used to highlight the need for intervention to prevent conditions such as condensation and mould growth developing where poor ventilation and irregular heating is identified and can assist in identifying tenants at risk of fuel poverty who may require assistance to ensure their home is heated and ventilated properly.
- 4.18 Changes to the infrastructure will provide opportunities for innovative approaches for the delivery of TEC in Housing solutions and contribute to meeting Pledge 6.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
 - *Our Renfrewshire is well* – Actions that will be taken forward to meet the Pledges of the TECH Charter will help support older and vulnerable residents to live healthier, for longer, in their own homes.
 - *Building strong, safe and resilient communities* – In working towards meeting Pledge 6 “Getting the Infrastructure Right”, older and vulnerable people will have increased opportunities to stay safe in their local communities
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** – not applicable.

13. **Climate Risk** – not applicable

List of Background Papers

(a) None.

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email:lesley.muirhead@renfrewshire.gov.uk



To: Communities, Housing and Planning Policy Board

On: 19 January 2021

Report by: Director of Communities and Housing Services

Heading: Disposal of land for new substation (Tannahill area, Ferguslie Park)

1. Summary

- 1.1 This report seeks the Policy Board's agreement for the disposal of a small area of Housing Revenue Account (HRA) land to SP Distribution plc ("SPD") to establish a new substation and associated cabling to facilitate the development of newbuild Council housing in the Tannahill area of Ferguslie Park.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board

- (i) agrees to declare the land for the substation as indicated outlined in red on the attached plan surplus (The "Property");
 - (ii) agrees to sell the Property for the substation as indicated on the attached plan to SPD; and
 - (iii) grants authority to the Head of Corporate Governance in conjunction with the Head of Property Services to conclude the disposal of the Property as detailed in this report and to grant servitude rights for cabling and access etc., as appropriate, over the areas shown coloured blue, pink and yellow on the attached plan.
-

3. Background

- 3.1 The Communities, Housing and Planning Policy Board approved a housing investment strategy for the Tannahill area of Ferguslie Park in October 2018 involving the construction of newbuild Council Housing. In September 2019, the Finance, Resources and Customer Services Policy Board approved an award of contract to AS Homes (Scotland) Limited for the Design and Build of 101 new dwellings of the site of the former St Fergus' Primary School.

- 3.2 An update report to the Policy Board on 27 October 2020 noted that online consultation had taken place to enable tenants and residents to comment on design proposals for the new Council housing and that the feedback received was very positive.
- 3.3 It had been anticipated that construction work would start the end of 2020, but there has been some slippage due to delays in finalising all pre-start requirements and work is now expected to start in March 2021. The first handovers are anticipated in spring 2022 with final completion in late 2022.
- 3.4 An electricity substation is required to provide power to the new Council homes. It is therefore proposed that the Council will sell the land shown outlined in red on the attached plan, together with servitude rights over the areas indicated coloured blue, pink and yellow, for a price of £1. The Servitude rights granted will be subject to the normal commercial terms of making good etc.
- 3.5 The land sale will be subject to appropriate burdens and conditions to be agreed by the Head of Property and Head of Corporate Governance.
-

Implications of the Report

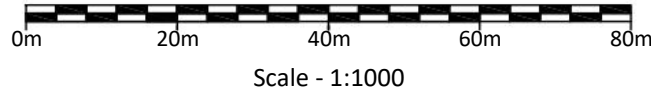
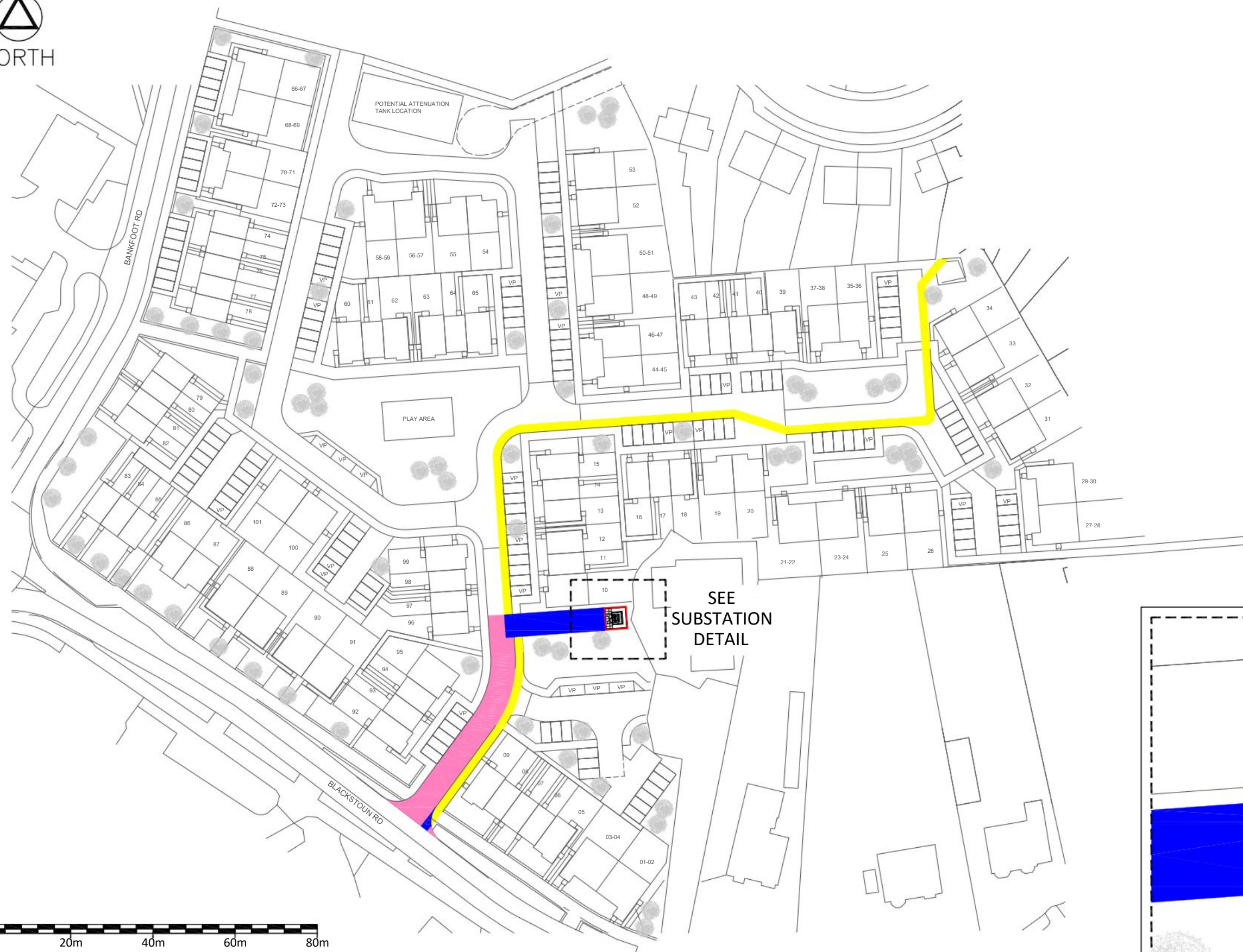
1. **Financial** – The land for the substation will be sold for £1.
2. **HR & Organisational Development** - none
3. **Community/Council Planning** –
 - *Building strong, safe and resilient communities* – The development will provide modern, high quality, energy efficient Council housing to meet the needs of current and future tenants.
4. **Legal** – disposal of land for the substation as detailed in the report.
5. **Property/Assets** - disposal of land for the substation as detailed in the 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. 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** – the land will be conveyed subject to conditions to ensure it is used for a substation

11. **Privacy Impact** - none
12. **COSLA Policy Position** – none.
13. **Climate Risk** – the development will provide new, energy efficient Council housing.

List of Background Papers

Report to the Communities, Housing and Planning Policy Board, 27 October 2020

*Author: Lesley Muirhead, Planning and Housing Manager, Tel: 0141 618 6259
Email: lesley.muirhead@renfrewshire.gov.uk*



LEGEND

5M VEHICLE & PERSONNEL ACCESS

2.0M CABLE SERVITUDE

COMBINED VEHICLE ACCESS & CABLE SERVITUDE

SUBSTATION AREA
25SQ/M OR THEREBY

O.S. GRID REFERENCE: E246868, N664346

BASED UPON O.S.NS.4664...
MAP WITH PERMISSION OF H.M.S.O.
CROWN COPYRIGHT RESERVED.
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SUBSTATION DETAIL
SCALE 1:250

<div><div><div></div><div>SP ENERGY NETWORKS</div></div><div>55 FULLARTON DRIVE, CAMBUSLANG, GLASGOW G32 8FA TELEPHONE: 0845 270 0785</div></div>	Client		Drawn JLR	Check'd FR	Appr'd FR	Scale 1:1000	Date 16.07.20	Project BLACKSTOUN, FERGUSLIE PARK	Status LEASE	A3
					ScottishPower Reference: ESC 94032		Title SUBSTATION LEASE		Drg. No. ESC 94032-(1)-002	Rev.

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RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 19/01/2021

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0810/PP 6 - Paisley Southeast	NHS GG&C, BDW Trading Ltd, Bellway Homes & Cala Land Management	Grounds of Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE	Erection of 603 dwellinghouses with associated access, parking and landscaping.	A
RECOMMENDATION: GRANT subject to a Section 75 Agreement				
https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DM&folder1_ref=19/0810/PP				
19/0782/PP 1 - Renfrew North and Braehead	Bellway Homes Limited	Land to East of Clyde View Park, King's Inch Road, Renfrew	Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works	B
RECOMMENDATION: GRANT subject to a Section 75 Agreement				
https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DM&folder1_ref=19/0782/PP				
19/0860/PP 1 - Renfrew North and Braehead	Park Lane Group	Site on North Western boundary of No 2, Row Avenue, Renfrew	Erection of residential development comprising 18 flats and 39 dwellinghouses	C
RECOMMENDATION: GRANT subject to conditions				
https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DM&folder1_ref=19/0860/PP				
20/0368/PP 1 - Renfrew North and Braehead	Mr Hamilton	Barratt Homes Sales Office, Mulberry Square, Renfrew	Change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community garden	D
RECOMMENDATION: GRANT subject to conditions				
https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DM&folder1_ref=20/0368/PP				

Total Number of Applications to be considered = 4

Planning Application: Report of Handling

Reference No. 19/0810/PP



KEY INFORMATION

Ward (6):
Paisley Southeast

Applicant:
NHS GG&C, BDW
Trading Ltd, Bellway
Homes & Cala Land
Management

Registered:
29 November 2019

RECOMMENDATION

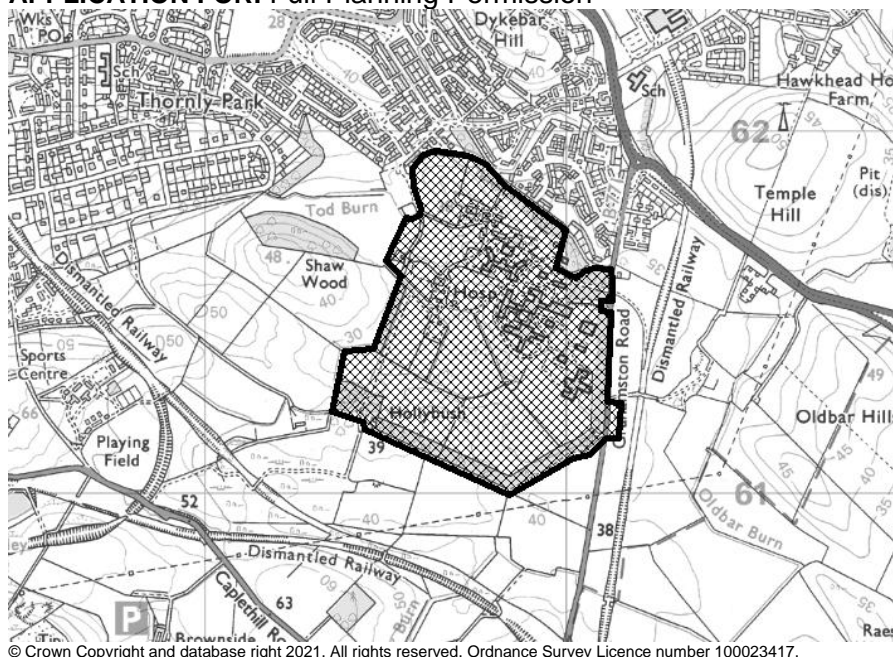
Grant Subject to
Conditions/Section 75
Agreement/Direction

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of 603 dwellinghouses
with associated access, parking and landscaping

LOCATION: Grounds of Dykebar Hospital, Grahamston
Road, Paisley

APPLICATION FOR: Full Planning Permission



IDENTIFIED KEY ISSUES

The proposals accord with Policy P6 – Paisley South Expansion Area of the Adopted Renfrewshire Local Development Plan (2014) and Policy P1 – Renfrewshire's Places as well as P2 Housing Land Supply of the Proposed Renfrewshire Local Development Plan (2019).

There have been 140 representations received, 136 against and 4 in favour of the proposals. A petition with 818 signatures has also been received objecting to the proposal. An objection from an MSP along with 2 letters of support from other MSPs have been received.

There were no objections from statutory consultees.

Environment and Infrastructure Services (Traffic / Transport) object on policy grounds.

The layout of the proposed development is acceptable and would provide range of house sizes and types. Connectivity and good access to open space, services and facilities, including schools, has been set out. On balance the impact on flora, fauna and biodiversity is acceptable.

A financial contribution is required to ensure education requirements associated with the development are delivered.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION **19/0810/PP**

