

Notice of Meeting and Agenda **Planning & Property Policy Board**

Date	Time	Venue
Tuesday, 17 May 2016	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
 Head of Corporate Governance

Membership

Councillor Eddie Devine: Councillor Audrey Doig: Councillor Andy Doig: Councillor Christopher Gilmour: Councillor Eddie Grady: Councillor John Hood: Councillor James MacLaren: Councillor Marie McGurk: Councillor Alexander Murrin: Councillor Iain Nicolson: Councillor Bill Perrie: Councillor Maureen Sharkey:

Councillor Bill Brown (Depute Convener):

Commencement of Meeting

Please note that this meeting will commence at 3pm or following the meeting of the Local Review Body, whichever is the later.

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at www.renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx

For further information, please either email democratic-services@renfrewshire.gov.uk or telephone 0141 618 7112.

Items of business

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.

- | | | |
|----------|---|----------------|
| 1 | Pre-determination Hearing - Land to North West of Kilbarchan Quarry, Branscroft, Kilbarchan, Johnstone | 7 - 18 |
| | <p>Conduct pre-determination hearing in relation to the following planning application:</p> <p>16/0147/PP - Wallace Land Investments: Land to North West of Kilbarchan Quarry, Branscroft, Kilbarchan, Johnstone - Erection of residential development, formation of vehicular access, SUDS, landscaping and associated works.</p> | |
| 2 | Pre-determination Hearing - Site between Sandholes Farm and No 33, Sandholes Road, Brookfield | 19 - 30 |
| | <p>Conduct pre-determination hearing in relation to the following planning application:</p> <p>16/0110/PP - Gladman Developments Ltd: Site between Sandholes Farm and No 33, Sandholes Road, Brookfield - Erection of residential development including formation of vehicular access, open space, landscaping and associated engineering works (Planning Permission in Principle).</p> | |
| 3 | Revenue Budget Monitoring Report | 31 - 40 |
| | <p>Joint report by the Directors of Finance & Resources, Community Resources and Development & Housing Services.</p> | |
| 4 | Capital Budget Monitoring Report | 41 - 46 |
| | <p>Report by the Director of Finance & Resources.</p> | |
| 5 | Kilbarchan Nursery, Meadside Avenue, Kilbarchan | 47 - 54 |
| | <p>Report by the Director of Finance & Resources.</p> | |

6	Shop Premises at 1 Howe Street, Paisley	55 - 60
	Report by the Director of Finance & Resources.	
7	Co-op Wellmeadow Street, Paisley	61 - 66
	Report by the Director of Finance & Resources.	
8	Shop Premises at 2/4 Skye Crescent, Paisley	67 - 72
	Report by the Director of Finance & Resources.	
9	Proposed Disposal of Commercial Property - 12-14 High Street, Johnstone	73 - 78
	Report by the Director of Finance & Resources.	
10	Former Roads Depot, Scotts Road, Paisley	79 - 84
	Report by the Director of Finance & Resources.	
11	Glasgow & Clyde Valley Green Network Partnership: Administration and Extension of Staff Contracts	85 - 86
	Report by the Director of Development & Housing Services.	
12	Planning Advice Notes	87 - 108
	Report by the Director of Development & Housing Services.	
13	Scottish Government's Draft Advice on Net Economic Benefit and Planning	109 - 126
	Report by the Director of Development & Housing Services.	
14	Service Improvement Plan Outturn Report	127 - 156
	Report by the Director of Development & Housing Services.	

Proposal of Application Notices

Proposal of Application Notices are included for members information only. Members should note that the Notices may subsequently come before them for determination as planning applications and as such should consider the guidance contained in the Scottish Government Guidance on the Role of Councillors in Pre-Application Procedures and the Councillors Code of Conduct.

15 Proposal of Application Notices 157 - 162

Report by the Director of Development & 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.

16 Planning Applications 163 - 172

Report by the Director of Development & Housing Services.

RENFREWSHIRE COUNCIL

Application No: 16/0147/PP

DEVELOPMENT AND HOUSING SERVICES

Regd: 07/03/2016

PLANNING APPLICATION PRE-DETERMINATION HEARING

Applicant

Wallace Land Investments
2 Coates Crescent
Edinburgh
EH3 7AF

Nature of proposals:

Erection of residential development, formation of vehicular access, SUDS, landscaping and associated works

Site:

Land to North West of Kilbarchan Quarry, Branscroft, Kilbarchan, Johnstone

Application for:

Planning Permission in Principle

Introduction

This application is the subject of a Pre-Determination Hearing in line with the requirements set out in Section 38A of the Planning etc. (Scotland) Act 2006 and the related Development Management Regulations.

Section 38A requires that the applicants for, and any party making representations on, proposals for developments falling within the category of 'major' and which are considered to be significantly contrary to the Development Plan, are to be given the opportunity for appearing at a pre-determination hearing. The purpose of the hearing is to ingather information and Members are reminded that they should not express a view either in favour of, or against the proposals as this may preclude them from participating in making a decision on the application when it comes before the meeting of the Council for formal determination.

Renfrewshire Councils Pre-determination Hearing Procedures are appended to this report for Member guidance (refer to Appendix 1).

The following information is provided to brief Members on the content of the proposed development.

Description

Planning permission (in principle) is sought, for the erection of a residential development on land to the north-east of Kilbarchan Park. The site extends to approximately 10 hectares and comprises three parcels of land which will accommodate residential development. Two of the parcels are located south east of Branscroft and between Branscroft and Kilbarchan Quarry with the road to the quarry sub-dividing the two areas. The third area is located to the north-east of existing residential properties on Branscroft and Park Gardens.

All parts of the site currently comprise agricultural land, bounded by a mix of trees, hedging, fencing and stone walls. The topography of the sites is generally undulating but falls to the north and south from Branscroft. It is indicated that the site can accommodate approximately 150 houses and that vehicular access will be provided from three separate points on Branscroft.

The applicant proposes pedestrian and cycle connections between the site and the existing settlement. The development will be drained by a SUDS system and an indicative layout for these has been provided as part of the application.

The northern part of the site is bounded to the west by existing residential development, to the north by open fields and the east by the A761. The area to the south of Branscroft is bounded by Kilbarchan Park at the west and open fields to the east. Kilbarchan Quarry lies to the south.

History

15/0566/NO - Proposal of Application Notice for the erection of residential development.

15/0932/EO - Request for a screening opinion as to the requirement for an Environmental Impact Assessment for residential development. Environmental Impact Assessment not required 06/01/2016.

Policy & Material Considerations

Scottish Planning Policy

Scottish Planning Policy highlights the primacy of the Development Plan. The extant Development Plan is the Glasgow and the Clyde Valley Strategic Development Plan 2012, Clydeplan's Strategic Development Plan Proposed Plan (2016) and the Adopted Renfrewshire Local Development Plan 2014 as detailed below with relevant policies identified.

Glasgow and the Clyde Valley Strategic Development Plan 2012

Strategy Support Measure 10: Housing Development and Local Flexibility

Diagram 4: Sustainable location assessment

Clydeplan's - Strategic Development Plan Proposed Plan (2016)

The Proposed SDP is a material consideration as it is the settled view of the Clydeplan Authority.

Policy 7 - Joint Action Towards the Delivery of New Homes

Policy 8 - Housing Land Requirement

Adopted Renfrewshire Local Development Plan 2014

Policy ENV1: Green Belt

Policy P1: Renfrewshire's Places

Policy P2: Housing Land Supply

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Places Strategy: Places Development Criteria

Delivering the Environment Strategy: Green Belt; Housing in the Green Belt; Contaminated Land and; Pipelines and Controls of Major Accident Hazards

Delivering the Infrastructure Strategy: Flooding and Drainage and; Infrastructure Development Criteria

Material considerations

Renfrewshire's Places Residential Design Guide is non-statutory guidance and sets out the objectives of sustainable placemaking, design considerations and the process through which high quality designs can be achieved. In addition, Renfrewshire's Housing Land Supply Supplementary Guidance requires to be considered in addressing the Council's shortfall in housing land supply. The replacement Renfrewshire Local Development Plan will set out a framework for new and appropriate housing sites for meeting housing need and demand in Renfrewshire.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the supporting information submitted, the comments of the consultees, any objections received and any other relevant material considerations.

Publicity

Neighbour notification has been undertaken in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 16th March 2016, with a deadline for representations to be received by 6th April 2016.

Objections/Representations

777 letters of objection have been received and the issues raised have been summarised below.

1. As the application site is within the designated green belt, which amongst others aims to protect the setting of towns and villages and prevent urban sprawl, the proposal is contrary to Renfrewshire Local Development Plan.
2. The green belt section of the Council's LDP acknowledges a review of the green belt to 'release the needs and demands of the housing requirements', however the application site remains within the green belt, suggesting the Council acknowledges that the site should remain as green belt and not as housing.
3. There are brownfield sites within the local authority area which could be developed if necessary.
4. The village has a very clear boundary at the moment. This development would impact on this obvious boundary and due to its scale is akin to adding a new, smaller village on to the one which already exists.
5. There are 267 new homes being built at the former Merchiston Hospital and a further 201 new homes proposed for Barochan Road/Bridge of Weir Road.
6. With the new developments at Fordbank in Johnstone, at Scholar's Green in Johnstone, at Shillingworth at Bridge of Weir and Houston, the 267 houses already consented at Merchiston and the 201 houses proposed at Barbusch Farm, the pressure on infrastructure will be immense. This over development of rural Renfrewshire threatens to obliterate the identity of all the rural villages in Renfrewshire.
7. The proposal would destroy the existing village envelope.
8. The development as a whole would have a significantly detrimental visual impact on the conservation area which sits on the village margin, in particular to the unique heritage of the rows of 'B' listed terraced stone weaver's cottages in Gateside Place.
9. The proposal as a whole is overbearing and out of scale with its surroundings.
10. The proposed landscaping suggested pays lip service to the green belt review.
11. The proposal would put pressure on an already failing sewage system and any further strain on the network will exacerbate the problem. At the very least, any new housing development must include alternative sewage disposal systems.
12. The site is partly located within an area susceptible to flooding, and consequently the proposal does not comply with Policy I5.
13. Gateside Place has flooded many times in recent years because the existing drains and culverts cannot cope with prolonged heavy rain. Flooding on the site has not been addressed by the FRA submitted in support of the application.
14. Run off from the site will ultimately result in further pressure being placed on the Combined Sewer Outlet, which does currently malfunction and discharge onto the main street and the resultant increase in raw sewage deposits into the burn as the system in Kilbarchan is a combined sewage / surface water system. It has been clear for some time that the sewage waste water infrastructure serving the village of Kilbarchan is inadequate for the current population, a situation that an increase in dwelling house numbers will make worse.
15. Traffic flow through the village would be increased particularly in the area around Branscroft, on the A 761 and A737. This would be in addition to the extra traffic caused by the infilling of the quarry. The current main thoroughfare can barely cope with present traffic.
16. The traffic management plan committed to by the applicant is unlikely to mitigate traffic levels enough to compensate for a 28% increase on a road regularly reduced to a single lane due to parked cars.
17. The nearest train station (Milliken Park) is a minimum half an hour walk away, does not enjoy a full service, and is unlikely to make a significant impact on numbers travelling by that means. At around 2 miles the station is well outside the acceptable walking distance to a train station of 800m (PAN) 75 which is contrary to the assertion made in the applicants Transport Assessment.
18. Village infrastructure including the school and local medical and dental services would be not be able to accommodate a development of this size. The developer's own education capacity statement using Council projections shows that the school is too small to accommodate all the anticipated children arising from the development. The school will lose its unique computer and art suite if any more pupils attend as well as a special needs area as every area of floor space available will be dedicated to new classrooms.
19. The village requires affordable housing which will not be provided through this development.
20. Concern is raised at the prospect of residential development in such close proximity to the Cemex quarry, which has the prospect of provoking nuisance complaints and adversely affecting the quarry licence to operate and carry out vital restoration operations. There will be a heightened risk of intrusion into the site with health and safety implications. It is claimed that the proposals are premature. There

is a serious potential for conflict with the HGV's using the haul road to the public highway in terms of noise, vibration and dust disturbance. For logistical reasons it is necessary that the entrance gates remain open during permitted hours of operation as HGV's come and go from the site. It is claimed that this would not be possible if the development were to proceed because of the risk of children straying into the site.

21. The determination of the application should be delayed until the applicant can produce a construction noise assessment, or the application refused due to lack of information.

22. Part of the application site sits hard against an Outstanding Conservation Area and would have a negative impact upon that area, upon the skyline in that area and would change the entrance to the village in a negative manner.

23. The proposal will unacceptably impact upon the outlook and privacy currently enjoyed by many homes which back/front onto the development and the Council should consider its responsibilities under the Human Rights Act, particularly Protocol 1, Article 1 and Article 8.

24. Air Quality will be affected as the area already suffers emissions from the increasing number of aircraft leaving Glasgow Airport. Additional cars will further exacerbate this problem.

25. The proposed development only indicates family homes and not a percentage of affordable homes or single storey style to accommodate an older population wishing to downsize.

Consultations

The Director of Community Resources (Roads) - Currently undergoing assessment.

The Director of Community Resources (Design Services) - A full Flood Risk Assessment (FRA) is required to cover full detailed analysis of flood risk from all sources, in particular with regard to modelled fluvial flows from the unnamed watercourse, fluvial flows from higher ground to the site, including via new access points to the site and taking cognisance of the Scottish Water Connections response to the Pre Development enquiry/Scottish Water Developer Assessment need. Of particular note will be the means of managing attenuated existing gully flows from a length of Park View which are proposed to discharge via SUDS to the unnamed watercourse discharging through Brookfield which is currently a sensitive area to such flood risk. Such existing gully flows, albeit un-attenuated, flow through Kilbarchan's combined sewerage network at the moment; such flows will increase with a resultant unacceptable risk to a new catchment (Brookfield), albeit reducing combined flows in the sensitive Kilbarchan catchment. The south west corner of the site (approx. 1.75 ha) has not been subject to an initial drainage strategy nor the detail to support an application. The land immediately adjacent to the south west of this area is currently a sensitive area for existing flood risk management. A source of potential flood is omitted from the Stage 1 FRA. Such sources of risk require to be assessed within the required FRA. In relation to drainage specifically, calculations to support green field runoff values, attenuation and treatment volume sizing/location/land take are required as part of the outstanding DIA package. It is concluded that both the FRA and DIA are required to demonstrate that flood risk can be adequately managed, prior to a decision on the application.

The Director of Community Resources (Environmental Services) - States that the proposed development will result in the introduction of a noise sensitive development to an area affected by noise from the nearby Bridge of Weir Road (A761), Branscroft and the access road to Kilbarchan Quarry. It is recommended that the application is not determined until the applicant submits to, and has approved by the Planning Authority, a noise assessment to determine the impact of noise sources on the development. It is further stated that the development will result in the introduction of a noise sensitive development to an area affected by noise from nearby Kilbarchan Quarry. It is recommended that the application is not determined until the applicant submits to, and has approved by the Planning Authority a noise assessment to determine the impact of this noise source on the development. Conditions should also be imposed in relation to the submission of a site investigation report, remediation strategy or method statement and verification reports.

Director of Education - Any development would seriously impact on the accommodation and provision of curricular and social spaces within primary catchment schools. It is anticipated that both High Schools would be able to accommodate numbers.

The Coal Authority - No response to date.

West of Scotland Archaeology Service - Although archaeological features have been identified outwith the application site, these demonstrate the potential of the area to produce significant sub surface deposits. It is recommended that a condition be placed on any consent granted requiring that no development is undertaken until the developer has implemented a programme of archaeological works in accordance with a written scheme of investigation, to be approved by the West of Scotland Archaeology Service and the Planning Authority.

West of Scotland Water - No response

Kilbarchan Community Council - Object to the proposal as development of the site is contrary to the adopted Renfrewshire Council Local Development Plan on the grounds that it lies within the green belt, that the proposed housing would not maintain or enhance landscape character, that there is inadequate supporting infrastructure in respect of education and sewage provision, impact on habitat, loss of agricultural land, that the site defines the north east edge of Kilbarchan, inadequate access and impact on road safety and the cumulative impacts of proposed housing within the green belt in Kilbarchan and neighbouring villages.

Brookfield Community Council - Object to the proposal as development of the site is contrary to the adopted Renfrewshire Local Development Plan as the site is within designated green belt. The junction where Branscroft meets the A761 Bridge of Weir Road is dangerous and there are no improvements proposed as part of this application. The A761 will be inadequate to deal with the increase in traffic which this proposal will generate along with other residential proposals in the area. Existing drainage, sewerage and water infrastructure and school provision is inadequate to deal with this development and the others which are/may be proposed in the surrounding area.

Summary of Main Issues

Environmental Statement - A request for a screening opinion determined that although the proposal would fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, it was not considered likely that the proposed works would have a significant environmental impact which would require an Environmental Impact Assessment be undertaken on the basis of no significant long term impacts on the environment having had regard to the characteristics of the development, the location of the development, and the characteristics of the potential impact.

Appropriate Assessment - N/A

Design Statement & Access Statement - The applicant states that the new development provides the potential to complete the eastern edge of Kilbarchan utilising existing landscape features, enhancing the Barrhill Woods and extending the existing local park. It is claimed that there is potential to integrate footpaths from the proposed development into the existing settlement providing pedestrian links to the existing core path network. The report suggests that the design of the new development presents a vision which is legible, permeable and well integrated and will provide a broad range of much needed family homes.

Other Assessments

Pre-Application Consultation Report - Outlines the process which has been undertaken and confirms that pre-application consultation set out by statute, including a public exhibition, was satisfied. It states that 248 people registered their attendance and feedback forms completed and returned by 160 people. The majority of responses received were objecting to the principle and other effects of the proposal including suitability of the road network, absence of public transport, traffic conflicts between development and quarry, existing flooding issues, lack of affordable housing, transport, loss of village identity and impact on wildlife. The applicant states that where possible the application recognises and responds to the points raised.

Transport Assessment - The applicant states that it is intended that three main access points will be provided onto Branscroft to provide access to the three elements of the development site. All three access points are to take the form of standard priority junctions and it is intended that the existing

30mph limit is extended back to the junction with the A761 Bridge of Weir Road. It is stated that the potential would also exist to extend the advisory 20mph to the north east of its existing location to encompass the extents of the site. The applicant claims that the traffic impact assessment has demonstrated that the development proposals can be safely accommodated on the local road network with no impact on the existing road infrastructure or junctions.

Flood Risk Assessment - The applicant states that a review of Scottish Water records indicate no existing surface water sewers within the vicinity of the site and that existing surface water drainage on Park View and the eastern section of Branscroft drains to the existing combined sewer within the carriageway. A small unnamed watercourse enters the site at the north-west and traverses east across the site, before entering a culvert below Branscroft. Assessment of the SEPA flood maps indicate minor pluvial flooding along the unnamed watercourse and also at the low lying area to the south east, along the site boundary. A Stage 1 Flood Risk Assessment concluded that the pluvial flooding requires to be considered within the design of the development and a Stage 2 report undertaken, although it is concluded that flooding does not pose a risk to the site. Foul catchment for the site has been assessed with a view to providing a gravity connection where possible, however, this is only possible for the south west area with the remaining areas requiring separate pump stations due to site levels. The applicants initial consultation with Scottish Water has indicated likely constraints, regarding flooding in the existing network and as such the applicant proposes to remove surface water flows from the combined network. This will involve constructing a new surface water sewer within Branscroft/ Park View which will drain into a detention basin. This, it is suggested, should provide capacity for the foul discharge from the development and provide betterment to the existing network.

Initial Geotechnical, Mining & Environmental Appraisal - In relation to ground conditions the applicant states that the site is located in an area of known previous mining activity although the possibility of future exploitation is considered to be unlikely. Records indicate the presence of abandoned mine workings which are likely to be present beneath the southern section of the site. With regard to chemical contamination and gas emissions it is stated that due to the historical agricultural use of the site, any significant chemical contamination is unlikely. The site is adjacent to a quarry and there is potential that ground gases could migrate towards the site and further investigation is required. It is stated that the site may be within a designated 'radon affected area' and therefore further assessment of risk should be undertaken.

Planning Statement - The applicant states that the Strategic Development Plan establishes that where housing land supply needs to be augmented, priority should be given to bringing forward for earlier development any sites which have been allocated in the Local Development Plan for construction in the period 2020 to 2025. It claims that the LDP Examination considered this and concluded that there was no scope to reduce the shortfall from these sources and that the Councils Housing land supply Supplementary Guidance establishes the Council view that the 5 year shortfall of land to 2020 was, at the point of writing the SG, for 755 houses.

The applicant submits that it has been clearly demonstrated that the application site is sustainable and effective and that approximately 150 houses can be delivered by 2019//20 to make a meaningful contribution towards meeting the shortfall in housing land which is recognised through the LDP Examination Report and in both the adopted LDP and the Housing Land Supply Supplementary Guidance. It considers that the site is effective relative to the tests set out in PAN 2/2010. It is considered that the proposal satisfies the criteria and requirements in Diagrams 3 and 4 and Strategy Support Measure 10 of the Strategic Development Plan and accords with the Spatial Strategy set out in the LDP as well as the requirements of the relevant policies. It is claimed that educational capacity can accommodate the development of 150 houses on the site on a phased basis from 2017 to 2020.

Walkover Ecology Survey - The applicant states that on the basis of the walkover survey and data collation the only material planning consideration are bats and an in-season survey is recommended if any of the trees with bat roost features are to be removed. Depending on the commencement of development it may be appropriate to repeat a badger survey as their status can change in a very short period.

Landscape and Visual Assessment - The applicant states that an assessment of likely visual effects has been made from publicly accessible vantage points and public viewpoints. It is acknowledged that

from collective residential public places more viewers were likely to be affected, thereby adding to the significance of the impact in those locations. Within the wider landscape area there are 2 Sites of Special Scientific Interest (SSSI) however these are located at a distance of 4km (Barmufflock Dam) and 2km (Whinneston) to the west of the application site with the Clyde Muirshiel park (4km) to the southwest. The applicant states that the application site is not visible from these areas. Generally the residential development will introduce change to receptors in close proximity to the site where the resulting change of land use from agricultural setting to a residential urban character will impact on the existing view. These receptors are restricted mainly to vehicular traffic along Branscroft, residential properties located adjacent to the development site and by users of Kilbarchan Park. Within the wider landscape this sensitivity is reduced due to local intervening elements which gain views of the site resulting in a minor to moderate magnitude of change as the development would not be a noticeable element within the view. The applicant states that comprehensive landscape proposals will be an integral part of a more detailed residential layout and general structural landscape principles will be proposed to both minimise and reduce landscape and visual effects.

