

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

Date	Time	Venue
Tuesday, 16 March 2021	13:00	Microsoft TEAMS Platform,

### Present

Councillor Bill Binks, Councillor Bill Brown, Councillor Stephen Burns, Councillor Eddie Devine, Councillor Andy Doig, Councillor Natalie Don, Councillor Neill Graham, Councillor James MacLaren, Councillor Kenny MacLaren, Councillor Mags MacLaren, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Iain Nicolson, Councillor Emma Rodden, Councillor James Sheridan

### Chair

Councillor McGurk, Convener, presided.

### In Attendance

M Crearie, Director of Communities & Housing Services; A Morrison, Head of Economy & Development, L McIntyre, Head of Policy & Commissioning, S Marklow, Strategy & Place Manager, A Armstrong Walter, Strategic Partnership & Inequalities Manager and C Orr, Senior Communications Officer (all Chief Executive's); J Trainer, Head of Child Care & Criminal Justice (Children's Services); F Carlin, Head of Housing Services, O Reid, Head of Communities & Public Protection and C Dalrymple, Communities & Regulatory Manager (all Communities & Housing Services); and K Graham, Head of Corporate Governance, D Pole, End User Technician, N Young, Assistant Managing Solicitor (Litigation & Advice), S Muir, Finance Business Partner and R Devine and C MacDonald, both Senior Committee Services Officers (all Finance & Resources).

### Recording of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Board would be recorded and that the recording would be available to watch on the Council's website.

## Declarations of Interest

Councillor Nicolson declared an interest in respect of item 5 of the agenda – Service Delivery Plan 2021/22: Communities & Housing Service - as he was a member of the Inchinnan Development Trust and intimated that it was his intention to remain in the meeting and to take part in any discussion or voting thereon.

Councillor M MacLaren declared an interest in respect of item 7 of the agenda – New Local Housing Strategy: Update - as she was a member of the Boards of both Linstone and Williamsburgh Housing Associations and intimated that it was her intention to remain in the meeting and to take part in any discussion or voting thereon.

### 1 Police and Fire & Rescue Services Scrutiny Sub-Committee

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-committee held on 19 January 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 Director of Finance & Resources for the period 1 April to 8 January 2021.

The report stated that the projected outturn at 31 March 2021 for all services reporting to this Policy Board was an overspend position of £1.296 million. The projected capital outturn at 31 March 2021 for projects reporting to this Policy Board was a breakeven position against the revised budget for the year. Summaries were provided over the relevant services in the tables within the report, together with further analysis. It was noted that for financial year 2020/21 the projected outturn position was split into core and Covid-19 related variances to assist understanding of the impact of the pandemic on service finances. It was highlighted that revenue budget adjustments totalling a net increase of £300,000, to reflect the transfer of the Families First Service from Children's Services to Communities & Housing had been processed since the last meeting. In addition, the Board was informed that since consideration of the previous report, capital budget changes totalling £3.805 million had arisen which reflected Budget re-profiling from 2020/21 to 2021/22 in respect of the following budget headings; Improvements to Existing Properties (£1.700 million); Regeneration and Council House New Build (£1.235 million); and Other Assets (£0.870 million). The report detailed the reasons for the re-profiling.

**DECIDED:**

(a) That the projected Housing Revenue Account (HRA) and Revenue outturn

position, detailed in table 1 of the report, be noted;

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

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

### **3 Community Empowerment Fund**

There was submitted a report by the Chief Executive relative to applications received for funding from the Community Empowerment Fund in the 13th round of funding. The report outlined the key objectives and aims of the Community Empowerment Fund. One new application had been received, from Friends of Howwood Park, and two deferred applications, from Linwood Community Development Trust and Kelburne Hockey Club, had been considered for funding. Summaries of these applications were provided. The total value of requested grant funding during the current round was £210,000. The recommendations of the cross-service panel of officers, for determination in respect of each application were detailed within Section 4 of the report and Appendix 1.