APPLICANT:	NHS GG&C, Barratt David Wilson Trading Ltd, Bellway Homes & Cala Land Management
SITE ADDRESS:	Grounds of Dykebar Hospital, Grahamston Road, Paisley
PROPOSAL:	Erection of 603 dwellinghouses with associated access, parking and landscaping.
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been 140 representations received, 136 against and 4 in favour of the proposals.</p> <p>Of the 140 representations there has also been several comprehensive submissions with attachments received from two individuals on behalf of Save Paisley's Green Space Group.</p> <p>A substantial report compiling the concerns raised by Save Paisley's Green Space Group which was signed with 818 signatures has also been received objecting to the proposal.</p> <p>An objection from a Regional List MSP was received with 2 letters of support for the development received from other Regional List MSPs.</p> <p>Concern regarding the proposal and the impact on climate change was also raised by Councillor from an adjoining Ward.</p> <p>Paisley East & Whitehaugh Community Council have also raised concerns regarding the impact of new/proposed residential development on local infrastructure, resources and services and the ability to accommodate increased demand and pressures due to the development.</p> <p>The substance of the concerns raised through objections can be summarised as follows:-</p> <p>Loss of green space</p> <p>Response: Green space associated with the existing Dykebar Hospital ground will be lost should the development proceed.</p> <p>The green space on the site consists of land that formed the open space within the hospital grounds which dates back to the man-made features created for the site for its initial use as an asylum.</p> <p>The land has regenerated over time and does not have any</p>
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	<p>natural heritage designations, nor is it active green space for formal recreational use.</p> <p>It is though recognised that the green space has become a haven for biodiversity and habitat quality.</p> <p>The significance of this existing biodiversity and ecology on the site has been extensively surveyed, analysed and assessed through Ecological Surveys and Appraisals submitted with the application.</p> <p>The protection and enhancement of this biodiversity, flora and fauna is a key consideration to the development.</p> <p>The design of the layout is considered to encourage and enhance species dispersal through improving connectivity through the green necklace and fingers that will be created through and around the site.</p> <p>The retention of the wetlands in the centre of the site, which comprises 18% of the land of the overall site, is an important ecological feature.</p> <p>The proposals also include compensation through biodiversity offsetting.</p> <p>Active and passive open space and green pockets will also be interspersed throughout the site.</p> <p>Existing core paths, rights of way and connections to the wider green network will be enhanced to ensure existing routes used by surrounding residents not only remain but are also enhanced to safe routes which have suitable surfacing, which are lit and overlooked.</p> <p>The improvements and enhancements to the active travel networks will ensure that people of all mobilities can use these connections and leisure trails.</p> <p>Of the land within the red line application boundary, less than 60% will be developed as part of the residential proposal with the remaining land being retained as green space.</p> <p>In terms of the NHS retained estate, 50% of the land will be retained for green space and woodland.</p> <p>Impact on infrastructure - road network, schools, medical facilities</p> <p>Response:</p> <p>Roads</p> <p>The site has been designed to ensure that walking, cycling and</p>
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	<p>public transport are integral to the overall layout to encourage a modal shift to more sustainable modes and away from the private vehicle.</p> <p>As part of the development there will be upgrades to footway links to the site to ensure that it is well connected by pedestrian links to school, community, commercial and recreational facilities.</p> <p>The applicant has aimed to ensure that the connections and linkages are in line with the Getting It Right For Every Child approach which accords with the Proposed Renfrewshire Local Development Plan (2019).</p> <p>A plan has also been prepared by the applicant to show that there are services, facilities, including nurseries, schools and churches as part of the '20 minute neighbourhood' principle.</p> <p>All of the routes to/from the site have been considered as part of the proposal and are lit and overlooked. The applicant has suggested that these routes will be signed to ensure the routes are easily navigable.</p> <p>The Transport Assessment submitted by the applicant demonstrates that there will be no significant impact on the safe and efficient operation of the local road network which is in line with the Local Development Plan requirements.</p> <p>However, given the sustainable active travel measures proposed including the enhanced footway and cycleway proposals at the Grahamston Road and Hurlet Road Roundabout to ensure safe linkages to schools, services and amenities, the Transport Assessment can not show that there would be 'No Net Detriment' caused by the development proposals. There will be an increase in queuing on Grahamston Road in morning peak times.</p> <p>In considering this impact to Grahamston Road, this has to be balanced against providing much better and safer walking and cycling routes to and from the site. Also to note is that the impact does not have any impact to the main Hurlet Road or Hawkhead Road.</p> <p>The proposals are considered to be in line with Scottish Planning Policy and the Policy set out in the Renfrewshire Local Development Plans in that they enhance connectivity and promote sustainable patterns of travel as part of the transition to a low carbon economy.</p> <p>Education</p> <p>With regards to schooling, the applicant has undertaken a comprehensive assessment of the educational requirements in relation to the proposed development.</p>
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	<p>The developer will make a financial contribution for both primary and secondary educational impacts as a result of the development.</p> <p>Medical Facilities</p> <p>The site has been proposed in two Local Development Plans. The Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019). Through the preparation of both Plans both the NHS and the Health and Social Care Partnership were consulted at each stage. There have been no objections/adverse comments to the site at any stage in proposing this site as a future housing site.</p> <p>The site in the ownership of the NHS who as one of the applicants have submitted supporting statements that set out that the services currently provided within the Dykebar Hospital Campus will remain.</p> <p>The NHS Statement also sets out that all NHS Scotland Health Boards are obliged by the Scottish Government Health Directorate to manage the process of investment in their estate.</p> <p>Climate Change</p> <p>Response: The impact on climate change is integral to decision making on every development.</p> <p>It is considered that house building will have an impact on climate change, however in order to meet the housing need and demand for Renfrewshire housing requires to be located in the right locations.</p> <p>This site was included in the Renfrewshire Local Development Plan as an area that supports sustainable growth, fitting into the existing built up area.</p> <p>Scottish Planning Policy and the Policies and Guidance set out in the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) state that a layout that supports low carbon design is key to assisting in climate change mitigation.</p> <p>As outlined above, the key travel and transport strategy is to ensure there are enhanced, safe, alternative sustainable routes to the private vehicle. This step change in behaviour is integral to reducing the impact on climate change.</p> <p>The layout also included open space, retained woodland, wetland area and new trees added to the site with a pro-active management and maintenance plan.</p>
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	<p>As 2.5 hectares of woodland/trees, one fifth of the site, being a net loss as a result of the development there will be a requirement to compensate for this loss with compensatory planting to the western side of the site, on Council land which would supplement and complement Shaw Wood.</p> <p>It is considered that this compensatory planting will not only alleviate this loss, but be a gain to both assisting in reducing the impact to climate change and giving something back to the surrounding area.</p> <p>The applicant has also submitted an Energy Statement outlining how the layout, orientation of the homes, the construction and materials used in the build as well as the use of low carbon technology in the residential units have been incorporated into the proposed development and together will contribute towards reducing carbon emissions.</p> <p>The development will be constructed in line with current Scottish Technical Standards (2019) with all new dwellings achieving a 45% reduction in carbon emissions.</p> <p>Low carbon technologies such as photovoltaic panel will be included as part of the new units with heating from solar Thermal Heating, Combined Heating and Power sources and air source heat pumps considered at the appropriate parts of the site.</p> <p>In terms of Electric Vehicle Charging points, given that the red line around the site is for both the proposed residential and the NHS retained estate, there will be consideration of Electric Vehicle Charging points on the NHS land which will be used for patients, staff and can also be used for potential future residents of the new homes.</p> <p>Flooding and drainage</p> <p>Response: A comprehensive Flood Risk Assessment and Drainage Assessment was submitted with the application.</p> <p>The site is at risk of fluvial flooding in a number of locations from the Tod Burn and an unnamed tributary which flow through and are adjacent to the development site.</p> <p>During the pre-application phase of this development there was extensive discussions between the applicants, the Council and SEPA to ensure that the site could not only be developed but also in line with Scottish Planning Policy there was betterment to the site and surrounding area.</p> <p>At present much of the green space within the site is extremely wet and prone to significant flooding. The proposal, with the</p>
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	<p>integration of Sustainable Urban Drainage Systems and mechanisms, will ensure that the site and the surrounding area will see betterment in terms of flooding and drainage.</p> <p>The Flood Risk Assessment confirms that by safeguarding the existing functional floodplain, there is no impediment from a flooding perspective. This is agreed by both SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).</p> <p>Privacy of existing residents being adversely affected</p> <p>Response: The shortest distance between any proposed dwellings and the nearest existing dwellings at Alloway Drive is in excess of 26m.</p> <p>The minimum distance residential properties should be is 18m window to window. As such, it is not considered that the proposal would negatively impact on the privacy of existing properties.</p> <p>Loss of trees due to earthworks for development</p> <p>Response: The applicants through various documents have set out that with any proposal there is inevitably a loss of trees and vegetation. This has been largely dictated by the earthworks required to form the development platforms for the site.</p> <p>This presents a difficult decision to balance the shorter term impacts on the loss of trees and the immediate visual impact and the medium to long term benefits of an improved planting scheme, more native species and a management and maintenance programme.</p> <p>The protection of the wetlands area and the setting of the listed buildings have dictated the proposed development footprint for the site.</p> <p>Where possible the existing trees have been retained and will be protected in line with British Standard methodologies, and this will be supplemented by a range of new complementary native tree planting and hedges.</p> <p>As outlined above, as a result of the development, as well a poor on-going management of trees in the NHS Estate, 2.5 hectares of woodland/trees will be lost as a result of the development. Around 4.7 hectares of trees will be removed with around 2.2 hectares of native species planted.</p> <p>The existing trees on the site are assets to the landscape framework. The site boundaries are enclosed by significant tree belts, and within the site there are further groups of trees and younger woodland. There is over 11 hectares of trees and</p>
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	<p>existing woodland on the site.</p> <p>There is an extensive area of woodland extends along the northern boundary containing predominantly broadleaved species.</p> <p>Along the east, south-east and southern boundaries is a 40m wide shelter belt enclosing the site.</p> <p>A further shelterbelt of sycamore extends along part of the west boundary, with agricultural land beyond.</p> <p>At the main entrance to the hospital site off Grahamston Road there is a significant group of mature broadleaved trees whilst a prominent line of lime trees extends along the southern edge of the hospital buildings in the west.</p> <p>The trees within the northern and eastern areas of woodland are subject to statutory protection by virtue of a Tree Preservation Order (TPO).</p> <p>A Tree Survey and Arboricultural Constraints Report was submitted which outlines 118 high quality to moderate quality, healthy trees with an estimated remaining life expectancy of between 20 and 40 years are to be removed.</p> <p>A Tree Planting Strategy and Woodland Management and Maintenance Plans are proposed.</p> <p>The main area where there will be significant change and impact is on the southern edge of the application site. This will see a significant reduction in trees. Site visits to the area throughout the year confirmed the points outlined in the Arboricultural surveys and studies to suggest that many of these trees in this southern boundary are in very poor condition. There is a substantial amount which have fallen and others which are extremely weak and have fallen against existing trees.</p> <p>A detailed assessment has been carried out to establish the trees on the southern edge that have the greatest chance of remaining wind-firm and thus providing a framework around which new woodland planting can be established at the outset of the development thus regenerating this shelterbelt from proposed diversification of the introductory of new species with new native broadleaf woodland and understorey planting.</p> <p>Native broad leaf woodland mixes are proposed along the majority of the boundaries with the remaining hospital buildings. These will supplement the retained trees to the northern section of the hospital site.</p> <p>The proposed Tree Planting Strategy would protect and enhance the woodland. A long-term Woodland Management and Maintenance Strategy would also be provided.</p>
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	<p>A Tree Planting Strategy would ensure that failing trees are removed and over 2 hectares of new woodland would be planted. This would exclude a further 800 new specimen trees that would be planted on roadsides and pathways providing immediate impact and considerable new tree cover.</p> <p>It is considered that although there would be tree removal, it has been carefully considered as part of the masterplanning design exercise whereby the largest areas of tree removals would be within existing tree stock that has the lowest value, ecologically and in terms of longevity.</p> <p>A condition that requires the applicant to submit a Compensatory Planting Plan that meets UK Forestry Standards is also considered appropriate in line with the consultation response from the Woodlands Trust. As well as this there will be a requirement to plant trees on the Council land to the western side of the site to make up for the 2.5 hectare net loss of trees on the site.</p> <p>It is considered that although the proposal will see the loss of trees initially to implement the development platforms, on balance over the medium to long term the tree, landscape and woodland planting scheme and management and maintenance plans will facilitate the provision of long-term, positive change to the landscape.</p> <p>Suburbanisation of Green Belt / Urban sprawl</p> <p>Response: The site forms part of the Paisley South Expansion Area as identified in the Adopted Renfrewshire Local Development Plan (2014).</p> <p>The site was chosen as a potential future housing site as it complies with the overall Spatial Strategy set out in the Development Plan to use previously used sites before greenfield and Green Belt sites.</p> <p>The proposal maintains strong links and connections with the existing homes at Strathcarron and the green open space as well as the retained stock at Dykebar Hospital.</p> <p>It is considered that they would deliver a well-designed housing site within an attractive setting close to other amenities.</p> <p>Impact on biodiversity, wildlife including badgers, bats, birds, deer etc</p> <p>Response: A Bat and Barn Owl Survey, Bird Breeding Survey Report and Ecological Appraisal were submitted with the application.</p>
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	<p>Comprehensive landscape proposals along with mitigation and enhancement measures are outlined in these reports.</p> <p>By adopting appropriate mitigation/ enhancement measures, which include the integrated landscape design framework, the planting of native trees on the site, the inclusion of hedgerows to strengthen habitat corridors and the inclusion of Sustainable Urban Drainage measures as well as retention and enhancement of the wetland areas, it is considered that the ecological assets identified in the reports would not be adversely affected by the development.</p> <p>All mitigation / enhancement measures and activities will be co-ordinated and timeously implemented on site by the requirement of Construction Environmental Management Plan and associated Ecology Management Plan.</p> <p>The timing of the works is extremely important to avoid hibernation periods and breeding seasons for birds. Again, the Construction Environmental Management Plan and associated Ecology Management Plan will provide a pre, during and post construction timetable for the required mitigatory operations.</p> <p>Licences to undertake works which may have an impact of protected species will also be required. The licences will be sought from Scottish Natural Heritage and do not come under the control of Planning. However again the timings for this will be detailed in the Construction Environmental Management Plan and associated Ecology Management Plan.</p> <p>Scottish Natural Heritage were also consulted and had no comments to make.</p> <p>Concerns over proposed traffic mitigation measures – Grahamston Road, Barrhead Road and Hawkhead Road and lack of active travel opportunities</p> <p>Response: The Transport Assessment submitted with the application focused on the operation of the local network and the need to offer future residents viable and safe alternatives to the private car.</p> <p>A package of transport improvements/interventions is proposed which include: -</p> <ul style="list-style-type: none"> - Extensive walking and cycling improvements with upgrades to existing core paths and walking routes providing walking connectivity to nearby areas; -The upgrade of the footpath on Grahamston Road being widened and upgraded to a shared footway/cycle path with the footways on Hurler Road redetermined to allow cycle use providing a cycle link from the development to National Cycle
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	<p>Network Route 75 between Glasgow and Paisley and to the cycle lanes on Hawkhead Road towards the train station;</p> <p>-Street lighting along Grahamston Road;</p> <p>-Upgrading of the existing connection from Dykebar Hospital which runs to Strathcarron Drive by increasing to 3m width and providing lighting;</p> <p>-The site layout provides 12 enhanced connections at various points;</p> <p>-Safe routes to school – detailed assessment of walking routes to schools was undertaken to ensure that the development had safe accessible routes to school;</p> <p>-Public Transport – The proposal will see new bus facilities provided, allowing buses to serve the development;</p> <p>-Junction improvements and pedestrian crossings – Ben Nevis Road/Hurlet Road,</p> <p>-Enhanced cycle provision on Hurlet Road;</p> <p>-Grahamston Road/Hurlet Road improvements,</p> <p>-A Traffic Regulation Order in Place on Grahamston Road to slow the traffic down to 30MPH;</p> <p>-Pedestrian crossings and improvements at Hawkhead Road roundabout;</p> <p>-Improvements to road markings at Lochfield Road;</p> <p>As outlined above, the significant interventions proposed as part of this development is to ensure active travel becomes the safe and viable alternative to the private vehicle.</p> <p>The layout and extensive off-site works demonstrate that this is what is trying to be achieved to encourage residents to take this alternative mode.</p> <p>The off-site works on the various walking and road networks are to enhance the walking and cycling journey and experience as well as resolve many of the existing issues with the existing road network in this area such as at the top of Hawkhead Road and also Ben Nevis Road/Hurlet Road which would remove the requirement for left turn only out of St Andrew's School and existing residential estate.</p> <p>The inclusion of pedestrian crossing will also make it a much safer route to schools.</p>
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	<p>Light pollution</p> <p>Response: The location and type of street lighting columns would be considered at Road Construction Consent.</p> <p>It is not considered that the additional street lighting as a result of any proposal will have a significant impact on the surrounding area.</p> <p>Lack of affordable housing</p> <p>Response: The applicant has provided an Affordable Housing Statement alongside the application which sets out how this development would achieve the requirements of Policy P3 in the Proposed Renfrewshire Local Development Plan (2019) relative to housing mix and house types including terraced and flatted properties which will be available at affordable prices.</p> <p>It is considered that the units proposed on this site are in line with the definition of Affordable Homes as set out in Scottish Planning Policy.</p> <p>In relation to the Proposed Renfrewshire Local Development Plan Policy P3 – Housing Mix and Affordable Housing, the development is to deliver a range and choice of homes such as flats, terraced, semi-detached and detached units from 1 bedroom through to 5 bedroom accommodation.</p> <p>In looking at the potential cost of these new homes on the site and also the average house prices in Renfrewshire, over 100 new homes or 18% will be within the affordable bracket.</p> <p>Impact on patients within hospital including reduction of green space</p> <p>Response: The NHS as joint applicants on this application considered that there was a need to be a part of this overall masterplan process to ensure that patients, staff and the retained estate greatly benefited from the proposal.</p> <p>In this instance, the enhanced, safe connections, improved public transport provision, a landscape framework with improved maintenance of trees and open spaces, the option of new homes in close proximity to the hospital for staff, the retention of employment and services onsite, the reinvestment of funds back into services at the hospital through the sale of part of the site and the upgrading and enhancement of utilities, drainage and services as part of the works will see benefits to the NHS retained estate.</p> <p>The NHS Supporting Statement submitted with the application sets out that the hospital campus would be enhanced, including</p>
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	<p>areas of open space within the remaining hospital site during the course of the development.</p> <p>The NHS retained estate would consist of 50% open space and woodland.</p> <p>A Landscape Strategy and a Tree Management and Maintenance Plan is being proposed, with rest areas, therapy gardens and new exercise areas also proposed for patients.</p> <p>The layout has been a joint approach by both the Consortium of Homebuilders and the NHS, with patient experience and well being the key to ensuring both the existing use and the new proposed use can sit well together.</p> <p>It is considered through conditions ensuring these proposed strategies are designed well and implemented successfully that there will be a benefit for patients and staff at Dykebar.</p> <p>Noise and disturbance</p> <p>Response: It is not considered that the development and use of the site for residential purposes would result in unacceptable noise and disturbance to the existing adjoining residential area.</p> <p>Regarding noise during construction, this would be a matter for the Council's Environmental Protection Section to control should there be an issue that arises at the site.</p> <p>Lack of Maintenance and Management Plan for common grounds and burden on homeowners</p> <p>Response: A factoring scheme and associated costs will be set out in the Deed of Conditions that forms part of the legal documentation at the time of the house purchase. Indicative costs are approx. £200-£300 per year based on site specific requirements.</p> <p>A Woodland Management Strategy and Tree Maintenance Plan for both the proposed residential area and the NHS retained estate is proposed to provide a sustainable and pro-active approach to maintaining and enhancing these asset at the site and will be reviewed every 5 years.</p> <p>Extensive Earthworks not properly outlined in reports, supporting information and plans. Hazards of Wetlands Area due to steep slopes and flooding (Not accurately represented in artist impression/visualisations)</p> <p>Response: The existing topography in some parts of the site are steeply sloping and particularly around the southern side of the wetlands area.</p>
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	<p>The house levels have been designed to suit the site topography and this will result in extensive earthworks.</p> <p>Given the existing topography on the site there is no other way to build flat platforms for houses than to undertake these extensive earthworks.</p> <p>The regrading will consist of upfill on some parts of the site and the removal of soil on other parts to get the platforms required for a suitable build.</p> <p>Whilst the central grass area is currently wet on this site, it sits in a poorly drained bowl. Once the site is developed, with positive drainage directed to the site's Sustainable Urban Drainage Systems, the area will drain more effectively.</p> <p>In line with Scottish Planning Policy, drainage and flood measures require to ensure betterment for the site, this is the intension with the significant drainage interventions proposed.</p> <p>Both SEPA and the Director of Environment and Infrastructure (Design Services) are satisfied with the proposals.</p> <p>In relation to proposed earthworks impacting on existing watercourses, habitats and environment. All of the remedial measures outlined in the various assessments and documents provided will be implemented as part of the conditions of any consent.</p> <p>The requirement to submit a Construction Environmental Management Plan which outline all remedial and mitigation measures and activities will be required to prevent and reduce impacts on the environment and ecology on site.</p> <p>In terms of the artist's impressions and visualisations, these will not form part of any stamped plans. They are just impressions of what parts of the site could finally look like should consent be granted.</p> <p>Impact on Listed Buildings</p> <p>Response: As part of implementation of the layout, the demolition of the Category B Listed Hazelwood Villa on the site, (planning application ref. 18/0750/LB) was granted Listed Building Consent.</p> <p>As part of the consideration process, the layout has been altered to open up and retain the views and vistas to and from the listed buildings and structures on the site. Aiming to preserve and enhance the built heritage associated with the retained estate.</p> <p>Historic Environment Scotland were consulted on the application and provided no comments the proposals.</p>
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	<p>The funds received through the sale of part of the land at the Dykebar Estate will enable reinvestment at the site.</p> <p>Representations in favour of the development: -</p> <p>The development will provide much needed homes for the area</p> <p>Response: It is agreed that a range and choice of homes across Renfrewshire is required to meet the required need and demand for homes in line with the Clydeplan Housing Need and Demand Assessment as well as the housing targets set out in the Renfrewshire Local Housing Strategy and Renfrewshire Local Development Plan.</p> <p>The site is located within an area identified in the Adopted and Proposed Local Development Plan and the proposal would be a vehicle to deliver jobs, new capital investment and would allow for the NHS to invest in services and improve the retained Dykebar Estate.</p> <p>Response: Noted.</p>
CONSULTATIONS:	<p>Paisley East & Whitehaugh Community Council - Raise concerns regarding the impact of new/proposed residential development on local infrastructure, resources and services and the ability to accommodate increased demand and pressures due to the development.</p> <p>Response: In suggesting this site as a potential future housing site through the preparation of the Renfrewshire Local Development Plan both the NHS and the Health and Social Care Partnership were consulted at each stage. There have been no objections from either stakeholder to the site at any stage in proposing this site as a future housing site.</p> <p>The NHS Statement in relation to development at this site sets out that all NHS Scotland Health Boards are obliged by the Scottish Government Health Directorate to manage the process of investment in their estate.</p> <p>Scottish Water - No objections.</p> <p>Response: Noted.</p> <p>SNH – No comments.</p> <p>Response: Noted.</p> <p>SEPA – After initially objecting to the proposal, have removed the objection on the basis that the updated Flood Risk Assessment and the removal of any development in the</p>