Tree Survey - The applicant states that the line of large, mature and over mature beech, ash, oak and common lime trees along the north edge of Branscroft contains four trees which are in poor condition and need to be removed for safety reasons. Due to the age and size of the remainder they will need substantial protection zones to allow for their retention within any proposed development. The small group of 4 mature trees immediately to the south of the burn within the northern parcel contains two beech trees in relatively poor condition which are not suitable for retention within a development unless substantial separation can be maintained. The woodland copse at the eastern end of the northern area, adjacent to Bridge of Weir Road has very steep slopes. There are no trees of particular merit at this location however the group as a whole is prominent as a roadside feature. The woodland along the southern boundary with the quarry area is not a particular constraint to development and normal rear gardens would provide sufficient space to avoid root disturbance. A tree protection plan is recommended.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Conclusion

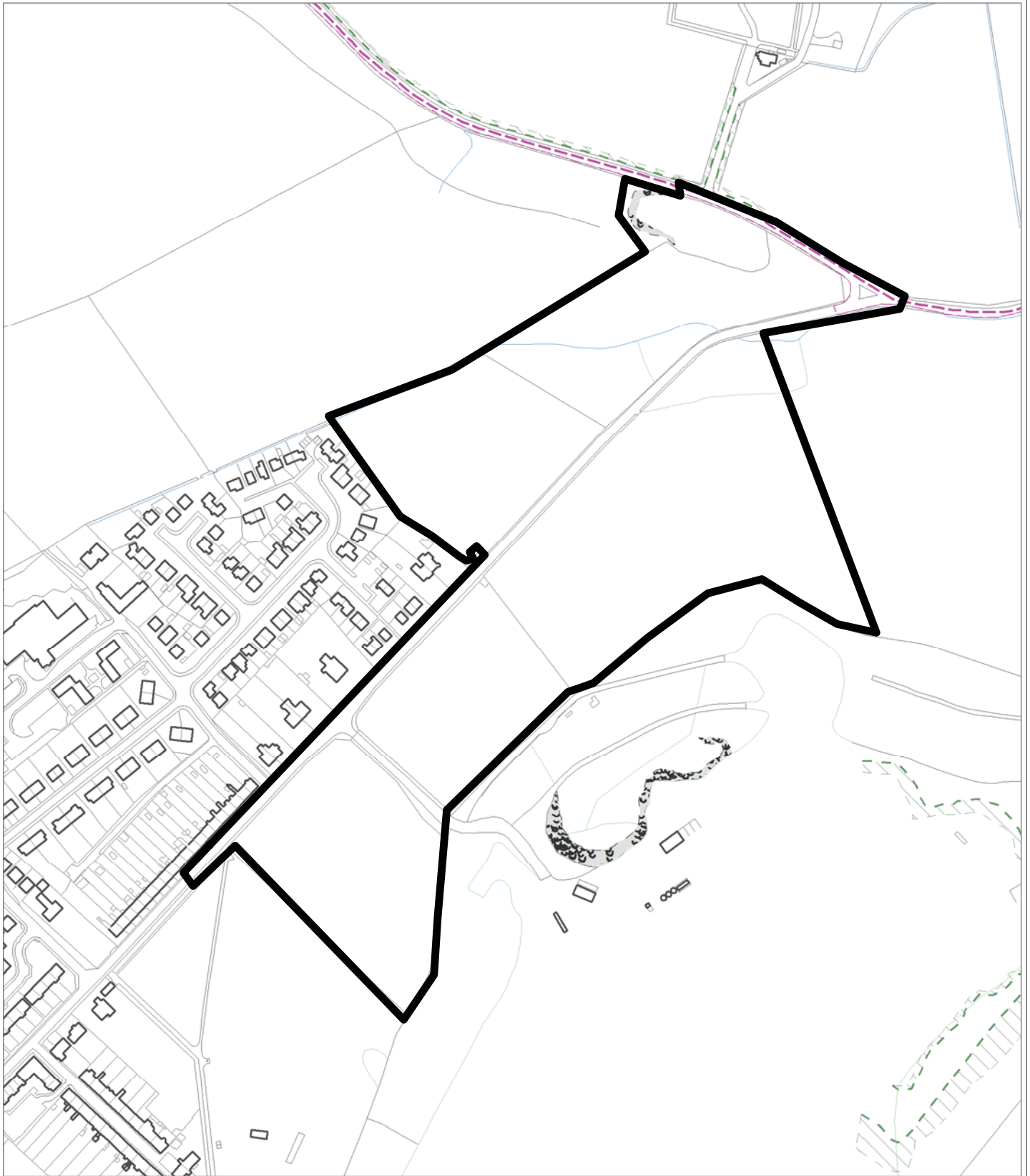
Members are advised that when the application comes before the Council for determination, a detailed assessment of the proposals will be provided. This assessment will test the proposals against both relevant Development Plan policies and also their suitability in terms of traffic and any other material planning considerations. A recommendation will be made on the basis of this detailed assessment as to whether planning permission should be granted or refused.

Fraser Carlin
Head of Planning and Housing

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 David Bryce on extension 7892.

User: ptcameronr1

Date: 09/05/2016



Notes:
Please enter notes here

Pre - determination Hearing Procedures

1. Pre-determination hearings will be held when the application is of a national category or a major category where the proposal involves a planning application for development which is substantially contrary to the provisions of the Development Plan. The test which will apply would be whether an approval would be contrary to the vision or wider spatial strategy of the plan.
2. Any hearing would only be held once the period for neighbour notification or advertisement in the local press had expired.
3. The hearing will be open to the press and public but only those persons invited to make representations at the hearing will be allowed to participate.
4. The parties to be invited to participate in the hearing will be the applicant and agent acting on their behalf and any person who has submitted representations on the application.
5. The date, which shall allow for at least 14 days notice to be given to participants, and venue for the hearing shall be agreed with the Convener of the Planning and Property Policy Board.
6. Thereafter, members of the Board will be advised of the date and venue and formal invitations will be issued to the applicant/agent and any person who has submitted representations.
7. All parties wishing to be heard at the hearing will be asked to advise the Council of their intention to participate by 12 noon of the last working day before the hearing. Parties must advise the name(s) of those who intend to speak.
8. On the day the order of proceedings will be as follows:
 - i) the applicant, or an agent acting on their behalf, will be asked by the Convener to describe the proposal – with a limit of 15 minutes, although this could be extended to 30 minutes in cases of complexity at the discretion of the Board.
 - ii) thereafter, individual objectors will be invited to comment. Each will be restricted to no more than 15 minutes but where there are several objectors making the same points they will be encouraged to appoint a representative to speak on their behalf. Again in cases of complexity this could be extended to 30 minutes at the discretion of the Board.
 - iii) the applicant/agent will have the right to reply to any points raised by any party to the hearing.
 - iv) the members of the Board will be invited by the Convener to question any party to the hearing to seek clarification regarding any matter raised.
 - v) the members of the Board will be able to seek guidance on factual matters relating to the proposal or hearing procedure from Council officers at any time during the hearing.
 - vi) no cross examination of any of the parties by other parties will be allowed.
 - vii) the Convener will be responsible for ensuring that the hearing is carried out efficiently while having due regard to the principles of natural justice.
 - viii) no decision on the application will be taken at the hearing.
 - ix) details of the matters raised at the hearing will be incorporated within the Report of Handling on the planning application which will be put before the meeting of the Council for consideration.

RENFREWSHIRE COUNCIL

Application No: 16/0110/PP

DEVELOPMENT AND HOUSING SERVICES

Regd: 19/02/2016

PLANNING APPLICATION PRE-DETERMINATION HEARING

Applicant

Gladman Developments Ltd.
2 Eliburn Office Park
Eliburn
Livingston
EH54 6GR

Nature of proposals:

Erection of residential development including formation of vehicular access, open space, landscaping and associated engineering works (Planning Permission in Principle)

Site:

Site between Sandholes Farm and No 33, Sandholes Road, Brookfield

Application for:

Planning Permission in Principle

Introduction

This application is the subject of a Pre-Determination Hearing in line with the requirements set out in Section 38A of the Planning etc. (Scotland) Act 2006 and the related Development Management Regulations.

Section 38A requires that the applicants for, and any party making representations on, proposals for developments falling within the category of 'major' and which are considered to be significantly contrary to the Development Plan, are to be given the opportunity for appearing at a pre-determination hearing. The purpose of the hearing is to gather information and Members are reminded that they should not express a view either in favour of, or against the proposals as this may preclude them from participating in making a decision on the application when it comes before the meeting of the Council for formal determination.

Renfrewshire Councils Pre-determination Hearing Procedures are appended to this report for Member Guidance (refer to Appendix 1).

The following information is provided to brief Members on the content of the proposed development.

Description

Planning permission (in principle) is sought for residential development on an area of agricultural land located within the greenbelt to the west of Brookfield. The application site extends to approximately 8.2 hectares and is defined by a field boundary to the north, Sandholes Road to the east, a mature tree belt to the south and a ridge line and field boundary to the west. Just beyond the northern boundary lies the National Cycle Route 75 and beyond the southern boundary is the A761 Bridge of Weir Road. The applicant indicates that vehicular access to the site will be taken from Sandholes Road.

Although the application is in principle an indicative layout has been submitted illustrating a development of approximately 90 dwellings up to two storeys in height with a mix of 3, 4 and 5 bedroom houses. It proposes that public open space within the development will include a green spine through the centre which, it is claimed, will allow for the retention of an existing hedgerow. It is indicated that a children's play area will be located to the eastern side of the site in close proximity to the pedestrian access from Chuckie Lane and that a pedestrian access will be provided to Kilbarchan Cemetery. It is claimed that there will be mixed native woodland planting to the north and eastern

edges of the site supplemented by street trees within the site and that SUDS and swales will be located to the eastern side of the site to manage surface water runoff and control discharge into the brook running along Chuckie Lane.

History

15/0121/NO - Proposal of Application Notice for the erection of residential development.

15/0733/EO - Request for a screening opinion as to requirement for an Environmental Impact Assessment for a residential development. Environmental Assessment not required 16/11/2015

Policy & Material Considerations

Scottish Planning Policy

Scottish Planning Policy highlights the primacy of the Development Plan. The extant Development Plan is the Glasgow and the Clyde Valley Strategic Development Plan 2012, Clydeplan's Strategic Development Plan Proposed Plan (2016) and the Adopted Renfrewshire Local Development Plan 2014 as detailed below with relevant policies identified.

Glasgow and the Clyde Valley Strategic Development Plan 2012

Strategy Support Measure 10: Housing Development and Local Flexibility
Diagram 4: Sustainable location assessment

Clydeplan's - Strategic Development Plan Proposed Plan (2016)

The Proposed SDP is a material consideration as it is the settled view of the Clydeplan Authority.

Policy 7 - Joint Action Towards the Delivery of New Homes

Policy 8 - Housing Land Requirement

Adopted Renfrewshire Local Development Plan 2014

Policy ENV1: Green Belt

Policy P2: Housing Land Supply

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Environment Strategy: Green Belt; Housing in the Green Belt; Contaminated Land and; Delivering the Infrastructure Strategy: Flooding and Drainage and Infrastructure Development Criteria

Material considerations

Renfrewshire's Places Residential Design Guide is non-statutory guidance and sets out the objectives of sustainable placemaking, design considerations and the process through which high quality designs can be achieved. In addition, Renfrewshire's Housing Land Supply Supplementary Guidance requires to be considered in addressing the Council's shortfall in housing land supply. The replacement Renfrewshire Local Development Plan will set out a framework for new and appropriate housing sites for meeting housing need and demand in Renfrewshire.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the supporting information submitted, the comments of the consultees, any objections received and any other relevant material considerations.

Publicity

Neighbour notification has been undertaken in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 2nd March 2016, with a deadline for representations to be received by 16th March 2016.

Objections/Representations

There has been 121 letters of objection submitted including objections from Councillor Stuart Clark and Councillor Allan Noon. The issues raised can be summarised as follows.

1. The development proposed would be contrary to National green belt policy.

2. The development represents an unnecessary encroachment into green belt land, detrimental to the rural countryside character of Brookfield and its surrounding areas, will have an adverse impact on the quality and viability of the green belt and its environmental resource, reduce its openness and attractiveness and therefore be detrimental to amenity.
3. This site is not included in the Councils 20 year development plan. This is a green belt site and whilst it is appreciated that the government require to deliver a set number of homes over a 5 year rolling period this should remain green belt for the time being.
4. While there has been an identified need for additional land for housing within the Renfrewshire Local Authority area, the LDP clearly identifies potential sites to be considered. The site at Sandholes Road is not within the already identified land areas.
5. The first priority must be to identify suitable brownfield sites in the area closer to amenities of which there are many in and around Renfrewshire.
6. Brookfield village is facing the building of around 270 new houses at Merchiston over the next 5 years which would double the size of the village.
7. Development layout, design and siting will not respect nor incorporate important landscape features such as skylines.
8. Sandholes Road would not be able to cope with additional volume of traffic. It is already the main through road through the village and is extremely busy. It cannot be widened due to the bridge and to allow increased vehicles without improvements presents a clear danger to residents and road users.
9. Sandholes Road as the main point of access is not capable of providing a safe route both during and after construction. There are blind bends throughout the road used by farm traffic and heavy vehicles which at present causes major problems for residents of Sandholes Road.
10. Sandholes Road and surrounding infrastructure in Brookfield, Johnstone and the A737 does not support further housing provision in the immediate area as well as the development of 267 houses progressing on the Merchiston site.
11. In order to accommodate the consequential increase in road traffic Sandholes Road would require to be widened and upgraded however either end is constrained by residential buildings or the narrow railway bridge, which would make the widening of the road impossible.
12. At present the road is dangerous for children and adults trying to leave the NCR 75. The increase in traffic would substantially increase the risk to children and elderly persons trying to access this well used walkway.
13. There is a link to a limited bus service but there is no safe walking route to the bus stops as Sandholes Road does not have any pavements at the Bridge of Weir end.
14. The flow of traffic would be increased particularly on A761 and A737 and the current traffic assessment compiled for the development is inaccurate and does not take account of the new development at Merchiston.
15. There are concerns in relation to sewer capacity and the potential for flooding in this area. There may be a requirement for pumping equipment and swales which may require to be located adjacent to existing residential dwellings.
16. The area is already affected by localised flooding after heavy rainfall and the drainage system could not cope with extra water diversion.
17. A drainage impact assessment is still awaited by Scottish Water.
18. The proposal could result in the significant overlooking of existing residential properties and loss of light.
19. Local service provision is not able to cope with the increases in population which would result from the Merchiston site and this one.
20. Local schools are already near capacity and could not cope with additional development.
21. The development would compromise Renfrewshire Council via its responsibilities under the Human Rights Act, in particular Protocol 1, Article 1. This states that a person has the right to peaceful enjoyment of all their possessions, which includes home and other land. Article 8 of the Human Rights Act states that a person has a substantive right to respect for their private and family life. In the case of *Britton vs SOS* the Courts concluded that the protection of the countryside falls within the interests of Article 8.
22. The level of information available at the public event was poor. The level of dissatisfaction with the event and the development is not mirrored in Gladman's submission.
23. To approve planning permission based on the suite of documents submitted without adversarial review and challenge by Renfrewshire Council would be a failing to apply due diligence.
24. There is a large presence of bats/bat roosts within the vicinity.
25. The site is used by Canada Geese, as well as many animals that live there permanently.

26. The site plan submitted by Gladman Developments is subjective and misleading and is extremely speculative.

Consultations

The Director of Community Resources (Roads) - Currently undergoing assessment.

The Director of Community Resources (Environmental Services) - No objection subject to a condition requiring a Site Investigation and Remediation Report be provided prior to the commencement of development.

The Director of Community Resources (Design Services) - It is stated that it is not possible to adequately assess the proposal as the Flood Risk Assessment (FRA)/Drainage Strategy scope is incomplete. The FRA requires to be completed, supported by a Drainage Impact Assessment.

West of Scotland Water - No response.

The Coal Authority - Agree with the Phase 1 ground condition assessment that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works will be required. Recommend that a condition be imposed on any consent requiring site investigation works be undertaken prior to commencement of development.

Brookfield Community Council - Object to the proposal on the basis of location within the green belt contrary to the LDP, inadequate service provision, impact on local road network/traffic and pedestrian safety, impact on drainage and sewerage infrastructure and potential flood risk.

West of Scotland Archaeological Service - No objection subject to a condition requiring that no development take place on the site until the developer has implemented a programme of archaeological works in accordance with a written scheme of investigation, approved by the West of Scotland Archaeology Service and the Planning Authority.

The Director of Education and Leisure - State that any development at this site would seriously impact on the accommodation and provision of curricular and social spaces within primary catchment schools for this development. It is anticipated that both High Schools would be able to accommodate numbers.

Summary of Main Issues

Environmental Statement - A request for a screening opinion determined that although the proposal would fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, it was not considered likely that the proposed works would have a significant environmental impact which would require an Environmental Impact Assessment be undertaken. It was considered that the proposal was unlikely to raise any issues which would not be capable of proper assessment through the planning application process.

Appropriate Assessment - N/A

Design & Access Statement - The applicant asserts that the aim of the document is to present a coherent explanation for the development of the site. It is stated that the Design Statement is largely for illustrative purposes and subject to further detailed design. It is stated that the scale and appearance of the proposed buildings within the site will be subject to a suitable condition as will the internal layout of the buildings. The proposal will retain the key hedgerows around the site perimeter, in particular those to the north, east and west boundaries of the site. All the trees along the site boundary will be retained subject to an arboricultural survey to ensure their safety. New planting will be in line with the indicative planting plan presented alongside the application.

The applicants suggest that the masterplan, while only illustrative, demonstrates that the development could strengthen the character of Brookfield by providing a layout that rationalises the abrupt edge of the village at Sandholes Road and could provide housing that fronts the edges of the village, presenting a positive, softened edge to Brookfield that is integrated with its surroundings.

The vehicular access to the site is proposed to be taken from Sandholes Road in the form of a simple priority junction. There will be a pedestrian and cycle access on Sandholes Road giving direct access to Chuckie Lane and provision is to be made for potential pedestrian access to Kilbarchan Cemetery.

Other Assessments

Pre Application Consultation Report (PAC) - Outlines the process which has been undertaken and confirms that pre-application consultation set out by statute, including a public exhibition, was satisfied. The summary states a large majority of respondents were of the view that they did not support the proposed development principally on the basis that the land is designated green belt, that Sandholes Road is too narrow to accommodate increased vehicular traffic and that the scale of the development is too large relative to the size of the village, given the consent granted for the residential development at the Merchiston Hospital site. It is advised that other respondents raised concerns regarding capacity of local schools to accommodate additional pupils and that drainage in the area was an existing issue.

Transport Assessment - The proposed development has been assessed by the applicant under sustainable principles with the traffic generated by all modes of transport including walking, cycling and public transport calculated. The TA has been prepared in support of a proposed residential development consisting of up to 90 units. The results of the people trip assessment indicates that the development is likely to generate in the region of 80 two way people trips during the weekday peak hours. Of this in the region of 49 two way trips are likely to be new vehicular trips. The applicants conclude that the existing pedestrian provisions located in the vicinity of the site are of a suitable standard to accommodate the additional walking trips generated. To the north and south of the development frontage the applicant considers that those sections of road currently operating as a shared surface would continue to be suitable. The existing level of bus service routing past the southern aspect of the site is considered adequate to accommodate the proposed increase in patronage. The applicant asserts that the development can be adequately connected to the rail network via park and ride.

The applicant proposes to provide a single point of vehicular access into the site by means of a priority junction from Sandholes Road. The results of the junction assessment undertaken have indicated that with the addition of development traffic, the proposed access junctions will operate within capacity for both weekday AM and PM peak hours. It is stated that detailed assessments have been undertaken for all junctions falling within the agreed area of influence for the proposed development. It is stated that the assessment has demonstrated that the impact on the local road network is negligible.

The applicant considers that the proposed development can be accommodated within the existing transport network with no significant detriment to existing transport users.

Phase 1 Ground Condition Assessment (Contamination and Stability) - The applicant states that the objective of the report is to identify the likely ground conditions and to assess whether there are potential risks associated with the ground conditions which might require further investigation and management (remediation or mitigation). It is stated that the site is not within the zone of likely physical influence from past or present underground workings, nor is it in an area for which the Coal Authority is determining whether to grant a future licence. It is stated that as a result of the likely presence of extensive drift deposits of between 9m and 21m in the northern part of the site this material will require to be assessed to determine geotechnical characteristics including bearing capacity and drainage, although risk is assessed as low/moderate. It is concluded that these risks can be resolved through a ground investigation.

Based on a land use assessment the applicants conclude that the potential for contamination to be present is very low. The worst case estimated risk from contaminated soil due to pesticides etc is considered to be mild and all other potential risks from contamination, very low. The possibility exists for the groundwater beneath the site to have been impacted by historical mine workings in the vicinity and a ground investigation is recommended.

The applicants acknowledge that a geotechnical investigation will be required to inform the foundations solution, roads construction and sustainable urban drainage systems (SUDS).

Noise Screening Report - The applicants note that Renfrewshire Council have confirmed that a Noise Assessment is not required.

Flood Risk Assessment & Drainage Strategy - The applicants state that the site is located outside of the SEPA defined functional floodplain in an area classified as having little or no risk of flooding from rivers and that a review of local evidence indicates that the site is at low risk of flooding from the majority of sources. It is claimed that topographical information indicates that the site currently drains via overland flows towards the east of the site at Sandholes Road as well as centrally to the watercourse. The drainage strategy considered existing drainage, and proposed foul and surface water drainage arrangements. It is concluded that there is no existing adopted drainage within Sandholes Road, however there are existing foul and combined sewers within the housing developments, immediately to the east. It is stated that in accordance with the requirements of Renfrewshire Council, the surface water discharge during a 1 in 25 year storm event shall be restricted so that it is no greater than the 1 in 2 year green field run-off figure. SUDS are to be provided on site and a drainage impact assessment will be required by Scottish Water. It is concluded that no capacity issues are expected with regard to surface water discharge, as volume will be less than green field run off values.

Landscape and Visual Impact Assessment - The applicants state that the effects on landscape character would be limited to the north, west and south extending no more than a few metres from the site boundary beyond which screening by existing vegetation would begin to restrict views and where existing housing is already characteristic. It is considered that medium term and permanent effects are likely to be little different in terms of scale. It is considered that inside the site and in close proximity to the west the landscape effects would be moderate and adverse, although beyond this small area they rapidly reduce and become neutral. Visual effects would be large scale within very close proximity to the site. Once matured vegetation would serve to reduce visual effects to the north and west and to a more limited degree to the south while it would have little influence on visual effects to the east. There would be very few notable effects on road and rail routes within the study area and these would tend to be limited to occasional short sections of any particular route. There is a large network of recreational routes within the study area of which only a handful would be likely to experience any effects. These would generally be of limited magnitude.

Agricultural Land Appraisal - The applicants state that the analysis confirms that the development of the site will not result in any loss of prime agricultural land and the reduction in non-prime agricultural land of class 3.2 is minimal.

Air Quality Screening Report - The applicants state that there are no statutory designated sites, which would be affected by traffic from the development. With regard to air quality monitoring, there are none within Brookfield, which suggests that there are no air quality concerns in the area.

The main pollutant of concern with regard to the suitability of the site for residential development is nitrogen dioxide. Background concentrations are well below the objective and local monitoring indicates that concentrations only exceed the objective in the vicinity of busy roads in Renfrewshire. Given the background concentrations in the area, and the lack of an AQMA along Sandholes Road, the report concludes that the site will be suitable for residential development without the need for mitigation against poor air quality. It is stated that the additional traffic on any road link is likely to be below the threshold for an assessment to be necessary.

Archaeological Assessment - The applicants state that based on the results of a desk-based assessment, the potential for archaeological remains to be present within the proposed development area is low. It is considered that the proposed development would not have an effect on the setting of the category 'C' listed Waterstone farmhouse.

Ecological Appraisal - An Extended Phase 1 Habitat Survey has been undertaken. The applicant's appraisal found the site to be predominantly arable fields, bordered by a variety of walls, fences and hedgerows, small patches of semi-improved neutral grassland and scrub, located at the site boundaries. The development footprint is centred on the arable fields, such that these boundary habitats will largely be retained as part of the development proposals, and incorporated within a

proposed landscape buffer and other linear green space. The potential for the site to support protected species was considered to be limited, although opportunities for roosting and foraging/commuting bats in trees along the south-western and eastern boundaries was noted. There was also some potential for boundary feature habitats to be used by nesting birds during the bird breeding season. As these boundary habitats are to be retained, the potential for effects on these protected species are limited. Recommendations are made for further surveys in relation to great crested newts and tree roosting bats.

Economic Impact Assessment - The applicants state that the proposal will have a number of positive economic effects, including supporting a number of construction, retail and public service jobs as well as providing increased expenditure into the local Renfrewshire economy.

Planning Statement - The applicants assert that Renfrewshire Council is failing to maintain an effective 5 year housing land supply, as required by national planning policy. The Council must therefore bring forward additional housing sites in sustainable locations that can be delivered in the short term (within 5 years). Renfrewshire Council's Housing Land Supply Supplementary Guidance (HLS SG) is the framework to facilitate this. It is stated that in demonstrating how the proposal complies with the requirements of the HLS SG, it has also been demonstrated that the proposal is in compliance with S33 of the SPP. It is further stated that the proposal is an opportunity for the housing land supply issue to be positively addressed under the terms of the Council's own adopted HLS SG. It is claimed that it has been demonstrated that the development of the site is free from insurmountable constraints, is in a location where there is a high demand for housing and meets the tests in PAN 2/2010.

Utilities and Infrastructure Report - The applicants report addresses the deliverability of the site utilities, consisting of electricity, gas, water, foul water discharge and telecoms. It has been advised that all utilities are capable of being provided at a cost although notwithstanding that Scottish Water has confirmed that there is capacity at the treatment works, a drainage impact assessment will be required to confirm there is sufficient capacity in the network to accommodate the development.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Conclusion

Members are advised that when the application comes before the Council for determination, a detailed assessment of the proposals will be provided. This assessment will test the proposals against both relevant Development Plan policies and also their suitability in terms of traffic and any other material planning considerations. A recommendation will be made on the basis of this detailed assessment as to whether planning permission should be granted or refused.

Fraser Carlin
Head of Planning and Housing

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 David Bryce on extension 7892.



