

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

Date	Time	Venue
Tuesday, 18 January 2022	13:00	Microsoft TEAMS Platform,

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

### Chair

Councillor McGurk, Convener, presided.

### In Attendance

M Crearie, Director of Communities & Housing Services; A Morrison, Head of Economy & Development, D Love, Chief Planning Officer, S Marklow, Strategy & Place Manager, C Orr, Senior Communications Officer and L Johnston, F Knighton, G Westwater and C Murray, Planners (all Chief Executive's); J Trainer, Head of Child Care & Criminal Justice (Children's Services); F Carlin, Head of Housing Services, O Reid, Head of Communities & Public Protection, C Dalrymple, Communities & Regulatory Manager, J Murdoch, Housing Regeneration & Service Improvement Manager and R Walkinshaw, Housing Regeneration & Development Manager (all Communities & Housing Services); and K Graham, Head of Corporate Governance, G Dickie, Partnering & Commissioning Manager, D Pole, End User Technician, R Graham, Solicitor Litigation & Licensing, S Muir, Finance Business Partner, R Devine, P Shiach and E Gray Senior Committee Services Officers and D Cunningham, Assistant Committee Services Officer (all Finance & Resources).

## **Webcasting of Meeting**

Prior to the commencement of the meeting the Convener intimated that this meeting would be filmed for live or subsequent broadcast via the Council's internet site.

## **Declarations of Interest**

Councillor J MacLaren declared an interest in respect of agenda item 4 – Housing-led Regeneration and Renewal Report.

Councillor Steel declared an interest in respect of agenda item 8 – Renfrewshire Core Paths Plan 2022.

### **1 Police and Fire & Rescue Services Scrutiny Sub-committee**

There was submitted the Minute of the meeting of the Sub-committee held on 26 October 2021, which forms the Appendix to this Minute.

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

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

There was submitted a Housing Revenue Account, Revenue and Capital Budget Monitoring report by the Acting Director of Finance & Resources for the period 1 April to 12 November 2021.

The report stated that the projected outturn as at 31 March 2022 for all services reporting to this Policy Board was an overspend position of £0.192 million against the revised budget for the year. The projected capital outturn as at 31 March 2022 for projects reporting to this Policy Board was a breakeven position against the revised budget for the year. Summaries were provided over the relevant services in the tables within the report, together with further analysis. It was noted that for financial year 2021/22 the projected outturn position had been split into core and Covid-19 related variances to assist understanding of the impact of the pandemic on service finances. It was highlighted that revenue budget adjustments totalling £0.197 million, related wholly to the transfer of the Placemaking team into the Economic & Regeneration division. In addition, the report stated that since consideration of the previous report, capital budget changes totalling £0.150 million had arisen which reflected budget carry forward from 2021/2022 to 2022/23 in respect of the Private Sector Housing Grant budget-heading to reflect the expected timing of grant payments in relation to disabled adaptations.

**DECIDED:**

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

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

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

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

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

The report sought approval, in respect of a project developed by Houston Community Council and detailed in table 1 of Appendix 1, which sought £35,000 of funding. It was further noted in the report that in the event the application from Houston Community Council was approved, approximately 94% of the total funding available would have been allocated to projects or earmarked for projects currently being developed.

In accordance with the decision taken at the meeting of this Policy Board held on 26 October 2021, the Villages Investment Fund had been promoted through the Local Partnerships to encourage eligible communities to submit bids for a share of the remaining funds. Discussions had taken place with a number of groups and community councils and the report detailed potential projects currently being progressed and advised that projects seeking approximately £172,000 of Greenspaces funding were currently being developed by communities which, if converted into application submissions, would result in the fund being fully committed.

The report also showcased various case study projects delivered by communities and highlighted the success of the new approach to building community capacity and resilience.

#### **DECIDED:**

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

(b) That it be agreed that the project, detailed in section 3 of the report and appendix 1, be awarded grant funding totalling £35,000;

(c) That the impact of the funding and the benefits to the wider communities delivered by the projects, outlined in section 4 of the report, be noted; and

(d) That it be noted that the current projects being developed by communities, and detailed in Section 3 of the report, would fully commit the available Greenspaces, Parks and Play areas element of the fund.