	<p>functional floodplain satisfactorily addressed concerns. Response: Noted.</p> <p>The Coal Authority – No objections. Response: Noted.</p> <p>West of Scotland Archaeology Service (WOSAS) – No objections subject to the implementation of a condition for the developer to secure a scheme of archaeological works. Response: Noted. This could be addressed with the implementation of an appropriate planning condition.</p> <p>Scottish Forestry - A condition should be attached to secure a Compensatory Planting for the woodland to be removed. Response: Noted. This would be addressed with the imposition of an appropriate condition.</p> <p>Woodland Trust - Object due to the loss of a veteran sycamore (T944). Response: Discussions with the Consortium confirmed that there no solution or layout change that can ensure that this tree is retained.</p> <p>This outcome is extremely disappointing, and the Consortium have been given various opportunities to remedy or change the layout to save this tree.</p> <p>Strathclyde Partnership for Transport (SPT) – Require the buses to be routed through the development and that a Bus Service Strategy be prepared to provide details on bus service provision during construction, and completion of each parcel of the development along with associated public transport infrastructure requirements as well as funding mechanisms to support public transport provision at the site.</p> <p>SPT raise concerns regarding any potential impact from the development on the main routes through Paisley and ensuring that the local bus network is not impacted. Response: A condition regarding the provision of a Bus Services Strategy and routing of buses through the site can be added as well as the requirement for the applicants to discuss with bus operators the potential future funding mechanisms required for such a development.</p> <p>Through the extensive discussions regarding the Transport Assessment and active travel and transportation measures, the applicant proposes to ensure that the flow on the main routes such as Hurler Road and Hawkhead Road will not be</p>
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	<p>detrimentally impacted on due to the development. There will be an impact to flow on Grahamston Road which is due to enhanced walking and cycling sustainability measures that are proposed.</p> <p>Historic Environment Scotland – No comments.</p> <p>Response: Noted.</p> <p>The Director of Children's Services – Through extensive discussions with the Consortium's agent Geddes Consulting, it is considered that the potential impact of the development to both Primary School and Secondary School infrastructure can be mitigated by the provision of a financial contribution to fund additional educational infrastructure at both Todholm Primary School and St Andrew's Academy Secondary School.</p> <p>Response: If accepted, a Section 75 Agreement would be required to secure the provision of a financial contribution to mitigate for educational impacts directly arising from the development.</p> <p>Environmental Protection Section - No objections subject to the mitigatory measures contained in the Noise Assessment and Air Quality Assessment.</p> <p>In relation to the initial Site Investigation submitted for the site, the Environmental Protection Section are satisfied with the overall framework and detail provided.</p> <p>A further Site Investigation, as an addendum report, will be required which considers the areas where the hospital buildings are to be demolished, provides a quantitative risk assessment for the water environment and provides commentary on the comments provided by the Environmental Protection Section.</p> <p>A Remediation Strategy and Implementation Plan requires to be submitted timeously along with a Verification Report upon completion of plots/stages of the development.</p> <p>Response: Noted. Mitigatory measures are proposed and they would be conditioned as part of any consent.</p> <p>Environment and Infrastructure Services - (Design Services) - No objection in relation to flooding. Satisfied that the assessments provided by the applicant adequately demonstrate that the proposals will not have an impact on drainage or flooding in and around the site.</p> <p>Sustainable Urban Drainage System (SuDs) require to be integrated in the overall layout and design of the site.</p> <p>Response: Noted.</p>
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	<p>Environment and Infrastructure Services (Traffic & Transport) – Object to the proposal as fundamentally the Transport Assessment recognises that the development will bring additional trips to the network and the package of measures proposed cannot demonstrate ‘No Net Detriment’ to the local road network.</p> <p>Response: An addendum to the Transport Assessment was provided by the applicants in response to detailed comments provided by the Council’s Environment and Infrastructure Services (Traffic and Transport).</p> <p>The applicant’s then provide 3 additional packages of information to address the comments and to show that although the proposed changes to the existing infrastructure do not demonstrate overall ‘No Net Detriment’ to one part of the road network this is due to prioritising infrastructure for walking/cycling trips and ensuring these are safe and a real alternative to the private car. There will be as a result of this development increased queuing on Grahamston Road at morning peak times.</p> <p>This point of policy requires to be balanced against the package of travel improvements which is proposed including: -</p> <ul style="list-style-type: none"> • Extensive walking and cycling improvements with upgrades to existing core paths and walking routes providing walking connectivity to nearby areas; • Safe routes to school – detailed assessment of walking routes to schools was undertaken to ensure that the development had safe accessible routes to school; • Public Transport – The proposal will see new and enhanced bus facilities/services provided; • Junction improvements – Ben Nevis Road/Hurlet Road, Grahamston Road/Hurlet Road, Hurlet Road and Lochfield Road/ Barrhead Road junction with the provision of extra capacity of these junctions as well as improved pedestrian/cycle facilities at any of these junctions. <p>In line with Scottish Planning Policy and ‘Promoting Sustainable Transport and Active Travel’, the Planning System should support patterns of development which:</p> <ul style="list-style-type: none"> • Optimise the use of existing infrastructure; • Reduce the need to travel; • Provide safe and convenient opportunities for walking and cycling for both active travel and recreation, and facilitate travel by public transport.
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	<p>Scottish Planning Policy also states that planning permission should not be granted for significant travel generating uses which would increase the reliance of the car and where:</p> <ul style="list-style-type: none"> • Direct links to local facilities via walking and cycling networks are not available or cannot be made available; • Access to local facilities via public transport networks would involve walking more than 400m; • The transport assessment does not identify satisfactory ways of meeting sustainable transport requirements. <p>It is considered that the development proposals maximise the extent to which its travel demands are met first through safe, overlooked and convenient walking routes, then cycling networks, then public transport and finally through the use of private cars.</p> <p>Although there remains an outstanding objection from Environment and Infrastructure Services (Traffic and Transport) it is considered on balance that there requires to be an emphasis away from the private vehicle and enhancement of the walking, cycling and public transport experience if we truly want to see a step change in residents behaviour to more sustainable methods of travel.</p>
PRE-APPLICATION COMMENTS:	<p>Extensive pre-application meetings have taken place since 2014 with various parties and stakeholders regarding potential development of this site for residential.</p> <p>The main points of principle and detail discussed was in relation to:</p> <ul style="list-style-type: none"> • Flooding/Drainage; • Walking/cycling/public transport networks; • Internal and external road network; • Biodiversity, Ecology; • Trees; • Educational requirements; • Layout/design/play and open space provision; • Range and types of housing; • Low Carbon Design/development; • Heritage Assets; • NHS Retained Estate.
ASSESSMENTS:-	<p>Pre-Application Consultation Report (PAC) – A PAC report is required by the Development Management Regulations for all major planning applications such as this development.</p> <p>The submitted report sets out details of the steps taken by the applicant to provide sufficient information about the proposed development, 2 public events, feedback received and how these comments were taken on board by the applicant in finalising the proposals.</p>