Renfrewshire
Council

16/0110/PP

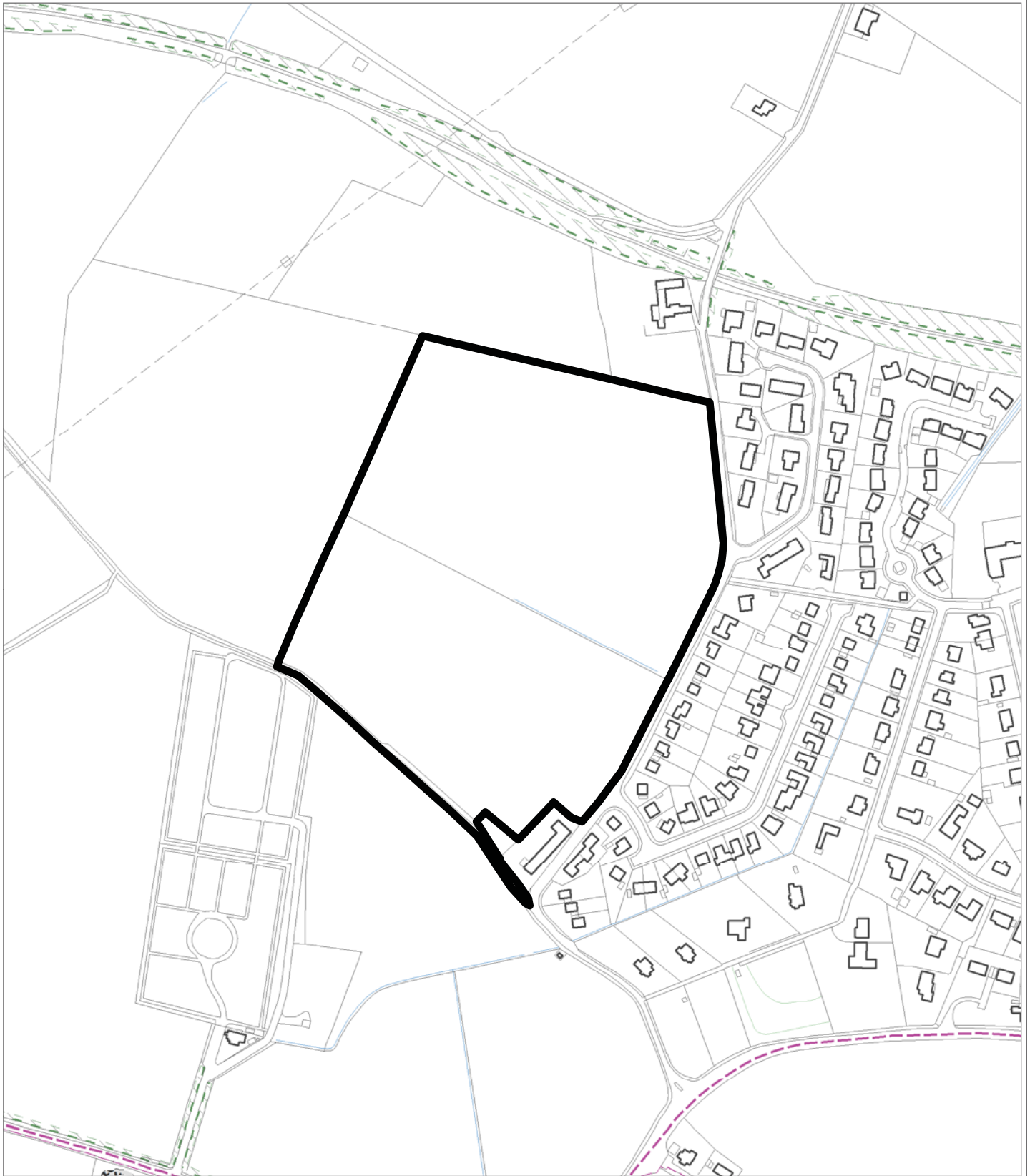
Site between Sandholes Farm and No 33,
Sandholes Road, Brookfield



1:4,000

User: ptcameronr1

Date: 09/05/2016



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Pre - determination Hearing Procedures

1. Pre-determination hearings will be held when the application is of a national category or a major category where the proposal involves a planning application for development which is substantially contrary to the provisions of the Development Plan. The test which will apply would be whether an approval would be contrary to the vision or wider spatial strategy of the plan.
2. Any hearing would only be held once the period for neighbour notification or advertisement in the local press had expired.
3. The hearing will be open to the press and public but only those persons invited to make representations at the hearing will be allowed to participate.
4. The parties to be invited to participate in the hearing will be the applicant and agent acting on their behalf and any person who has submitted representations on the application.
5. The date, which shall allow for at least 14 days notice to be given to participants, and venue for the hearing shall be agreed with the Convener of the Planning and Property Policy Board.
6. Thereafter, members of the Board will be advised of the date and venue and formal invitations will be issued to the applicant/agent and any person who has submitted representations.
7. All parties wishing to be heard at the hearing will be asked to advise the Council of their intention to participate by 12 noon of the last working day before the hearing. Parties must advise the name(s) of those who intend to speak.
8. On the day the order of proceedings will be as follows:
 - i) the applicant, or an agent acting on their behalf, will be asked by the Convener to describe the proposal – with a limit of 15 minutes, although this could be extended to 30 minutes in cases of complexity at the discretion of the Board.
 - ii) thereafter, individual objectors will be invited to comment. Each will be restricted to no more than 15 minutes but where there are several objectors making the same points they will be encouraged to appoint a representative to speak on their behalf. Again in cases of complexity this could be extended to 30 minutes at the discretion of the Board.
 - iii) the applicant/agent will have the right to reply to any points raised by any party to the hearing.
 - iv) the members of the Board will be invited by the Convener to question any party to the hearing to seek clarification regarding any matter raised.
 - v) the members of the Board will be able to seek guidance on factual matters relating to the proposal or hearing procedure from Council officers at any time during the hearing.
 - vi) no cross examination of any of the parties by other parties will be allowed.
 - vii) the Convener will be responsible for ensuring that the hearing is carried out efficiently while having due regard to the principles of natural justice.
 - viii) no decision on the application will be taken at the hearing.
 - ix) details of the matters raised at the hearing will be incorporated within the Report of Handling on the planning application which will be put before the meeting of the Council for consideration.



To: Planning and Property Policy Board

On: 17 May 2016

Report by: Director of Finance and Resources, Director of Community Resources and Director of Development and Housing Services

Heading: Revenue Budget Monitoring to 4 March 2016

1. Summary

- 1.1 Gross expenditure is £630,000 (7.3%) over budget and income is £630,000 (14.3%) greater than anticipated which results in a **net breakeven position** for the services reporting to this Policy Board.

This is summarised over the relevant services in the table below:

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
Planning Division	Breakeven	-	Breakeven	-
Property and Construction Services	Breakeven	-	Breakeven	-

2. Recommendations

- 2.1 Members are requested to note the budget position
- 2.2 Members are requested to note there have been net budget realignments of £79,173 processed since the last report primarily related to transfers to corporate landlord partially offset by the realignment of Chief Officer budgets across Development and Housing Services and the reallocation of previously agreed savings.
-

3. **Planning & Regeneration**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

The Planning Division account reflects a breakeven position with overspends in employee costs, contractors and supplies and services – which includes investment in IT software to improve service delivery – being funded by increased levels of income.

3.1 **Projected Year End Position**

It is projected that the Planning division will achieve a breakeven position by the year end.

4. **Property and Construction Services**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

The current breakeven position mainly reflects overspends in a number of budget lines and this represents additional costs incurred to deliver the capital and energy efficiency programmes.

These overspends will be wholly offset by additional design and supervision fee income from capital projects and contributions received from third parties to deliver new energy efficiency measures in the current year which will contribute to the Better Council Change Programme in 2017/18.

4.1 **Projected Year End Position**

It is anticipated that Property Services will achieve a breakeven position at the year end.

Implications of the Report

1. **Financial** – Net revenue expenditure will be contained within available resources.
2. **HR & Organisational Development** – none

3. **Community Planning** – none
4. **Legal** – none
5. **Property/Assets** – none
6. **Information Technology** - none.
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none
9. **Procurement** – none
10. **Risk** – none
11. **Privacy Impact** - none

List of Background Papers

None

Author: David Forbes, Extension 6424

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 04 March 2016

POLICY BOARD : PLANNING AND PROPERTY

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
	£000's	£000's	£000's	£000's	£000's	£000's	%
Employee Costs	5,066	4,380	4,605	(158)	4,447	(67)	-1.5% overspend
Property Costs	3,745	2,780	2,721	127	2,848	(68)	-2.4% overspend
Supplies & Services	99	95	223	(5)	218	(123)	-129.5% overspend
Contractors and Others	443	440	917	(60)	857	(417)	-94.8% overspend
Transport & Plant Costs	9	7	6	1	7	0	0.0% breakeven
Administration Costs	1,896	163	322	(150)	172	(9)	-5.5% overspend
Payments to Other Bodies	996	823	811	(42)	769	54	6.6% underspend
CFCR	0	0	0	0	0	0	0.0% breakeven
Capital Charges	2,080	0	0	0	0	0	0.0% breakeven
GROSS EXPENDITURE	14,334	8,688	9,605	(287)	9,318	(630)	-7.3% overspend
Income	(9,603)	(4,404)	(5,309)	275	(5,034)	630	14.3% over-recovery
NET EXPENDITURE	4,731	4,284	4,296	(12)	4,284	0	0.0% breakeven

£000's

0
0

Bottom Line Position to 04 March 2016 is an underspend of
Anticipated Year End Budget Position is breakeven of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 04 March 2016

POLICY BOARD : PLANNING AND PROPERTY

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
	£000's	£000's	£000's	£000's	£000's	£000's	%	
Planning	1,903	701	923	(222)	701	0	0.0%	breakeven
Property and Construction Services	2,828	3,583	3,373	210	3,583	0	0.0%	breakeven
NET EXPENDITURE	4,731	4,284	4,296	(12)	4,284	0	0.0%	breakeven

£000's

0
0

Bottom Line Position to 04 March 2016 is an underspend of
Anticipated Year End Budget Position is breakeven of

0.0%

0.0%

RENFREW'SHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 04 March 2016

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Employee Costs		1,913	1,650	1,855	(159)	1,696	(46)	-2.8%	overspend
Property Costs		82	5	2	0	2	3	60.0%	underspend
Supplies & Services		4	1	22	(4)	18	(17)	n/a	overspend
Contractors and Others		10	7	75	(59)	16	(9)	-128.6%	overspend
Transport & Plant Costs		7	5	3	0	3	2	40.0%	underspend
Administration Costs		1,426	76	221	(145)	76	0	0.0%	break-even
Payments to Other Bodies		737	566	566	0	566	0	0.0%	break-even
CFCR		0	0	0	0	0	0	0.0%	break-even
Capital Charges		634	0	0	0	0	0	0.0%	break-even
GROSS EXPENDITURE		4,813	2,310	2,744	(367)	2,377	(67)	-2.9%	overspend
Income		(2,910)	(1,609)	(1,821)	145	(1,676)	67	4.2%	over-recovery
NET EXPENDITURE		1,903	701	923	(222)	701	0	0.0%	break-even

£000's

0.0%

0.0%

Bottom Line Position to 04 March 2016 is an underspend of

Anticipated Year End Budget Position is break-even of

RENFREW/SHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 04 March 2016

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
		£000's	£000's	£000's	£000's	£000's	£000's	%
Policy and Regeneration Development Standards		2,255 (352)	1,448 (747)	1,810 (887)	(362) 140	1,448 (747)	0	0.0%
NET EXPENDITURE		1,903	701	923	(222)	701	0	0.0%
								break even
								break even
								break even

£000's

0.0%

Bottom Line Position to 04 March 2016 is an underspend of

0.0%

Anticipated Year End Budget Position is break even of

RENFREW'SHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 04 March 2016

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
		£000's	£000's	£000's	£000's	£000's	£000's	%
Employee Costs		3,154	2,730	2,751	0	2,751	(21)	-0.8%
Property Costs		3,663	2,775	2,719	127	2,846	(71)	-2.6%
Supplies & Services		95	94	201	0	201	(107)	-113.8%
Contractors and Others		433	433	841	0	841	(408)	-94.2%
Transport & Plant Costs		2	2	3	0	3	(1)	-50.0%
Administration Costs		469	87	101	(5)	96	(9)	-10.3%
Payments to Other Bodies		258	257	245	(42)	203	54	21.0%
CFCR		0	0	0	0	0	0	0.0%
Capital Charges		1,445	0	0	0	0	0	0.0%
GROSS EXPENDITURE		9,519	6,378	6,861	80	6,941	(563)	-8.8%
Income		(6,693)	(2,795)	(3,488)	130	(3,358)	563	20.1%
NET EXPENDITURE		2,826	3,583	3,373	210	3,583	0	0.0%
								overspend
								overspend
								overspend
								overspend
								overspend
								underspend
								breakeven
								breakeven
								overspend
								over-recovery
								breakeven

£000's

0.0%

0.0%

Bottom Line Position to 04 March 2016 is breakeven of

Anticipated Year End Budget Position is breakeven of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 04 March 2016

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Directorate		(125)	97	97	0	97	0	0.0%	breakeven
Investment & Technical Services		(12)	409	171	89	260	149	36.4%	underspend
Finance & Support Services		(43)	447	579	17	596	(149)	-33.3%	overspend
Corporate Landlord		3,030	2,389	2,228	161	2,389	0	0.0%	breakeven
Office Accommodation		(22)	241	298	(57)	241	0	0.0%	breakeven
NET EXPENDITURE		2,828	3,583	3,373	210	3,583	0	0.0%	breakeven

£000's

0
0

Bottom Line Position to 04 March 2016 is breakeven of
Anticipated Year End Budget Position is breakeven of



To: PLANNING & PROPERTY POLICY BOARD

On: 17 MAY 2016

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 4th March 2016 totals £4.322m compared to anticipated expenditure of £4.347m for this time of year. This results in an under-spend position of £0.025m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Planning Services	£0.011m u/spend	2% u/spend	£0.030m u/spend	5% u/spend
Corporate Projects (Property)	£0.014m u/spend	0% u/spend	£0.070m u/spend	2% u/spend
Total	£0.025m u/spend	1% u/spend	£0.100m u/spend	3% u/spend

- 1.2 The expenditure total of £4.322m represents 73% of the resources available to fund the projects being reported to this board. A large portion of this expenditure is expected toward the end of the financial year and it is anticipated that there will be a full expenditure against the current budgets. Appendix 1 provides further information on the budget monitoring position of the projects within the remit of this board.

2. **Recommendations**

- 2.1 It is recommended that Members note this report.
-

3. **Background**

- 3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Development & Housing Services.
- 3.2 This capital budget monitoring report details the performance of the Capital Programme to 4th March 2016, and is based on the Capital Investment Programme which was approved by members on 12th February 2015, adjusted for movements since its approval.
-

4. **Budget Changes**

- 4.1 Since the last report there have been budget changes totalling £0.226m reflecting budget being re-profiled from 2015/16 to 2016/17:
- Energy Efficiency Programme (£0.120m) which is mainly due to revised procurement delivery timescales and delays from external contractors.
 - Townscape Heritage Initiative (£0.106m) reflecting a change in expected timescales for the works with no significant change to the project end date.

Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.
2. **HR & Organisational Development** – none.
3. **Community Planning** –
Greener - Capital investment will make property assets more energy efficient.
4. **Legal** – none.
5. **Property/Assets** – none.
6. **Information Technology** – none.
7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. 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.

List of Background Papers

- (a). Capital Investment Programme 2015/16 & 2016/17 – Council, 12th February 2015.

The contact officers within the service are:

- Geoff Borland (Finance & Resources)
- Joe Lynch (Finance & Resources)
- Fraser Carlin (Development & Housing)

Author: *Geoff Borland, Principal Accountant, 0141 618 4786, geoffrey.borland@renfrewshire.gov.uk.*

Appendix 1

CAPITAL PROGRAMME 2015/16 - BUDGET MONITORING REPORT TO 4 MARCH 2016 (£000s)

POLICY BOARD Department	Council Approved Programme	Current Programme	Share of Available Resources	Year to Date Budget to 4-Mar-16	Spent to 4-Mar-16	Variance to 4-Mar-16	% variance	Unspent Cash Flow For Year	% Cash Spent
Planning & Property Development & Housing (THI/LGAN) Corporate Projects (Property)	829	1,193	1,193	597	586	11	2%	607	49%
	4,830	4,731	4,731	3,750	3,736	14	0%	995	79%
	5,659	5,924	5,924	4,347	4,322	25	1%	1,602	73%
TOTAL									



To: Planning & Policy Board

On: 17th May 2016

Report by: Director of Finance & Resources

Heading: Kilbarchan Nursery, Meadside Avenue Kilbarchan

1. Summary

- 1.1. The purpose of this report is to seek consent to grant a lease of the Kilbarchan Nursery, Meadside Avenue Kilbarchan to the Kilbarchan Community Nursery (SCIO) as shown on the attached plan.
 - 1.2. This Lease shall be for the purpose of the Kilbarchan Community Nursery (SCIO) providing early learning and childcare at this property and shall be for period of 1 year in duration.
-

2. Recommendations

- 2.1 It is requested that the Board agree to the granting of a lease of Kilbarchan Nursery Meadside Avenue , Kilbarchan to the Kilbarchan Community Nursery (SCIO) for a period of 1 year on the terms and conditions as detailed in the body of this report.
 - 2.2 Request the Head of Corporate Governance to conclude the lease on behalf of the Council with the Kilbarchan Community Nursery(SCIO) subject to the terms and conditions detailed within the body of this report.
-

3. **Background**

- 3.1. A lease was granted of the Kilbarchan Nursery building located at Meadside Avenue Kilbarchan to the Kilbarchan Community Nursery Association, originally for a period of 5 years from the 26th of August 1999. This lease has been continuing on a year to year basis, managed by Children's Services. The Nursery Association is now known as Kilbarchan Community Nursery Committee. The lease was dependent on the organisation providing early learning and childcare facilities in accordance with the partnership agreement with Children's Services that was in place at the time of commencement of the lease
- 3.2. Kilbarchan Community Nursery Committee was an existing charity and applied to the Office of the Scottish Charity Regulator to change its status to a Scottish Charitable Incorporated Organisation (SCIO) as this would benefit the charity. Approval to change charity status was granted, however due to the nature of the service being provided approval for a transfer of provider and service also needed to be obtained from the Registration Body, the Care Inspectorate. Formal approval from them is required before the Kilbarchan Community Nursery (SCIO) can legally provide Services at the nursery premises. The current Kilbarchan Community Nursery Committee are entitled to seek funding under the aforementioned Framework Agreement and seek Children's Service consent to also transfer those rights to the SCIO and arrangements are being made to facilitate this transfer
- 3.3. Given the existing lease agreement has been continuing on a year to year basis since 2004 and the organisational change of the tenant, it was necessary that a new lease be agreed with the existing lease agreement being terminated.
- 3.4. The lease has only been sought for 1 year to allow Children's Services to review the basis of the lease/lets agreements they currently operate in their framework arrangements with all Nursery providers.
- 3.5. The following Heads of Terms have been provisionally agreed with Kilbarchan Community Nursery (SCIO):-
 1. The subjects of the lease shall be the Kilbarchan Nursery at Meadside Avenue Kilbarchan as shown hatched on the attached plan together with the buildings erected thereon together with:
 - i. A right of pedestrian access to the Subject from Meadside Avenue, Kilbarchan over those areas shown shaded on the plan.
 - ii. A right of vehicular access to the adjacent school car park for staff only as shown crosshatched on the plan
 2. The lease shall be for a period of 1 year from the date of entry which is to be mutually agreed.

3. The rent and cleaning services shall be £150.75 Sterling per annum per Commissioned Place as defined in the Framework Arrangement for The Provision of Early Learning and Childcare Places in Private and Voluntary Sector Nurseries within Renfrewshire Council area (the Framework Arrangement), said amount being initially payable, where such funds are available, by direct deduction by the Council from any Payments due under Condition 2.2 in accordance with Condition 2.5 (Use of Council Premises), both Conditions of the Framework Arrangement, to the Tenant by the Council's Children's Services or such other figure as may be agreed with the Council following review.
4. The rental shall be subject to upward review where increases to the Commissioned Place funding are provided for within as provided for in the Framework Arrangement commencing on 27 March 2015 as referred to in Condition (SEVEN).
5. The Council will pay all rates and local taxes and other charges arising from the Tenant's occupation of the subjects with the exception of telephone costs (including rental charges) and water rates.
6. The subjects shall be used for the purpose of providing Early Learning and Childcare and including associated activities and for no other purpose whatsoever.
7. The Tenant must, as a condition of the lease, have been granted the right to participate in funding available under the Framework Arrangement. Should the right to participate in funding under the Framework Arrangement be terminated, for whatever reason, or where the Tenant withdraws from participation in the Framework Arrangement for the Provision of Early Learning and Childcare Places in Private and Voluntary Sector Nurseries within Renfrewshire Council area, then this Lease shall automatically terminate.
8. The Tenant will accept the Subjects in its present condition as in all respects in good substantial and tenantable repair and condition and in all respects fit for the purpose for which the Subjects are let. The Tenant will at all times maintain the Subjects internally in good substantial and tenantable repair.
9. The Council will be responsible for keeping the property wind and watertight, maintaining all fixtures within the building, replacing all glass and maintaining the boundary fence as necessary.
10. The Council will insure the building and fixtures of the subjects for an amount sufficient to cover the cost of repairing all damage to or completely reinstating the subjects in the event of destruction and against the loss or damage by fire, lightning, storm, subsidence, flood and explosion or such other risk insurance against which the Council acting reasonably may from time to time deem necessary. The Council will be responsible for the payment of the premium thereof.

11. The Tenant will insure the contents of the subjects with a Company to be approved by the Council for an amount sufficient to cover the cost of replacing all contents in the event of loss or damage thereto if so required by the Council. Further, the Tenant will maintain insurance policies indemnifying the Council against all claims of whatever nature arising out of the Tenant's occupation of the subjects. The Tenant will effect employer's liability insurance and public liability insurance with a Company to be approved by the Council (which approval shall not be unreasonably withheld or delayed) for such cover which the Council acting reasonably shall from time to time in its sole discretion deem adequate and shall comply with any conditions which the Council require in terms of the Framework Arrangement. The Tenant will be responsible for the payment of the premiums thereof and shall on request provide evidence to the Council when such cover/s have been effected and all due premiums have been paid
12. Assignment of the Lease and sub-letting of all or part of the premises is expressly excluded.
13. The Tenant will enjoy janitorial and cleaning services from the adjacent school at no charge.
14. In the event of the Tenant failing to implement the obligations and the conditions imposed by the Lease, the Council shall be entitled to enter upon the Subjects and carry out such work as may be necessary and to charge the Tenant with the full cost thereof, which cost shall be payable not later than 14 days after receipt by the Tenant of a written demand for payment from the Council: reserving to the Council the right to claim compensation from the Tenant in respect of any dilapidation, deteriorations of or damage to any part of the Subjects and fixed equipment thereon caused by failure of the Tenant to implement his obligations and, in the event of failure to agree to the amount of such compensation, the amount shall be fixed by arbitration as is hereinafter stipulated.
15. Each of the parties to this Lease shall bear their own legal and other expenses thereby incurred. However, the Stamp Duty or land transaction taxes, if any, shall be borne by the Tenant

Implications of the Report

1. **Financial** – The Council's financial responsibilities will remain the same as the existing lease agreement.
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** –
 - a. **Children and Young People**

- i. Continuation of early years childcare facilities for the community of Kilbarchan.
 - b. Community Care, Health & Wellbeing**
 - i. Not Applicable
 - c. Empowering our Communities**
 - i. Nursery will be operated by members of the community.
4. **Legal** – Conclusion of a new lease agreement.
 5. **Property/Assets** – As per report.
 6. **Information Technology** – Not Applicable
 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** – Not Applicable.
 9. **Procurement** –Not Applicable.
 10. **Risk** – Not Applicable.
 11. **Privacy Impact** – Not Applicable.