#### **Sederunt**

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

## **Housing-led Regeneration and Renewal Report**

There was submitted a report by the Director of Communities & Housing Services relative to the Council's Housing-led Regeneration and Renewal Programme which aimed to deliver modern, high quality, energy efficient, affordable Council housing that would not only significantly enhance the Council's housing stock but also contribute to the wider transformation of Renfrewshire as a place and be central to the economic and social recovery of Renfrewshire.

The report stated that the Council's Housing-led Regeneration and Renewal Programme would be progressed as a key Council priority, designed to deliver maximum benefits for local communities, with the active involvement of services across the Council. Reference was made within the report to the decision taken at the meeting of the Council held on 17 December 2020 to approve funding from the Housing Revenue Account to provide in excess of £100m of investment in the regeneration of Council housing over the next ten-year period. Phase 1 of the proposed Programme involved the delivery of modern, high quality, energy efficient, affordable Council housing in eight areas in Renfrewshire. It was highlighted that a further report to the meeting of this Policy Board held on 18 May 2021 had subsequently authorised the Director of Communities & Housing Services to consult on regeneration and investment proposals with Council tenants, residents, and private owners in the eight regeneration areas. Feedback from the extensive consultation exercise undertaken across the eight areas was provided and highlighted where changes had been made to proposals following this consultation. Authority was now sought to proceed with the implementation of the plans, subject to further targeted consultation with residents in properties where there had been amendments to the original proposals.

### **DECIDED:**

- (a) That the feedback received from tenants, residents, owners and local communities during the consultation period be noted and that it also be noted that, where necessary, the initial proposals had been amended to incorporate the feedback received, as detailed in section 3 of the report;
- (b) That the Director of Communities & Housing Services be authorised to undertake the necessary processes to implement the proposals within the regeneration and renewal strategy for the eight areas as detailed in appendix 1, subject to targeted consultation of residents of properties which had been impacted by amendments made to the initial proposals;
- (c) That the rehousing options for tenants, detailed within the report, be agreed and that it also be agreed that where tenants, in areas where demolition and newbuild was approved, moved on a temporary basis, they retain the rehousing rights and be prioritised for rehousing as if they were still living in that property;
- (d) That it be agreed that rehousing priority and home-loss and disturbance payments, as appropriate and subject to qualification criteria, be awarded to tenants as detailed in section 5 of the report;

(e) That it be agreed that the phasing of rehousing be determined by the Director of Communities & Housing Services, taking account of the availability of alternative housing and security issues, as well as investment, demolition and redevelopment timescales;

(f) That it be agreed that where the Director of Communities & Housing Services considered that, in the interests of safety, security and to facilitate the regeneration programme, demolition of properties should proceed, any tenants who had been temporarily moved be offered secure tenancies of that property;

(g) That the Director of Communities & Housing Services be authorised to develop detailed plans for new-build Council housing through redevelopment of land which was cleared following demolition of the properties highlighted in Appendix 1 if this was found to be suitable for housing development; and

(h) That the Director of Communities & Housing Services be authorised to seek the consent of Scottish Ministers as required.

## **Sederunt**

Councillor James MacLaren re-joined the meeting.

## **5 Housing Customer Engagement Annual Report 2020/21**

There was submitted a report by the Director of Communities & Housing Services relative to the Housing Customer Engagement Annual Report for 2020/21, a copy of which was appended to the report.

The Annual Report reviewed progress made in relation to the Council's Customer Engagement Strategy, outlined resources made available to promote tenant involvement, detailed the mechanisms used to engage with customer groups during 2020/21 and provided an action plan for 2021/22. It was noted that the content of the Annual Report would be published on the Council's website, circulated to Tenants' & Residents Groups and partner organisations and also made available at Council offices when they re-opened to the public. It was noted that in light of restrictions due to the Covid-19 pandemic, opportunities were being explored to enhance digital communication methods and ensure that the Council continued to actively engage with tenants and tenant representatives.

The report also highlighted that due to the restrictions in place as a result of the Covid-19 pandemic the annual re-registration process for Tenants' & Residents' Associations would not take place and, where applicable, enhanced registration status and eligibility to apply for grant funding from the Housing Revenue Account would be carried forward to the 2022/23 registration year.