	<p>Two public events were held on 20 June 2018 within Dykebar Hospital (64 attendees) and 10 September 2019 at Hunterhill Community Centre (110 attendees).</p> <p>Issues raised during feedback included:</p> <ul style="list-style-type: none"> • Roads Infrastructure; • Community Infrastructure; • Loss of Greenspace; • Requirement for affordable homes; • Ecology; and, • NHS management/maintenance. <p>Response: The content of this report meets the requirements set out in statute.</p> <p>Design and Access Statement: A Design and Access Statement is required by the Development Management Regulations for all major planning applications.</p> <p>The document outlines that the design for the site has been developed from a desire to create a development which connects the site and existing residential developments in the local area whilst embracing the design principles of Designing Places, Designing Streets and Renfrewshire's Places – Residential Design Guide.</p> <p>The statement highlights the history of the site to set the context for the reason for the proposal. The evolution of the layout considering the sites built form, heritage and green assets, topography, movement and connections, along with constraints and opportunities.</p> <p>The design concept of the proposal is the creation of a high quality built environment which establishes a strong neighbourhood character and ensures long term sustainability. The existing and proposed landscaping design strategy is outlined which include:</p> <ul style="list-style-type: none"> • A green core; • Civic Spine; • Development Gateways; • Green Spine; • Green Fingers; • Key Frontages; • Perimeter structure planting. <p>The document describes the design process followed by the applicants in formulating the proposal, with reference to various design principles and reference sources.</p> <p>Response: The detail of the document is adequate for the purpose of assessing the application and provides a site analysis which outlines how this has influenced the layout and</p>
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	<p>design of this site in line with the opportunities and constraints.</p> <p>Planning Statement: The submitted statement describes the site and surroundings, planning history, development proposals, policy context and provides a planning assessment for the site.</p> <p>The statement concludes that the applicants consider that the proposed development is in accordance with planning policy. It will deliver much needed new homes in a sustainable, high quality development with placemaking at its heart.</p> <p>Response: The detail provided in this document was considered to be inadequate for some elements of proposals and assessment and Planning requested furthermore detailed information in respect of Affordable Housing, Low Carbon Design, Placemaking and Broadband Infrastructure.</p> <p>Landscape Placemaking Strategy Report: The document has been produced to support and summarise the various environmental technical reports submitted with the application and demonstrates how the site surveys, site analysis and environmental considerations have shaped the layout and the resulting masterplan.</p> <p>The Report was produced in response to the comments provide by Planning in relation to the supporting information and overall layout for the site.</p> <p>The Report highlights that further design was undertaken to improve and enhance the masterplan for the site.</p> <p>Response: The detail of this document provides more of a cohesive interpretation of the extensive amount of assessments and reports produced alongside this application.</p> <p>This document assists with explaining the proposals in a more comprehensive manner and is adequate for the purposes of assessing the application.</p> <p>Flood Risk Assessment: A Flood Risk Assessment (FRA) was submitted. The recommendations have focused on outlining a strategy to ensure that the development will not be at risk of flooding and will not increase the risk of flooding elsewhere.</p> <p>The FRA concludes that by safeguarding the existing functional floodplain, there is no impediment from a flooding perspective.</p> <p>Response: The proposals put forward are to the satisfaction of SEPA and Renfrewshire Council's Environment and Infrastructure Services (Design Services) through consultation.</p> <p>Drainage Strategy – The Drainage Strategy concludes that the proposed development can be drained in a sustainable manner to meet the requirements of Scottish Water and Renfrewshire</p>
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	<p>Council.</p> <p>Response: The proposals put forward are to the satisfaction of SEPA and Renfrewshire Council's Environment and Infrastructure Services (Design Services) through consultation.</p> <p>Transportation Assessment & Transport Assessment Addendum: The assessment highlights how the development is integrated into existing and planned networks for pedestrians, cyclists and public transport in accordance with both National and Local Policy and that there is appropriate access to sustainable transport networks within the vicinity of the site.</p> <p>The development layout is designed in accordance with the Designing Streets Policy which is intended to enhance the environment for pedestrians and cyclists and mitigate against the private car dominating the development.</p> <p>A '20 Minute Neighbourhood' has been analysed with multiple connections to/from the development with enhancements to existing routes.</p> <p>A key consideration of the development is the accessibility of the development by sustainable modes, and in particular, to local schools.</p> <p>The key aim of the development is to provide good quality and safe walking and cycling facilities to reduce vehicle trips.</p> <p>The Transport Assessment Addendum builds on the conclusions of the Transport Assessment and contains additional details of walking and cycling routes and safe routes to schools as well as details of the further mitigation measures proposed for both walking and cycling routes.</p> <p>Response: Environment and Infrastructure Services (Traffic & Transport) object to the proposal on the basis that the mitigation measures put forward are unable to demonstrate that there would be 'No Net Detriment' caused by the proposals on the local road network.</p> <p>Notwithstanding this, as set out above, a package of off-site improvements has been developed through the application process together with improved sustainable footway/cycle connections which would enhance the environment for pedestrians and cyclists to mitigate against the private car dominating the development.</p> <p>Walking, Cycling and Safe Routes to School Assessment – Sets out that a key consideration of the development is the accessibility of the development by sustainable modes to local schools, amenities, facilities and services.</p> <p>The key aim of the development is to provide good quality and</p>
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	<p>safe walking a cycling facilities to reduce vehicle trips from the development.</p> <p>The report builds on the conclusions of the Transport Assessment and contains details of the walking and cycling routes and safe routes to school as well as details the mitigation measures proposed to enhance walking and cycling routes and infrastructure.</p> <p>Response: This is a comprehensive report which was supplemented by both Renfrewshire Council Environment & Infrastructure Services (Roads/Traffic) and Planning walking each of these routes with the Consortium and their Transport Consultants and working out what enhancement would be required for each route.</p> <p>The interventions proposed to ensure these routes are safe and inviting are to be attached as conditions.</p> <p>Travel Plan – Provides an outline of the '20 Minute Neighbourhood' criteria, highlighting what can be found in the immediate area through walking and cycling networks as well as connectivity to public transport networks and encourages 'Journey Share' principles.</p> <p>Response: The applicant is proposing a step change in behaviour from the outset to encourage active travel and public transport as a real alternative to the private vehicle.</p> <p>Noise Assessment/Air Quality Assessment – The noise mitigation measures proposed, the internal noise guideline levels would be achieved.</p> <p>Similarly, the Air Quality Assessment concludes that the assessment demonstrates that the proposed development will not lead to an unacceptable risk from air pollution, nor will it lead to any breach of national policy.</p> <p>Response: The Council's Environmental Protection Section was consulted and have no objections subject to the mitigatory measures contained in the Noise Assessment and Air Quality Assessment.</p> <p>Mitigatory measures are proposed and they would be conditioned as part of any consent.</p> <p>Site Investigation Strategy – The Site Investigation Strategy proposes measures consistent with conventional practice and that appropriate approvals should be received from Council departments before design works are advanced to any considerable stage.</p> <p>Response: The Council's Environmental Protection Section</p>
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	<p>(Contaminated Land) were consulted and have no objections subject to the imposition of planning conditions with respect to the submission of an updated site investigation, a remediation strategy and implementation plan and a verification report.</p> <p>Heritage Impact Assessment (HIA) – The assessment considered the potential impact on the heritage significance of the heritage assets on the site and also within a 500m area of the site.</p> <p>The assessment concludes that the proposed works would not be indirectly impact on the Listed Buildings of Dykebar Hospital.</p> <p>The historic landscape was already impacted upon by the construction of the modern Dykebar complex to the south of the historic buildings.</p> <p>The proposal aims to preserve the setting and reduce potential impacts.</p> <p>Regarding below ground features, further archaeological mitigation will be required.</p> <p>Material from the to be demolished Hazelwood Villa would also be utilised throughout the site including at key points such as the accesses to the site.</p> <p>The Heritage Impact Assessment concludes that the design of the proposal aims to minimise the impact and intends to provide a positive setting for the listed buildings within the site and retaining areas of landscaping significant for the vista of the buildings.</p> <p>Response: The report is adequate to provide information on the potential impact on heritage assets.</p> <p>A condition in relation to archaeological works would also be imposed.</p> <p>As set out in the Heritage Impact Assessment, materials from Hazelwood Villa would also be utilised throughout the site (18/0570/LB). An appropriate condition with this regard could also be imposed.</p> <p>Tree Survey and Arboricultural Constraints Report – The report that 207 trees would be removed which includes 63 Category A (high quality) trees, 89 Category B (trees of moderate quality), 52 Category C (trees of low quality) and 3 are Category U (trees not expected to live for longer than 10 years).</p> <p>A detailed assessment has been carried out to establish the trees on the southern edge that have the greatest chance of</p>
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	<p>remaining wind-firm and providing a framework around which new woodland planting can be established at the outset of the development.</p> <p>The document outlines that this would have added management advantage, moving away from an even-edged, monoculture woodland and will negate the longer-term probability of the requirement to completely remove and replant shelterbelts in the medium term.</p> <p>Response: It is considered that proposed replanting seeks to mitigate tree loss and create opportunity for biodiversity.</p> <p>Retained portions of existing planting will also be supplemented with new understorey vegetation. Additional under-storey woodland planting is also proposed along the southern shelter-belt.</p> <p>Following discussions with Planning, the application was also amended where the northern access altered to retain existing trees, increased planting through the green fingers, greater enhancements to shelter belts, retention of the footpath at the north of the site rather than realignment in order to retain more trees.</p> <p>Street trees will be a prominent feature within the site, particularly at the main south-east entrance where there would be avenue planting along the civic spine.</p> <p>Tree Planting Strategy & Arboricultural Survey – Provided an analysis of the existing trees and vegetation on the site. Set out the ecological benefits of the proposals and also provided an analysis of the impact of the development.</p> <p>The strategy outlines the two Tree Preservation Orders on the site to the north and east of the site.</p> <p>Tree removal will be necessary across the site to accommodate the proposal with much of the removal of trees comprising of scrub or intermittent hedgerows as well as some areas of woodlands.</p> <p>In terms of the tree shelterbelt to the southern side of the site, these trees are susceptible to wind damage. Future management options for these trees is clear-felling. The proposed development will advance the felling of these trees which would likely need felled as a group in 20-30 years.</p> <p>The overarching tree planting strategy is to reinforce the existing character and offset necessary losses associated with the development.</p> <p>The document outlines that there will be a tree planting net gain</p>
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	<p>and the replacement trees will all be native broad leaf species.</p> <p>Response: The initial Tree Planting Strategy and Survey submitted was not considered to be comprehensive for the purposes of the submission.</p> <p>Additional surveys were then subsequently provided to supplement and provide a more comprehensive overview.</p> <p>Landscape and Visual Appraisal: The landscape sensitivity of the site and the surrounding local landscape character was considered to inform consideration of the potential landscape effects arising from the proposed development.</p> <p>The study provided an appraisal of baseline landscape character and visual amenity within a 2km radius study area.</p> <p>The appraisal concludes that although there will be substantial landscape effects within the site, these would be rapidly reduced beyond the site boundary.</p> <p>Mitigatory planting would provide additional screening and filtering of views into the site in the long-term and the design incorporates a range of smaller, more accessible public greenspace to compensate for the loss of the existing amenity loss of the site.</p> <p>Response: Although it was considered that this appraisal was comprehensive, it did not relate well or cross reference the Tree Planting Strategy or the Heritage Impact Assessment. The Landscape Placemaking Strategy was therefore submitted in order to pull all of the strategies together for the site.</p> <p>Bat and Barn Owl Survey/Bird Breeding Survey Report and Ecological Appraisal: The following Protected Species Surveys were undertaken:</p> <ul style="list-style-type: none"> • Bat Roost Surveys; • Bat Activity Survey; • Badger Survey: and, • Barn Owl Surveys. <p>These documents identify ecological receptors and outline mitigation/enhancement measures.</p> <p>The surveys were carried out in June 2018 with updates to the surveys undertaken in September 2019 and then again in July 2020.</p> <p>In line with Scottish Planning Policy the document outlines that ecological enhancements will result in a net gain in biodiversity.</p> <p>Response: Scottish Natural Heritage (SNH) were consulted and have no objections to the proposal.</p>
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	<p>Mitigation measures are outlined in these reports. By adopting appropriate mitigation/ enhancement measures at this stage, it is considered that the ecological receptors identified in the reports would not be adversely affected by the development.</p> <p>Conditions would be applied to ensure that there is a net gain in biodiversity.</p> <p>Long term habitat management plans will also be conditioned to ensure beneficial ecological enhancement, management and maintenance.</p> <p>Affordable Homes: In line with the Proposed Renfrewshire Local Development Plan, the developer has considered Policy P3 – Housing Mix and Affordable Housing.</p> <p>The development will include 36 flats, comprising 1 and 2 bedrooms to help deliver suitable accommodation for first time buyers in the area.</p> <p>Terraced, semi-detached and detached homes would also provide a range of housing types to cater to a variety of needs and budgets within the vicinity.</p> <p>The mix of new homes is based on the established market demand in the locality. Indicative prices for new homes will start at £135,00 which is significantly below the average selling price of a home in Renfrewshire where in July 2020 the average price was £158,524.</p> <p>Nine properties would be priced below £155,000. Almost a fifth, 108 (18%) of the houses on site will also be available for below £200,000 which is significantly below the national average of £256,840.</p> <p>Response: The statement provides justification in relation to compliance with Policy P3 - Housing Mix and Affordable Housing of the Proposed Renfrewshire Local Development Plan (2019).</p> <p>Supporting Statement – NHS Greater Glasgow and Clyde Retained Estate (Dykebar): The document outlines which clinical and non-clinical services will be retained within the Dykebar Estate within the improved hospital campus as part of the partial sale of the site.</p> <p>Dykebar hospital comprises a total of 25 individual buildings, including 10 Category B Listed Buildings. Listed Building consent was granted 20 August 2019 (Planning Ref No. 18/0570/LB) for the demolition of Hazelwood Villa. The 9 remaining Listed Buildings will house the NHS administrative and outpatient functions.</p>
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	<p>Within the application site, just under 60% would be developed and approx. 50% of the remaining land of the hospital campus would be open space and woodland.</p> <p>Campus improvements would include drainage, improvements to access points to the hospital, improvements to the internal road network and parking provision.</p> <p>The NHSGCC have appointed a technical team to develop the detail of the anticipated physical changes to the hospital campus and include a landscape strategy and tree management plan and drainage system alterations.</p> <p>The Landscaping Strategy will be sensitively designed to offer patients, staff, visitors and the local community to enjoy a more attractive , safe and welcoming space within the hospital grounds that largely contribute to improved health and well-being.</p> <p>Response: It is considered that the document adequately explains NHSGCC retained services on the hospital grounds and the intended improvements to the campus. It is considered appropriate that an appropriate condition regarding the Landscape Strategy and Tree Management Plan is imposed.</p> <p>Energy Statement - This statement outlines that the consortium support the principle of reducing carbon emissions by reducing energy demand through first approach to the provision of energy efficient housing.</p> <p>This approach will result in a reduction in carbon emissions of more than 15% as sought in Policy I7 of the Local Development Plan.</p> <p>Response: Content of the report considered to be acceptable and to demonstrate compliance with appropriate policies.</p> <p>Socio-Economic Statement – Present an independent socio-economic assessment to show the net economic benefit generated by the proposed development.</p> <p>The report states that the development will generate:</p> <ul style="list-style-type: none"> • In excess of £150 million of new capital investment; • Employment opportunities; • Delivery of homes to first time buyers and those wanting to downsize; • £2 million per annum in Council Tax; • £18.0 million per annum in total household expenditure, with £7.3 million for new consumer retail spending; • The NHS no longer having surplus land; • 200 NHS jobs retained on site • Resources put back into the retain NHS estate as well
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	<p>as supporting the viability of other local health and education infrastructure;</p> <p>Response: Noted.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan - Adopted Renfrewshire Local Development Plan 2014</u></p> <p>Policy P6: Paisley South Expansion Area Policy ENV 2: Natural Heritage Policy ENV 3: Built and Cultural Heritage Policy P8: Open Spaces Policy I1: Connecting Places Policy I5: Flooding and Drainage Policy I7: Low Carbon Developments</p> <p><u>New Development Supplementary Guidance 2014</u></p> <p>Places Development Criteria Infrastructure Development Criteria Trees, Woodland and Forestry Contaminated Land Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u></p> <p>Policy P1: Renfrewshire's Places Policy P2: Housing Land Supply Policy P3: Housing Mix and Affordable Housing Policy P5: Green/Blue Network Policy P6: Open Space Policy ENV 2: Natural Heritage Policy ENV 3: Built and Cultural Heritage Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I4: Renewable and Low Carbon Energy Developments</p> <p><u>Proposed New Development Supplementary Guidance</u></p> <p>Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u></p> <p>Renfrewshire's Places Residential Design Guide March 2015.</p>
PLANNING HISTORY	<p>18/0392/NO – Proposal of Application Notice for Erection of Residential Development – 27 June 2018</p> <p>18/0491/EO – Request for Screening Opinion for residential development – 19 July 2018</p>

	<p>18/0570/LB – Demolition of former hospital building (category B listed Building).</p> <p>The wider hospital site including other hospital buildings have also been subject to applications for tree works, listed building consent over some years.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of 603 residential unit together with associated roads, footpaths and open space located within the grounds of Dykebar Hospital, Grahamston Road, Paisley.</p> <p>The development would consist of a mix of house types including, flats, terrace, semi-detached and a range of detached dwellings. The homes will range from one bedroom to five bedroom.</p> <p>Externally, the dwellings would be finished with a restricted palate of materials of brick, render, with cast stone detailing and surrounds. The roof materials would be tiles of either grey or terracotta colouring.</p> <p>Boundary treatments would also be incorporated with the use of hedges, railings and walls to help define boundaries between the private and public realm.</p> <p>The vehicular access to the site would be at two points along the eastern boundary from Grahamston Road. The northern entrance is accessed via the existing access road into the Dykebar Hospital site.</p> <p>The layout has been updated at the northern access in order to retain Category A and B trees at this point. The existing trees create a prominent arrival space, framing the entrance and retaining the heritage of the existing site, adjacent to the historic gatehouse.</p> <p>A new roundabout on Grahamston Road would also provide vehicular access to the development on the southern part of the site.</p> <p>Street trees at the south-east entrance would be a prominent feature where there would be avenue planting along the civic spine.</p> <p>Secondary, non-vehicular, entrances to the site would be of a more intimate scale.</p> <p>The site would be developed to contain character areas. These character areas would break the development into distinct areas and would be achieved through the use of different</p>

	<p>material palettes and planting mixes within each area.</p> <p><u>Green Core</u></p> <p>The Green Core would be at the centre of the development and would take the form of semi-rural parkland that incorporates natural habitats, active travel routes as well as informal and formal recreational activity.</p> <p>This area offers the opportunity to create a meaningful Sustainable Urban Drainage Systems and ecological network that is integrated into the parkland.</p> <p>Houses which are also located within prominent corner plots at this area would also feature enhanced gables with a dual frontage.</p> <p><u>Landscape Fingers</u></p> <p>These areas would extend from the Green Core into the residential areas, linking them to the wider green network with path networks and would also provide access for incidental play areas.</p> <p><u>Spine Road</u></p> <p>The Civic Spine would form the primary circulation route through the site and would be of a scale to reflect this importance.</p> <p>Avenue trees and open space alongside the road would provide formality and amenity space.</p> <p>A 3m wide cycle route would also be incorporated along the spine route linking the entrance gateway to the western edge of the site.</p> <p><u>Development Pockets</u></p> <p>The primary route would lead to the secondary streets and lanes to maximise connectivity through the site. These streets would be more informal with varying road widths, street trees and boundaries.</p> <p>This street environment would be pedestrian friendly.</p> <p><u>Listed Building Context</u></p> <p>The retained Dykebar Hospital Buildings have influenced the design for the masterplan in the northern area of the site. Landscape buffers are proposed to define the shared edge between the new development and existing buildings and would also enhance the setting of the listed buildings.</p>
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	<p>The site lies on the south eastern edge of Paisley to the south of the established residential area of Dykebar, and west of Grahamston Road (B771).</p> <p>The site extends to approximately 49.58 hectares. The north-east half of the site incorporates Dykebar Hospital grounds and buildings, some of which are listed with open ground extending to the south.</p> <p>The site is located to the south-east of Paisley, west of Grahamston Road. The site boundaries are enclosed by significant tree belts, and within the site there are further groups of trees and younger woodland.</p>
ASSESSMENT	<p>The application site is located within the Paisley South Expansion Area (Policy P6) as identified in the Adopted Renfrewshire Local Development Plan (2014) and both Renfrewshire's Places (Policy P1) and Housing Land Supply (Policy P2) in the Proposed Renfrewshire Local Development Plan (2019).</p> <p>Policy P6 contained within the Adopted Local Development Plan states that Dykebar is allocated as a site to provide medium to long term residential expansion to Paisley subject to a master plan approach.</p> <p>Policy P1 in the Proposed Renfrewshire Local Development plan considers the site is included as part of the built form of Paisley.</p> <p>Policy P2 contained within the Proposed Plan identifies the site as contributing to the 5 year supply of effective housing land required for Renfrewshire.</p> <p>The intention in redeveloping the land at Dykebar was always to have a masterplanned approach to ensure that there was a balanced approach to developing the site.</p> <p>Providing the housing land requirements in Renfrewshire always requires to be balanced against ensuring the delivery of sustainable communities, high quality design set in landscaped frameworks. The proposals aim to provide that balance.</p> <p>The principle of residential development on the site is accepted and in line with the Development Plan.</p> <p>With regard to the detailed design and layout, the proposal requires to be assessed against the approved guidance set out and is considered as follows:</p> <p>Residential Amenity</p> <p>The proposal adopts the place qualities that are set out in the Renfrewshire Local Development Plan Supplementary Guidance and the Council's own Residential Design Guidance.</p>