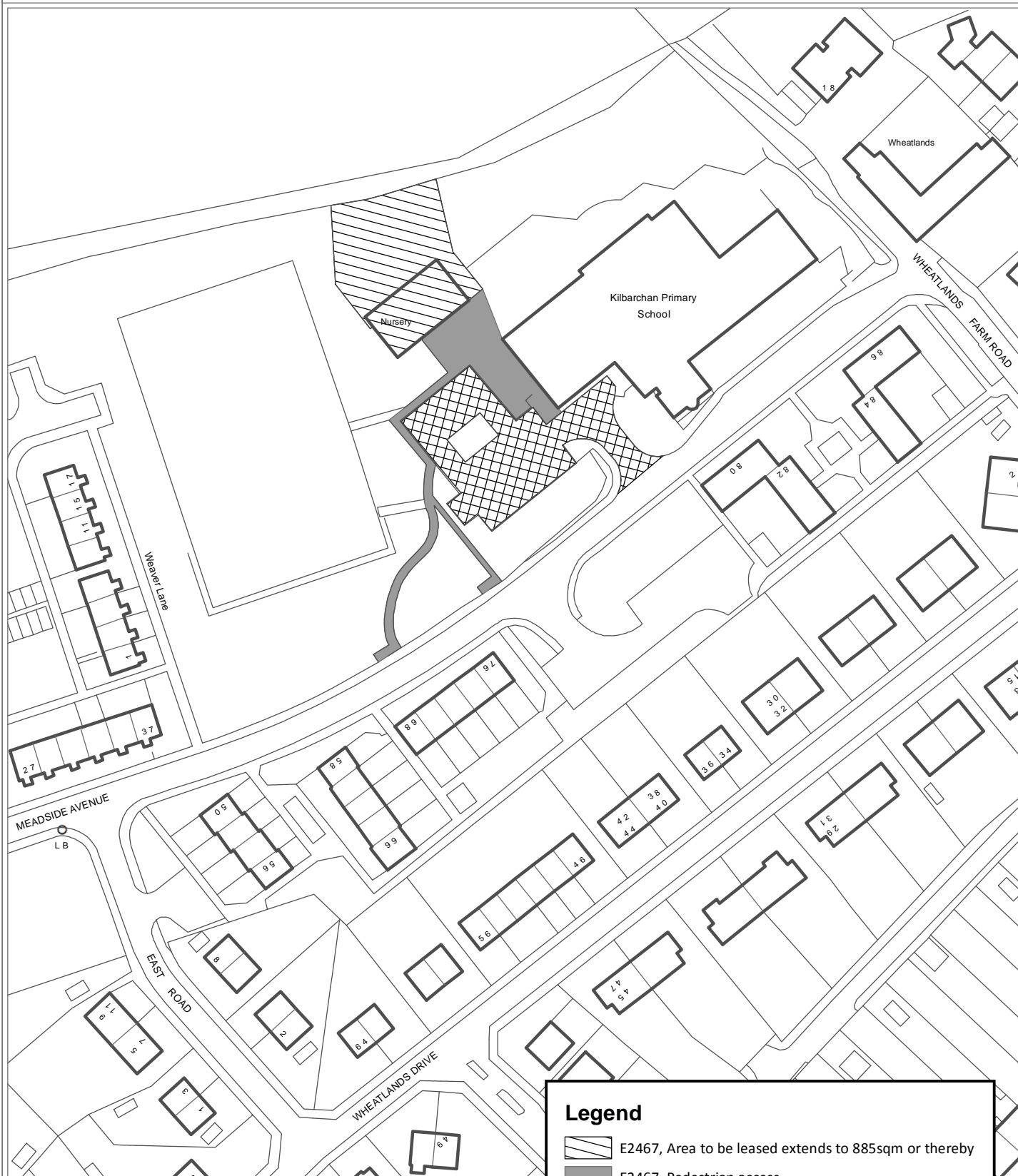
Author: Louise Le Good
 Assistant Asset & Estates Surveyor
 0141 618 6111
 Louise.legood@renfrewshire.gov.uk

Ref: Document2
Date: 05/05/2016




Kilbarchan Nursery Report / Lease Plan Ref. E2467

User: howardhaughj2

Date: 23/03/2016



Legend

-  E2467, Area to be leased extends to 885sqm or thereby
-  E2467, Pedestrian access
-  E2467, Vehicular access (staff only)

Notes:



To: Planning & Property Policy Board

On: 17th May 2016

Report by: Director of Finance & Resources

Heading: Shop premises at 1 Howe Street, Paisley.

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 1 Howe Street, Paisley.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude a new lease of the shop premises at 1 Howe Street, Paisley, on the basis of the main terms and conditions contained in this report.
-

3. Background

- 3.1. Mr Tony Tran has leased the shop property at 1 Howe Street, Paisley on a month to month basis since June 2012. This property trades as a Chinese takeaway and has a current passing rental of £7,020 per annum. Mr Tran is keen to invest in his business but considers that there will be more incentive

for him to do so if he had more security of tenure. He has therefore requested a new longer lease instead of the current short term agreement.

- 3.2. Discussions have taken place with Mr Tran, and the following main terms and conditions of lease have been provisionally agreed.

4. **Proposed terms and conditions of lease;**

- 4.1 The existing short term lease shall be renounced at a mutually agreed date between both parties.
- 4.2 The new lease shall be for a period of 10 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.
- 4.3 The initial annual rental shall be £7,200, and the rent shall be reviewed after 5 years.
- 4.4 The use of the property shall continue as a Chinese takeaway.
- 4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.
- 4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rental of £7,200 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Wealthier & Fairer - New lease will provide more security of tenure for both landlord and tenant.

4. **Legal** – New lease to be concluded.

5. **Property/Assets** – As per this 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 because no groups or individuals have any involvement currently at the property. 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.

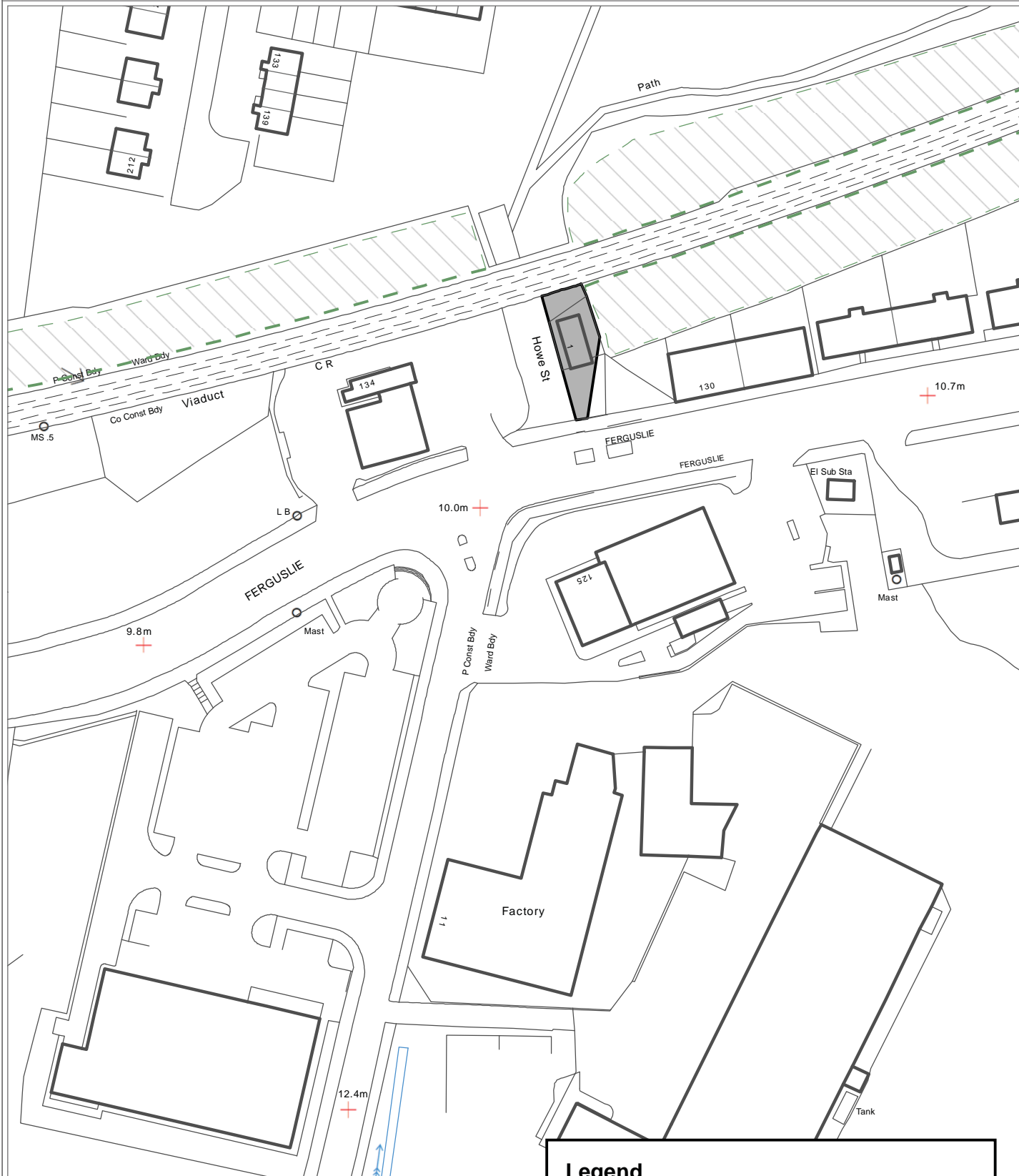
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

Author: Andrew Smith, tel. 0141 618 6180,
email andrew.smith@renfrewshire.gov.uk

1 Howe Street, Paisley Report / Lease Plan Ref. E2470


User: howardhaughj2

Date: 30/03/2016



Notes:

Legend

 E2470, Area to be leased extends to 240sqm or thereby



To: Planning & Property Policy Board

On: 17th May 2016

Report by: Director of Finance & Resources

Heading: Co-op Wellmeadow Street, Paisley.

1. Summary

- 1.1 This report seeks authority for the Board to approve the provisional terms and conditions agreed with the Co-op for the disposal of the Council's ground lease interest of the premises at Wellmeadow Street, Paisley.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude the disposal of the Council's ground lease interest at Wellmeadow Street Paisley to the Co-op, on the basis of the main terms and conditions contained within this report.
- 2.2 Note that at this time, the offer received for the Council's interest is linked with the onward disposal by the Co-op of the subjects to Sanctuary Housing Association. The disposal price reported may require adjustment, should Sanctuary Housing Association not be satisfied with the site following site investigation.

- 2.3 Note that should the proposed disposal to Sanctuary Housing Association not proceed, for whatever reason, then both leases will remain in place.
-

3. **Background**

- 3.1. Renfrewshire Council currently lease to the Co-op ground at Wellmeadow Street, Paisley from 21 March and 1 July 1983, on two separate 125 year leases both scheduled to terminate on the 21 March 2108 at an annual rent of 1p, if asked.
- 3.2. One lease is in relation to the building of a Supermarket and the other is in respect of the formation of a car park to serve the Supermarket. Both leases require the tenant to operate the premises for the specific purpose only, albeit the Council have in the past consented to the occupation by Renfrewshire Association for Mental Health (RAMH) as detailed in 3.4 below.
- 3.3. The Co-op who had operated from the Supermarket for close on 30 years closed their operation in late 2009, and proceeded to market the property as available for let or sale.
- 3.4. Despite a number of parties showing an interest over the years, the property has on the whole lain vacant except for a short period when Renfrewshire Association for Mental Health (RAMH) took occupation for storage purposes. Throughout this term the Co-op's agents continued to market the property and have recently reached a provisional agreement to dispose of the property to Sanctuary Housing Association
- 3.5. As Sanctuary Housing Association are not looking to operate a supermarket, but to develop the site for Social Housing, the Co-op requires the Council's agreement to dispose of its interest in the two ground leases to enable the proposed sale to proceed.
- 3.6. Should the sale proceed this will assist the West End Regeneration proposals as Sanctuary Housing Association look to develop the site for Social Housing.

4. **Provisional terms and conditions of Disposal;**

- 4.1 The Co-op has provisionally agreed to acquire the Council's two ground lease interests for the sum of £150,000 (one hundred and fifty thousand pounds sterling).
- 4.2 This is subject to the Co-op receiving a sum of £500,000 (five hundred thousand pounds sterling) from Sanctuary Housing Association.
- 4.3 Sanctuary Housing Association have offered the sum of £500,000 (five hundred thousand pounds sterling) for the site subject to the site being sold with no VAT election, and also the Association being satisfied with the ground conditions and that they can obtain appropriate planning consent for the redevelopment of the site.
- 4.4 Sanctuary Housing Association will meet the cost to demolish the existing supermarket.
- 4.5 Each party to this transaction shall meet their own legal and professional expenses incurred in concluding the bargain.
- 4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.

Implications of the Report

- 1. **Financial** – Capital Receipt of £150,000 will be received.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning** –

Wealthier & Fairer – This disposal will assist the West End Regeneration, bringing a new use into a redundant site..
- 4. **Legal** – Conclude the disposal of the Council's interest in the land at Wellmeadow Street Paisley, and bring to an end the two ground leases.

5. **Property/Assets** – As per this 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 because no groups or individuals have any involvement currently at the property. 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.
-

Author: Frank Hughes , tel. 0141 618 6175,
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Renfrewshire
Council

Co-op site, Wellmeadow Street, Paisley

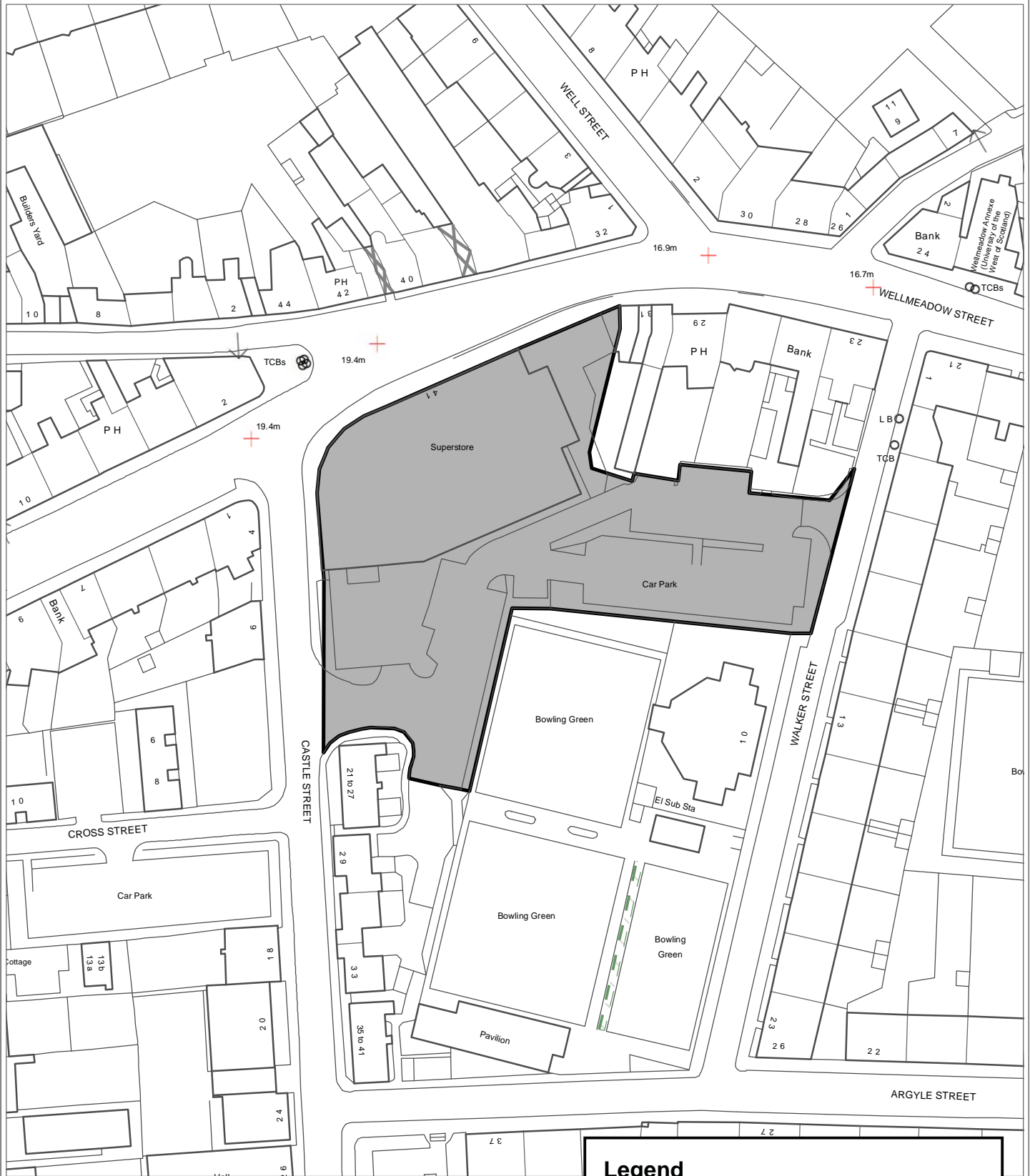
Report Plan Ref. E2480



1:1,250

User: howardhaughj2

Date: 22/04/2016



Legend

E2480, Area extends to 0.66 hectares or thereby

Notes:

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To: Planning & Property Policy Board

On: 17th May 2016

Report by: Director of Finance & Resources

Heading: Shop premises at 2/4 Skye Crescent, Paisley.

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 2/4 Skye Crescent, Paisley.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude a new lease of the shop premises at 2/4 Skye Crescent, Paisley, on the basis of the main terms and conditions contained in this report.
-

3. Background

- 3.1. M & D Green Dispensing Chemist Limited has leased the shop property at 2/4 Skye Crescent, Paisley on a year to year basis since 28th October 2013 following the expiry of the former 9 year lease at this address. The property trades as Glenburn Pharmacy and has a current passing rental of £10,500 per

annum. The Council's tenant is keen to invest in its business but considers that there will be more incentive to do so if it had more security of tenure. A new longer term lease has therefore been requested.

- 3.3. Discussions held with M & D Green Chemist Limited and their solicitors resulted in the following main terms and conditions of lease being provisionally agreed.

4. **Proposed terms and conditions of lease;**

- 4.1 The existing lease shall be renounced at a mutually agreed date between both parties. This date shall also be the date of entry in the new lease.

- 4.2 The new lease shall be for a period of 15 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.

- 4.3 The initial annual rental shall be the sum of £11,500, and the rent shall be reviewed every 5 years.

- 4.4 There shall be a tenant only break option at year five on providing appropriate prior notice.

- 4.5 The use of the property shall continue as a Pharmacy.

- 4.6 The tenant shall meet the Council's reasonable legal expenses incurred in concluding the lease.

- 4.7 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rental of £11,500 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Wealthier & Fairer - New lease will provide more security of tenure for both landlord and tenant.

4. **Legal** – New lease to be concluded.

5. **Property/Assets** – As per this 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 because no groups or individuals have any involvement currently at the property. 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.

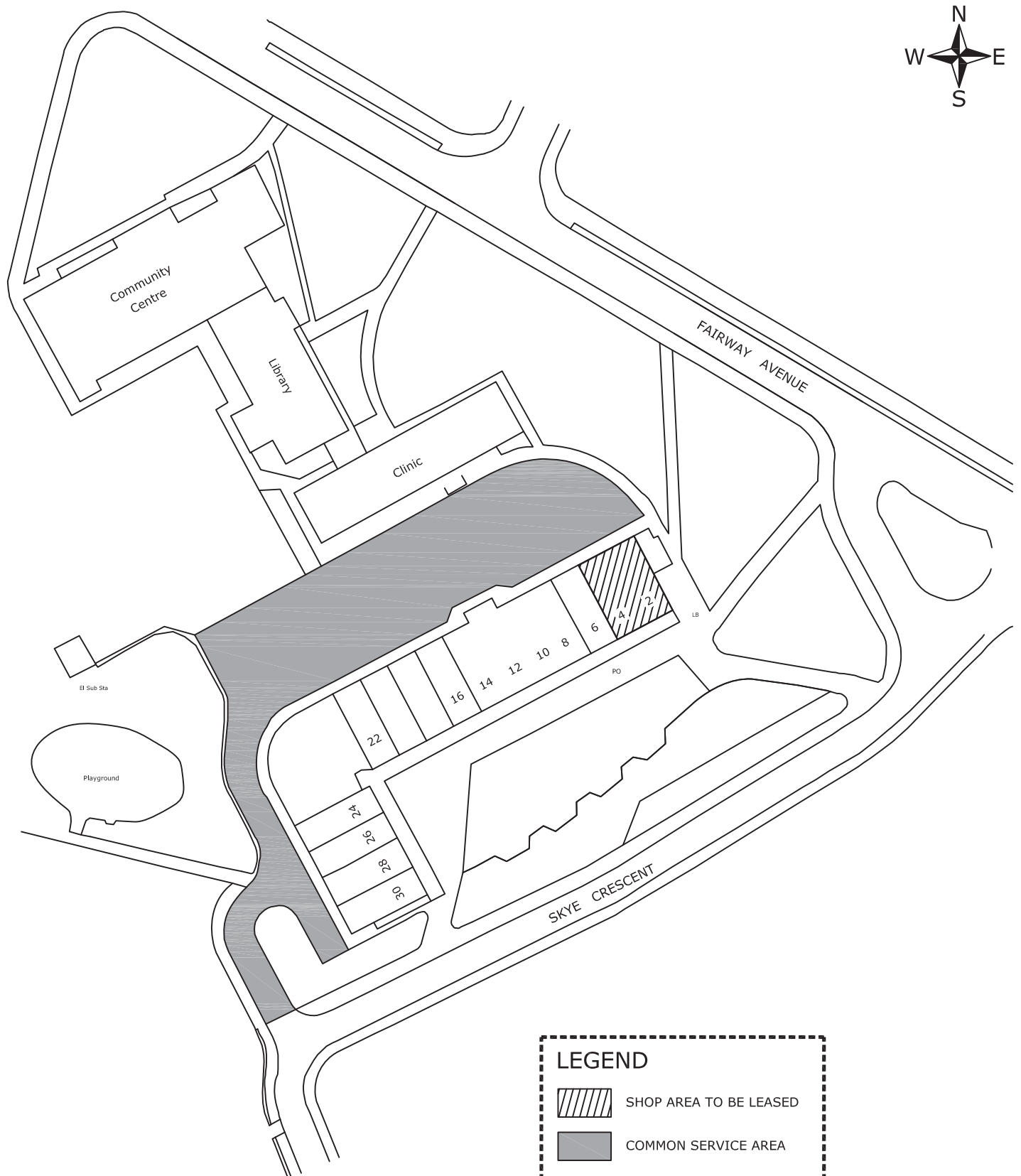
Author: Andrew Smith, tel. 0141 618 6180,
email andrew.smith@renfrewshire.gov.uk

FINANCE & RESOURCES ASSET & ESTATES SECTION





Renfrewshire
Council

TITLE	REPORT / LEASE PLAN SHOP AT 2/4 SKYE CRESCENT, PAISLEY	DRAWING No.	E2479	SCALE	1:1000
		DRAWN BY	JW	DATE	APR 2016



LEGEND

-  SHOP AREA TO BE LEASED
-  COMMON SERVICE AREA



To: Planning & Policy Board
On: 17th May 2016

Report by: Director of Finance & Resources

Heading: Proposed Disposal of Commercial Property - 12-14 High Street, Johnstone

1. Summary

- 1.1 The purpose of this report is to seek consent to dispose of the commercial property at 12-14 High Street, Johnstone to the existing tenants as shown on the attached plan.
-

2. Recommendations

- 2.1 It is requested that the Board agree to the disposal of the commercial property at 12-14 High Street, Johnstone, subject to the Housing & Community Safety Policy Board declaring the property surplus at its meeting on 17 May 2016.
- 2.2 Agree that the property will be sold to the existing tenants, Mr & Mrs Perella, on terms and conditions which have been negotiated by the Head of Property Services which are detailed in the body of this report.
- 2.3 Please note that in accordance with the recent changes to Scottish Ministers' consent when disposing of HRA Assets, this proposed disposal will be under the General Consent available and will be self certified by the Council.

3. Background

- 3.1. The commercial property which is located at 12-14 High Street as shown on the attached plan, is currently leased to Mr and Mrs Perella and is used as an Italian Restaurant and Takeaway. The tenants have been in occupation of the property since the 26th of August 1996 when they acquired the rights of the lease of the property by way of assignation. The existing lease commenced on the 15th of February 2016 with a passing rent of £12,500 per annum. The property is a double shop unit located within a parade of three shops all of which are currently Council owned and extends to 94 square metres or thereby.
- 3.2. There are 3 flats above the shops on the High Street at this location with two flats being within the Council's ownership. As there is a shared maintenance responsibility with these flats and the flats on Walkinshaw Street, it is worthwhile noting that of the 11 flats there are 5 that have been sold.
- 3.3. The tenants have requested to purchase the property and confirmed that they wish to do so to secure their investment and the future operation of the business at this location.
- 3.4. Although there are no shops sold within this small parade, given the town centre location and the mixed tenure of flats above, while there will be a reduction to revenue of £12,500 per annum the capital receipt that will be obtained for the HRA account is at a level which can be recommended.
- 3.5. The Head of Planning and Housing has confirmed there would be no objections to this disposal.
- 3.6. The tenants have approached the Council to acquire the interest, and following negotiation with the tenant's solicitor. The following heads of terms have been provisionally agreed:
 1. The purchase price is provisionally agreed at £160,000 exclusive of VAT.
 2. The date of entry shall be mutually agreed between both parties.
 3. The property is sold in its current condition.
 4. The Purchaser shall be responsible for all of the Council's reasonable legal and professional fees in relation to this transaction.
 5. The purchase price together with all other monies due to the Council, rent and rates, shall be paid in full on or before the date of entry.
 6. All and any other terms considered necessary by the Head of Corporate Governance and the Head of Property Services in the interests of the Council.