### **DECIDED:**

(a) That the Housing Customer Engagement Annual Report 2020/21, a copy of which was appended to the report, be noted;

(b) That it be noted that due to the restrictions in place as a result of the Covid-19 pandemic the annual re-registration process for Tenants' & Residents' Associations

would not take place and, where applicable, enhanced registration status and eligibility to apply for grant funding from the Housing Revenue Account would be carried forward to the 2022/23 registration year; and

(c) That it be noted that a revised Tenant Participation Strategy was being prepared and would be submitted to a future meeting of this Policy Board, during 2022, for consideration.

## 6 **Parking in Disabled Bays in Renfrewshire**

Under reference to Item 7 of the Minute of the meeting of the Council held on 24 June 2021 there was submitted a joint report by the Director of Communities & Housing Services and Director of Environment & Infrastructure Services relative to the designation of disabled parking bays and enforcement action where illegal parking was identified in disabled parking bays.

The report outlined the process to designate a disabled parking bay, as prescribed by the Disabled Persons Parking Places (Scotland) Act 2009, and the enforcement arrangements undertaken by the Renfrewshire parking attendants and wardens. Details were provided in relation to the number of disabled bays with Traffic Regulation Orders in Renfrewshire, the categories of offences for parking in a disabled parking bay and the number of Penalty Charge Notices issued locally for these offences since 2017

**DECIDED:** That the work undertaken by both Environment & Infrastructure Services and Communities & Housing Services in relation to the designation and enforcement of disabled parking bays be noted.

## 7 **Renfrewshire Water Safety Policy**

Under reference to Item 17 of the Minute of the meeting of this Policy Board held on 26 October 2021 there was submitted a report by the Director of Communities & Housing Services relative to the consultation undertaken in connection with the draft Renfrewshire Water Safety Policy.

The report detailed work undertaken to formalise arrangements to support water-safety action across Renfrewshire and sought approval for the proposed Renfrewshire Water Safety Policy, a copy of which was appended to the report. The policy related to all waterways across Renfrewshire and focused on the background/legislation relating to the proposed Policy, water safety incidents in Renfrewshire, the responsibilities of the Council and private landowners, the role and impact of the Renfrewshire Water Safety Working Group in formulating the Policy, engagement in terms of education and suicide prevention, the Public Rescue Equipment (PRE) required and available, the risk assessments undertake and reaffirmation of the Council's commitment to water safety. It was highlighted that consultation had been undertaken in respect of the draft Policy.

**DECIDED:**

(a) That the Renfrewshire Water Safety Policy, a copy of which was appended to the report, be approved;

- (b) That the work undertaken to formalise arrangements to support water safety across Renfrewshire be noted; and
- (c) That otherwise the report be noted.

## 8 **Renfrewshire Core Paths Plan 2022**

There was submitted a report by the Chief Executive relative to the Renfrewshire Core Paths Plan 2022.

The report advised that the Land Reform (Scotland) Act 2003 required local authorities to prepare a Core Path Plan and thereafter review it in terms of Section 20 of that Act. The report stated that core paths were recreational and travel routes, which allowed the public reasonable access throughout each local authority area. The current Renfrewshire Core Paths Plan had been adopted by the Council in 2009. The Plan outlined a network of key access routes across Renfrewshire in line with the requirements of the Land Reform (Scotland) Act 2003. A review of the Plan had commenced during 2018, supported by the Renfrewshire Local Access Forum, which represented access users and landowners/managers, as well as national organisations. During 2020 a draft Renfrewshire Core Paths Plan had been prepared which set out a strategic network of over 300 key access routes across Renfrewshire which connected communities and provided opportunities for active travel to schools, work and local amenities. The Plan also identified routes which connected people with areas of nature and greenspace and also promoted and encouraged healthy lifestyles. The draft Plan had been subject to consultation for a period of 15 weeks, between 9 November 2020 and 1 March 2021, during which time 22 responses had been received. A summary of the consultation responses was appended to the report. It was highlighted that the responses were supportive of the approach adopted within the Plan and no formal objections had been received. Following consideration of the representations, three changes to the draft plan were proposed, namely minor realignment of aspirational Core Paths BIS 33 and BIS 37, to better reflect emerging routes within Dargavel Village; deletion of a short section of Core Path BIS 26, between Dargavel Village and Houston Road, in recognition of agricultural land uses within the area; and the renaming of Core Path BIS 26 to 'Glenshinnoch Viewpoint'. In accordance with the requirements of the relevant legislation, the proposed changes to the draft Plan had been subject to further public consultation for a period of four weeks, from 15 November 2021 until 13 December 2021, during which time no formal objections were received. The report indicated that, if approved, a copy of the Renfrewshire Core Paths Plan 2022 would be provided to Scottish Ministers in accordance with the provisions of the Act and a copy published on the Council's website, together with an interactive story map of the adopted Plan