	<p>The proposal sets out a residential layout which respects privacy, provides a good outlook to all side of the site, with appropriate garden sizes.</p> <p>The layout is considered acceptable in achieving a good level of amenity for each dwelling, ensuring the creation of a safe and pleasing environment.</p> <p>There is an extensive area of open space at the centre of the development (Green Core) and linkages from the site create permeability through the development and connectivity to schools and local amenities.</p> <p>The site benefits from a degree of enclosure provided by wooded boundaries to all sides which would be augmented through additional landscaping, tree planting, new hedges and other biodiversity measures to be implemented as part of the proposals.</p> <p>House types are varied in their layout, roof form, orientation and finishing materials.</p> <p>Design, Plot Configuration and Finishing Materials At the site entrances, and along the internal access roads, properties adequately address both the pedestrian/cyclist and the road network.</p> <p>In terms of density and form the units proposed vary from 3 storey flats, terraced, semi-detached and detached units.</p> <p>The flats would be located at the north east corner of the site to provide a strong built form presence at the northern gateway.</p> <p>Pedestrian/Cycle/Road Network & access to Amenity Spaces Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists.</p> <p>Active travel routes would be adequately overlooked in line with the requirement of the Infrastructure and Places Development Criteria set out in the Proposed Renfrewshire Local Development Plan Supplementary Guidance.</p> <p>Access to the site for vehicles would be formed from Grahamston Road, utilising the existing hospital site access and forming a new roundabout at the southern end of the development.</p> <p>Sufficient visitor parking would also be provided and adequately distributed throughout the site.</p> <p>Active Travel & Transportation The proposals are considered to demonstrate an acceptable</p>
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	<p>layout with appropriate access, parking and pedestrian/cycling arrangements.</p> <p>Street and Surface Finishes The layout provides a variety of carefully considered streets and public spaces to encourage social interaction.</p> <p>Traffic calming measures including varying road widths, and changes in road material have been utilised. These would aid to reduce driver speed and create a safe residential environment.</p> <p>Boundaries and Open Space Within the application site itself, it is proposed to create a number of areas of open space and play space. 43% of the site is to be retained as open space and woodland.</p> <p>Soft boundary treatments (hedging and shrubbery) are to feature within the development including street trees with fencing locations to create plot definition to be confirmed as a condition of any consent granted.</p> <p>Policy P8 Open Space of the Adopted Renfrewshire Local Development Plan and P6 Open Space of the Proposed Renfrewshire Local Development Plan states that the Council will support the protection of open space, recreational provision and amenity space from development unless it can be demonstrated that its loss, or replacement with alternative provision in a sustainable and accessible location is acceptable and in accordance with the criteria set out in the New Development Supplementary Guidance.</p> <p>The proposed layout for the residential development includes a range of green/open space through site as well as the surrounding area, these include the Green Core which would be at the centre of the development and would take the form of semi-rural parkland that incorporates natural habitats, active travel routes as well as informal and formal recreational activity.</p> <p>Houses which are also located within prominent corner plots at this area would also feature enhanced gables with a dual frontage.</p> <p>Green buffers around all sides of the site and green fingers which go through the site which will have footpaths connecting to existing paths and open space.</p> <p>All of these green/open space elements will be safe routes/areas which would be passively overlooked as part of the integral design and layout of the site.</p> <p>The proposal complies with Policy P8 of the Adopted Renfrewshire Local Development Plan.</p>
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	<p>Natural Heritage Policy ENV2 Natural Heritage of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) sets out that high quality development that contributes positively to the local environment is welcome.</p> <p>Green networks, wetlands and areas of open space that assist in maintaining biodiversity and provide for a range of other potential benefits including flood control, recreation and the creation of integrated habitat networks are of high importance.</p> <p>In this regard, the layout for the development includes a range of green/open space elements which will weave through site as well as the surrounding area, these include the Green Core which would be at the centre of the development and would take the form of semi-rural parkland that incorporates natural habitats, active travel routes as well as informal and formal recreational activity.</p> <p>Green buffers around all sides of the site and green fingers which go through the site which will have footpaths connecting to existing paths and open space. These green fingers will include native shrub and hedge planting to compensate for the loss of hedgerows from the site.</p> <p>The retained open wetland in the centre of the site forms 18% of the overall development area and will be a significant benefit to utilising the existing flora to promote sustainability and long term habitat retention and creation. The wetland areas will also be supplemented by a wildflower meadow to enhance the edges around the wetland.</p> <p>Two hectares of new native woodland is to be planted with a long term Tree and Woodland Management and Maintenance Strategy.</p> <p>Ecological enhancements are proposed across the site to ensure that there is no net loss of biodiversity.</p> <p>It is though disappointing to lose a significant and substantial veteran sycamore on the site.</p> <p>On balance the tree removal as a result of the development will be compensated by tree and hedge planting and landscaping as well as other additional compensatory planting outside the site boundaries. The Tree and Woodland Management and Maintenance Plans will be key to ensuring the medium to long term gains in relation to natural heritage.</p> <p>Built Heritage Policy ENV 3 Built and Cultural Heritage of both the Adopted</p>
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	<p>Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2014) states that development within the vicinity of built and cultural heritage assets will be required to demonstrate that there is no negative impact to their site or setting.</p> <p>In this regard the Heritage Impact Assessment submitted with the application explains that the proposed works would not indirectly impact upon any Listed Buildings.</p> <p>The proposal aims to preserve the setting and reduce potential impacts, utilising existing tree and shrub growth as barriers, enhancing the plantation of trees, and utilising sympathetic designs for the proposed dwellings in close proximity listed buildings thus creating a level of privacy.</p> <p>Material from the to be demolished Hazelwood Villa would also be utilised throughout the site including at key points such as the accesses to the site.</p> <p>The design of the proposed layout and built form should minimise the impact on the character and setting of the Listed Buildings.</p> <p>Flooding/Drainage A comprehensive drainage system is to be implemented and to have the benefit of Sustainable Urban Drainage attenuation and treatment which will ensure betterment for the site as well as areas downstream of the development.</p> <p>Policy I5 (Adopted and Proposed Renfrewshire Local Development Plans), the applicant has submitted comprehensive Flood Risk Assessments and Drainage Assessments which have been analysed and considered acceptable, both by SEPA and Environment and Infrastructure Services (Design Services).</p> <p>Scottish Water have confirmed that they have no objections to the proposal subject to a suitable connection to their infrastructure.</p> <p>Environmental Considerations In terms of the Supplementary Guidance relative to contamination, the Environmental Protection Section has no objection to the proposals.</p> <p>A Noise Impact Assessment submitted in support of the application has demonstrated that appropriate measures can also be employed to mitigate noise impact to an acceptable level.</p> <p>Housing Mix & Affordable Housing Policy P3 Housing Mix and Affordable Housing and the</p>
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	<p>associated Supplementary Guidance states that development proposals which provide a mix of housing types and tenures to meet the current and future housing needs and support sustainable mixed communities will be supported.</p> <p>It considers that proposals should demonstrate how they meet local housing need and demand including housing for older people and less able residents, along with the delivery of starter homes and smaller units.</p> <p>This site forms part of the housing land supply for Renfrewshire and is required to meet housing need and demand in the short to medium term for Renfrewshire.</p> <p>Statements from the developer set out how this development would achieve the requirements of Policy P3 - Housing Mix and Affordable Housing with a mix of housing types including terraced and flatted properties which will be available at affordable prices when compared to the average house price in Renfrewshire.</p> <p>In assessing the applicant's approach to delivering affordable homes, this is an option that is supported by both Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan Policy P3 – Housing Mix and Affordable Housing.</p> <p>The development will include 1 and 2 bedroom apartments and terraced properties which with an anticipated starter price of £135,00, is below the average selling price of a home in Renfrewshire where in July 2020 the average price was £158,524. Almost a fifth (18%) of the houses on site will also be available for £200,000.</p> <p>The proposal complies with Policy P3 of the Proposed Renfrewshire Local Development Plan (2019).</p> <p>Low Carbon Development</p> <p>Policy I4 'Renewable and Low Carbon Developments' and the associated Supplementary Guidance requires all major proposals to consider the feasibility of meeting the development's heat and demand through a district heating network or other low carbon alternatives.</p> <p>This Energy Statement submitted with the application outlines that the consortium supports the principle of reducing carbon emissions by reducing energy demand through first approach to the provision of energy efficient housing.</p> <p>This approach will result in a 45% reduction in carbon emissions for the site as a whole which is in line with Policy I7 of the Adopted Renfrewshire Local Development Plan and Policy I4 of the Proposed Renfrewshire Local Development</p>
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	<p>Plan.</p> <p>Education Requirements</p> <p>Throughout the pre-application and planning application process there has been extensive ongoing discussion between Renfrewshire Council and the developers regarding the education requirements linked to this development.</p> <p>The developer undertook a comprehensive analysis of the catchment area for schools associated with this development.</p> <p>This analysis has been considered by Renfrewshire Council's Children Services. There was a realisation that the Council also required to undertake some analysis, particular in light of the impact of the COVID19 Pandemic and school rolls for the new school year.</p> <p>The developer has accepted the Council's Education Impact Methodology and has confirmed that they are willing to pay a contribution to ensure education requirements are in place for both Primary and Secondary Education and will commit via the legal agreement to work with the Council to ensure that these adequately reflect the potential number of school children expected to be generated by this development.</p> <p>Conclusion</p> <p>In summary, it is considered that the proposal would be in a sustainable location within an area allocated for development in the Adopted and Proposed Renfrewshire Local Development Plan. It would deliver a well-designed housing site within an attractive setting close to recreational and other amenities.</p> <p>Although the proposal will see the loss of trees initially to implement the development platforms, on balance over the medium to long term the tree, landscape and woodland planting scheme and management and maintenance plans will facilitate the provision of long-term, positive change to the landscape.</p> <p>The proposal would be in line with both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019).</p> <p>It is therefore recommended that members grant the application subject to conditions and the successful conclusion of a Section 75 Legal Agreement to secure the provision of a financial contribution to mitigate potential educational impact directly arising from the development.</p>
RECOMMENDATION	Grant Subject to Conditions/Section 75 Agreement/Direction.

Reason for Decision

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.

A Section 75 Agreement requires to be concluded to secure financial contributions or delivery mechanisms in relation to education provision requirements.

Conditions

- 1 Prior to the commencement of any construction works on site, a plan sub-dividing the site into defined phases of development for the purposes of land contamination assessment and remediation shall be submitted for the written approval of the Planning Authority. Thereafter, all works shall be undertaken in accordance with the approved plan.

Reason: To ensure that the ground is suitable for the proposed development.

- 2 No development shall commence within a relevant phase of the development until written approval of:
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remediation works are recommended therein.
 - b) Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, all prepared in accordance with current authoritative guidance.

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

- 3 That any unit within an identified phase of development shall not be occupied until written approval of:
 - a) A Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or
 - b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing

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

- 4 That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

- 5 That, prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire

Council as Planning Authority. Thereafter, all boundary fences and walls as may be approved relating to or adjacent to each plot shall be erected prior to the occupation of the dwelling within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

- 6 That no development shall take place until there has been submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and ongoing maintenance.

Reason: In the interest of the amenity of the area.

- 7 That prior to the completion of each identified phase within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of each phase, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

- 8 Prior to the development commencing, the developer shall secure the implementation of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

- 9 That the drainage arrangements including SuDs shall be implemented in accordance with the details contained within the Flood Risk Assessment (Jan 2020) and the Drainage Strategy Report (Sept 2019) by Dougal Baillie Associates and shall comply with the Councils approved guidance on Drainage Impact Assessments. The drainage arrangements shall be formed and be fully operational prior to the occupation of the dwellinghouses hereby approved.

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

- 10 That the development shall be implemented in accordance with the mitigation measures outlined in the Wardell Armstrong Noise Assessment dated August 2020, prior to the occupation of any of the houses hereby approved.

Reason: In the interests of residential amenity and to mitigate internal noise levels from external sources.

- 11 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, full details of the

mitigatory measures to be implemented at the site along with a timetable for the works as contained within the Ecological Appraisal (Oct 2019 & June 2020), Breeding Bird Survey Report and the Bat and Barn Owl Survey (Wardell Armstrong dated August 2020). During the course of the development, details demonstrating the implementation of the recommendations in each report shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Response: To ensure flora, fauna and biodiversity is protected and enhanced.

- 12 That prior to the commencement of development, details of phasing for off-site infrastructure works/path networks/routes to school, including the proposed signing of the routes to school shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the development shall be implemented only in accordance with such phasing as may be agreed with Renfrewshire Council as Planning Authority, unless otherwise agreed in writing.

Reason: In the interest of the amenity of the area.

- 13 That prior to the commencement of development hereby approved, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, full details of Hurlet Road Improvements, Ben Nevis Avenue improvements, Hawkhead Road roundabout improvement scheme and Grahamston Road pedestrian/cycleway provision, together with all other road improvement works as may be deemed necessary by Renfrewshire Council as Roads Authority. Thereafter, all improvements as may be approved including those illustrated in drawing no's 181 26-SK-05, 18126-SK-13, 18126-SK-18 (TA - Dougall Baillie Associates April 2020), shall be implemented fully in accordance with the phasing plan for which the permission of the Planning Authority has been obtained under the terms of conditions 11 above.

Reason: In the interests of pedestrian and traffic safety.

- 14 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, a Compensatory Planting Plan that meets UK Forestry Standards. For the avoidance of doubt, the compensatory planting shall be equal to the area of woodland to be removed. The Compensatory Planting Plan should also include a timetable for the compensatory planting and thereafter implemented in line with the approved details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

- 15 That prior to the commencement of development, a detailed inventory shall be submitted for the prior written approval of Renfrewshire Council as Planning Authority itemising those architectural elements of Hazelwood Villa (including stone, ironwork, railings and gates) which are to be retained as architectural salvage which may be re-used or incorporated into the redevelopment of the site. For the avoidance of doubt, the details shall include a method statement setting out the measures for the careful dismantling of those elements which may be reused and the arrangements for their safe storage (on or off site), until being required for incorporation into the development of the site.

Reason: In the interests of the preserving elements of architectural and/or historic

importance.

- 16 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and long-term Tree/Woodland Management & Maintenance Plan(s) for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details on how retained trees will be protected on site through the construction phase and future use of the site and the Tree/Woodland Management & Maintenance Plan(s) shall contain details on the monitoring of growth and condition of all newly planted trees. The Tree/Woodland Management & Maintenance Plan(s) will be for the new residential homes and also the NHS retained estate.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

- 17 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Construction Environmental Management Plan and Ecological Management Plan which will outline all mitigatory measures and activities, timescale and phasing, details of implementation of the mitigatory measures as well a post-construction monitoring.

Reason: To ensure the requirement of the Construction Environmental Management Plan and other environmental protection measures are implemented and that the development's construction is managed in a way that minimises adverse effects upon the environment.

- 18 Details of the provision of Bus Services Strategy for extending bus services within the development including details of the operating hours, frequency of services, route and timescales for introduction, together with evidence of an agreement with the public transport operator to provide this service and the required funding mechanism, shall be submitted to and approved in writing by the Planning Authority prior to the occupation of any residential unit hereby approved.

Reason: To promote sustainable travel and transport at the site.

- 19 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Low Carbon Energy Implementation Plan which will include the final details of energy efficiency measures to be implemented at the site as well as consideration of Electric Vehicle Charging Points.

Reason: To promote and implement low carbon measures at the site.

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0782/PP



KEY INFORMATION

Ward (1) :
Renfrew North and
Braehead

Applicant:
Bellway Homes Limited
Bothwell House
Hamilton Business Park
Caird Street
Hamilton
ML3 0QA

Registered:
26 November 2019

RECOMMENDATION

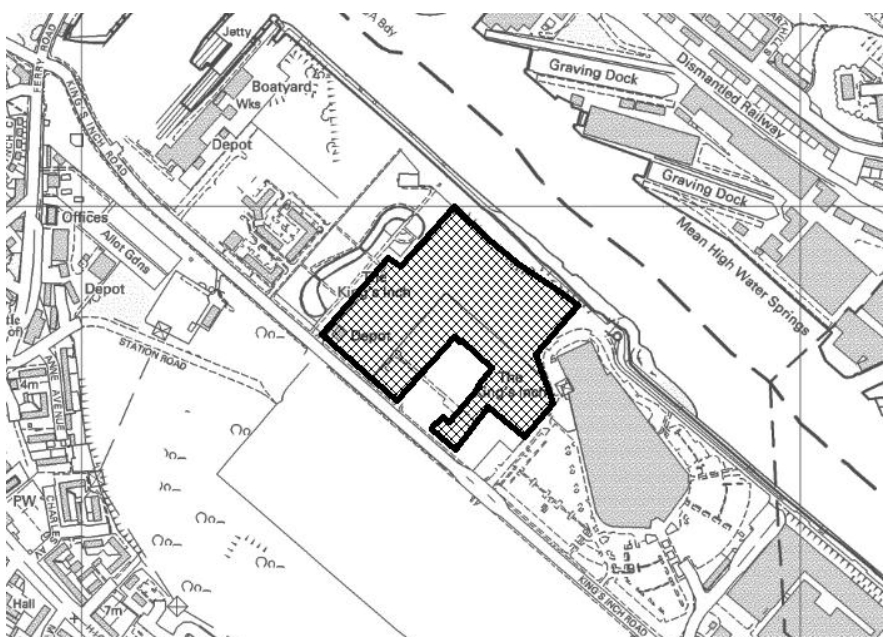
Grant Subject to
Conditions/Section 75
Agreement/Direction

Report by Head of Economy & Development

PROPOSAL: Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works

LOCATION: Land to East of Clyde View Park, King's Inch Road, Renfrew

APPLICATION FOR: Full Planning Permission



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Policy P1 and the Proposed Renfrewshire Local Development Plan (2019) as Policies P1 and P2.
- There have been 172 representations, 170 against and 2 in favour of the proposals, including two from Local Elected Members.
- There were no objections from statutory consultees.
- The layout of the proposed development is acceptable and would provide a range of house sizes and types. Connectivity and good access to open space, services and facilities has been set out.
- A financial contribution is required to ensure education requirements associated with the development are delivered.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION 19/0782/PP