Implications of the Report

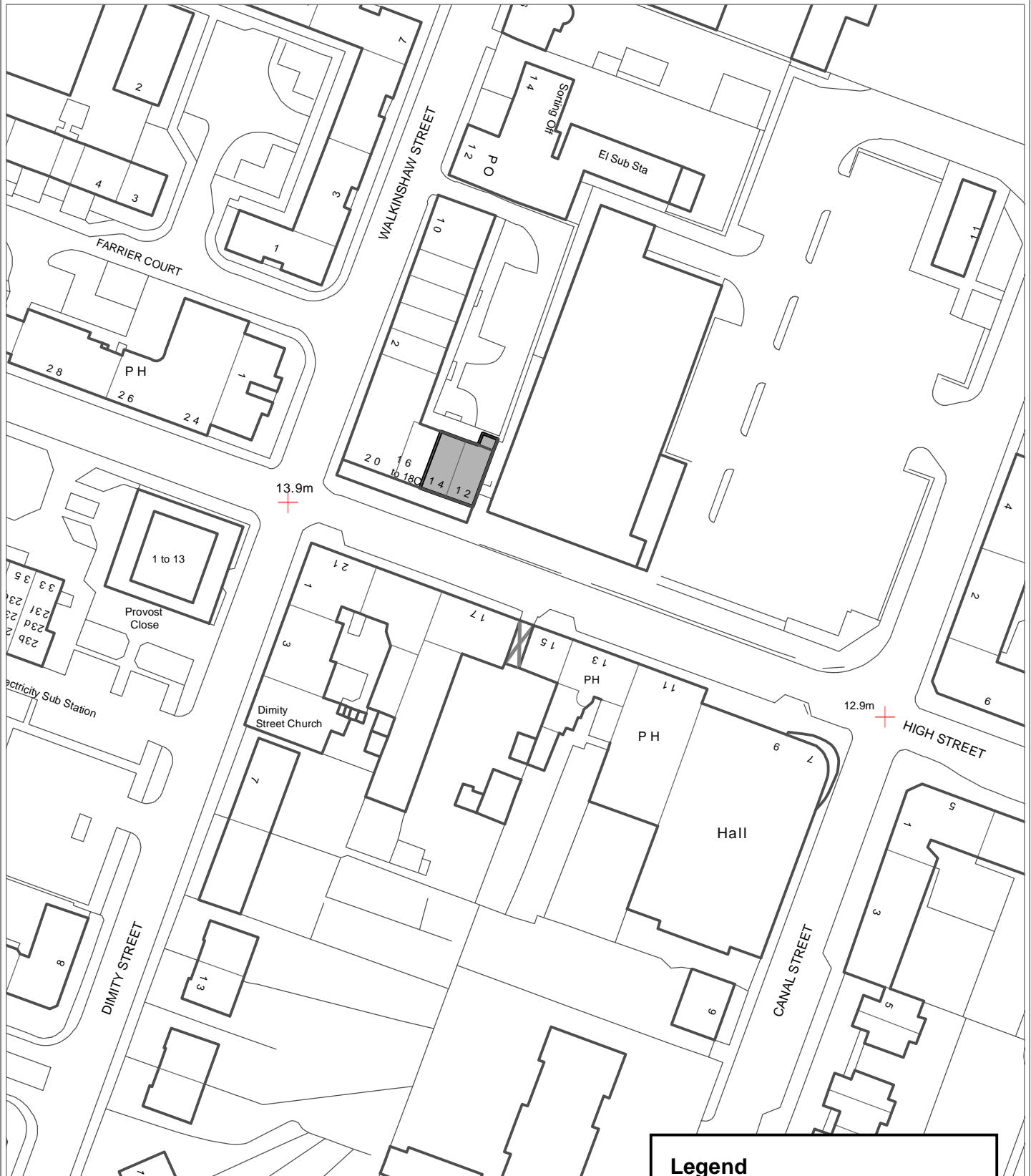
1. **Financial** – A capital receipt of £160,000 will be achieved for the Housing Revenue Account.
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** –
 - a. **Children and Young People**
 - i. None
 - b. **Community Care, Health & Wellbeing**
 - i. Not Applicable
 - c. **Empowering our Communities**
 - i. Not Applicable
4. **Legal** – Conclusion of Sale
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
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** – Not Applicable.
9. **Procurement** – Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

Author: Louise Le Good
Assistant Asset & Estates Surveyor
0141 618 6111
Louise.legood@renfrewshire.gov.uk

Ref: Document2
Date: 13/05/2016


User: howardhaughj2

Date: 25/04/2016



Notes:

Legend

 E2481, Proposed disposal of retail units



To: Planning & Property Policy Board

On: 17 May 2016

Report by: Director of Finance & Resources

Heading: Former Roads Depot, Scott's Road, Paisley

1. Summary

- 1.1 The purpose of this report is to seek Board approval to revise the purchase price payable for the former Roads Depot at Scott's Road, Paisley, as shown shaded on the attached plan.
-

2. Recommendations

- 2.1 Authorise the Director of Finance & Resources to conclude a sale of this property to Mac Asphalt Ltd. on the basis of a revised purchase price of £230,000.
- 2.2 Authorise an amendment to the decision of the Board on 15th March 2016 in accordance with paragraph 28 of the Council's Procedural Standing Orders for the reasons set out in paragraph 3.2.
- 2.3 Authorise the remarketing of the subjects if a suitable bargain cannot be concluded with Mac Asphalt Ltd.
-

3. **Background**

- 3.1 The Planning & Property Policy Board on 15th March 2016 approved a report recommending disposal of this property to Mac Asphalt Ltd. for a purchase price of £280,000. This was following a closing date for offers being set.
- 3.2 Since the March Board meeting, the property has been targeted by vandals resulting in significant internal damage to the building. In particular, toilet and kitchen fittings have been smashed and plumbed pipework stolen. Electric cabling, fittings and circuits have also been stolen, and most rooms within the office block have suffered general vandalism. Although the building was in need of some refurbishment, recent acts of theft and vandalism have increased the redevelopment expenditure required by the purchaser by approximately £50,000. Mac Asphalt Ltd. has therefore requested that the purchase price payable be adjusted to reflect the increased costs.
- 3.3 The costs of the vandalism have been investigated and following discussion with Mac Asphalt Ltd the request is considered to be reasonable. It is therefore, recommended that a revised purchase price of £230,000 be agreed.
- 3.4 In terms of the Council's Procedural Standing Orders, it is competent to amend a Board decision if the Chair is satisfied that, due to a material change in circumstances not apparent at the time of the original decision, it is reasonable for the original decision to be altered or superseded. The reasons for the request- to amend the decision of the Board on 15th March 2016 are detailed in paragraph 3.2 above.
-

Implications of the Report

1. **Financial** – Capital receipt of £230,000 to be received.
2. **HR & Organisational Development** - None.
3. **Community Planning** –
Jobs and the Economy - Improvement of employment opportunities within the area.
4. **Legal** – Disposal of property required.

5. **Property/Assets** – As per 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** - Requirement to remarket if sale does not conclude.
11. **Privacy Impact** – None.

Author: Andrew Smith, tel. 0141 618 6180,
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Renfrewshire
Council

Former Depot, Scott's Road, Paisley

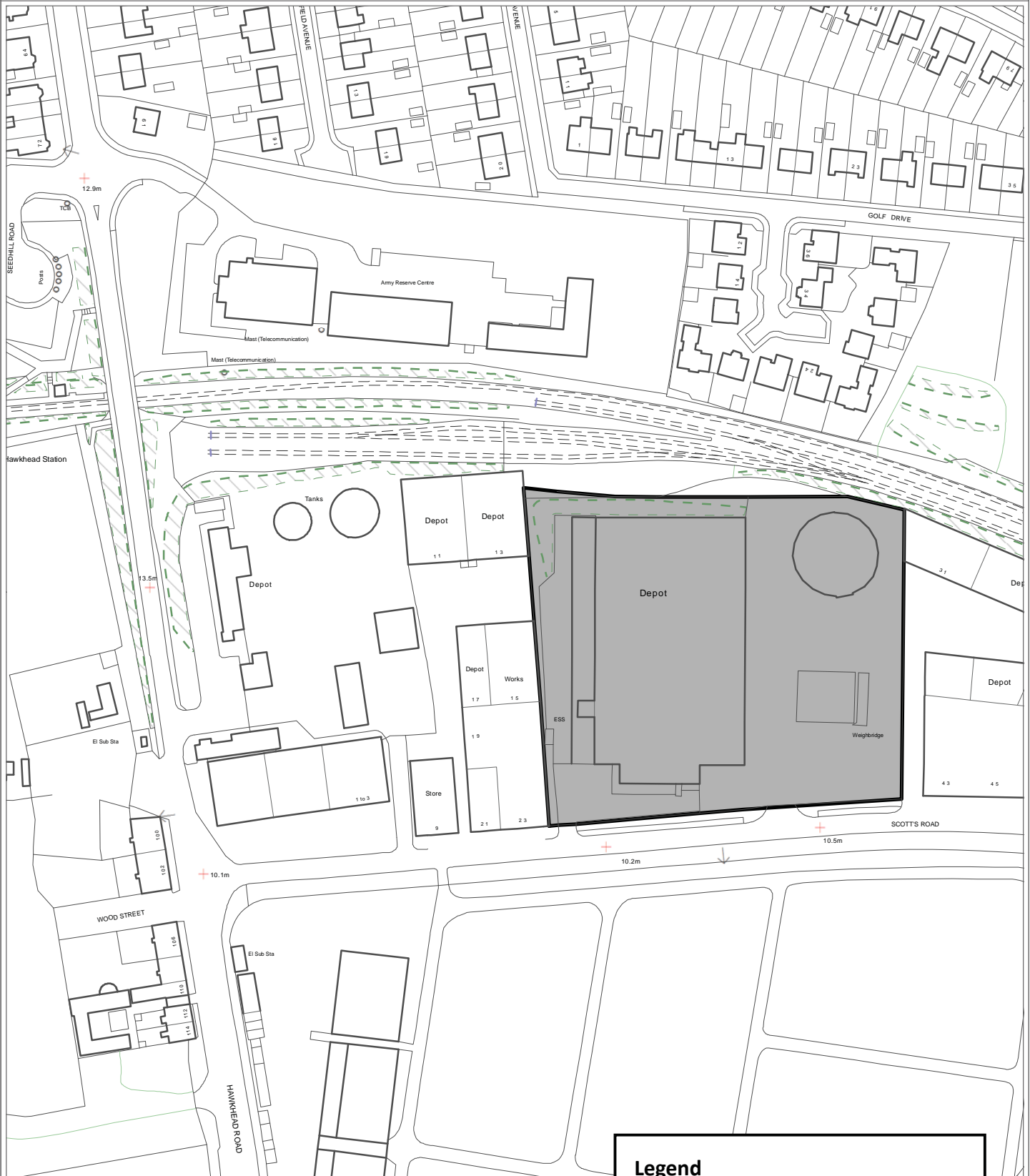
Report Plan Ref. E2433



1:2,000


User: howardhaughj2

Date: 19/01/2016



Notes:

Legend

 Area extends to 1.58 hectares or thereby

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To: Planning and Property Policy Board

On: 17 May 2016

Report by: Director of Development and Housing Services

Heading: **Glasgow & Clyde Valley Green Network Partnership:
Administration and Extension of Staff Contracts**

1. Summary

- 1.1. This report seeks authority to extend the contracts for staff currently employed by the Council through the Glasgow & Clyde Valley Green Network Partnership until 31st March 2017.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- i. Agrees to continue to act as the administering partner for the Glasgow and the Clyde Valley Green Network Partnership until 31st March 2017.
 - ii. Endorses the decision of the Glasgow and the Clyde Valley Strategic Development Planning Authority Joint Committee to extend the contracts for the Glasgow & Clyde Valley Green Network Partnership Team, on existing terms and conditions, until 31st March 2017.
-

3. Background

- 3.1. The Glasgow and the Clyde Valley Green Network Partnership seeks to develop a co-ordinated approach to major developments within this key element of the Strategic Development Planning Authority's work programme.
- 3.2. The GCVGNP is governed by a 'Terms of Reference' approved by the Joint Committee on 10th December 2012 and has been agreed by the strategic

partnership which comprises the constituent authorities of the Joint Committee and a range of wider agencies.

- 3.3. Renfrewshire Council had acted as the administering partner with responsibility for the employment of the Partnership staff and for reasons of continuity the Joint Committee has asked that Renfrewshire Council extends its role as the administering partner until 31st March 2017.
- 3.4. A Partnership Board oversees the strategic direction and development of the Green Network Programme and a small Executive Team led by a Manager is responsible for development and delivery of the Programme. The Executive Team are employed on temporary contracts linked to the period of funding for the Partnership.
- 3.5. The funding of the Partnership has been confirmed up to 31st March 2017 and the Partnership Board has agreed that the contracts of employment for the Executive Team be extended accordingly.

Implications of the Report

1. **Financial** – none.
2. **HR & Organisational Development** - the temporary contracts for the staff currently employed through the Glasgow & Clyde Valley Green Network Partnership will be extended.
3. **Community Planning** – The GCVGN Partnership will continue to meet the objectives of the Community Plan and SOA by addressing issues within the ‘Greener’ and ‘Safer & Stronger’ Action Plan themes.
4. **Legal** – none.
5. **Property/Assets** - none
6. **Information Technology** - none
7. **Equality & Human Rights** – none
8. **Health & Safety** – none
9. **Procurement** – none
10. **Risk** – none
11. **Privacy Impact** – none
12. **CoSLA Policy Position** - none

Author: Fraser Carlin, Head of Planning and Housing Services.
Tel 0141 618 7933 fraser.carlin@renfrewshire.gcsx.gov.uk



To: Planning and Property Policy Board

On: 17 May 2016

Report by: Director of Development and Housing Services

Heading: Planning Advice Notes

1. Summary

- 1.1. The Renfrewshire Local Development Plan (LDP) and Action Programme sets out a commitment to prepare a number of Planning Advice Notes to guide developers in preparing and submitting development proposals.
 - 1.2. This report seeks approval for a series of Planning Advice Notes in relation to Householder Development Guidance, Houses in Multiple Occupation and Hot Food Take Aways.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approves the Planning Advice Notes in relation to Householder Development Guidance, Houses in Multiple Occupation and Hot Food Take Aways and notes that they will be a 'Material Consideration' in the determination of planning application for relevant developments.
-

3. Background

- 3.1. The Planning and Property Policy Board approved the LDP Action Programme at its meeting of 11 November 2014. The Action Programme includes commitments to prepare Planning Advice Notes (PAN) in order to guide developers in preparing planning applications and to enhance the quality of development across Renfrewshire.

- 3.2. The Planning Advice Notes have been prepared in accordance with the Renfrewshire Local Development Plan Action Programme will be a 'Material Consideration' in the determination of relevant planning applications.
-

4. Next Steps

- 4.1. The PANs will be available on the Council website.
- 4.2. Further PANs will be produced as and when considered appropriate and necessary to guide and advise developers and development.
-

Appendix 1

Planning Advice Note on Renfrewshire Householder Development Guidance

Appendix 2

Planning Advice Note on Houses in Multiple Occupation

Appendix 3

Planning Advice Note on Hot Food Take Aways

List of Background Papers

None

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community Planning**
Jobs and Economy – The PANs encourage development which delivers attractive environments that contribute positively to local community and economic growth.
4. **Legal** - None
5. **Property/Assets** - None
6. **Information Technology** - None
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations

and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

- 8. **Health & Safety** - None
 - 9. **Procurement** – None
 - 10. **Risk** – None
 - 11. **Privacy Impact** - None
-

Author: The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: Sharon.marklow@renfrewshire.gov.uk

Renfrewshire Householder Development Guidance

Planning Advice Note 2016



This Planning Advice Note (PAN) provides guidance on alterations and extensions to residential properties to prospective applicants, to assist in making an acceptable planning application.

This PAN is a '*Material Consideration*' in assessing development.

The advice note is not site specific and will not be wholly applicable in all situations. Each planning application will be dealt with on its own merits, as there can be site specific issues that arise for each case.

The Renfrewshire Householder Development Guidance aims to:

- Promote good quality design;
- Encourage careful siting and appropriate use of scale;
- Ensure that proposals are well designed and complement or enhance the character of the original property and the wider area;
- Protect the residential amenity of neighbours;
- Promote the use of good quality materials.

Renfrewshire Local Development Plan Context

The Renfrewshire Local Development Plan and New Development Supplementary Guidance provide the general principles that are applied to householder alterations and extensions.

Policy P1 – Renfrewshire's Places

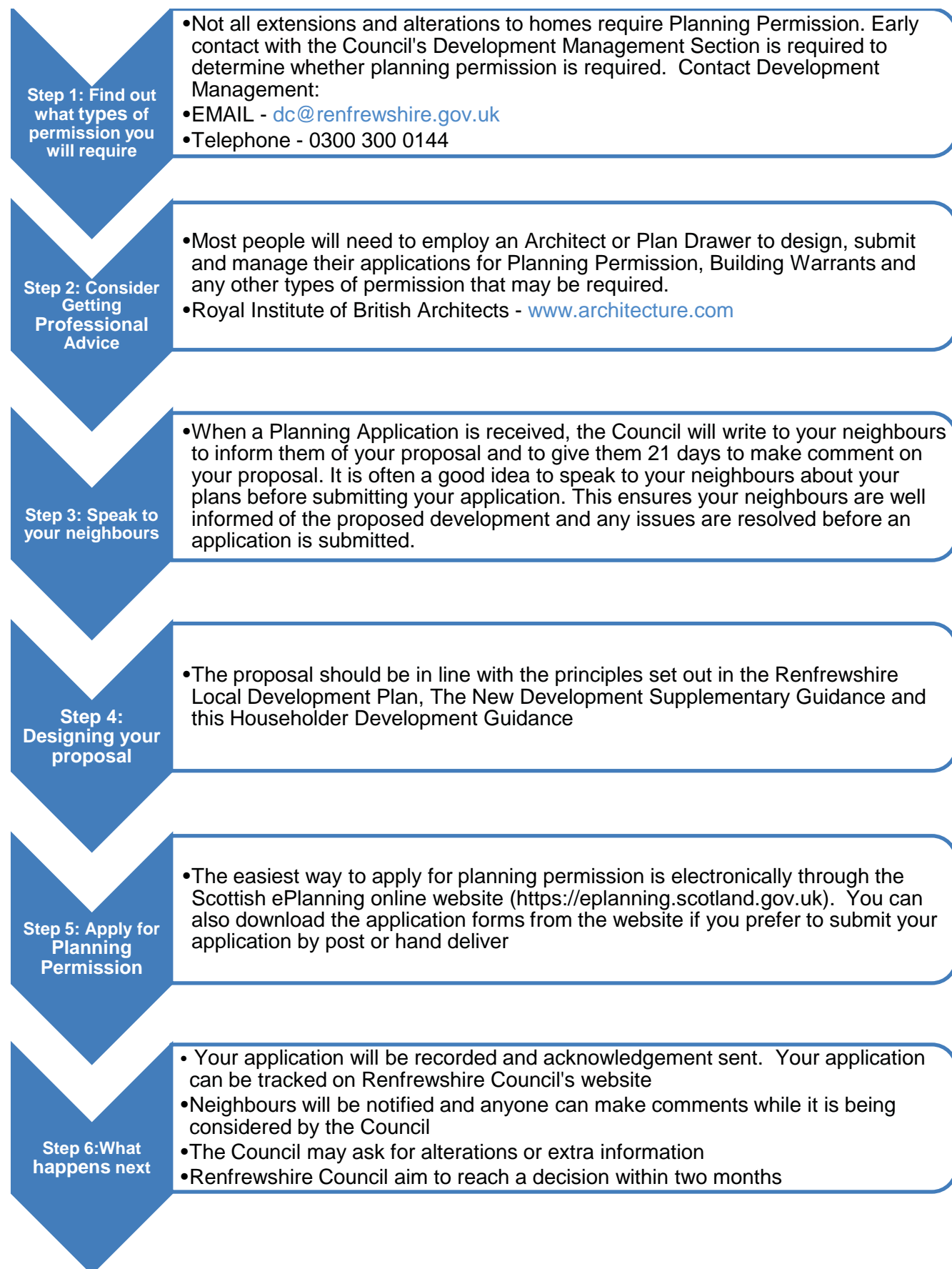
Within uncoloured areas on the proposals maps there will be a general presumption in favour of a continuance of the built form. New developments within these areas should be compatible and complementary to existing uses and demonstrate that they would cause no significant harm to these uses as set out by the criteria in the New Development Supplementary Guidance.

New Development Supplementary Guidance

Alterations and extensions to existing residential properties will be considered in relation to the following criteria and the Council's Householder Development Guidance:

- The development requires to be of an appropriate scale, size and massing which does not constitute over development and reflects the established development pattern;
- It reflects the design and materials of the existing house and the character of the surrounding area;
- It does not significantly reduce the amenity of the neighbouring residents or the surrounding area.

Preparing Proposals to Extend or Alter Your House



Preparing your Proposals

Extensions to the Front of Dwellings

Porches

A porch is a small addition to the front or side of a house which provides a covered entrance to the property. Porches should be:

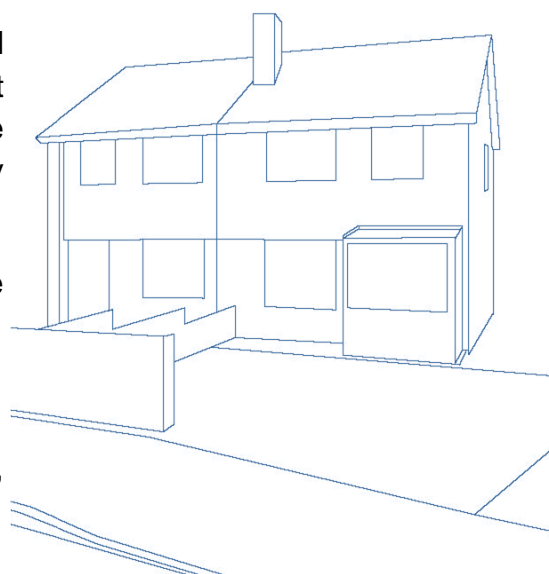
- Small scale;
- Sympathetically designed structures which are not obtrusive and do not overwhelm the building or the character of the street;
- Materials should match the original property;
- Larger porches which incorporate additional rooms such as a utility room or toilets are unlikely to be acceptable;
- Within Conservation Areas it is unlikely that any proposed development would be acceptable in front of the building line.



Front Extensions

Extensions to the front of properties need to be designed well as the front of the property is often the most prominent part of the house visible from the street frontage. Single storey extensions may be considered acceptable when they are:

- Of a scale and design that is complimentary to the original property;
- where the property is on an acceptable plot;
- Where the property is set back from the front boundary, and where there is not a uniform street scene.

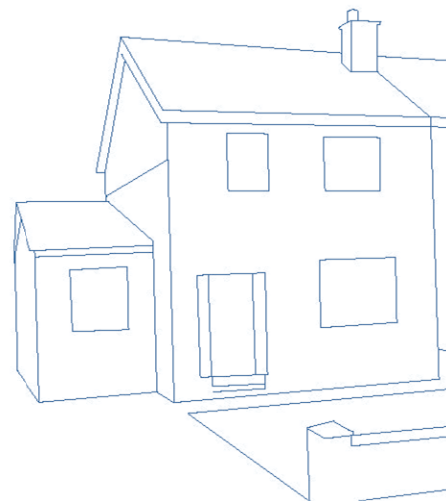


Extensions to the Side of Dwellings

Single Storey

Single storey extensions may be considered acceptable where:

- The scale and design is appropriate to the property and locality;
- The plot size is suitable;
- Suitable access retained to the rear of the property;
- Appropriate materials should be used that matches the existing property;
- A side extension should generally be no greater than half the width of an existing property to ensure that the existing property remains the dominant feature;
- If a side extension is constructed on an existing driveway consideration should be given to how suitable parking arrangements will be retained;
- The pitch of the roof should be the same as the main property.