**DECIDED:** That the Board approve the recommendations, detailed in section 4 and Appendix 1, to award £100,000 to Linwood Community Development Trust for the completion of the Mossedge Village Project, subject to the conditions detailed in the report and £10,000 to Kelburne Hockey Club for feasibility work into the use of Ralston Community Sports Centre for hockey facilities and to defer the application from Friends of Howwood Park.

### **4 Greenspaces, Park and Play Areas and Villages Investment Fund**

There was submitted a report by the Director of Communities & Housing Services relative to the Greenspaces, Parks & Play Areas and Villages Investment Fund. A cross-service panel of officers had been established to review and assess applications against agreed objectives and criteria. The Director of Communities & Housing Services had been delegated authority to make grant awards under £5,000. Details of awards made in terms of this delegated authority, which had not previously been reported to this Policy Board, were detailed in Appendix 1. Updates were provided in respect of specific projects currently in development. Four applications which met the criteria, from (i) Erskine Outdoor Play and Leisure; (ii) Pals of the Privies; (iii) Elderslie Community Council; and (iv) Spateston Tenants & Residents Association, which sought more than £5,000, had been assessed during this funding round. Summaries of these projects were provided within the report with full details included within the Appendix.

**DECIDED:**

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

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

(c) That it be agreed that the projects, detailed in section 3 of the report and Appendix 1, be awarded grant funding totalling £107,000 to support these community groups.

## **Declaration of Interest**

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

### **5(a) Service Delivery Plan 2021/22: Communities and Housing Service**

There was submitted an update report by the Director of Communities & Housing Services relative to the Service Delivery Plan 2021/22 for Communities & Housing Services.

The report advised that typically, Services reported on their performance and intended improvement actions through Service Improvement Plans. The Service Delivery Plan sat beneath the Council Plan, Community Plan, and alongside the Risk Management Plan and the People Strategy to form a suite of documents which provided the strategic direction for the Service. The Plan also complemented the Council-wide Economic Recovery Plan and Social Renewal Plan.

The report indicated that the Covid-19 pandemic had impacted significantly on how services were delivered, on the needs of the community and consequently services had produced Service Delivery Plans for 2021/22 which outlined the actions that would be taken to assist in recovery over the next 12-month period. The Council however remained aspirational and the Plan also reflected a commitment from Communities & Housing Services to continuous improvement and to deliver a wide range of ambitious improvement programmes and projects. The Plan detailed the priorities being addressed; the key tasks to be implemented; the implementation timetable and measures of success. A six-monthly update on progress of the Service Delivery Plan would be submitted to the appropriate Policy Boards in Autumn 2021, and an outturn report submitted in early summer 2022.

#### **DECIDED:**

(i) That the elements of the Service Delivery Plan 2021/22 - Communities and Housing Services which fall within the remit of this Policy Board be approved;

(ii) That it be agreed that the mid-year progress of the Service Delivery Plan be submitted to this Policy Board in Autumn 2021 and an outturn report in early 2022; and

(iii) That it be noted that the Service Delivery Plan 2021/22 - Communities and Housing Services would be submitted to the meeting of the Infrastructure, Land & Environment Policy Board to be held on 24 March 2021 for approval of the elements of the Plan within that Board's remit.

### **5(b) Service Delivery Plan 2021/22: Children's Services**

There was submitted an update report by the Director of Children's Services relative to the Service Delivery Plan 2021/22 for Children Services.

The report advised that typically, Services reported on their performance and intended improvement actions through Service Improvement Plans. The Service Delivery Plan sat beneath the Council Plan, Community Plan, and alongside the Risk Management Plan and the People Strategy to form a suite of documents which provided the strategic direction for the Service. The Plan also complemented the Council-wide Economic Recovery Plan and Social Renewal Plan.

The report indicated that the Covid-19 pandemic had impacted significantly on how services were delivered, on the needs of the community and consequently, services had produced Service Delivery Plans for 2021/22 which outlined the actions that would be taken to assist in recovery over the next 12-month period. The Council however remained aspirational and the Plan also reflected a commitment from Children's Services to continuous improvement and to deliver a wide range of ambitious improvement programmes and projects. The Plan detailed the priorities being addressed; the key tasks to be implemented; the implementation timetable and measures of success. A six-monthly update on progress of the Service Delivery Plan would be submitted to the appropriate Policy Boards in Autumn 2021, and an outturn report submitted in early Summer 2022.