APPLICANT:	Bellway Homes Limited
SITE ADDRESS:	Land to East of Clyde View Park, King's Inch Road, Renfrew
PROPOSAL:	Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>172 representations have been received, 170 raised objection, including 2 from Elected Members while 2 expressed support for the development.</p> <p>The issues raised are summarised as follows:-</p> <p>1.Traffic system can't handle the additional traffic brought by further housing, resulting in safety issues. Traffic will discourage people from using the facilities already in place at Braehead.</p> <p>Response: Following consultation with the Director of Environment and Infrastructure (Roads/Traffic) having considered the applicant's pre-application submissions as well as the details submitted alongside the planning application, no objections have been raised.</p> <p>The site layout has been designed to ensure that walking, cycling and public transport links and networks are integral to the development.</p> <p>The applicant has aimed to ensure that the connections and linkages are in line with the Getting It Right For Every Child approach which accords with the Proposed Renfrewshire Local Development Plan (2019).</p> <p>As part of the preparation of the Proposed Renfrewshire Local Development Plan (2019) a Renfrewshire wide transport appraisal was undertaken looking at all developments in the Renfrewshire area. It was concluded that adding the current proposal would not have an significant impact and the development could be accommodated within the existing road network.</p> <p>In any case this site was included in the overall Renfrew North proposals and walking, cycling, public transport provision along with access to the private vehicle were masterplanned which was accompanied by detailed assessments.</p>
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	<p>The Director of Environment and Infrastructure (Roads/Traffic) did request the applicant undertake an Accessibility and Parking Assessment to demonstrate how this layout will operate more effectively given what has been learnt from previous phases in the implementation of the Renfrew North development.</p> <p>The applicant comprehensively demonstrated that the development was in line with all current Policy, Standards and Guidance in relation to active travel and transportation.</p> <p>2.Renfrew needs more green zones, rail links and a leisure centre.</p> <p>Response: Areas of green space / open space is dispersed throughout this proposed layout as well as through and around the Ferry Village area and indeed throughout the wider Renfrew area, with Clyde View park positioned directly to the west of the site. It is considered that there is adequate green space both as part of this proposal and linking into the wider area.</p> <p>Rail links to and from Renfrew would be a decision for the Scottish Government and not something that could be considered as part of this application.</p> <p>Renfrew and Braehead currently benefits from a range of facilities which are within a distance which can be reached via good walking, cycling and public transport networks.</p> <p>3.Council services already stretched, with further housing likely to cause further impact.</p> <p>Response: The site is a vacant piece of previously use land which was included for development in the masterplan for the Renfrew North area. From the consultations with various Council Services, no significant adverse impact has been outlined.</p> <p>4.Appropriate infrastructure and services require to be in place. Insufficient GP surgeries, dentists and education and nursery provision in area for further development of this nature.</p> <p>Response: The applicant has undertaken a comprehensive assessment of the educational requirements in relation to the proposed development.</p> <p>The developer will make a financial contribution if there is confirmation that there are educational impacts as a result of the development.</p> <p>There is adequate connections and linkages to existing services and facilities to Renfrew. Connectivity via foot/cycle and public transport from the site will ensure adequate access to services</p>
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	<p>and facilities.</p> <p>Through the iterations of preparing Development Plans as well as the preparation of the masterplan for the Renfrew North area, all Key Agencies, Statutory Consultees and stakeholders are continuously consulted on each housing proposal. There have been no adverse comments regarding the inclusion of this site as a proposed housing site.</p> <p>5.Renfrew will benefit nothing from further housing.</p> <p>Response: As outlined above, this is a vacant piece of previously used land which was included for development in the masterplan for the Renfrew North area and has been considered as a potential housing site since 2004.</p> <p>6.Building works will cause disturbance to local area.</p> <p>Response: The impact of any building works associated with the delivery of development is not a material consideration that can be taken into account.</p> <p>7.Loss of green space and displacement of wildlife.</p> <p>Response: The site is not currently identified as an area of open space. It is a vacant previously used site considered as part of the wider redevelopment of the area.</p> <p>An initial walkover of the site confirmed no notable wildlife present on the site.</p> <p>8.Proposals should also include upgrades to schools to accommodate development plans. Overcrowding of schools having a detrimental impact on children.</p> <p>Response: A financial contribution shall be sought should consent be issued, to ensure that educational requirements arising from the development are delivered.</p> <p>Consultation between Planning and Children Services are continuous and take place early on and throughout the consultation and consideration process when development proposals are presented.</p> <p>9.Quality of life has dropped in Renfrew over last 10 years.</p> <p>Response: The site has been redeveloped through the years to provide a new place with connections to amenities and services expected in a good residential area.</p> <p>10.Many of the houses being built are not affordable to the common person.</p>
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	<p>Response: The applicant has provided information alongside the application which sets out how this development would achieve the requirements of the policy in the Proposed Renfrewshire Local Development Plan (2019) relative to housing mix and house types including terraced and flatted properties which will be available at affordable prices.</p> <p>The applicant has also provided within their supporting documentation that there will be incentives and opportunities offered to prospective purchasers to assist them to buy the properties proposed.</p> <p>11.Concerned over air quality and how this development would impact on carbon zero targets as well as the river.</p> <p>Response: Following consultation with Environmental Protection Section, no objections have been raised in relation to impact from air quality.</p> <p>With regard to the river, SEPA and the Director of Environment and Infrastructure (Design Services) have also raised no objections. There have been extensive assessments and modelling carried out in relation to the impact on this site from the River Clyde.</p> <p>The development will be constructed in line with current Scottish Technical Standards (2019) with all new dwellings achieving a 45% reduction in carbon emissions in comparison to existing homes.</p> <p>12.Building more homes would devalue the area.</p> <p>Response: The value of homes is not a material planning consideration that can be taken into account when determining this planning application.</p> <p>13.Flood barriers already in place as this road floods.</p> <p>Response: Extensive and comprehensive Flood Risk Assessments and Drainage Assessments along with detailed flood routing and modelling taking account the impact of climate change and tidal implications of the Clyde have been undertaken.</p> <p>The details of this extensive work have been proposed to the satisfaction of SEPA and the Director of Environment and Infrastructure (Design Services).</p> <p>14.Already many unsold properties in the area.</p> <p>Response: Noted, however not a material planning consideration.</p>
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	<p>15.Renfrew is running out of industrial and commercial property to let.</p> <p>Response: Across Renfrewshire there is sufficient land allocated for business, industrial and commercial development through the Proposed Renfrewshire Local Development Plan (2019).</p> <p>The amount of land available for that use is also monitored and reported each year to ensure Renfrewshire has a sufficient range and choice of sites available.</p> <p>16.Cost of bus service unacceptable as an alternative to using private car.</p> <p>Response: Comments noted. The cost of buses is not within the control of planning.</p> <p>17.Can't empty buildings in Renfrew be used for additional housing provision rather than greenspace.</p> <p>Response: The use of vacant buildings is encouraged along with the reuse of brownfield and previously used sites before developing in the green belt which is in line with the strategy set out in the Renfrewshire Local Development Plan.</p> <p>As outlined above, this site is a vacant site which was previously used and has been identified as a proposed housing site in the Renfrewshire Housing Land Audit since 2006. The redevelopment of this site is in line with the overall Spatial Strategy of the Renfrewshire Local Development plan.</p> <p>18.Doesn't show any recreational areas within the layout which is disappointing and would be good for children.</p> <p>Response: Areas of open space are included and interspersed within the development layout, with a larger area of amenity space to the west of the application site boundary at Clyde View park.</p> <p>19.Safety of Clyde Walkway may be compromised as there is no way to tell what kind of people will move into the flats.</p> <p>Response: Clyde Walkway would be overlooked by the development which would assist in creating a safer space.</p>
CONSULTATIONS:	<p>Environmental Protection Section - No objections subject to conditions requiring the submission of a Site Investigation Report, Remediation Strategy and Verification Report.</p> <p>Response: Noted.</p>

	<p>The Director of Environment and Infrastructure (Design Services) - No objections.</p> <p>Response: Noted.</p> <p>The Director of Environment and Infrastructure (Roads Traffic) - No objections.</p> <p>Response: Noted.</p> <p>The Director of Children's Services – It is considered that the development will generate new pupils at Kirklandneuk Primary School.</p> <p>A financial contribution will require to be agreed.</p> <p>Response: If accepted, a Section 75 Agreement will require to secure the provision of a financial contribution to ensure educational requirements directly arising from the development are delivered.</p> <p>Glasgow Airport Safeguarding - No objections, subject to the submission of a Bird Hazard Management Plan.</p> <p>Response: Noted.</p> <p>SEPA – No objections.</p> <p>Response: Noted.</p> <p>Scottish Water - No objections.</p> <p>Response: Noted.</p>
PRE-APPLICATION COMMENTS:	<p>Several pre-application meetings have been undertaken with the applicant Bellway Homes Limited and their agent's.</p> <p>There were several iterations of layouts along with amendments to the layouts during the pre-application process. The aim was to provide a mixed development which fitted in well with its surroundings.</p> <p>Detailed discussions aimed to ensure a permeable layout could be achieved, retaining existing linkages, promoting connections to these links with an aim of retaining the spirit of the original masterplan scope for the area.</p> <p>There were extensive discussions regarding flooding and drainage, along with access to walking, cycling and public transport networks, parking and road and junction capacities in the immediate as well as wider area.</p> <p>There was detailed work undertaken regarding the educational</p>

	requirements for the proposals with continuous joint working between Children Services and Planning.
SUPPORTING DOCUMENTS:	<p><u>Pre-Application Consultation Report</u> - The applicant submitted a Proposal of Application Notice (19/0497/NO) on 19 July 2019.</p> <p>A stakeholder and public consultation process were undertaken, and a pre-application consultation report has been submitted.</p> <p>This provides an overview of all pre-application consultations which have been undertaken, including details of the pre-application consultation events held on 13 December 2018 and 18 February 2019 respectively. The public consultation event was held at the atrium space in Braehead Shopping Centre on 05 September 2019.</p> <p>The summary provided by the applicant's agents states that around 35 people attended the event. Comments raised by attendees related to potential traffic congestion associated with the development, education capacity, healthcare availability pollution, the loss of greenspace and the types of houses to be provided.</p> <p>Response: The content of this report meets the requirements set out in statute for a major development.</p> <p><u>Affordable Housing Note</u> - The applicant outlines their view that significant weight should not be applied to emerging Policy P3 of the Proposed Renfrewshire Local Development Plan (2019) given that the plan has not been put before the Scottish Ministers at this time and therefore may not be taken forward as a policy when the Plan is finally adopted.</p> <p>The document further states that Renfrewshire Council is on track to deliver its affordable homes targets over the next five years without the requirement for this specific development to provide any affordable units.</p> <p>The applicant shall be offering a mix of house types and assistance packages for first time buyers through the Government's Help to Buy Scheme.</p> <p>Overall, the applicant opines that the development accords with the current Adopted Renfrewshire Local Development Plan (2014) requirements and should be supported.</p> <p>Response: Although agreed that Policy P3 – Housing Mix and Affordable Housing has not been fully Examined by the Scottish Ministers as part of the Examination process of the Proposed Renfrewshire Local Development Plan (2019), this is the 'settled view' of the Council and is a material consideration</p>

	<p>when determining planning applications at this current time.</p> <p>It is acknowledged that Renfrewshire Council is on track to delivering affordable homes across Renfrewshire including new affordable homes in the Renfrew and Braehead area and that affordable homes have already been delivered in the immediate area by Housing Associations.</p> <p><u>Drainage Impact Assessment</u> – The applicant's Drainage Impact Assessment considers that the proposed measures for drainage through the development of this site, coupled with the existing infrastructure in place through the original provision for the redevelopment of this area would meet the requirements of Scottish Water and Renfrewshire Council.</p> <p>Response: Following consultation with the Director of Environment and Infrastructure (Design Services) these conclusions are agreed, and the proposal is considered acceptable.</p> <p><u>Landscape Design Statement</u> – A Landscape Design Statement has been provided which outlines the chosen landscape scheme and how it would integrate with the surrounding area, whilst respecting the requirements of Glasgow Airport Safeguarding.</p> <p>Response: The landscaping arrangements proposed are considered acceptable for the location and will provide a good landscaped framework for new residential homes on the site.</p> <p>As well as this, the landscaping proposed aims to link into the surrounding area providing new and enhance habitats and green corridors for species dispersal.</p> <p><u>Design and Access Statement & Accessibility and Parking Statement</u> – The applicant's statements provide a history and context to the site, considering existing built form through the previous redevelopment of the wider area.</p> <p>The site analysis further considers the opportunities of the site when proposing access and movement through the proposed development, leading to the final submitted detailed proposals.</p> <p>Response: Overall the final submission, taking into account pre-application advice provided by the Council, is considered to be appropriate according with the overall masterplan for the Renfrew North area.</p> <p>The site is considered to be well-connected and links up to the surrounding active travel and public transport network.</p> <p><u>Air Quality Assessment</u> – An Air Quality Assessment model predicts no significant change in relevant concentrations at all</p>
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	<p>sensitive receptors, with the impact magnitude for all investigated sensitive receptors categorised as negligible.</p> <p>Response: In consultation with Environmental Protection Section, the findings are considered acceptable.</p> <p><u>Noise Impact Assessment</u> – A Noise Impact Assessment has been provided which considers potential impact from road traffic noise on King's Inch Road as well as industrial and commercial noise from surrounding land uses.</p> <p>The report concludes that there is a possibility that a slight to moderate impact could be felt on a small number of properties within the development and as such mitigation measures are proposed to assist in reducing any potential impact.</p> <p>Response: In consultation with Environmental Protection Section, these measures are considered appropriate.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan (2014)</u> Policy P1: Renfrewshire's Places Policy I1: Connecting Places Policy I4: Fastlink Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Infrastructure Strategy: Connecting Places; Fastlink; and Flooding and Drainage Delivering the Places Strategy: Places Development Criteria and Places Checklist Delivering the Environment Strategy: Contaminated Land and Noise</p> <p><u>Proposed Renfrewshire Local Development Plan (2019)</u> Policy P2: Housing Land Supply Site Policy P3: Housing Mix and Affordable Housing Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I4: Renewable and Low Carbon Energy Developments Policy I5: Waste Management</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Places Strategy Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Renewable and Low Carbon Energy Developments; Flooding and Drainage; and Development Contributions Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>

PLANNING HISTORY	<p>04/0201/PP – Amendment to the outline approval for mixed use development at North Renfrew. Granted subject to conditions March 2004.</p> <p>04/0269/PP - Mixed use development at North Renfrew (East): Discharge of Condition 5. Granted subject to conditions May 2004.</p> <p>06/0873/PP – Erection of residential development comprising in total 385 no. flatted dwellings and 27 no. townhouses with associated landscaping, infrastructure and access. Granted subject to conditions November 2006.</p> <p>06/1205/PP – Erection of residential development. Granted subject to conditions March 2007.</p> <p>19/0497/NO - Erection of residential development with associated ancillary works, open space and access. Accepted July 2019.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of 142 dwellinghouses and 106 flats, with associated access, landscaping and ancillary works at Land to the east of Clyde View Park, King's Inch Road, Renfrew.</p> <p>The application site extends to approximately 5.6 hectares and is currently an area of overgrown previously used site, having formally housed a power station.</p> <p>The proposals seek to erect a mixture of terraced, semi-detached and detached dwellings and townhouses throughout, with flats proposed to the north and south of the site. The proposed flats would reach a maximum height of four storeys.</p> <p>Pedestrian / cycle linkages are proposed at numerous locations throughout the site to existing development and amenity space.</p> <p>Access to the development would be via the existing road opening on King's Inch Road, with a secondary access road also proposed to the south west.</p> <p>The site is bordered by the River Clyde to the north, Soar at Intu Braehead to the east, Clyde View Park to the west and to the south by further residential development and King's Inch Road.</p> <p>Centrally within the site is an existing office building which is currently unoccupied.</p>