Two Storey

Two storey extensions may be considered acceptable where:

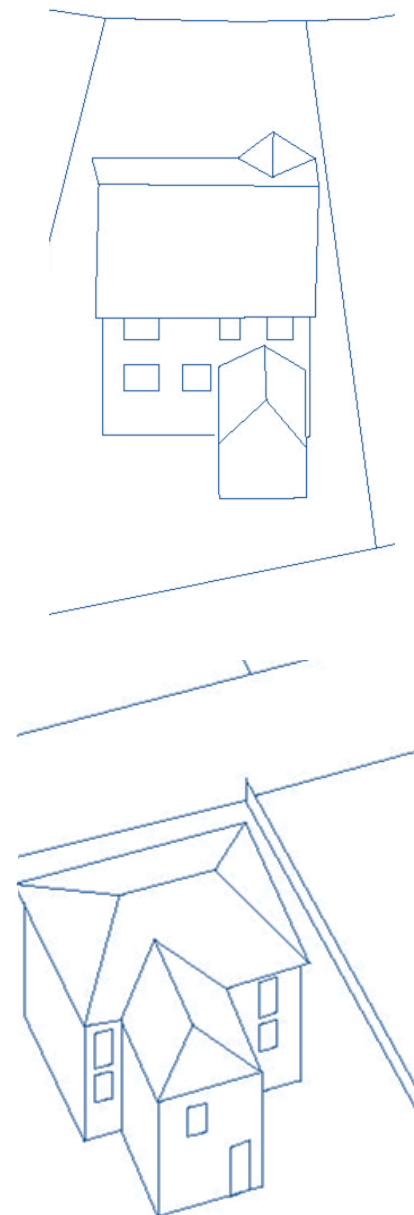
- They are designed to avoid causing an unacceptable loss of light or privacy for neighbours;
- They should be set back from the front elevation of the original property, be set back from the side boundary and be no more than half the width of the original property;
- Extensions should also be constructed in materials and style to match the original dwelling;
- Where an extension is built on a driveway consideration should be given to ensure suitable parking arrangements can be maintained;
- The pitch of the roof should be the same as the main property.



Extensions to the Rear of Dwellings

Rear extensions may be considered acceptable where:

- Consideration is given to the position to prevent loss of sunlight and daylight to neighbouring properties;
- There is consideration of the position of windows to habitable rooms in neighbouring properties;
- There is minimal impact on privacy and outlook for neighbouring properties;
- Both single and two storey rear extensions should be subordinate to the original property;
- The garden is not reduced to an unreasonably small size;
- Extensions should have the same roof design as the main property;
- The ridge line should also sit below the ridge of the house.



Two Storey Extensions

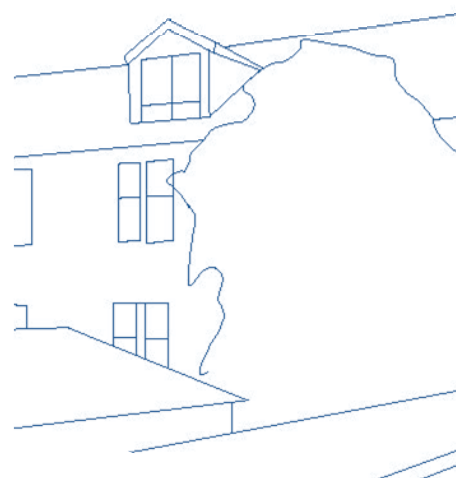
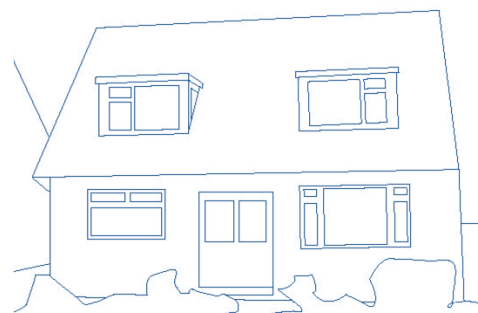
Two storey extensions should also:

- Not extend more than 4 meters into garden ground from the rear elevation of a property; or
- Be within two meters of the boundary of a semi detached or terraced property.

Dormer Windows and Roof Extensions

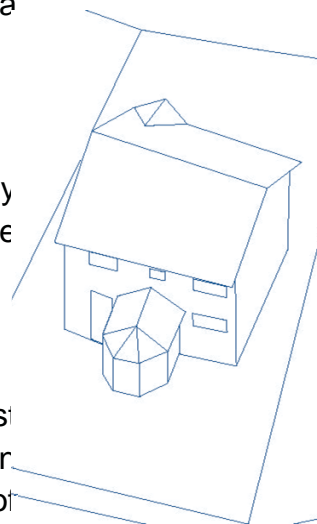
Dormer windows may be considered acceptable where:

- They are small, discrete additions which retain the character of the original roof;
- They are ideally located to the rear of a property;
- They are set below the ridge line of the property and above the eaves;
- They do not dominate the roof;
- They can be constructed using a variety of external materials however the dormer should have external finishing materials to match the existing roof and windows;
- The window detailing should also match the character, proportion and style of windows on the main property.



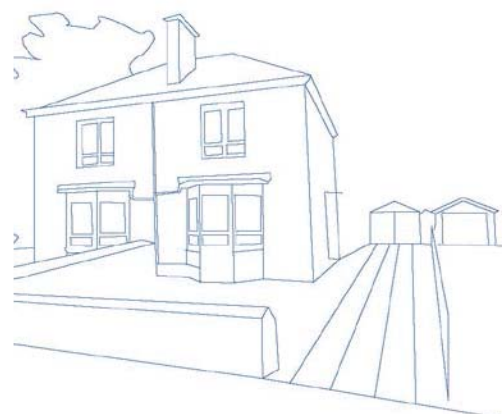
Conservatories

- Conservatories should be located to the rear of a house or in a non-prominent position to the side;
- Rarely will conservatories be acceptable to the front of a house;
- If a conservatory has a dwarf wall/ plinth this should normally match the walling material of the original house, unless a more contemporary approach is proposed;
- Wood or powder coated aluminium frames are preferred to PVCu;
- As with a normal extension to the rear of a house, attention must be paid to the impact that the conservatory would have on neighbours due to loss of privacy, over-domination and loss of natural daylight.



Outbuildings including Garages and Carports

- All outbuildings, including garages, carports, bin stores and cycle stores, should be set behind the front building line;
- Detached garages should be proportionate in scale to the site and be completed in materials to match or compliment the appearance of the main building;



Decking, Terraces and Balconies

Decking, balconies and roof terraces can provide valuable and welcome amenity space for properties. Careful consideration is required to the location and design of any decking, roof top balcony or terrace in order to protect residential amenity and seek to avoid significant overlooking.

Boundary Walls, Fences, Gates and Hedges

Boundary treatments including walls, fences, gates and hedges have a variety of functions. The type of boundary treatment, its materials and its height help to define the character and appearance of an area. When considering new boundary treatments consideration should be given to:

- The design and height of boundary walls, railings and gates should relate to the character of the street/surrounding area;
- Details such as railed sections and pillars can reduce the visual impact of a high wall;
- Visibility at the entrance to a drive is important in road safety terms. A fence or wall on a side boundary can obstruct visibility to a drive;
- Good quality materials should be considered for the fence and wall;
- Hedges can provide an attractive natural boundary if properly maintained.

Overshadowing and Daylight and Sunlight

Extensions should not overshadow neighbouring properties to an unacceptable level. The 45-degree rule can be used to establish the maximum permissible height, depth and width of an extension. However, it is only a general rule of thumb. The 45-degree rule can be used to check if your extension may result in a loss of light to adjoining windows.

Sunlight

The 25 degree rule provides a guideline for ensuring that buildings receive a reasonable amount of sunlight. The method uses a 25 degree line drawn in section from the horizontal midpoint of the ground floor window. This method should be applied in situations where existing windows would directly face the proposed building or extension.



Other Consents

Before you submit your completed design you should double check your proposal does not require any additional permission including:

Listed Building Consent

Listed Building Consent will be required for all extensions and alterations to a Listed Building, even if Planning Permission is not required. If your building is listed and you also require Planning Permission, it may be a good idea to apply for both consents at the same time.

Conservation Areas

Under planning laws the council has a duty to protect, preserve and enhance the buildings and structures in the Conservation Areas. If you plan to undertake any demolition work in a Conservation Area you will require Conservation Consent. You are also required to give the Council six weeks notice in writing if you want to do work to a tree in a Conservation Area.

Building Standards

If you propose to erect a new building, to alter or extend an existing building, to convert a building or to demolish a building, you will normally require building warrant permission. Permission is granted in the form of a Building Warrant which must be obtained prior to starting work. A warrant will be granted if the proposals meet the requirements of the building regulations. It is an offence to begin work, for which a Building Warrant is required, without such a warrant. If a warrant is not obtained, this may lead to enforcement action being taken by the Building Standards section and it could also cause difficulties during property transactions.

How to apply for planning permission

Apply online

The easiest way to apply for planning permission is online through Renfrewshire Council's website. Before you submit your application online, you will need to register with the e-planning service. Once registered you can log in and begin making your application. A guide to submitting an application online is available to help you go through the process.

Submitting your planning application

Forms – Two sets of the planning application forms along with two sets of the land ownership certificates are required to be submitted;

Fee – A fee must be paid when submitting your application;

Plans & drawings – the following plans and drawings are likely to be required:

- *Location Plan* – At a scale of 1:1250 or 1:2500, with a north point, showing the application site in red and other land owned by the applicant in blue;
- *Site Plan* – At a scale of at least 1:500, with a north point, indicating the proposed development in relation to the site boundaries and any other existing buildings on the site. Access arrangements, landscaping, parking, boundary treatment and open areas may also be shown where appropriate;
- *Existing & proposed elevations* – At a scale of 1:50 or 1:100. Showing proposals in relation to what is already there, showing all sides of the proposals. Indicate, where possible, the proposed materials, style and finishes of the proposal;
- *Existing & proposed floor plans* – At a scale 1:50 or 1:100. Show existing buildings or walls as well as those of the proposed development;
- *Roof plans* – At a scale of 1:50 or 1:100. Showing the shape of the roof, specifying details such as the roofing materials;
- *Existing & proposed site sections* – At a scale of 1:50 or 1:100. Showing cross sections(s) through the proposed building (s). Where the proposals involve a change in ground levels, show both existing and finished levels.

Renfrewshire

Development Guidance

Houses in Multiple Occupation - Planning Advice Note 2016



This Planning Advice Note provides information to anyone that is seeking to submit a planning application in relation to Houses in Multiple Occupation (HMO) in Renfrewshire.

This PAN is a '*Material Consideration*' in assessing development.

Each planning application is dealt with on its own individual merits, as there can be site specific issues that arise for each case.

Houses in Multiple Occupation (HMOs) have a role to play in helping to meet Renfrewshire's housing need and demand.

In Renfrewshire there is a steady demand for licensed Houses in Multiple Occupation. HMOs are concentrated primarily in Paisley with many associated with providing accommodation for students that attend the University of the West of Scotland.

Generally, licensed HMO's in Renfrewshire are well managed and pose no particular issues. It is considered that town centre or edge of town centre locations is the most appropriate areas to accommodate HMO properties.

This guidance is to ensure that there is not an overconcentration of HMO's in areas in order to protect amenity.

Planning Context

Scottish Government Planning Circular 2/2012 – Houses in Multiple Occupation: Guidance on Planning Control and Licensing provides advice on the management of housing in multiple occupation through the planning system.

Renfrewshire Local Development Plan Context

The purpose of this Planning Advice Note is to expand on Local Development Plan Policy P1 – Renfrewshire Place and Policy P2 – Housing Land Supply, in particular address 'Other Housing Requirements' in order to support HMO accommodation in appropriate locations.

Requirement for Planning Permission

In relation to the role of the planning system in managing HMOs, planning permission is required where use as a HMO is considered to be a 'material change of use of land or buildings'.

The Town and Country Planning (Use Classes) (Scotland) Order 1997 defines a house as being the sole or main residence of a single person, or any number of persons living together as a family, or not more than 5 residents living together as a single household where care is provided for residents.

In planning terms therefore, it is only where more than 5 residents live together as unrelated individuals that it is considered a material change of use, requiring planning consent.

Planning permission is required where three or more unrelated persons or three or more families are living in a flatted property, as this is considered to constitute a change of use.

Early contact with Renfrewshire Council's Development Management Section should be made to determine whether planning permission is required.

Planning Guidance

In assessing a planning application for a HMO, Renfrewshire Council will consider:

- the acceptability of the proposed development, in accordance with the policies in the Renfrewshire LDP and the New Development Supplementary Guidance;
- the potential impact on the amenity of the area; and,
- the level of provision of HMO's in that locality.

Other requirements

A building warrant may be required if structural alterations are proposed to be undertaken to the premises for which a HMO licence is sought. The applicant should contact Renfrewshire Council's Building Standards section to discuss the need for a Building Warrant.

The licensing of HMOs operates under the Housing (Scotland) Act 2006. A license may be required where any living accommodation is occupied by 3 or more persons who are not either:

- All members of the same family, or,
- All members of two families, and which accommodation is (a) a house, or is, or forms part of, any premises or group of premises owned by the same person and its occupants share one or more of the basic amenities with each other; and is occupied by those 3 or more persons as an only or main residence, or (b) of such type, or which is occupied in such manner, as the Scottish Ministers may specify.

Contacts

If you are considering submitting a Planning Application / Building Warrant for a HMO, contact:

- by e-mail: dc@renfrewshire.gov.uk Development Management – planning application
- by e-mail: bc@renfrewshire.gov.uk Building Standards – building warrant
- by phone: 0300 300 0144
- by writing to: Development Standards Manager, Development and Housing Services, Renfrewshire House, Cotton Street, Paisley PA1 1JD
- or by visiting the Duty Planning Officer, at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley.

Renfrewshire

Development Guidance

Hot Food Take-Aways - Planning Advice Note 2016



This planning advice note provides information on hot food take-aways to prospective applicants, to assist in making an acceptable application in Renfrewshire.

This PAN is a '*Material Consideration*' in assessing development.

This advice note is not site specific and will not be wholly applicable in all situations. Each planning application is dealt with on its own individual merits, as there can be site specific issues that arise for each case.

In considering a proposal for a hot food take-away, early contact with Renfrewshire Council's Development Management Section is advisable to understand and clarify the requirements for submitting a planning application.

An applicant will also be able to obtain further information on application fees as well as information on other proposed alterations, such as new shop front and advertisement proposals.

Context

For planning purposes, a hot food take-away premises is where hot food is prepared for consumption off the premises. This is not classified under one of the main use classes within the Town and Country Planning (Use Classes) (Scotland) Order 1997, but is instead termed as '*sui generis*' (use in its own right).

Renfrewshire Local Development Plan Context

Proposals will be assessed against the policies in the Renfrewshire Local Development Plan and the New Development Supplementary Guidance to ensure proposals maintain the viability and vitality of centres and places.

Planning Guidance

Renfrewshire Council will consider whether there is an appropriate level of provision to meet needs and demands within an area, as well as considering the details of the proposal in terms of its:

- Location;
- Potential noise from the facility and the impact on the amenity of surrounding uses;
- Ventilation / flue mechanisms proposed / dispersal of cooking odours;
- Hours of operation;
- Refuse storage;
- Car parking and servicing.

Submitting a Planning Application

In submitting a proposal for a hot food take-away applicants should:

- Provide drawings of existing and proposed elevations as well as floor plans;
- Show how cooking odours would be extracted providing proposed elevations detailing the flue;
- Include the location of the flue within the boundary of the application site;
- Ensure that the owners of the adjoining properties where the flue is to be fixed are notified as owners of the application site;
- A flue will generally be required to extend a minimum of 1.0 metre above the eaves level of the adjoining property;
- Provide details of any proposed parking and servicing.

Other requirements

A building warrant may be required from Renfrewshire Council if structural alterations are also proposed to be undertaken to the premises.

To conform with food hygiene regulations, there is a requirement for a take-away to be licensed and registered as a food business establishment.

An applicant / agent should consult Renfrewshire Council's Building Standards section and the Community Resources Service (Environmental Health), to ascertain what will be required in the way of permissions and licenses.

Contacts

If you are considering submitting a planning application / building warrant for a hot food take-away, contact can be made by any of the following methods:

- by e-mail: dc@renfrewshire.gov.uk Development Management – planning application
- by e-mail: bc@renfrewshire.gov.uk Building Standards – building warrant
- by phone: 0300 300 0144
- by writing to: Development Standards Manager, Development and Housing Services, Renfrewshire House, Cotton Street, Paisley PA1 1JD
- or by visiting the Duty Planning Officer, at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley

Other Contacts

If you are applying for the registration and approval of a food business establishment, contact can be made with the Community Resources service by any of the following methods:

- by e-mail: b-serv.es@renfrewshire.gov.uk Community Resources - Environmental Services Business Regulation
- by phone: 0300 300 0380
- by writing to: Community Resources, Environmental Services Business Regulation, Renfrewshire House, Cotton Street, Paisley PA1 1BR
- or by visiting the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley
- In terms of food hygiene regulations, you may find the advice given on the following two web sites helpful:
- <http://www.renfrewshire.gov.uk/webcontent/home/services/environment/food%2C+hygiene+and+quality/es-mw-foodpremisesregistration>;
- https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf)



To: Planning and Property Policy Board

On: 17 May 2016

Report by: Director of Development and Housing Services

Heading: Scottish Government's Draft Advice on Net Economic Benefit and Planning

1. Summary

- 1.1. On the 22 March 2016 the Scottish Government published Draft Advice on Net Economic Benefit and Planning. The document is available to view at <http://www.gov.scot/Resource/0049/00498008.pdf> and is written to assist how the economic benefits generated by a proposed development may be a material consideration in the planning decision making process.
-

2. Recommendations

2.1 It is recommended that the Board:

- (i) Authorises the Director of Development and Housing to submit a response to the Scottish Government's Draft Advice on Net Economic Benefit and Planning consultation stating that Renfrewshire Council support the draft advice.
-

3. Background

- 3.1. The Scottish Government have published draft advice on Net Economic Benefit and Planning which seeks to assist in the determination on planning applications and appeals.
- 3.2. The Draft advice sets out that where economic benefit of a development proposal is relevant to the decision making process, it needs to be considered

alongside other guiding principles such as sustainability, good placemaking and any other material considerations.

- 3.3. In particular, the Draft advice indicates that the net economic impact of a development, such as the number of jobs that is expected to be created, should be a factor taken into account in determining a planning application.
 - 3.4. Where net economic benefit is likely to be a material consideration in a planning decision, the onus will be on the applicant/developer to provide the relevant information in support of the planning application. The level of evidence provided by the applicant/developer requires to be proportionate, relevant to the development proposal and necessary to inform the decision.
-

4. Next Steps

- 4.1. The draft advice is being consulted upon over a 6 week period which ends on the 20 May 2016.
 - 4.2. The Council supports the draft advice as it is considered to reflect the decision making process that is already undertaken by Renfrewshire Council. Most recently the net economic benefit of the development proposals at Braehead was a material consideration taken into account by the Planning and Property Policy Board.
 - 4.3. A letter will be sent to the Scottish Government before the 20 May 2016 deadline confirming the support of Renfrewshire Council in relation to the Draft Advice on Net Economic Benefit and Planning.
-

List of Background Papers

- (a) Draft Advice on Net Economic Benefit and Planning
<http://www.gov.scot/Resource/0049/00498008.pdf>
-

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community Planning**

Jobs and Economy – Taking the economic benefit of development into account will assist in Renfrewshire being one of the best locations to invest in terms of its people, businesses and local communities.

4. **Legal** - None

5. **Property/Assets** - None
 6. **Information Technology** - None
 7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** - None
 9. **Procurement** – None
 10. **Risk** – None
 11. **Privacy Impact** - None
-

Author: The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: Sharon.marklow@renfrewshire.gov.uk

Draft Advice on Net Economic Benefit and Planning

DRAFT ADVICE ON NET ECONOMIC BENEFIT AND PLANNING

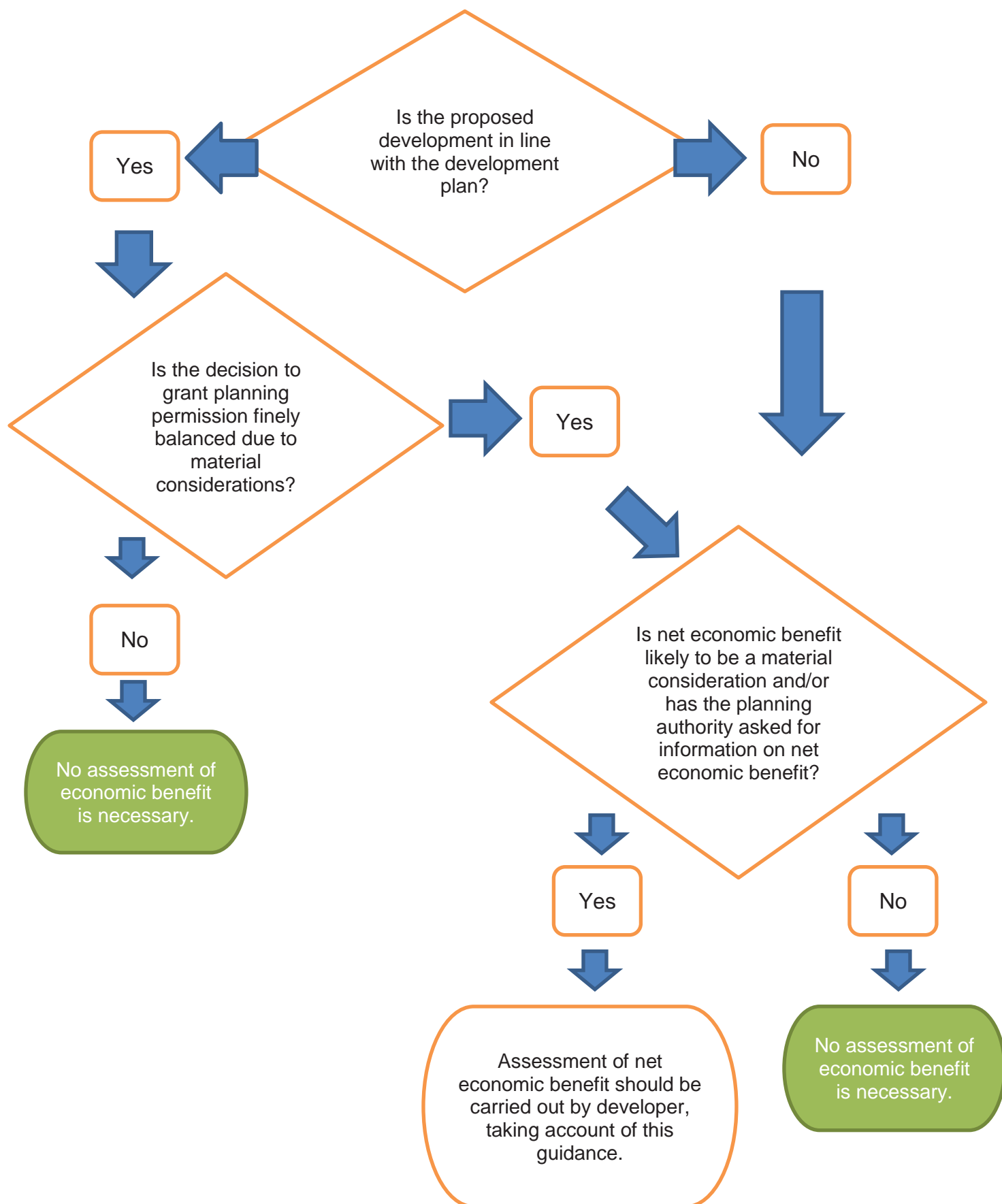
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Introduction

1. Following publication of the revised Scottish Planning Policy in 2014, Scottish Ministers committed to developing further advice to assist in assessing and giving due weight to the net economic benefit of proposed development. The aim of this advice is to help developers and planning authorities capture in a meaningful way the contribution of development proposals to the economy, while also recognising the potential impacts, and to take account of this in planning decision making. It also provides a definition and examples to give wider stakeholders a clearer understanding of the relevant issues in assessment of planning applications.
2. Planning applications are determined on their individual merit, in accordance with the development plan and 'material considerations'¹, which may include the economic benefit of the development. Where economic benefit is relevant to the decision making process, it needs to be set alongside the other guiding principles of sustainability and good placemaking and any other material considerations.
3. Policy does not require that development must always bring with it an economic benefit. Where a proposal complies with the development plan, it should not be necessary for the applicant to demonstrate that the proposal creates net economic benefit.² This advice therefore does not create an expectation that assessment of net economic impact should be carried out in these circumstances. The flow chart at Figure 1 gives an overview of the relatively limited circumstances where an assessment of net economic benefit should be prepared.
4. This advice is likely to be relevant in assessing the impact of applications that are contrary to the development plan or where other material considerations indicate that the decision on whether to grant planning consent is finely balanced. In these cases, the net economic impact of the development, including the number of jobs it is expected to create (particularly when it becomes operational), should be one of the factors taken into account in the planning decision. New residential development helps to meet housing need and contributes towards meeting housing supply targets, however it will not usually be necessary to also make an argument regarding the economic benefit of a proposed housing development.
5. Assessing the additional benefit from a proposal will usually involve making some assumptions, and is therefore not an exact science. It is important that the level of detail of any assessment is kept proportionate to the likely scale of the net economic benefit, and that assumptions made are completely transparent, evidence-based and as accurate as possible. This advice note sets out a number of example scenarios to help illustrate.