**DECIDED:**

(i) That the elements of the Service Delivery Plan 2021/22 – Children's Services which fall within the remit of this Policy Board be approved;

(ii) That it be agreed that the mid-year progress of the Service Delivery Plan be submitted to this Policy Board in Autumn 2021 and an outturn report in early Summer 2022; and

(iii) That it be noted that the Service Delivery Plan 2021/22 - Children's Services would be submitted to the meeting of the Education & Children's Services Policy Board to be held on 18 March 2021 for approval of the elements of the Plan within that Board's remit.

**5(c) Service Delivery Plan 2021/22: Chief Executive's Service**

There was submitted an update report by the Chief Executive relative to the Service Delivery Plan 2021/22 for the Chief Executive's Service.

The report advised that typically, Services reported on their performance and intended improvement actions through Service Improvement Plans. The Service Delivery Plan sat beneath the Council Plan, Community Plan, and alongside the Risk Management Plan and the People Strategy to form a suite of documents which provided the strategic direction for the Service. The Plan also complemented the Council-wide Economic Recovery Plan and Social Renewal Plan.

The report indicated that the Covid-19 pandemic had impacted significantly on how services were delivered, on the needs of the community and consequently, services had produced Service Delivery Plans for 2021/22 which outlined the actions that would be taken to assist in recovery over the next 12-month period. The Council however remained aspirational and the Plan also reflected a commitment from the

Chief Executive's Service to continuous improvement and to deliver a wide range of ambitious improvement programmes and projects. The Plan detailed the priorities being addressed; the key tasks to be implemented; the implementation timetable and measures of success. A six-monthly update on progress of the Service Delivery Plan would be submitted to the appropriate Policy Boards in Autumn 2021, and an outturn report submitted in early Summer 2022.

**DECIDED:**

(i) That the elements of the Service Delivery Plan 2021/22 – Chief Executive's Service which fall within the remit of this Policy Board be approved;

(ii) That it be agreed that the mid-year progress of the Service Delivery Plan be submitted to this Policy Board in Autumn 2021 and an outturn report in early Summer 2022; and

(iii) That it be noted that the Service Delivery Plan 2021/22 – Chief Executive's would be submitted to the meeting of the Finance, Resources and Customer Services Policy Board to be held on 31 March 2021 for approval of the elements of the Plan within that Board's remit.

## **6 Neighbour Nuisance and Anti-Social Behaviour Policy and Practice**

Under reference to item 9 of the Minute of the meeting of this Policy Board held on 27 October 2020 there was submitted a report by the Director of Communities & Housing Services relative to the ongoing work to review and develop an updated Anti-Social Behaviour Strategy and to review and improve existing policies, practice and procedures within the Council's Housing Services division.

The report indicated that anti-social behaviour sat within the broader context of public protection and delivering safer communities. Community safety had a key role to play in creating the conditions in which communities could develop the confidence and capacity they needed to engage positively with their environment and with partner agencies improving quality of life and outcomes for individuals and families and maximising feelings of safety and security. Dealing with anti-social behaviour was a collective effort and delivered by the Council working with all relevant partners through the Community Safety Partnership. Processes and procedures were governed by legislation and guidance, including the Anti-social Behaviour (Scotland) Act 2004, and the Housing (Scotland) Act 2001 and subsequent amendments. A table within the report provided data from the Scottish Housing Network return 2019/20 which detailed all categories of anti-social behaviour relating to Council housing stock. In addition to the complaints dealt with by Housing Services, in Renfrewshire during 2019/20 there had been 196 anti-social behaviour cases reported to and dealt with by the Community Safety Partnership, which involved cases across the spectrum of tenures. It was highlighted that the majority of anti-social neighbour complaints and disputes received by housing services were successfully resolved at an early stage and did not escalate to formal stages of intervention or require the support or involvement of the Community Safety Partnership. The report outlined the holistic approach adopted by the Community Safety Partnership to addressing anti-social behaviour.