ASSESSMENT	<p><u>The Development Plan</u></p> <p>The application site is covered by Policy P1 of the Adopted Renfrewshire Local Development Plan (2014) and Policy P2 of the Proposed Renfrewshire Local Development Plan (2019), which seek to contribute to the Council's housing land supply provision.</p> <p>In accordance with the Council's settled view, which is outlined in the Proposed Renfrewshire Local Development Plan (2019), housing would be an appropriate use which would contribute towards meeting Renfrewshire's Housing Need and Demand.</p> <p>The principle of the proposal, redeveloping vacant, previously used site in the middle of an existing place, would also be in line with the Spatial Strategy outlined in both the Adopted Renfrewshire Local Development Plan (2014) as well as the Proposed Renfrewshire Local Development Plan (2019) ensuring that brownfield land in Renfrewshire's existing places was used before green field land or green belt.</p> <p>This site forms part of the housing land supply for Renfrewshire and is required to meet housing need and demand in the short to medium term for Renfrewshire.</p> <p>Policy P3 – Housing Mix and Affordable Housing, set out in the Proposed Renfrewshire Local Development Plan (2019) is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In this regard, the applicant has provided an additional statement in relation to the proposal being in compliance with Policy P3.</p> <p>In relation to this Statement, it is considered that the Proposed Renfrewshire Local Development (2019), which is the 'settled view' of Renfrewshire Council, is a material consideration in the determination of this application along with the Adopted Renfrewshire Local Development Plan (2014).</p> <p>The intention of Policy P3 – Housing Mix and Affordable Housing is for the applicant to demonstrate that the housing proposed in the submission meets the terms of Policy P3, in placemaking terms, not just housing numbers.</p> <p>It is appreciated that Renfrewshire Council, through the application and successful delivery of the Renfrewshire Local Housing Strategy, the Renfrewshire Local Development Plan and the Renfrewshire Strategic Housing Investment Plan, that the delivery on new affordable homes across Renfrewshire is on target.</p>
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	<p>It is also recognised that there have also been recent completions of successful affordable housing projects in the immediate area, delivered by Housing Associations, again in line with both Renfrewshire Local Housing Strategy and the Renfrewshire Strategic Housing Investment Plan.</p> <p>It is considered that proposals demonstrate that they meet local housing need and demand by including a range and choice of types and sizes of units. This includes housing for older people and less able residents in the flatted properties on the ground floor, along with the delivery of starter homes and smaller units dispersed throughout the site.</p> <p>In line with Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan, affordable housing provision can be across a range of tenures including low cost housing without subsidy.</p> <p>It is considered that there is a mix of housing on this site which will add to the overall housing mix in the area. There is considered to be a range and choice of homes, types and tenures in and around this immediate area and in the Renfrew Housing Market as a whole.</p> <p>The applicant's approach to providing a range of product types and assistance packages for first time buyers is considered acceptable in achieving the principles of this policy.</p> <p>In assessing the applicant's approach to delivering affordable homes, this is an option that is supported by both Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan Policy P3 – Housing Mix and Affordable Housing.</p> <p>The proposal complies with Policy P3 of the Proposed Renfrewshire Local Development Plan (2019).</p> <p><u>The New Development Supplementary Guidance</u></p> <p>On such sites, which are considered to be acceptable in principle, the development requires to be assessed in detail considering layout, design and aspects of the proposals against the criteria for implementing the Spatial Strategy of the Development Plan and the Council's New Development Supplementary Guidance.</p> <p>This assessment is as follows:</p> <p><i>1) Residential Amenity</i></p> <p>The proposal adopts the 'place' qualities set out in the Renfrewshire Local Development Plan Supplementary Guidance and the Council's own Residential Design Guidance</p>
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	<p>in that the layout is built around a landscaped framework which fits and connects well with the surrounding area.</p> <p>The proposal sets out a residential layout which respects privacy and outlook, with appropriate garden sizes and an overall good and well considered development pattern for the site.</p> <p>The proposal complies with the Renfrewshire Local Development Plan Policy P1, the associated Supplementary Guidance and the Places Checklist in that the development would adequately respond to the surrounding areas, by achieving appropriate residential frontage and streetscape as well as a well-connected network of pedestrian and cycle links.</p> <p><i>2) Streets and Surface Finishes</i></p> <p>Designing Streets requires development to ensure the creation of successful places and streets over the movement of the car, which this layout suitably provides.</p> <p>Traffic calming measures including; varying road widths, breaks in roadway and changes in road material have been incorporated.</p> <p>These would aid to reduce driver speed and create a safe residential environment.</p> <p><i>3) Road/Cycle/Pedestrian Network and access to Amenity Spaces</i></p> <p>Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists to Clyde View Park, Braehead leisure and retail complex and wider established residential development as well as the River Clyde walkway.</p> <p>The site would also maintain existing linkages to contribute to safe routes to schools and are in line with the Getting It Right For Every Child approach which accords with the Proposed Renfrewshire Local Development Plan (2019).</p> <p>These routes would be adequately overlooked in line with the requirement of the Places Development Criteria set out in the Proposed Renfrewshire Local Development Plan Supplementary Guidance.</p> <p>Access to the site for vehicles would be taken from King's Inch Road, with an additional road to be created also off King's Inch Road in accordance with policy.</p> <p>Sufficient visitor parking would also be provided and dispersed throughout the site, as agreed with The Director of Environment</p>
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	<p>and Infrastructure (Roads / Traffic).</p> <p><i>4) Design, Plot Configuration and Finishing Materials</i></p> <p>At the site entrance, and along the extended access road internally within the site, properties adequately address the street frontage.</p> <p>In terms of density and form the units proposed vary from two storey to four storey (flats), within an area of mixed development types.</p> <p>The flats along the site boundaries respect the established pattern of development within the wider Ferry Village redevelopment and are in accordance with the original masterplan concept.</p> <p>Finishing materials also respect existing built form surrounding the application site.</p> <p>The development will be constructed in line with current Scottish Technical Standards (2019) with all new dwellings achieving a 45% reduction in carbon emissions when considered against existing homes.</p> <p>Policy I4 'Renewable and Low Carbon Developments' and the associated Supplementary Guidance requires all major proposals to consider the feasibility of meeting the development's heat and demand through a district heating network or other low carbon alternatives.</p> <p>There are no district heating networks which could be utilised as part of the proposal or opportunities to provide for heat demand through the creation of such a facility. The applicant did investigate this as part of the development proposal.</p> <p><i>5) Boundaries and Open Space</i></p> <p>The development benefits from an existing large area of open space to the west in Clyde View Park which the applicant will maintain a link to, enhancing the amenity of the development.</p> <p>Within the application site itself, it is also proposed to create areas of open space for the development.</p> <p>Active frontages would address these spaces to create an inclusive environment.</p> <p>Soft (hedging & shrubbery) boundary treatments are to feature within the development, with fencing locations to create plot definition.</p>
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	<p><i>6) Landscaping</i></p> <p>The planting specification contained within the landscaping proposals for the site is considered acceptable in ensuring an appropriate level of residential amenity and sense of place.</p> <p><i>7) Water Management and Site Levels</i></p> <p>The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of the Director of Environment and Infrastructure Services (Design Services) and SEPA.</p> <p><i>Developer Contribution/Education Requirements</i></p> <p>Throughout the pre-application and planning application process there has been ongoing discussion between Renfrewshire Council and the developer regarding the education requirements linked to this development. Through the passage of time, these requirements have changed with changes to school rolls, consideration of the Early Years Programme as well as Renfrewshire Council's future plans for educational provision in the area.</p> <p>The developer undertook a comprehensive analysis of the catchment area for schools associated with this development. This analysis has been considered by Renfrewshire Council's Children Services. There was a realisation that the Council also required to undertake some analysis, particular after the impact of the COVID19 Pandemic and school rolls for the new school year.</p> <p>The developer has accepted the Council's Education Impact Methodology and has confirmed that they are willing to pay the agreed contribution to ensure education requirements are in place and will continue to work with the Council to ensure that these adequately reflect the potential number of school children expected to be generated by this development.</p> <p><u>Conclusion</u></p> <p>In view of the above, it is considered that the proposed development would comply with Policies P1, I1 and I5 contained within the Adopted Renfrewshire Local Development Plan (2014) and the associated supplementary guidance.</p> <p>The proposal is also in accordance with Policies P1, P3, I3 and I4 of the Proposed Renfrewshire Local Development (2019) and its associated Supplementary Guidance.</p> <p>In summary, it is considered that the proposal would be in a sustainable location within an area allocated for development in the Adopted and Proposed Renfrewshire Local Development Plan.</p>
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	<p>It would deliver a well-designed housing site within an attractive setting and would support the objectives of Renfrewshire's Local Housing Strategy.</p> <p>It is therefore recommended that members grant the application subject to conditions and the successful conclusion of a Section 75 Legal Agreement to secure the provision of a financial contribution to mitigate potential educational impact directly arising from the development.</p>
RECOMMENDATION	Grant Subject to Conditions/Section 75 Agreement/Direction.

Reason for Decision

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.

A Section 75 Agreement requires to be concluded to secure financial contributions or delivery mechanisms in relation to education provision.

Conditions

- 1 Prior to occupation of any unit within an identified phase of development, the developer shall submit for the written approval of the Planning Authority:-
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or
 - b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing

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

- 2 Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority, in consultation with Glasgow Airport, a Bird Hazard Management Plan which includes details of the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'. Thereafter, the Bird Hazard Management Plan finally approved 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: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

- 3 That before development starts, full details of the design of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the

Planning Authority;

Reason: These details have not been submitted

- 4 That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of condition 3 above, shall be erected.

Reason: To safeguard the amenity of future residents.

- 5 That prior to occupation of the last dwellinghouse/flat within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, hereby approved shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0860/PP



KEY INFORMATION

Ward: (1)
Renfrew North & Braehead

Applicant:
Park Lane Group
25 Newton Place
Glasgow
G3 7PY

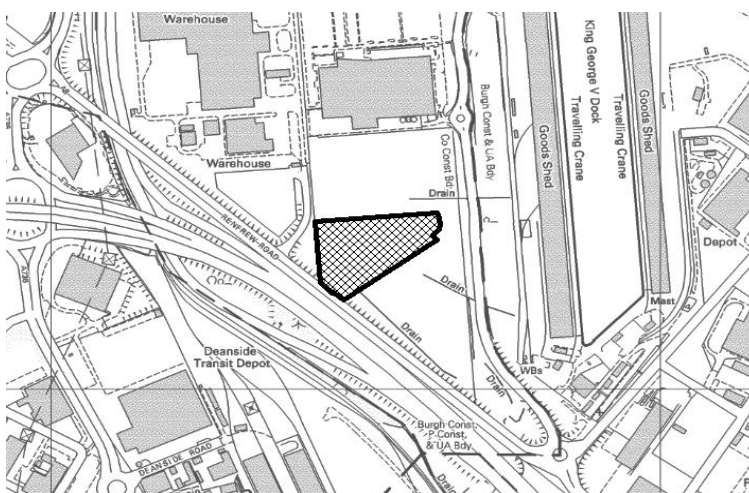
Registered:
8 January 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 18 flats and 39 dwellinghouses

LOCATION: Site on North Western boundary of No 2, Row Avenue, Renfrew

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

IDENTIFIED KEY ISSUES

- The application site is identified by Policy C1 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019).
- There have been no representations received.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposals will provide a diversification of uses in the area with a variety of small to medium sized house types and flats designed to meet the needs and requirements for Housing for Varying Needs.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION 19/0860/PP

AGENT:	MAST Architects
APPLICANT:	Park Lane Group
SITE ADDRESS:	Site on North Western boundary of No 2, Row Avenue, Renfrew
PROPOSAL:	Erection of residential development comprising 18 flats and 39 dwellinghouses
APPLICATION FOR:	Full Planning Permission

PRE-APPLICATION COMMENTS	<p>A number of pre-application meetings have taken place between with the applicant and their agents.</p> <p>Various layouts and amendments to the layouts have been proposed and considered and has assisted in shaping the overall residential form, design and positioning of the residential units as well as the associated access, landscaping and open space.</p> <p>Consideration was also given to drainage and sewerage capacity and how a layout could incorporate sustainable drainage measures.</p>
NUMBER OF REPRESENTATIONS:	None received.
CONSULTATIONS:	<p>Environmental Protection Section – No objections, providing conditions are attached requiring the submission of a site investigation report, remediation strategy and verification reports as well as compliance with the recommendations set out within the Air Quality and Noise Reports.</p> <p>Response: Noted.</p> <p>Director of Environment and Infrastructure Services (Design Services) - No objections.</p> <p>Response: Noted.</p> <p>Director of Environment and Infrastructure Services (Roads/ Traffic) - No objections.</p> <p>Response: Noted.</p> <p>Director of Children Services – No objections.</p> <p>Response: Noted.</p> <p>Transport Scotland - No objections.</p>

	<p>Response: Noted.</p> <p>Glasgow Airport Safeguarding – No objections, subject to the submission of further landscaping details as a condition of any consent given.</p> <p>Response: Noted and proposed condition included.</p> <p>SEPA - No objection.</p> <p>Response: Noted.</p> <p>Scottish Water - No objections.</p> <p>Response: Noted.</p>
SUPPORTING STATEMENTS	<p>Pre-Application Consultation Report - The applicant submitted a proposal of application notice (19/0577/NO) to the Council on 12 September 2019.</p> <p>A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.</p> <p>This provides an overview of the pre-application consultation which was undertaken on 4 November 2019.</p> <p>The public consultation event was held at Braehead Shopping Centre's Marketing Suite, with local Community Councils and Elected Members invited.</p> <p>The event was also open to all other interested parties and was advertised in the local press.</p> <p>The summary provided by the applicant's agents states that 7 people attended the event. No specific comments were made by attendees on the proposals.</p> <p>Response: The content of this report meets the requirements set out in statute for a major development.</p> <p>Report on Site Investigation & Non-Residential Mining – Given the existing ground conditions it is recommended that discussions remain ongoing with Renfrewshire Council throughout any ongoing development of the site.</p> <p>A remediation strategy is recommended, to be followed by a verification report upon completion of any necessary works.</p> <p>Response: Details submitted for the Site Investigation are satisfactory. Given the historical uses on the site additional remediation measure details shall require to be submitted for further consideration prior to the commencement of any construction works on site. This is normal practice on previously used sites.</p>

	<p>Drainage Impact Assessment – No risk from flooding has been identified.</p> <p>Response – The proposals put forward are to the satisfaction of the Director of Environment and Infrastructure (Design Services) and SEPA through consultation.</p> <p>Transportation Assessment – The Transportation Assessment confirms that the site benefits from good access to an established travel and transport network, a frequent and highly accessible bus services, and the National Cycle Route. Proposed linkages within the development would also link well with the existing network ensuring good, safe and overlooked routes to walking, cycling and public transport networks.</p> <p>Adequate access and parking arrangements have also been demonstrated in accordance with the requirements of Scottish Government's advice in Designing Streets.</p> <p>Response – The provision and conclusions submitted are to the satisfaction of the Director of Environment and Infrastructure (Roads / Traffic) through pre-application discussion as well as on-going discussion and consultation.</p> <p>Design and Access Statement - The Design and Access Statement provides a context to the site and application and considers the applicant's approach to the design of the development, it's scale in response to the surrounding area and the use of materials.</p> <p>Integral to the layout is connectivity throughout the site and that all homes overlook these routes. Barrier free access is also built into the design of the units as well as the provision of wheelchair accessible homes. All units will be built to Housing for Varying Needs standards.</p> <p>The site is served by the existing road network and is located along an established and well served public transport route. Bus stops are also within the vicinity of the site in accordance with national policy.</p> <p>Response The detail of this document is considered to be adequate for the purposes of assessing the application and demonstrates that both design and access has been integral to the overall form of the proposed layout.</p> <p>Air Quality Impact Assessment – The findings of the Air Quality Assessment undertaken conclude that the proposed scheme is predicted to have no significant impact on air quality within the study area.</p> <p>Response The detail of this document is considered to be adequate for the purposes of assessing the application. It has been considered satisfactory by the Environmental Protection Team and they</p>
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	<p>agree with the recommendations contained within the report that are to be implemented.</p> <p>Noise Assessment – The applicant has submitted a Noise Assessment in conjunction with their updated layout which demonstrates that adequate amenity can be achieved for future residents, subject to proposed mitigation measures being implemented within the development.</p> <p>Response – In order to ensure this level of amenity is achieved it is considered prudent to attach conditions to any consent given requiring the developer to incorporate all suggested mitigation measures contained within their Noise Assessment in the development of the site.</p> <p>Land Use Statement - The applicant has submitted in support of the application a Land Use Statement which outlines the history of the site as well as setting out justification for proposing residential development within a commercial centre.</p> <p>Provision of affordable housing in accordance with emerging policy in the Proposed Renfrewshire Local Development Plan is considered integral to the development. The applicant has been in discussions with a National RSL in relation to the site layout, house types and mix proposed for the site.</p> <p>Response The applicant's narrative appropriately considers the policies relevant to the assessment of the application.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy C1: Renfrewshire's Network of Centres – Commercial Centre Policy P1: Renfrewshire's Places Policy I1: Connecting Places Policy I7: Low Carbon Developments Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Centres Strategy: Centre Development Criteria and Commercial Centres Delivering the Places Strategy: Places Development Criteria and Places Checklist Delivering the Infrastructure Strategy: Connecting Places, Low Carbon Developments and Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy C1: Renfrewshire's Network of Centres Policy P1: Renfrewshire's Places Policy P3: Housing Mix and Affordable Housing Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I4: Renewable and Low Carbon Energy Developments Policy I5: Waste Management</p>

	<p><u>Proposed New Development Supplementary Guidance</u> Delivering the Centres Strategy: Local Commercial Centres Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Renewable and Low Carbon Energy Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>
PLANNING HISTORY	<p>03/0278/PP - Phase 1 - (Full Planning Permission) - Changing/toilet facility, full size football pitch with associated fencing and lighting; Phase 2 - (Full Planning Permission) - Sports Hall with changing/toilet facilities, office/committee room and cafe/function area; Phase 3 - (Outline Planning Permission) – Children's Nursery. Granted subject to conditions June 2003</p> <p>19/0577/NO - Erection of residential development. Accepted September 2019.</p> <p>19/0697/EO - Request for screening opinion as a requirement for an Environmental Impact Assessment relating to the erection of residential development. Environmental Assessment not required, October 2019.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of 39 dwellinghouses and 18 flats, with open space, landscaping, footway and footpath links, roads, parking at Row Avenue, Renfrew.</p> <p>The application site extends to approximately 2 hectares and is currently an area of grassland, following the redevelopment of the area to accommodate Braehead and surrounding uses.</p> <p>The proposals seek to erect a mixture of terraced and flatted properties, with flats proposed to the north east (3 storey) and north west (3 storey) and the terraces within the remainder of the site.</p> <p>Access to the development would be via the existing road at Row Avenue, which would be continued into the proposed development.</p> <p>The site is bordered by Dobbies's Garden Centre to the north, a roundabout to the east, a restaurant to the north east, hotel to the south and Renfrew Road to the west.</p>
ASSESSMENT	<p>Policy C1 covers the application site within both the Adopted and Proposed Renfrewshire Local Development Plans and seeks to create a diverse network of places to live, shop, work, enjoy entertainment, leisure and cultural activities as well as</p>