¹ A material consideration is a planning issue which is relevant to the application.

² Note that the development plan itself should give due weight to net economic benefit.

Figure 1: Deciding whether an assessment of net economic impact is necessary

Scottish Planning Policy context

6. The Scottish Planning Policy (SPP) sets out that one of the core values of the planning system is to play a role in ‘facilitating sustainable economic growth, particularly the creation of new jobs and the strengthening of economic capacity and resilience within communities’. One of the key drivers for the review of the SPP was to sharpen the focus on sustainable economic growth in the planning process. SPP 2014 reflects this in its overarching policy relating to sustainability, which introduces a presumption in favour of development that contributes to sustainable development, and underlines that:

The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place (Paragraph 28)

7. Paragraph 29 of the SPP explains this means that policies and decisions should be guided by a number of principles, including:
- *giving due weight to net economic benefit*
8. The SPP states that the impact of new development on the character and amenity of town centres, local centres and high streets will be a material consideration in decision making. The planning system is expected to apply a town centre first policy, and the SPP underlines that ‘*planning authorities should consider the potential economic impact of development and take into account any possible displacement effect*’.
9. The policy principles concerning business and employment set out in paragraph 93 of the SPP state that the planning system should:
- *promote business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments as national assets.*
 - *allocate sites that meet the diverse needs of the different sectors and sizes of business which are important to the plan area in a way which is flexible enough to accommodate changing circumstances and allow the realisation of new opportunities; and*
 - *give due weight to net economic benefit of proposed development.*
10. Paragraph 169 of the SPP, within the section on delivering heat and electricity, sets out development management considerations for proposals for energy infrastructure developments including wind energy. It notes that relevant factors will vary relative to the scale of the proposal and area characteristics but are likely to include, among other things: *Net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities.*

Meaning of ‘net economic benefit’

11. The key criterion in assessing the economic impact of a proposed development is to estimate the economic position where the development proceeds, and then compare it with the estimated economic position if the proposal does not go ahead. The difference between these two estimates is the **net economic benefit** of the development.³ The principles which underpin the economic assessment of activities from the viewpoint of the

³ It is therefore possible for the net economic impact of a development to be negative (i.e. the development results in a net economic cost rather than net economic benefit), if the economic position when the development proceeds is less favourable than the economic position when the development does not go ahead.

public sector are set out in HM Treasury's "The Green Book: appraisal and evaluation in central government", which this advice draws from.⁴

Roles in assessment

12. Where net economic benefit is likely to be a material consideration in the decision, the onus will be on the developer to provide the relevant information in support of the planning application (see Figure 1). The planning authority will evaluate the assessment of net economic benefit provided by the applicant. This advice is intended to assist in defining the scope of assessment, the principles to be considered, and the weight to be attached to the assessment as part of the decision making process. Early engagement between the developer and the planning authority is strongly encouraged, including discussion regarding the scope of the assessment.

Key issues in adjusting from gross to net economic impact

13. The net economic benefit of a proposed development can differ from its **gross impact** (i.e. the impact of the development considered on its own). The terms "deadweight" and "displacement" help illustrate why differences between gross and net economic impact can arise and why only net economic benefit is relevant.:
- Deadweight effects – outcomes which would have occurred without the decision to proceed. This could be because the same or a similar development could have been accommodated on another site in the local authority area which has been identified as suitable for that type of development. The characteristics of different sites are therefore likely to be a key consideration when assessing deadweight. Examples 1 and 3 below help illustrate deadweight effects.
 - Displacement effects – these measure the extent to which the benefits of a development are offset because the development also leads to reductions of output or employment elsewhere. This could be because the economic benefit of other developments or existing businesses will be reduced if permission for the development under consideration is granted. Examples 2, 4 and 5 help illustrate assessment of displacement effects.

Defining the area for assessing impact

14. The usual scope for assessing the impact of a development is on all people affected by the development within Scotland. In practice, if the impacts of a development, both positive and negative, are confined to the local authority area, then an assessment at the local authority level will be sufficient. But if the development will have an impact on neighbouring local authorities, or across Scotland, then taking into account the impacts beyond the area of the local authority in question is recommended.
15. However, there can be valid reasons why the planning authority may wish the scope of the assessment to be narrower, either geographically or by types of people affected, or by both. In these cases, the appropriate scope of assessment will depend on what the policy objective is. For example, where the policy objective is not just to promote economic efficiency by maximising net economic impact, but also to achieve specific policy objectives, for example promoting successful town centres, or supporting regeneration in a particular area, then the primary scope of assessment can be narrowed to assess the

⁴ Available at <https://www.gov.uk/government/publications/the-green-book-appraisal-and-evaluation-in-central-government>. Chapter 5, "Appraising the options", and the Appendices are the sections which will be of most use.

impacts on the community or area which is the focus of the policy.⁵ Early engagement between developer and planning authority will be important in defining the appropriate area for assessment.

16. In cases where the scope of assessment is narrowed in this way, it is still best practice to be aware of any particularly significant impacts on other communities or areas. This will enable the planning authority to be confident that the benefits of the development for the target community or area are not being achieved by imposing unacceptably high costs elsewhere and also allow any sizeable benefits for other communities to be taken into account. Examples 1 and 2 help illustrate the importance of the geographic level at which the assessment is made.

Calculating the net economic impact

17. The costs and benefits of the proposed development should be valued, and the net benefit calculated. The period over which costs and benefits are assessed should usually cover the lifetime of the development, so that the costs and benefits which are associated with each different phase of the development, including planning and design, construction, operation and, where appropriate, restoration and aftercare, are taken into account. Costs and benefits should normally be valued using market prices.
18. In the case of a proposal to build a new retail centre, the costs would include the costs of construction as well as the ongoing operating costs once the centre opens, and the benefits would comprise the sales revenues generated by shops located in the centre. If there is a policy focus on the amount of employment generated in addition to total net economic impact, it is important to consider the duration of jobs associated with each phase of the development; for example, jobs during the construction phase are likely to be of a shorter duration than jobs during the operating phase.
19. When calculating the net benefit of the retail centre, any displacement should also be taken into account. For example, sales in the new centre may be achieved partly by attracting shoppers away from other centres, so one of the costs of the new centre is the loss of profitability of existing centres.
20. The net benefit of the proposed centre should then be compared to the situation where planning permission is not given, to take into account deadweight effects. In cases where the site is not allocated for development, this may be straightforward (although there may still be some amenity value associated with open space). However, if the site is allocated for a different type of development, there may be greater uncertainty attached to assessing the likely economic value of safeguarding the site for the proposed use, since this will depend on the value and timing of such a project being brought forward.
21. In such cases, best use should be made of the available evidence, bearing in mind its limitations. For example, it may be possible to be confident that development in line with the current development plan is likely to have a significantly higher or lower net economic impact than the proposed development, without being able to estimate this precisely. See paragraphs 24 to 25 for further advice on dealing with risks and uncertainty.

⁵ The Green Book refers to economic impacts outside the area of policy consideration as 'leakage', which is defined as 'effects which 'benefit those outside of the spatial area or group which the intervention is intended to benefit' (Para 16, P53).

Other considerations in valuing and taking account of net economic impact

Spatial policy objectives

22. The development plan may contain policies concerning the impact of development on specific communities. One way to reflect this distributional concern is to narrow the scope of the assessment, as set out in paragraph 15. Another way is to give greater weight in the assessment to the net benefits received by targeted communities.⁶ Where socio-economic baseline information suggests that economic benefit is particularly needed in the community/communities affected by a development, the economic impact on them should be given significant weight in the decision making process. Example 6 illustrates how the socio-economic benefit derived from an element of community ownership might be taken into account in the decision making process on a renewable energy project.

Wider social and environmental impacts

23. The starting point of valuing economic impacts is to use market prices (these are simply the prices at which goods and services can be bought in the market place). An economic impact assessment for other purposes (i.e. not related to a planning application) will often build in other impacts of the development which do not form part of a market transaction, for example environmental improvement, or traffic impacts. However, these factors will often already be material considerations in the planning process. Where this is the case, there is no need for duplication by assessing them under net economic impact as well.

Risk and Uncertainty

24. The outcomes of a development proposed by a planning application may be subject to significant risks. Any assessment of the net economic benefit should indicate whether the level of uncertainty is high, medium or low. Where the level of risk is expected to be high, this should be explained and quantified as far as possible. Where the risks and associated outcomes can be quantified, the expected value of the project can be calculated (the sum of each possible outcome multiplied by the probability of its occurring).

25. Where the evidence makes it difficult to quantify with precision the probability that various events will occur and the impact if they do occur, then the assessment should still make best use of the available evidence to inform a judgement on the risks⁷ and sensitivity analysis⁸ may be helpful. Care should also be taken, particularly in the case of large-scale, complex projects, to guard against 'optimism bias'⁹.

Discount rate and inflation

26. Particularly in the case of large-scale projects which will last for a considerable period of time, and where the time profile of costs is significantly different from the time profile of benefits, it is advisable to adjust costs and benefits for inflation and discount them so that costs and benefits which arise at different times are treated on a comparable basis. Generally, the long-term inflation rate used to deflate costs and benefits should be the

⁶ Annex 5 of the Green Book, in particular Box 5.2 contains suggestions on how this can be undertaken.

⁷ This could be achieved by giving ranges for the probabilities that events will occur and ranges for the impacts if they do occur. Where such quantification is not possible, a qualitative risk assessment should be undertaken, e.g. through a risk matrix which identifies each risk, provides a qualitative assessment of its likelihood, and sets out mitigating activity.

⁸ Sensitivity analysis considers how the net economic impact is affected when the values of key variables are varied.

⁹ Optimism bias is defined as 'the demonstrated systematic tendency for appraisers to be over-optimistic about key project parameters, including capital costs, operating costs, works duration and benefits delivery'. See Annex 4 of the Green Book and supplementary guidance available at

<https://www.gov.uk/government/publications/green-book-supplementary-guidance-optimism-bias>.

Bank of England's inflation target, and the discount rate applied should be as set out in the HMT Green Book.¹⁰

Multipliers

27. It is not generally expected that an assessment to accompany a planning application should make use of input-output multipliers, but where it does so, the developer should ensure that the multipliers are used correctly. The latest multipliers, and advice on how to use them, are available on the Scottish Government website.¹¹

Evidence

28. The level of evidence required should be proportionate to the likely scale of the net economic benefit and the extent to which the proposal fits with development plan policy. In line with the Scottish Government's guiding principles on streamlining planning assessments¹², any information that is requested should be relevant to the development proposal and necessary to inform the decision. A straightforward application which has an impact on a limited geographic area may not require very detailed and technical evidence in support of it.

29. In each case, the key consideration is that the evidence provides sufficient grounds to robustly assess the likely position if the planning application is approved, and the likely position if the planning application is not approved, so that the planning authority can assess the difference and thus the development's net economic impact. Where more complicated assessment procedures are required, the evidence provided by the applicant should conform to the principles set out in HMT's Green Book, as described above.

¹⁰ The Bank of England's inflation target is currently 2% p.a., and the relevant discount rate to use is set out in Annex 6 of the Green Book.

¹¹ See <http://www.gov.scot/Topics/Statistics/Browse/Economy/Input-Output>. If multipliers are applied to the situation where the development is approved, it is important that they also be applied to the situation where the development is refused, so that the net economic impact of the development is not overstated.

¹² See Streamlining planning assessments: Guiding Principles <http://www.gov.scot/Resource/0045/00452134.pdf>

Example scenarios**Example 1: High, medium and low deadweight**

High deadweight: An application is lodged for a large development to manufacture offshore wind turbines. This is on a greenfield site which is not allocated for industrial use. However, within the local authority's boundaries there are sites allocated for this type of activity through the National Renewables Infrastructure Plan. In this instance it could be argued that, were the application to go ahead, deadweight would be high, i.e. there may be little additionality as there are already sites capable of accommodating this development identified within the development plan.

Medium deadweight: A mid-point deadweight example might be an application for a large retail development lodged in an authority where there are sites allocated for such uses. However the developer argues that the site being proposed has better access, is a better location in terms of customer catchment and can be serviced at less cost. In such an example it might be felt that there is an element of deadweight (say 50%), in that the development could be accommodated on sites that have a presumption for development, but which provide significantly smaller benefits in terms of access, customer catchment and costs of servicing.

Low deadweight: An application is lodged for a large financial services centre that is to be run by a global financial services company. There are no sites allocated within the development planning framework that can possibly accommodate this scale of development. Accordingly, it could be argued that deadweight is very low or non-existent in that, if planning permission is granted, then this will be completely additional to the local authority area. This example also shows the importance of the geographic level at which the assessment is made. There could be deadweight if there are other places in Scotland where the development could go ahead in line with local development plans. The degree of deadweight would then depend on whether the proposed site offers advantages over the other sites. However, even if there are potential sites in Scotland, if the development forms part of a regeneration policy, then the planning authority can narrow the scope of the assessment and validly prioritise the impacts at local level.

Example 2: City centre retail development

A retail development is proposed within an existing city centre. The assessment of displacement is influenced by the characteristics of the new retail offer, the context and also how retailing patterns may change over time. The key questions are the extent to which the new development will

- a) attract additional shoppers (and their spending) to the study area,
- b) retain shoppers who would otherwise have travelled outside the study area and
- c) replace on-line sales that would have been made by residents.

The characteristics of the proposed development and the context are important in making an assessment. The specification for the development indicates that the centre would attract higher value retail brands, which would help attract visitors and encourage more expenditure. There is also a high level of competition from neighbouring cities while the local retail product is considered to be relatively weak. These factors indicate the scope to limit leakage from the local authority area, as some of the new income generated would effectively be displaced from other cities (rather than from retailers within the study area).

These assumptions are informed by a review of retail impact studies, publications/data regarding the city's retail performance, online retail trends and perceptions of retail in the city. The assumptions are tested through consultations with both the private and public sectors.

The study develops a model used to assess net economic value and employment impacts for the city and for Scotland over a period of 25 years. This takes account of short term disruption (as a result of construction), the deadweight of losing the original centre and changes in levels of use over time.

Estimates of retail displacement are categorised on the basis of the developer's projections of shoppers' origins. The analysis differentiates between local residents and visitors. It assumes that expenditure by local residents is more likely to be displaced from other stores in the city than expenditure by visitors.

Although unemployment is relatively low, a review of the labour market data indicates that it is higher among younger people and those with fewer qualifications. This reduces the potential for displacement. Taken together the assessment concludes that there would be a medium level of displacement.

Example 3: Town centre retail development

Research is carried out to assess the net economic impact of a town centre retail development that would replace an existing shopping centre. The research includes an assessment of deadweight: the value of the sales and employment that the centre would have achieved without the proposed new development. This requires an estimate of the amount of turnover and employment which would have occurred on the site, and would be lost in the expansion.

The model projects the performance of the existing shopping centre for a period of 25 years. These jobs and turnover are then subtracted from the total gross values associated with the new development. For example, if employment in the existing shopping centre is 30 and the gross employment in the new development is 150 jobs, deadweight would be 20%.

In this case the estimation is complicated by the lack of planned future investment, which would eventually result in the closure of the centre altogether (and deadweight falling to zero). In this case, deadweight may be assumed to be 20% in the first couple of years, declining to 0% after five years.

Example 4: Business Development

A Technology Business Park is proposed on the outskirts of a city. This has the potential to attract new businesses to the study area, enable existing businesses in the city to grow (and increase productivity) and to provide space for new start-ups. In this case, the two key elements in determining the net economic impact are the extent to which the Park can be expected to accommodate businesses (and employees) relocating within the study area, and the extent to which it would attract new businesses. If the development simply encouraged existing businesses to relocate, leaving empty space within the city, displacement would be high.

The study includes consultations on the current property market, specifically for similar accommodation within the study area. These provide evidence of a high level of demand and find that a lack of suitable property is likely to constrain business growth, or possibly lead to businesses moving outside the study area. At the time of the proposal, there is evidence of a buoyant market, and the analysis demonstrates that rents for equivalent space are high relative to other similar sized cities.

The consultations and literature review find evidence of several similar developments elsewhere that demonstrate a combination of attracting new businesses and relocation of existing ones. In this case, the Park branding, the quality of the facilities and its location, close to a motorway, make attracting new business more likely. Where businesses are relocating to superior space, there may also be productivity improvements, particularly where specialised facilities are required.

Another form of displacement is the extent to which the new activity would compete for labour with existing businesses. The new Park aims to attract technology businesses. The labour market data shows that demand for higher skilled workers in these sectors is high and that wages are higher than comparable cities. The analysis suggests that while the displacement of labour within the city could be high, its location would mean that businesses could access a much wider catchment area. In addition the population is projected to grow faster than average over the next 20 years, providing a growing labour supply.

The study also considers whether the output of the goods and services associated with these businesses would displace those of competing firms within the study area. The Park will be marketed to technology businesses and they are not considered likely to compete directly with existing businesses. Overall displacement is considered to be medium (40% to 60%).

Example 5: Tourist accommodation

A new hotel development is proposed as part of a larger city redevelopment. In this example, the key question is to determine how much of the economic value and new employment would be a result of growing the market and how much would be at the expense of businesses elsewhere in the area. If the development can be shown to grow the market (bringing more visitors from outside the study area) displacement will be low. Displacement will be high if it simply attracts visitors who would otherwise have stayed in other accommodation in the same destination. The analysis considers the evidence from five factors:

- evidence that capacity in the market is limiting the number of visitors
- the strength of the proposed brand (the associated loyalty that will help grow the market)
- planned marketing expenditure for this specific development
- competition within this market sector in Scotland and locally
- the distinctiveness of the proposed development within its sector in Scotland.

Consultations with private and public sector representatives are used along with local labour and tourism market data, and examples from hotel developments elsewhere to draw conclusions on these

factors (for both the study area and for Scotland as whole). Using hotel occupancy data and room rates, the analysis finds that although there are constraints at certain points of the year, this is for relatively short periods.

The proposed operator has a strong and well-known brand, but no plans for marketing outside Scotland (which would help attract new visitors). However, there is competition locally in the sector, and the planned development itself is not particularly distinctive. Evidence from consultations on the experience of similar developments suggests that although the brand had been effective in attracting more visitors, it had negatively impacted on the performance of other local hotels.

The city faces higher unemployment than other parts of Scotland, particularly among younger people with fewer qualifications. The nature of the potential jobs meant that there would be capacity within the labour market. Overall the study concludes that displacement would be medium to high, between 50% to 70% of the gross economic value of the project.

Example 6: Onshore renewable energy¹³

A community group is engaged with a developer regarding a large-scale windfarm (20 MW). During initial pre-planning discussions, the developer has offered the opportunity for the community to invest 10% of the project costs, and own 10% of the project vehicle in a joint venture. A named community group is committed to exploring the offer, and if successful, the ensuing net profits to the community will be used to support a long-term community-led regeneration strategy, including the creation of one full-time development officer to focus on improving employment, social, learning and care opportunities in the area.

The developer presents this information in a planning application and this is considered to strengthen an application which is otherwise in line with local development plan and Scottish Government policy.

¹³ Source – SG Good Practice Principles for Shared Ownership of Onshore Renewable Energy Developments <http://www.localenergyscotland.org/media/79714/Shared-Ownership-Good-Practice-Principles.pdf> (2015) The Good Practice document outlines that where a community group is involved in a project proposal from an early stage and will receive long term socio-economic benefits, the developer may wish to include the expected net economic benefits in support of the planning application.



To: Planning and Property Policy Board

On: 17 May 2016

Report by: Director of Development and Housing Services

Heading: Service Improvement Plan 2015/16 – 2017/18 Outturn Report

1. Summary

- 1.1 Development and Housing Service Improvement Plan for 2015/16 – 2017/16 was approved by the Planning and Property Policy Board in May 2015. The Service Improvement Plan is a comprehensive statement of what Development and Housing Services intends to achieve over the next three years, based on the resources likely to be available. It takes account of the themes, actions, outcomes and targets set out in Renfrewshire's Community Plan, Local Outcome Improvement Plan (formerly Single Outcome Agreement) and Council Plan.
- 1.2 Implementation of the Service Improvement Plan is monitored and reported to the Planning and Property Policy Board on a six monthly basis to allow the Board to review progress. The Board was previously provided with a progress report on the 2015/16 – 2017/18 Service Improvement Plan in November 2015.
- 1.3 This report contains details of performance over the period 1 April 2015 to 31 March 2016. The main purpose of this report is to provide:
- details of the key achievements of the service over this period;
 - a progress update on implementing the action plan linked to the service improvement plan for 2015/16 – 2017/18; and
 - an assessment of performance in relation to the service scorecard of core performance indicators.
- 1.4 This Service Improvement Plan is responding to the challenging financial environment and public sector reform which needs to be driven locally as well as responding to the national agenda. Despite these challenges, the Service

has continued to make the best possible use of its resources and consequently, there are significant achievements to report over this period.

- 1.5 As the Board will be aware a new Service Improvement Plan covering the period 2016/17 to 2018/19 was approved by the Policy Board in March 2016.
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2. Recommendations

It is recommended that the Planning and Property Policy Board:

- (i) Notes the progress that has been made with the implementation of the Development and Housing Services 2015/16 – 2017/18 Service Improvement Plan actions and performance indicators for the activities relating to this Board's remit.
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3. Background

- 3.1 One of the main purposes of the Service Improvement Plan is to enable elected members to take stock of what is happening in the service, and to consider and develop policy options which reflect changing circumstances both in terms of customer needs and resource availability in the context of the Council's priorities and the need to deliver Best Value.
- 3.2 Service Improvement Planning also provides the Board with a mechanism for evaluating the performance of the service in terms of developing and improving services. The Action Plan lies at the core of the Service Improvement Plan. This lists the priorities being addressed, the key tasks to be implemented over the plan period, the implementation timetable and details performance indicators against which progress can be measured.
- 3.3 Section 4 provides details of our achievements between April 2015 and March 2016 of the Service Improvement Plan. Further detail is provided in Appendix 1 which provides a summary of progress achieved over the same period in tackling the key areas set out in the Service Improvement Plan Action Plan. It highlights areas where significant advances have been made and gives targets for completing actions that have been reviewed or delayed. The report provides the basis for assessing the effectiveness of our service delivery.
- 3.5 Appendix 2 contains the core performance indicators. These are the performance indicators which we use to measure how well we are performing in relation to our service priorities. The appendix shows the performance in relation to each core indicator for the financial year 2015/16.
- 3.6 This report is a key part of the Public Performance Reporting framework, and it ensures that progress on core performance indicators is reported to the relevant Policy Board for them to note and to approve targets for future years.
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4. **What we achieved in 2015/16**

- 4.1 The focus of Development and Housing Services is to deliver the Council's regeneration, employability and economic development priorities, as well as fulfilling the Council's strategic housing and housing landlord role and performing its statutory planning function to the highest possible standards.
- 4.2 The Key Achievements of Development and Housing Services from April 2015 to March 2016 are highlighted below in sections 4.5 to section 4.10.
- 4.3 Full detail on the service's progress in terms of implementing the tasks outlined in the 2015/16 – 17/18 Service Improvement Plan over this period, is included as Appendix 1 to this report.
- 4.4 Development and Housing Services has a total of 9 key outcomes under which all of our improvement actions are grouped. Each of these key outcomes is aligned to one of the Council Plan outcomes, as detailed below, however it should be recognised that we are involved in a range of activities to help deliver the other outcomes detailed within the Council plan.

A Better Future

- Increased, sustainable investment in our economy
- Reduction in the causes and impact of poverty

A Better Council

- People and Organisational Development

A High Performing Council

- Governance and Assurance

Increased, sustainable investment in our economy

Key Outcome 1 – We will work to support investment in the sustainable growth of Renfrewshire's communities

Key Outcome 2 – We will work with partners to contribute to the economic and social regeneration of Renfrewshire

Key Outcome 3 – We will work with partners to ensure people have access to suitable, affordable housing across all tenures.