A summary of the current processes, policies, practices and options to address neighbour disputes and managing and tackling anti-social behaviour was provided.

## **DECIDED:**

(a) That it be noted that work was ongoing within Renfrewshire's Community Safety Partnership to review the overall Anti-Social Behaviour strategy as an integral part of the Community Safety Partnership Service Delivery Plan;

(b) That it be noted that the review would comprise two workstreams: (i) a review of the Community Safety Partnership Anti-Social Behaviour Strategy; and (ii) a review of housing landlord policy and practice in relation to anti-social behaviour, with each of these workstreams overseen by a steering group chaired by the Head of Housing Services;

(c) That it be noted that the review process would review the effectiveness of current practices, policies and procedures in managing neighbour disputes and anti-social behaviour; consider best practice in managing and tackling anti-social behaviour; work closely with local housing providers to develop new and improved ways of dealing with housing and neighbour related antisocial behaviour across all tenures; work closely with all relevant partners including Police Scotland, Scottish Fire and Rescue Service, Social Work, Renfrewshire Health & Social Care Partnership and the Voluntary Sector to provide an integrated approach to addressing all forms of anti-social behaviour and involve consultation with Council tenants on relevant policy and practice through mechanisms such as the Tenant Scrutiny Panel and/or focus groups; and

(d) That further reports on the progress of the review and the development of the Community Safety Partnership Anti-Social Behaviour Strategy be submitted to future meetings of this Policy Board for consideration and, if appropriate, agreement.

## **Declaration of Interest**

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

## **7 New Local Housing Strategy - Update**

There was submitted a report by the Director of Communities & Housing Services relative to the development of the new Renfrewshire Local Housing Strategy.

In terms of the Housing (Scotland) Act 2001 the Council required to prepare a five-year Local Housing Strategy (LHS) informed by an assessment of housing provision, need and related services in the area. LHS outlined the strategic vision for housing and housing related services in Renfrewshire and sought to provide clear direction for strategic housing investment. The LHS also linked with other key plans and strategies for Renfrewshire including the Local Development Plan, Our Renfrewshire - Renfrewshire's Community Plan 2017/27 and the Renfrewshire Health and Social Care Partnership Strategic Plan.

The report advised of the progress achieved in respect of development of the new Renfrewshire Local Housing Strategy, specifically, in relation to consultation and stakeholder engagement activity undertaken, as well as detailing the next steps in the development of the strategy. A resume of the engagement and consultation activity undertaken to date, the methods utilised to obtain views and the range of topics that

the responses covered was provided. It was noted that the majority of respondents agreed that the strategic outcomes of the current LHS remained appropriate. The appendix to the report summarised the consultation responses. Details of arrangements and timescales for future development, consultation and engagement and consideration of the LHS were outlined.

**DECIDED:** That the progress in the development of the new Renfrewshire Local Housing Strategy and the summary of consultation responses, a copy of which was appended to the report, be noted.

## **8 Scottish Government Discussion Paper - The Criminal Law Dealing with Dangerous Dogs**

There was submitted a report by the Director of Communities & Housing Services relative to the discussion paper on the Criminal Law dealing with dangerous dogs published by the Scottish Government following on from previous consultation and subsequent guidance in respect of the operation of the Control of Dogs (Scotland) Act 2010.

The report advised that the discussion paper focussed on the existing approach to the control of dangerous dogs and suggested proposals to change this, in particular with a view to how to hold to account those dog owners and others, who allowed dogs to act in a dangerous manner. It was noted that the discussion paper included proposals to provide new powers for dog seizure along with consolidation of relevant dog control legislation. The deadline for the submission of responses was 30 April 2021. A copy of the draft response to the discussion paper, prepared on behalf of the Council, was appended to the report.

**DECIDED:** That the proposed response, a copy of which was appended to the report, be approved for submission, on behalf of the Council, to the Scottish Government in line with the requested timescales.