**DECIDED:** That the Renfrewshire Core Paths Plan 2022 incorporating three changes from the draft Plan, as detailed in Section 4 of the report, be approved.

## 9 **Draft National Planning Framework 4**

There was submitted a report by the Chief Executive relative to the publication of the Draft National Planning Framework 4 (NPF4) and the associated consultation exercise.

The report advised that NPF4 detailed the Scottish Government's priorities and policies for the planning system up to the year 2045 and incorporated both Scottish Planning Policy and the National Planning Framework in a single document. The draft Framework contained four elements, namely a national spatial strategy for Scotland to 2045; 18 national developments which would support the spatial strategy; a national planning policy handbook consisting of 35 policies which set out the policies for the development and use of land to be applied in the preparation of local development plans and assessment of planning applications; together with a delivery programme which would set out how NPF4 would be delivered once it has been approved and adopted. The report indicated that the deadline for responses to the consultation was 31 March 2022.

**DECIDED:** That the publication of the draft NPF4 and the intention to prepare a formal response to be considered at the next meeting of this Policy Board be noted.

## 10 **Site Development Brief – Florish Road, Erskine**

There was submitted a report by the Chief Executive relative to the site development brief, a copy of which was appended to the report, prepared for the site at Florish Road, Erskine.

The report indicated that a site development brief had been prepared in respect of a site at Florish Road, Erskine, which had been allocated as a residential site within the Renfrewshire Local Development Plan 2021 (LDP). The brief identified a number of factors, including site context, site layout and building design; landscaping and boundary treatments; accessibility; sustainable urban drainage; renewables and sustainability; digital connections; affordable housing; education provision; open space provision; and required supporting information, which required to be addressed in preparing a development proposal for the site.

The report highlighted that the site development brief prepared for the site at Florish Road, Erskine was the first one to be prepared since the proposed adoption of the current LDP and that it was the intention that further development briefs would be prepared for other allocated sites within the LDP.

### **DECIDED:**

(a) That the site development brief relating to the site at Florish Road, Erskine be approved; and

(b) That it be noted that it was the intention that site development briefs would be prepared for other sites allocated within the Local Development Plan.

## 11 **Planning Appeals**

There was submitted a report by the Chief Executive relative to planning and other relevant appeals which were currently under consideration and appeal decisions which had been issued by the Directorate for Planning and Environmental Appeals (DPEA).

The report advised that a number of appeals, related to the refusal of planning permission, listed building consent, advertisement consent and the issuing of high



hedge notices, were currently under consideration by DPEA. Details of all appeals currently under consideration by DPEA were provided within Appendix 1 of the report. Four appeals had recently been determined or the Reporters had indicated their intentions. In those instances where the Reporter had indicated their intention to allow the appeal and grant planning consent subject to the conclusion of an appropriate legal agreement, it was highlighted that officers were in discussions with the appellants to reach a suitable agreement. Details of the recently determined appeals were provided within Appendix 2 of the report.

**DECIDED:**

(a) That the appeals currently under consideration by the DPEA and awaiting a decision be noted; and

(b) That the decisions recently issued by the DPEA in respect of development proposals within Renfrewshire be noted.

**12 Proposal of Application Notices**

There were submitted reports by the Chief Executive relative to the following proposal of application notices;

**21/1587/PN; 21/1594/PN; 21/1621/PN; 21/1697/PN and 21/1737/PN.**

It was proposed that the key issues identified to date be noted. This was agreed.