	<p>gain access to important transport connections.</p> <p>Within Commercial Centres such as this, support for development within these centres will be given where they can demonstrate that the role and function of the centre can be sustained with no significant adverse impact.</p> <p>In this case the proposals relate to residential development within a commercial centre which would assist in creating sustainable mixed communities, a diverse network of places to live and work.</p> <p>Overall, it is considered that the loss of the site for commercial purposes would not have a detrimental impact on the commercial centre or the wider network of centres, given the expanse of Braehead and its range of retail and commercial offerings.</p> <p>It is therefore considered that the proposal will be compatible with and complement the offerings in the Centre and therefore not contrary to Policy C1.</p> <p>Taking into consideration the provisions of Policy P1 of the Local Development Plan, the nature of the development is considered acceptable for the location, which seeks development proposals which make a positive contribution to the Place and can be compatible and complementary to existing uses. The acceptance of this proposal would see a current vacant site be used for an acceptable land use.</p> <p>Policy P3 of the Proposed Renfrewshire Local Development Plan is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In this regard, the applicant has confirmed that provision shall be made for affordable house types within the development, with the potential for some units to be delivered by a RSL subject to negotiation with the developer. This would see an affordable provision delivered on site with the units built to the standard of 'Housing for Varying Needs' and wheelchair accessible homes in line with current Planning Policy as well as the Renfrewshire Local Housing Strategy.</p> <p>The nature of the development is considered acceptable for the location and in accordance with the above policies, in that the dwellings to be provided would include an affordable offer.</p> <p>With regard to the detailed design, layout and access arrangements, the proposal requires to be assessed against the approved guidance set out in: Designing Streets, the Councils Residential Design Guidance; Policies P1, I1 and I5 of the Adopted Local Development Plan and the associated New Development Supplementary Guidance and Policies P1, I1, I3 and I5 of the Proposed Local Development Plan and its</p>
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	<p>associated New Development Supplementary Guidance.</p> <p><i>1) Residential Amenity</i></p> <p>The proposal adopts 'place' qualities set out in the Renfrewshire Local Development Plan Supplementary Guidance and the Council's own Residential Design Guidance in that the layout is complemented by a landscaped envelope. Although landscape details still require to be finalised, the layout has been designed around public and private green space, wrapped around a wildflower meadow with both landscaped areas containing new native trees as well as street trees around the layout.</p> <p>The proposal sets out a residential layout which respects privacy and outlook, with appropriate garden sizes and an overall a good and well considered development pattern for the site.</p> <p>The proposal complies with the Renfrewshire Local Development Plan Policy P1, the associated Supplementary Guidance and the Places Checklist in that the development would adequately respond to the surrounding areas, by achieving appropriate residential frontage and streetscape as well as a well-connected network of pedestrian and cycle links.</p> <p><i>2) Streets and Surface Finishes</i></p> <p>Designing Streets requires development to ensure the creation of successful places and streets over the movement of the car, which this layout suitably provides.</p> <p>Traffic calming measures including; varying road widths, breaks in roadway and changes in road material have been incorporated.</p> <p>These would aid to reduce driver speed and create a safe residential environment.</p> <p><i>3) Road/Cycle/Pedestrian Network and access to Amenity Spaces</i></p> <p>Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists.</p> <p>These routes would be adequately overlooked as per the requirement of the Places Development Criteria set out in the Proposed Local Development Plan Supplementary Guidance.</p> <p>Sufficient visitor parking would also be provided and dispersed throughout the site.</p> <p><i>4) Design, Plot Configuration and Finishing Materials</i></p> <p>At the site entrance, and along the access road, properties adequately address the street frontage.</p>
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	<p>In terms of density and form the units proposed vary from two storey to three storey (flats), within an area of mixed development types.</p> <p>Finishing materials including concrete roof tiles, brickwork and metal cladding are considered acceptable for the location and contributory to the surrounding style of development.</p> <p>The development will be constructed in line with current Scottish Technical Standards (2019) with all new dwellings achieving a 45% reduction in carbon emissions.</p> <p>Waste management provision within the development also accords with the requirements of the Council.</p> <p><i>5) Boundaries and Open Space</i></p> <p>Within the application site itself, there is an area of open space to the north west as well as smaller landscaped pockets throughout the development creating a green fingers and wedges throughout the site.</p> <p>Active frontages of the proposed dwellings which overlook these areas aim to create an inclusive environment.</p> <p>Both hard and soft (hedging & shrubbery) boundary treatments can be confirmed as a condition of any consent given.</p> <p><i>6) Landscaping</i></p> <p>Full planting specification details shall require to be submitted as a condition of any consent given, although the indicative landscaped layout is considered acceptable in principle.</p> <p><i>7) Water Management and Site Levels</i></p> <p>The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of the Director of Environment and Infrastructure Services (Design Services).</p> <p>Site levels existing and proposed would not give rise to any concerns in terms of residential amenity.</p> <p>With regard to potential impact from noise due to the positioning of the site in close proximity to the M8 motorway and established commercial uses, a comprehensive noise assessment was submitted with the application. It was considered by the Environmental Protection Section and found to be satisfactory for the proposal. The assessment did recommend that conditions be applied to any consent given requiring compliance with the recommendations of the approved Noise Assessment and the submission of a verification report.</p>
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	<p><i>Conclusion</i></p> <p>The layout and proposal are in line with the current Adopted Renfrewshire Local Development Plan and the Proposed Renfrewshire Local Development Plan and is considered acceptable.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

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.

Conditions

- 1 That no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:-

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 and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report

prepared in accordance with current authoritative technical guidance.

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

- 2 Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or

b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

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

- 3 That all remedial recommendations contained within approved Noise Impact Assessment by The Airshed, dated 02 November 2020 shall be complied with prior to and for the lifetime of the development hereby approved.

Reason: In the interests of residential amenity.

- 4 That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. Atop the bund structure hereby approved only a solid, close boarded, 1metre fence, which requires to be of a mass no less than 15kg/m2 with no gaps between the bottom of the fence and the bund shall be acceptable.

Reason: These details have not been submitted.

- 5 That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of conditions 4 above, shall be erected;

Reason: To safeguard the amenity of future residents.

- 6 Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, full details of soft and water landscaping works, which comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:-

- a) the specific number and spacing of trees and shrubs; and
- b) drainage details including SUDS, which comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes'.

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall thereafter be implemented as approved.

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.

- 7 That prior to occupation of the last dwellinghouse/flat within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the provisions of Condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

- 8 Prior to occupation of any unit within the development hereby approved, the developer shall submit for the written approval of the Planning Authority, a final Verification Report to demonstrate that all mitigation measures identified within the Noise Impact Assessment, ref AS 0766 Braehead Renfrew and dated 2 November 2020 have been implemented.

Reason: In the interests of residential amenity.

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 20/0368/PP



KEY INFORMATION

Ward (1):
Renfrew North & Braehead

Applicant:
Mr Hamilton
192 Duntocher Road
Clydebank
Glasgow
G81 3NG

Registered:
10 July 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community garden

LOCATION: Barratt Homes Sales Office, Mulberry Square, Renfrew

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

IDENTIFIED KEY ISSUES

- The proposals are in accordance with Policy P1 'Renfrewshire's Places' of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019).
- There have been 36 representations, 30 against and 6 in favour of the proposals.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposals provide an area of open space / community garden in accordance with the overall indicative masterplan covering the wider area.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION 20/0368/PP

AGENT:	Severino Design Limited
APPLICANT:	Mr Hamilton
SITE ADDRESS:	Barratt Homes Sales Office, Mulberry Square, Renfrew
PROPOSAL:	Change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community garden
APPLICATION FOR:	Full Planning Permission

INTRODUCTION	<p>This report relates to an application for planning permission which proposes the change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community garden. This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer.</p> <p>However, a request has been submitted by three Members, within 21 days of an application appearing on the Weekly List, that the matter be removed from the Scheme of Delegation for determination by the Board.</p> <p>This request was submitted in line with the Scheme submitted to Scottish Ministers and approved by Council on March 1st 2018 and has been subject to discussion between the Convenor of the Communities Housing & Planning Board and the Head of Planning & Housing who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	<p>36 representations have been received, 30 raised objection while 6 expressed support for the development.</p> <p>The substance of which can be summarised as follows:-</p> <p>1.The proposal does not address issues relating to noise and foot or car traffic which could affect the amenity of residents. This is not the right location for such a facility.</p> <p>Response: Following consultation with the Director of Environment and Infrastructure (Roads/Traffic), no objections have been raised against the proposals in relation to access via, foot, cycle, public transport or private vehicle.</p> <p>In terms of noise, the Environmental Protection Section raise no issues with potential impact from noise associated with the proposals. A Noise Assessment was submitted by the applicant, which was found to be satisfactory.</p>

	<p>In relation to the Development Plan, the area is covered by land use zoning of Policy P1 – Renfrewshire's Places, in general nursery provision is found within residential areas and are considered compatible with this use.</p> <p>2.Garden space would not be of much benefit given that it would be obscured by the building which should have been temporary and its removal should be enforced.</p> <p>Response: The open space / community garden area to be provided is not considered to be obscured by the existing single storey structure.</p> <p>3.Barratt Homes sold these properties on false pretences; this was meant to be a landscaped area and a park/community garden. Residents do not want the prospect of looking onto a nursery or other business developments. A commercial development would not be acceptable.</p> <p>Response: The sale of properties is not an issue that can be addressed through Planning legislation.</p> <p>The proposal includes a landscaped area of open space / community garden area for the use of the surrounding residents.</p> <p>A nursery, although a commercial operation in this case, is considered to be compatible with a residential area.</p> <p>4.The proposals would cause further parking problems in the area, making the area unsafe for pedestrians and traffic.</p> <p>Response: Following consultation with the Director of Environment and Infrastructure (Roads/Traffic), no objections have been raised against the proposals in relation to parking or the traffic associated with the nursery proposals. Additional parking is proposed with the development.</p> <p>5.If there is a shortage in nursery provision this should be considered when granting planning permission for residential developments.</p> <p>Response: All developments for residential use take into consideration the requirement for education provision and enhancement as necessary.</p> <p>6.The planting proposed would block light into properties and could attract vermin.</p> <p>Response: The proposals are unlikely to impact on sunlight or daylight afforded to surrounding properties and the maintenance of planting will ensure this is addressed as planting matures.</p> <p>The planting of bushes and the associated potential to attract</p>
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	<p>vermin due to the tree planting is not a material planning consideration that can be taken into account.</p> <p>7.The proposals would reduce the value of our homes and impact on privacy.</p> <p>Response: The value of property is not a material consideration in the assessment of planning applications.</p> <p>There is not considered to be an unacceptable impact on privacy due to the use of the premises as a nursery.</p> <p>8.The grassed area is not currently being maintained so what hope is there if permission is granted.</p> <p>Response: A condition can be attached to any consent given to ensure maintenance is ongoing in association with the operation of the nursery facility going forward.</p> <p>9.Planning permission has previously been refused, the application does not address the reasons for refusal.</p> <p>Response: The inclusion of an area of open space / community garden area in accordance with the overall indicative masterplan for the area is considered to assist in addressing the reasons for refusal on the previous planning application.</p> <p>The proposal provides a balance of uses which is compatible with the Local Development Plan Policies.</p> <p>11. As the road is not yet adopted would this application have any bearing on it getting adopted.</p> <p>Response: Adoption of the road is not a material planning consideration that can be controlled under current planning legislation.</p> <p>12. This is a green area for children to play, it should not be taken away. The area is already void of green space for children to play.</p> <p>Response: The proposal includes an area of open/amenity space outwith the nursery facility to serve as a community garden/space for the surrounding area.</p> <p>In relation to the representations in support of the proposals, the following points were raised:</p> <p>1.A nursery would be a fantastic use of the building and a positive effect on the local area, creating a safe educational environment for local children and jobs for local residents.</p> <p>2. A nursery would benefit the residents who have young families in the area. The proposal would be good for the area rather than another park.</p>
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	<p>Response: Noted.</p>
CONSULTATIONS:	<p>Environment and Infrastructure Services (Roads / Traffic) - No objections.</p> <p>Response – Noted.</p> <p>Environmental Protection Section - No objections.</p> <p>Response – Noted.</p> <p>Glasgow Airport Safeguarding - No objections.</p> <p>Response – Noted.</p>
SUPPORTING STATEMENTS	<p><u>Access and Design Statement</u> – An Access and Design Statement has been submitted which details the proposed access arrangements and layout of the facility, for use as a nursery.</p> <p>The statement also describes the amendments to the proposal since the refusal of a similar development last year, which include the provision of an open space / community garden area for the residents of Ferry Village.</p> <p>Response – The content of the applicant's Supporting Statement is considered to be adequate address the main issues related to such proposals.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Checklist Delivering the Infrastructure Strategy: Fastlink Delivering the Environment Strategy: Noise</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy P1: Renfrewshire's Places Policy I5: Waste Management</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Infrastructure Strategy: Provision of Waste Recycling in New Developments Delivering the Environment Strategy: Noise</p> <p><u>Material considerations</u> Renfrewshire Council Children's Nurseries Policy Guidance</p>
PLANNING HISTORY	<p>06/0235/PP - Erection of residential development comprising 437 flats and 13 townhouses and divisible commercial unit at ground floor of a residential block. Granted subject to conditions April 2006.</p>

	<p>06/1306/PP - Erection of temporary sales suite with associated car parking facility. Granted subject to conditions April 2007.</p> <p>17/0771/PP - Use of building as Class 2 office. Refused January 2018.</p> <p>19/0172/PP - Change of use from temporary office to nursery, erection of single storey extension to front, boundary fencing and external alterations. Refused July 2019.</p> <p>It should be noted that whilst consent was granted for this temporary building as a sales suite with associated car parking in 2007, a condition of this approval was that the building be removed and the land restored with landscaping before 01 May 2010, in compliance with the indicative masterplan for the wider Renfrew North redevelopment.</p> <p>Despite the Planning Authority contacting the original applicant and subsequent landowners reminding them that the building was to be demolished, the site has been sold on numerous times with applications including this one being submitted, with a view to giving the building a permanent status.</p> <p>The site is designated for use as an open play area and amenity space featuring a grass river view lookout pyramid, timber deck benches, one raised gabion planter and perimeter tree planting as part of the original planning approval in 2006.</p>
DESCRIPTION	<p>Planning permission is sought for the change of use of a temporary office/sales cabin building, situated at Mulberry Square, Renfrew, to a nursery, with an area of open space to the rear to serve as open space / community garden area.</p> <p>A single storey extension to the front creating a lobby area, boundary fencing and external alterations are also proposed in association with the proposed use.</p> <p>The building is a single storey structure, constructed in facing brick, of a modern design and is situated within a new housing estate in Renfrew North.</p> <p>The open space/community garden would feature a walkway, slide, raised sensory flower beds, benches which are surrounded by native trees and bushes.</p>
ASSESSMENT	<p>The proposal site is covered by Policy P1 of the Adopted and Proposed Renfrewshire Local Development Plans. This policy seeks to safeguard and give prime consideration to the protection of the amenity of the area, by only permitting uses which will not have a detrimental impact.</p> <p>The Council will seek to maintain and, where possible, enhance the character of all the existing residential areas, by resisting any developments which will be detrimental to the amenity of these areas.</p> <p>Non-residential proposals will only be permitted where the</p>

	<p>proposal will not have an unacceptable adverse effect on the amenity of the area.</p> <p>In terms of the policies of the Local Development Plan, it is considered that nursery establishments are very common in residential area and are considered compatible uses to residential.</p> <p>In this case the building was built and operated as a commercial office for the sale of new homes for a number of years. It is considered that a nursery is a commercial use which is compatible with residential.</p> <p>Given the existing build's position on site, equidistant from residential homes, the use is not considered to be significantly detrimental in terms of impact to amenity of surrounding homes.</p> <p>In relation to the use of the children's sensory and play area associated with the nursery use, the hours of use can be controlled through a condition associated with any approval.</p> <p>Although an initial Noise Assessment was submitted by the applicant and accepted by Renfrewshire Council's Environmental Protection Team, who have no objections to the proposed nursery, the restriction on the hours of operation of the outdoor play would allow control over potential noise from the nursery operation.</p> <p>The provision of the open space / community garden area as part of the proposals is considered to implement, in part, the landscaped proposals that were outlined in the original 2006 planning consent and features all of the items included in this consent. It is though noted that the existing building on the site takes up a third of the original space given over to this amenity/open space. However, in this case the proposal presents on balance two uses compatible with the residential area and provide for sustainable mixed communities.</p> <p>It should be noted that the land subject to this proposal is not in the ownership of any of the residents surrounding the site and is completely in the applicant's ownership.</p> <p>Whilst a previous application was refused for the change of use to a nursery in 2019, this current proposal includes the provision of an area of open space, which would include a sensory garden and would be DDA compliant to a degree to ensure it could be utilised by all residents. The provision of a range of facilities to serve the community is therefore considered to be appropriate for the location.</p> <p>The minor entrance extension and external alterations to the building would also have no negative impact on the area.</p> <p>In response to the comments raised by the majority of the representations received, the Director of Environment and Infrastructure (Roads / Traffic) has raised no objections to the</p>
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	<p>proposals subject to conditions, in terms of access and parking arrangements.</p> <p>With regard to noise, the applicant has submitted an initial noise assessment, which is to the satisfaction of the Environmental Protection Section. An additional condition can be placed on restricting the hours of the outdoor children's sensory and play area associated with the nursery from 8:00am to 6:00pm.</p> <p>Conclusion The proposal complies with the Policies of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) and that on balance this revised proposal supports sustainable mixed communities and '20 minute neighbourhoods' where there is considered to be no significant adverse impact on amenity.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

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.

Conditions

- 1 Prior to the commencement of use of the nursery operation hereby permitted, the open space / community garden area also hereby approved shall be completed and brought into use. Any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of residential amenity.

- 2 A maintenance plan for the open space / community garden area hereby approved shall be submitted for the written approval of Renfrewshire Council as Planning Authority within one year of the implementation of the open space / community garden area and shall be maintained for the lifetime of the nursery development, by the owner of this facility.

Reason: In the interests of residential amenity.

- 3 That the use of the Children's Play Area associated with the nursery use shall be restricted to 8:00am a.m. to 6:00 p.m.

Reason: In order to preserve the amenity of residential property in the vicinity.

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 Sharon Marklow on 0141 618 7835.