## **9 Renfrewshire Planning Performance Framework Feedback 2019/20**

There was submitted a report by the Chief Executive relative to the Renfrewshire Planning Performance Framework 2019/20 feedback.

The report advised that a system of performance management for planning had been established by local authorities and the Scottish Government. All planning authorities were required to produce an annual Planning Performance Framework based on that developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance relative to: speed of decision making; provision of certainty through timescales, process and advice; delivering good quality development; project management; communication and engagement; and an overall 'open for business' attitude. It was noted that the Framework was not a policy document but provided planning authorities with an opportunity to demonstrate continuous improvement, achievements and successes. The Feedback report received from the Minister for Local Government and Housing in respect of the Renfrewshire Framework, a copy of which was appended to the report, was generally positive. Progress had been assessed using a red, amber and green traffic light system and, of the 15 performance indicators, ten were green, two were amber and one was red. Two performance indicators were not applicable to Renfrewshire.



**DECIDED:** That the Feedback Report for Renfrewshire's Planning Performance Framework 2019/20 be noted.

## **10 National Planning Framework 4 - Position Statement**

There was submitted a report by the Chief Executive relative to the Scottish Government Position Statement for the emerging National Planning Framework 4.

The report stated that the Scottish Government was currently progressing a detailed work programme to implement the Planning (Scotland) Act 2019. This included the preparation of National Planning Framework 4 alongside further regulations, plans and strategies to support proposals to transform the Scottish Planning System. The Scottish Government had published a Position Statement, structured around four themes for (i) a Plan for net-zero emissions; (ii) a Plan for resilient communities; (iii) a Plan for a wellbeing economy; and (iv) a Plan for better, greener places and sought views on the emerging National Planning Framework 4 which set out the governments' current thinking on the key planning issues for Scotland. A response to the consultation had been submitted which supported the opportunities and key issues set out within the Position Paper which ensured climate change was a guiding principle for all plans and planning decisions and supported the delivery of high quality places and place-based solutions that had the potential to reduce emissions and improve health and wellbeing. Copies of the Position Statement and response submitted to the consultation were appended to the report. A summary of the future arrangements and timescales for the development, publication, adoption and implementation of the National Planning Framework 4 was provided.

**DECIDED:** That the Scottish Government Position Statement for the emerging National Planning Framework 4 and the consultation responses appended to the report be noted.

## **11 Renfrewshire Local Development Plan**

Under reference to item 17 of the Minute of the meeting of this Policy Board held on 12 March 2019 there was submitted a report by the Chief Executive relative to the Renfrewshire Local Development Plan (LDP).

The report advised that the Proposed Renfrewshire LDP, which represented the Council's settled view as to what the final adopted content of the LDP should be, had been approved at the meeting of the Communities, Housing & Planning Policy Board held on 12 March 2019. The Scottish Government had appointed Reporters to undertake an Examination into the Proposed Renfrewshire Local Development Plan which had arrived at conclusions and recommendations largely supportive of the strategy, policies and proposals set out within the Proposed Renfrewshire LDP. The Appendix to the report summarised the Reporter's recommendations. It was noted that Section 19 of the Town & Country Planning (Scotland) Act 1997, stated that the recommendations contained within the Examination report were largely binding on Planning Authorities and only challengeable in very exceptional circumstances.

The Head of Corporate Governance provided legal advice and clarification in relation to the scope for the Council to depart from the recommendations contained within the

Reporter's examination report.

It was noted that the Council required to submit a modified version of the LDP to the Scottish Ministers within three months of receiving the Examination Report.

There were submitted amendments by (i) Councillors Andy Doig, seconded by Councillor K MacLaren; and (ii) Councillor James MacLaren, seconded by Councillor Binks, which the Convener ruled were not competent in terms of Standing Order 21(b).

### **Adjournment**

The meeting adjourned at 14:40 and resumed at 14:50.

Councillor McGurk, seconded by Councillor McNaughtan moved:

(a) That the Head of Economy and Development be authorised to modify the Proposed Renfrewshire LDP in line with the Reporters recommendations contained within the Examination Report; and

(b) That the Head of Economy & Development be authorised to notify the Scottish Ministers of the Council's intention to adopt the LDP.