**DECIDED:** That the key issues identified to date be noted.

**13 Planning Applications**

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

**13(a) 19/0456/PP - Erection of 39 dwellinghouses and associated infrastructure at Yard A Station Road Bridge Of Weir by L&S Homes**

Councillor James MacLaren, seconded by Councillor Binks, moved that the application be refused for the undernoted reasons:

Loss of amenity, as a result of the impact on the diverted cycle track and the impact on existing business. The cycle track, being diverted through the housing estate, would no longer be somewhere people would wish to walk or cycle. Plus there is the loss of local amenity by closing an existing business.

Building on the old rail solum would compound the difficulty of bring the railway back through Bridge of Weir.

The proposed junction to the west of the site lies in a blind dip in the road and is therefore considered unsafe. This was agreed unanimously.

In addition, it was proposed, following discussion in connection with the role and responsibilities of the Planning Authority in relation to the preservation of disused railway lines, that a proposed policy position for the Council be developed for consideration by the Board in respect of the preservation of disused railway lines in Renfrewshire. This was agreed.

**DECIDED:**

That the application be refused for the following reasons:

(i) Loss of amenity, as a result of the impact on the diverted cycle track and the impact on existing business. The cycle track, being diverted through the housing estate, would no longer be somewhere people would wish to walk or cycle. Plus there was the loss of local amenity by closing an existing business;

(ii) Building on the old rail solum would compound the difficulty of bring the railway back through Bridge of Weir;

(iii) The proposed junction to the west of the site lies in a blind dip in the road and was therefore considered unsafe; and

That a proposed policy position for the Council be developed for consideration by the Board in respect of the preservation of disused railway lines in Renfrewshire.

**13(b) 20/0813/LB - Demolition of C listed dormitory block at St Joseph's Nursing Home Kilbirnie Road Lochwinnoch PA12 4DY by Graiseley Investments Limited**

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

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

**13(c) 19/0749/PP - Erection of residential development comprising 96 dwellings, with associated open space, roads, access, landscaping, engineering and infrastructure work at 40 Rannoch Road Johnstone PA5 0SP by Cruden Homes (West) Limited**

Councillor McGurk, seconded by Councillor McNaughtan, moved that the application be granted subject to the conditions and reasons detailed within the report and a Section 75 agreement being concluded with the applicants to secure the provision of affordable housing units. This was agreed.

**DECIDED:** That the application be granted subject to the conditions and reasons detailed within the report and a Section 75 agreement being concluded with the applicants to secure the provision of affordable housing units.

13(d) **20/0246/PP - Erection of residential development (in principle) at Torrance House Erskine Harbour Erskine PA8 6PA by CWP Erskine Ltd**

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

In addition, Councillor Nicolson, proposed that concurrent with the submission of the matters specified in condition 1, full details of a signalised pedestrian and cycle crossings along with pedestrian access on the A726 shall be submitted for the written approval of the Planning Authority. The details thereafter agreed shall be fully implemented prior to the occupation of any residential unit; and that concurrent with the submission of the matters specified in condition 1 full details of all footway/cycleway links and the condition of said links to and from the development, including to/from the River Clyde Walkway, Erskine Town Centre, Bargarran Centre along with the routes to St John Bosco/Bargarran Primary Schools and Park Main High School. The details thereafter agreed shall be fully implemented prior to the occupation of any residential unit. The reason for these additional conditions was that the approval was in principle only. The additional conditions, detailed above, were accepted.

The Board agreed that the application be granted subject to the conditions and reasons detailed within the report and the additional conditions and reasons, proposed by Councillor Nicolson and detailed above.

**DECIDED:** That the application be granted subject to the conditions and reasons detailed within the report and the additional conditions proposed by Councillor Nicolson and agreed by the Board and detailed above.

13(e) **21/1150/PP - Erection of garden centre within supermarket carpark at 30 Napier Street Johnstone Renfrewshire by Wm Morrison Supermarkets PLC**

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

Councillor Doig, seconded by Councillor Devine, moved as an amendment that the application be refused due to the likely adverse traffic congestion and adverse air pollution associated with development.

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

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

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

**DECIDED:** That the application be refused due to the likely adverse traffic congestion and adverse air pollution associated with development.

13(f) **21/1295/PP - Erection of porch to front of dwellinghouse and erection of detached garage within rear curtilage at 2 Crosslee Crescent Houston Johnstone Renfrewshire PA6 7DT by Mr Singh**

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

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