(c) That the Convener write, on behalf of the Board to the Minister for Local Government, Housing and Planning raising the issues referred to during the discussion.

Councillor Andy Doig, seconded by Councillor Devine, moved as an amendment that the report be rejected.

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

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

Nine members having voted for the amendment and six members having voted for the motion, the amendment was accordingly declared carried.

**DECIDED:** That the report be rejected.

## **12 Proposal of Application Notice**

There was submitted a report by the Head of Economy & Development relative to proposal of application notice 21/0051/NO.

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

## **13 Planning Applications**

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

**(A) 19/0782/PP - 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, KINGS INCH ROAD, RENFREW BY BELLWAY HOMES LIMITED.**

It was proposed that consideration of the application be continued pending confirmation of the terms of the proposed Section 75 agreement and the conditions applicable should the application be approved. This was agreed.

**DECIDED:** That consideration of the application be continued pending confirmation of the proposed terms of the Section 75 agreement and the conditions applicable should the application be approved.

**(B) 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 GARDEN AT BARRATT HOMES SALES OFFICE, MULBERRY SQUARE, RENFREW BY MR HAMILTON.**

Councillor McGurk, seconded by Councillor McNaughtan, moved that the application be approved subject to conditions detailed in the report and the successful conclusion of a Section 75 agreement to secure the provision and implementation of the open space/community garden area and that these areas would be maintained for lifetime of the developer by the owner of the land.

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

(i) loss of greenspace; (ii) unacceptable increase in traffic volume at the site throughout the day; and (iii) detriment to the amenity of residents.

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

The following members voted for the motion: Councillors Brown, McGurk, McNaughtan, Devine and Sheridan.

Ten members having voted for the amendment and five members having voted for the motion, the amendment was accordingly declared carried.

**DECIDED:** That the application be refused as it would result in (i) loss of greenspace; (ii) unacceptable increase in traffic volume at the site throughout the day; and (iii) detriment to the amenity of residents.

**(C) 19/0800/PP - ERECTION OF THREE STOREY EXTENSION TO REAR OF DETACHED, CONVERTED VILLA TO FORM NINE FLATS AT 30 MANSIONHOUSE ROAD, PAISLEY BY MS WILSON**

It was proposed that the application be refused for the reasons detailed within the report. This was agreed.

**DECIDED:** That the application be refused for the reasons detailed within the report.

**(D) 19/0801/LB - ERECTION OF THREE STOREY EXTENSION TO REAR OF DETACHED, CONVERTED VILLA TO FORM NINE FLATS AT 30 MANSIONHOUSE ROAD, PAISLEY BY MS WILSON.**

It was proposed that the application be refused for the reasons detailed within the report. This was agreed.

**DECIDED:** That the application be refused for the reasons detailed within the report.

**(E) 20/0613/PP - ERECTION OF CATTERY BUILDING, RECEPTION LODGE, ENTRY GATES AND ASSOCIATED LANDSCAPING WORKS AT NETHER BELL TREES, NEWTON OF BELLTREES, LOCHWINNOCH BY MR MACFADYEN**

Councillor Devine, seconded by Councillor McGurk, moved that the application be refused for the following reasons:

The proposal was contrary to the Local Development Plan, being an unacceptable and inappropriate development in the greenbelt; and for the material considerations that it would result in an unacceptable increase in traffic volume; adverse impact on road safety in the vicinity due to issues accessing the site; the fabric of the proposed building would have an adverse impact on visual amenity, in particular in relation to the listed buildings nearby; unacceptable noise impact; and interference with active travel use and enjoyment of the Semple Trail. This was agreed.

**DECIDED:** That the application be refused as the proposal was contrary to the Local Development Plan, being an unacceptable and inappropriate development in the greenbelt; and that it would result in an unacceptable increase in traffic volume; adverse impact on road safety in the vicinity due to issues accessing the site; adverse impact on visual amenity, in particular in relation to the listed buildings nearby; unacceptable noise impact; and interference with use and enjoyment of the Semple Trail.