Key Outcome 4 – We will deliver improvements to the condition of Renfrewshire's housing stock

Key Outcome 5 – We will deliver the Clyde Valley City Deal investment programme

Reduction in the causes and impact of poverty

Key Outcome 6 – We will give homeless people the support they need and we help people from becoming homeless

Key Outcome 7 – We will work to address and manage the impact of welfare reform on rent arrears and tenancy sustainment

People and Organisational Development

Key Outcome 8 – Our service is structured and equipped to meet future challenges and we involve stakeholders in shaping service delivery

Governance and Assurance

Key Outcome 9 – We deliver Best Value and measure and report on our performance

4.5 A Better Future - Increased, sustainable investment in our economy

Key Outcome 1 – We will work to support investment in the sustainable growth of Renfrewshire's communities

- We produced our draft Town Centre Strategy and Action Plans for Erskine, Johnstone, Renfrew, Braehead, and Linwood. We carried out a wide range of consultation with local communities and key stakeholders on all 5 of the draft strategies, including the week long Charrette in Erskine in February 2016.
- The Hillington Park Simplified Planning Zone (SPZ) Scheme was approved by the Planning and Property Policy Board on 26th August 2014 and adopted on 1st October 2014. The Scheme has been operational for more than a year and already it has helped to support development proposals which will deliver over £17 million of investment in the Park. In June 2015 the work relating to the SPZ won the Scottish Award for Quality in Planning.
- The Paisley Town Centre Heritage Asset Strategy picked up two titles at the Placemaking Awards in London in 2015 - recognising the very best planning and regeneration projects from across the whole of the UK. The refurbishment of the Grand Fountain in Fountain Gardens, Paisley won Best Restoration/ Conservation Award at the Museum and Heritage Awards held in London in May 2015. Judges praised the Renfrewshire-Council-led scheme, saying it 'combined painstaking research with clear community outcomes resulting in the greatest reward of all, civic pride'
- The Outline Business Case for the Paisley Museum, the signature project on the Heritage Strategy, was completed and an application to the Heritage Lottery Fund for £15m towards this £56.7m project was submitted. Related projects include progress towards a new £3.7 million Museum Store in Paisley High Street to exhibit more of the Paisley collection for research and education purposes and initial planning for relocation of Paisley's Lending Library to the High Street.

- The Paisley Townscape Heritage Initiative/Conservation Area Regeneration Scheme was delivered. Funded by HLF, Historic Environment Scotland and the Council, this £3.3million heritage led regeneration scheme delivered the restoration of 4 historic buildings, 9 traditional shopfronts and public realm improvements in Causeyside St/Johnston St. A full programme of activity was also delivered in partnership with local schools, community groups and businesses.

Key Outcome 2 – We will work with partners to contribute to the economic and social regeneration of Renfrewshire

- Invest in Renfrewshire continued to deliver successful results with youth unemployment now below the Scottish average for the first time at 1.9%, falling from 10.9% in June 2012 when the programme started. A new ambitious target of achieving full youth employment has been agreed. For the next three years the employability service will concentrate on new approaches to target some of the key poverty indicators for those looking for work including health issues, debt and money management, housing, energy and childcare.
- June 2015 saw the launch of InCube, the Council's retail incubator to support the growth and development of creative retail businesses. InCube provides a programme of support via workshops and speakers and a business accelerator programme has commenced. The first 13 businesses moved in during the summer, and a retail outlet store was opened in Moss Street.
- The Council's events programme continues to develop year on year with visitor numbers growing annually. The Spring/Summer 2015 programme saw the delivery of the first food festival in collaboration with the Camra Beer Festival. The British National Youth Cycle Championship was also held in Paisley in collaboration with local cycle club Johnstone Wheelers. Our biggest ever winter events programme included the Spree, the Halloween Festival held over 2 days, the Christmas Lights Switch on and the Monte Carlo Classic car rally in January 2016. All of these events and activities help to build momentum toward Paisley's UK City of Culture 2021 bid.
- In June 2015 the Council agreed to prepare to take forward a bid for Paisley to become UK City of Culture 2021. Governance structures and staff resources were established and the official launch event took place at Paisley Abbey in November 2015. Work in the early part of this year has focussed on developing a focussed work plan to ensure that the best possible bid can be put forward for Paisley, and on raising public and stakeholder support for the bid.
- Aligned to the City of Culture Bid, a new £500,000 Culture, Heritage and Events fund was approved, with an overwhelming response for the

first funding round in March 2016. This fund will support the development of creative and cultural capacity aligned to the ambitions of the Paisley 2021 bid.

Key Outcome 3 – We will work with partners to ensure people have access to suitable, affordable housing across all tenures.

- We delivered the actions in our existing Local Housing Strategy, including the progression of the regeneration and housing programmes. During 2015/16 there were a total of 132 affordable housing completions. Work is currently on site with a further two new build projects and these will deliver another 108 units which will be completed by the end of summer 2016.
- Work on delivering the regeneration of housing stock in Johnstone Castle made good progress. Sanctuary Scotland were appointed as the development partner for the West End regeneration programme and work is currently ongoing on developing the masterplan for this area. The redevelopment of the former Arnotts building was completed with the handover of 11 flats for sale to their new owners, and agreement was reached with Link Housing Association to acquire the next phase of the development in Smithhills Street for the delivery a mix tenure housing development.
- Housing Services worked closely with the Health and Social Care Partnership to develop a Housing Contribution Statement to accompany the partnership's Strategic Plan.
- We have increased the number of suitable temporary accommodation to mitigate impacts of Welfare Reform, increasing the number of Registered Social Landlord (RSL) units from 7 in 2009/10 to 27.
- We have prepared a new draft Local Housing Strategy (LHS) to cover the period 2016 – 2021 and a summary version of this draft strategy was presented to the Housing and Community Safety Policy Board in January 2016. Following consultation which took place between November 2015 and March 2016, and incorporating feedback from the Scottish Government, our new LHS will be presented to the Housing and Community Safety Policy Board for approval in August 2016.

Key Outcome 4 – We will deliver improvements to the condition of Renfrewshire's housing stock

- In May 2015 we reported on our performance in relation to the Scottish Housing Quality Standard programme. Taking abeyances and exemptions into account, the Council was 100% compliant with SHQS

by the end of March 2015. (84.6% achieved SHQS, 15.4% in abeyance).

- During 2015/16, the Council secured additional investment to contribute to external wall insulation across common blocks and the replacement of redundant district heating. The total combined benefit is approximately £5.3M enabling work to over 700 council properties in mixed tenure blocks and a similar number of owners.

Key Outcome 5 – We will deliver the Clyde Valley City Deal investment programme

- The Strategic Business Cases for Renfrew Riverside & Clyde Waterfront Project, the Glasgow Airport Investment Area Project and the Airport Access Project were approved by Councillors and the City Deal Cabinet. The development of Outline Business Cases for the projects are now being progressed. In August 2015 we commenced the City Deal Working Matters programme – tackling unemployment for those with health related issues.

4.6 A Better Future - Reduction in the causes and impact of poverty

Key Outcome 6 – We will give homeless people the support they need and we help people from becoming homeless

- We now no longer use bed & breakfast for any homeless households - not just those with children , and now carry out a full support assessment for everyone who becomes homeless.
- We were the first Scottish Local Authority to fund a 'Housing First' project, in partnership with Turning Point Scotland, and this has provided intensive support for those homeless applicants in significant need in order that they sustain settled tenancies. The initial success of this project led to an award of £500,000 over 5 years from the Big Lottery Fund, to allow more homeless applicants to benefit - the first 10 homeless people assisted via this project had previously made over 60 separate homeless applications between them over the years.
- A new 'Foundations First' project has been launched by Shelter Scotland in Renfrewshire to help families in housing need to avoid homelessness. Funded from the STV Appeal / Hunter Foundation, the project will support around 300 families in housing need each year.
- Membership of the multi-agency Renfrewshire Homeless Partnership continues to grow and plays a key role in monitoring and tackling homelessness, as well as sharing information and practice between

local and national partners, and we are proud that the average length of time to complete our duty towards those who are homeless in Renfrewshire (the average length of time that homeless applicants have to wait until their case is resolved) remains one of the lowest in Scotland.

- The new Local Housing Strategy, currently under development, contains a number of high level outcomes specifically relating to homelessness. A separate homelessness operational action plan is currently being developed and will be monitored by the Renfrewshire Homelessness Partnership.

Key Outcome 7 – We will work to address and manage the impact of welfare reform on rent arrears and tenancy sustainment

- Rent collection improved during 2015/16 with a small reduction in current tenant arrears of £8,650 being achieved, despite the continuing roll out of Universal Credit. The average numbers of days to let a property also improved and rent loss for vacant properties reduced by almost £60k over the same period to £856k. While these results are encouraging and continue the improvements achieved over the last few years, work will continue to ensure that the impact of Welfare Reform on rent arrears and tenancy sustainment is controlled and mitigated as much as possible.

4.7 **A Better Council - People and Organisational Development**

Key Outcome 8 – Our service is structured and equipped to meet future challenges and we involve stakeholders in shaping service delivery

- A new management structure was implemented to reflect the delivery of the Council's priority areas with a renewed focus on Regeneration, Economic Development and delivery of the City Deal programme and City of Culture Bid, as well as the delivery of the Planning and Housing Service.
- We implemented the recommendations from the Sheltered Housing Review and the revised arrangements were implemented on 1st August 2015.
- Tenants continued to be involved in assessment of housing services through the Quality Circle inspection process, and through our participation in Stepping up to Scrutiny.
- We will implement changes contained in Housing (Scotland) Act 2014. We have informed tenants of the end of the Right to Buy as outlined in the Act through the tenant's newsletter 'The Peoples News'. We are still awaiting regulations and guidance from the Scottish Government on the other aspects of the Act which impact on local authorities.

- We have implemented recommendations from the external Reviews of Older Persons' Housing in Renfrewshire. A number of actions have already been implemented, whilst the remaining actions will be taken forward through the new Local Housing Strategy action plan which will be presented to the Housing and Community Safety Policy Board in August 2016.

4.8 **A High Performing Council - Governance and Assurance**

Key Outcome 9 – We deliver Best Value and measure and report on our performance

- Renfrewshire Council submitted the Annual Return on the Charter (ARC) to the Scottish Housing Regulator in May 2015. In June 2015, the Scottish Housing Regulator published its Risk Assessment Summary Outcome for local authorities, Renfrewshire Council is one of nine local authorities where the Regulator has sufficient assurance about performance and will monitor the delivery of housing and homelessness services through the ARC. In October we produced our Tenant Report on the Charter following consultation with tenant representatives. A copy of this was provided to each of our tenants.
 - A tenant satisfaction survey was carried out with approximately 1,300 tenants in Autumn/Winter 2015 and the results were presented to the Housing and Community Safety Policy Board in March 2016. This survey enables us to benchmark performance against other landlords and will be used in this year's ARC return to the Scottish Housing Regulator in May 2016.
 - The fourth Renfrewshire Planning Performance Framework was submitted to the Scottish Government on the 31 July 2015. The PPF requires the Council to demonstrate continuous improvement, providing an explanation in support of our performance. This is evidenced through selected case studies including the introduction of the Hillington Business Park Simplified Planning Zone, the Simplified Planning Zone—Renfrew Town Centre and Development Management Processes.
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5. Progress against service scorecard

- 5.1. A service scorecard of performance indicators (PI's) is given in Appendix 2. Generally the scorecard shows an improving performance picture.

The number of days taken to re-let our properties improved for the fourth consecutive year to 42 days (from 63 days in 2012/13) and the percentage of rent collected as a percentage of total rent due exceeded the target of 95% and for 2015/16 was 100.02%.

However the percentage of complaints closed at investigation stage within 20 working days was 59%. Complaint performance will be closely monitored and regularly reviewed at senior management team meetings to ensure this figure improves during 2016/17.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community Planning** – The Service Improvement Plan takes account of the themes, actions, outcomes and targets set out in the Council Plan and Community Plan.
4. **Legal** - None.
5. **Property/Assets** – Measures are set out in this Service Improvement Plan which deal with the management of Development and Housing Services housing assets.
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** – None
9. **Procurement** – None
10. **Risk** – None

11. Privacy Impact - None

List of Background Papers

- (a) Background Paper 1
Report by the Director of Development and Housing Services to the Planning and Property Policy Board entitled, 'Service Improvement Plan 2015/16 to 2017/18', agenda item 3(a) on 12th May 2015.
- (b) Background Paper 2
Report by the Director of Development and Housing Services to the Planning and Property Policy Board entitled, 'Service Improvement Plan Monitoring Report', agenda item 10 on 10th November 2015.

The foregoing background papers will be retained within Development and Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Douglas Morrison, Service Review and Development Officer, 0141 618 6263, douglas.morrison@renfrewshire.gov.uk

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Appendix 1. Development and Housing Services - Strategic Improvement Actions

A Better Future – Increased, sustainable investment in our economy			
Key Outcome 1 – We will work to support investment in the sustainable growth of Renfrewshire's communities			
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress
1.1 Implement Local Development Plan (LDP)	Jobs and the Economy	2014 - 2019	<p>City Deal – The adopted Renfrewshire Local Development Plan has provided the framework for the strategic business cases that have been prepared for Renfrewshire's City Deal projects.</p> <p>Simplified Planning Zones (SPZ) – The first Simplified Planning Zone in Scotland for over 20 years has been prepared and successfully implemented at Hillington Business Park. The Renfrewshire Local Development Plan Action Programme identified an action to 'Investigate the potential of implementing a Simplified Planning Zone' and this was successfully delivered working with Glasgow City Council and the owners of Hillington Business Park. Building on and learning from the implementation of the SPZ at Hillington, a pilot Town Centre SPZ has also been established in Renfrew Town Centre aiming to deliver on the Scottish Government's Town Centre First approach.</p> <p>Planning Advice Notes - have been prepared providing design guidance for new developments in Renfrewshire. Renfrewshire's Places sets out good examples of place making along with design considerations to achieve high quality design in new residential proposals.</p> <p>Investment – The Renfrewshire Local Development Plan set out the policy framework to secure investment at Braehead. It will facilitate the delivery of a master plan which will diversify the centre's offer, enhancing the range of retail, commercial and leisure uses as well as strengthening the quality of the place, improving accessibility, enhancing the public realm and building upon the successful economic and regeneration element of Braehead.</p> <p>Housing – The Renfrewshire Local Development Plan has helped facilitate the right housing in the right locations with over 470 new homes been completed in 2014/2015.</p> <p>In August 2015, the Planning and Property Policy Board approved the Renfrewshire Development Plan Scheme and Participation Statement which sets out the programme for preparing and reviewing the Local Development Plan.</p>
1.2 Develop and adopt Centre Strategy and Action Plans	Jobs and the Economy	Nov. 2015	<p>We produced our draft Centre Strategy and Action Plans for Erskine, Johnstone, Renfrew, Braehead, and Linwood by November 2015.</p> <p>We carried out a wide range of consultation with local communities and key stakeholders on all 5 of the draft strategies, including the week long Charrette in Erskine in February 2016.</p>

			Taking account of the representations and comments made during the consultation, the Finalised Centre Strategies and Action Plans for the 5 town centres will be presented to the Planning and Property Policy Board by August 2016.
1.3 Deliver Paisley THI/CARS project	Jobs and the Economy	March 2016	<p>The THI/CARS is funded from HLF, Historic Scotland, the Council and a contribution from private property owners for 3rd party grants. The scheme is now in its final year, and by its conclusion in June 2016 will have delivered the following:</p> <ul style="list-style-type: none"> • Building Repairs – includes restoration of Paisley Arts Centre and 43 Causeyside Street completed. 41 Causeyside Street will be completed in April 2016. • Shop front Restoration – nine shop fronts completed in Causeyside Street • Bringing Historic Floor space back into use – restoration of 4-6 Forbes Place into 8 one bed flats to be completed by the end of June 2016. • Public Realm Work – works complete on time and within budget • Complementary Initiatives – included delivery of the Activity & Training Plan. Majority of the programme of activities has been delivered in partnerships with Arts & Museums, UWS and West College Scotland <p>Celebration Event to mark the end of the THI/CARS project was held on February 27th 2016</p>
1.4 Implement the Paisley Town Centre Heritage Asset Strategy	Jobs and the Economy	2021	<p>During 2015/16, we have delivered the following:</p> <ul style="list-style-type: none"> • Commencement of the OBC for the Paisley Museum and for Gallery extension and refurbishment; Applications for funding were submitted to Heritage Lottery Fund (HLF) and Historic Environment Scotland • Commencement of the design process for the relocation of the museum stores; • Completion of programme of surveys, appointment of main contractor and start of construction works starting in February 2016 for the £5m restoration of the iconic Russell Institute • The launch of the Invest in Renfrewshire Business Incubator, InCube (see action 2.1); • Appointment of the team, development and submission of stage 2 Heritage Lottery Fund bid for Townscape Heritage funding • A further two OECD events were held focussed on maximising benefits from economic regeneration and “Planning for Legacy”. • Delivery of the Town Centre and Events Programme for 2015/16 (see action 2.2); • Commissioning of fundraising and sponsorship resources to support the museum project and the wider capital and events programme. • Restoration of carved stone work around Dunn Square as part of the stage 1 Townscape Heritage Project. • In January 2016 approval was granted to enter into a lease of the lower ground floor store at 7 High Street, Paisley for the purpose of establishing a publicly accessible Museum Store <p>*The Organisation for Economic Development (OECD) has been engaged to assist the council to explore best practice in heritage and cultural led regeneration from across Europe including an examination by an international peer group.</p>
1.5 Deliver Green Networks	A Greener Renfrewshire	March 2016	<p>Between April 2015 and March 2016 the following projects were progressed:</p> <ul style="list-style-type: none"> • Crosslee Park Improvements – we completed the improvement works between January and March 2016

investment		<ul style="list-style-type: none"> • Simple Trail Heritage Project – now in final phase of delivery and will be completed by the end of May 2016 • Core Path and Access projects – ad hoc small scale path improvement works • Renfrewshire stalled spaced - we have secured funding from SG and the project is being delivered by community resources • Biomass Renfrewshire Study – funding has been secured through Central Scotland Green Network and a consultant has carried out a feasibility study • Air Ambulance Memorial – we have secured LAC and external funding and have appointing contractors and works will be completed by May 2016. • Linwood Community Woodland Project – this project was completed in summer 2015.
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A Better Future – Increased, sustainable investment in our economy

Key Outcome 2 – We will work with partners to contribute to the economic and social regeneration of Renfrewshire

Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress
2.1 Deliver the Invest in Renfrewshire programme	Jobs and the Economy	March 2016	<p>Since April 2015, 170 new paid posts have been created and 78 local businesses have signed up to the Invest in Renfrewshire initiative. In addition, 1,509 unemployed people have registered and received support from the Invest in Renfrewshire employability service. During 2015/16;</p> <ul style="list-style-type: none"> • JUNE – Second Year of the Invest in Renfrewshire Celebrating Success Awards was held in Renfrew. • JUNE – The annual Invest in Renfrewshire Partnership Conference was held in Renfrew. • JULY– The first 13 businesses moved into InCube and the programme of support via workshops, speakers and a business accelerator programme has commenced. • AUGUST - The working matters employability programme went live and referrals are now coming through and the Economic Development Team are leading the progression of the Youth Guarantee for the City Region • OCTOBER - The retail space and training academy opened in October 2015 • NOVEMBER - InCube was significantly involved in a new programme of events and workshops planned by Invest in Renfrewshire as part of a pilot “Global Entrepreneurship Week” • JANUARY 2016 – We reached the milestone of creating the 1,000th new job as a direct outcome from the Invest in Renfrewshire Programme • MARCH 2016 – Two new Development posts joined the service to form part of a new Community Economic Development Team working to develop new services and projects and to bring in funding at a community level. • MARCH 2016 - The competition for the July 2016 intake to InCube was launched <p>Since the launch of Invest in Renfrewshire in 2012, 1,027 new paid posts have been created, 849 local businesses have signed up to the Invest in Renfrewshire initiative, £770,000 worth of grant support has been provided through the Retail Improvement Scheme and 13 Social Enterprise Grants worth over £55,000 have been awarded.</p>

2.2 Town Centre and Events Programme	Jobs and the Economy	April 2016	<p>Between April 2015 and March 2016, the following events were organised and delivered by Development and Housing Services;</p> <ul style="list-style-type: none"> • APRIL – Paisley Beer and Food Festival • MAY – Street Velodrome • JUNE/ JULY – Mission Discovery • JULY – National Youth Circuit Race Championships • JULY – Sma' shot day • JULY – Paisley Pipe Band Championship • AUGUST – Fire Engine Rally (Johnstone) • SEPTEMBER – Doors Open Day • SEPTEMBER – Bring it all home • OCTOBER – the Spree • OCTOBER - the Halloween Festival held over 2 days • NOVEMBER – Fireworks display • NOVEMBER - the Christmas Lights Switch on in Paisley, Renfrew and Johnstone • JANUARY 2016 - the Monte Carlo Classic car rally <p>All of these events and activities help to build momentum for Paisley's UK City of Culture 2021 bid.</p>
2.3 Deliver Renfrewshire Tourism Framework and Action Plan	Jobs and the Economy	2017	<ul style="list-style-type: none"> • Spring 2015 –Autumn 2015 – Building our knowledge of baseline information and tourism intelligence - Asset Mapping/Market Research/ Visitor Profiling – We Have established with Visit Scotland and members of the SLAED Tourism Group: <ul style="list-style-type: none"> • The best sources of baseline information and tourism intelligence • A database of suitable consultants and sample briefs. • 2015/16 – Events and Festival Development – (See Action 2.2) • Spring 2015 – Autumn 2017 – Tourism Product Development - Development of an Outline Business Case for the Extension to Paisley Museum and Art Galleries – was finalised in late 2015. • We are working with Paisley Threadmill Museum on relocation and improvement- with a target date of spring 2016. • Discussions are underway towards the development of a Greater Renfrewshire Outdoors Marketing Strategy with Inverclyde and East Renfrewshire Councils. • CRN Heritage Tourism Sub Group meets monthly to develop opportunities to integrate and cross market Tourism Heritage Assets of similar interest.

2.4 LEADER Programme 2014/20	Jobs and the Economy	2020	<p>A revised Local Development Strategy and Business Plan have been developed. A local action group has been formed covering the three local authority areas (Renfrewshire, Inverclyde and East Renfrewshire) and an allocation of grant has been confirmed as £2,324,196.</p> <p>Renfrewshire Council has accepted the role of accountable body and returned the Service Level Agreement (SLA) paperwork to Scottish Government. The SLA was signed off by the Minister on 30th December 2015.</p> <p>The programme for applications for the new LEADER programme opened in April 2016.</p>
2.5 European Structural Fund (ESF) programme 2014/20	Jobs and the Economy	2020	<p>There are four confirmed applications for the 2014-20 programmes.</p> <p>BUSINESS DEVELOPMENT - A 'Growing Businesses in Renfrewshire' operational application has now been submitted requesting ERDF grant of £356,400 in the period 2016-2018, and a further grant of £28,294 for compliance in the same period.</p> <p>YOUTH EMPLOYMENT INITIATIVE – A grant offer of £5,030,253, payable over the financial years 2015 to 2018 has been accepted for the 'Invest in Renfrewshire Youth Employment Initiative'.</p> <p>SOCIAL INCLUSION AND POVERTY - Operational applications have just been approved for support services £262,172, for Project Search £65,782 and for compliance £63,211 – a total grant of £391,165 for the period 2015 to 2018.</p> <p>EMPLOYABILITY PIPELINE – Operational applications have just been approved for Pipeline Employability delivery £1,480,369 and for management and compliance £207,000 for the period 2015 to 2018.</p>

A Better Future – Increased, sustainable investment in our economy

Key Outcome 3 – We will work with partners to ensure people have access to suitable, affordable housing across all tenures.

Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress
3.1 Deliver actions within Local Housing Strategy (LHS)	Community Care, Health and Wellbeing. Jobs and the Economy	May 2016	<p>A refreshed Housing Needs and Demand Assessment (HNDA) was completed by the Glasgow Clyde Valley Strategic Development Planning authority of which Renfrewshire is one of the 8 constituent authorities. A follow up study was commissioned and completed and the results of both studies will help inform the new LHS and LDP.</p> <p>Regeneration and housing programmes progressed through the SHIP (see action 3.3 below) - 132 affordable housing completions 15/16</p>

			<p>Housing Services worked closely with the Health and Social Care Partnership to develop a Housing Contribution Statement to accompany the partnership's Strategic Plan. This describes the key role which housing services have in supporting people to live longer in their own community.</p> <p>We have increased the number of suitable temporary accommodation to mitigate impacts of Welfare Reform, increasing the number of Registered Social Landlord (RSL) units from 7 in 2009/10 to 27. Work is ongoing with 4 local RSL's to develop a common allocation policy.</p>
3.2 Develop new Local Housing Strategy (LHS)	Community Care, Health and Wellbeing Jobs and the Economy	June 2016	<p>We have prepared a new draft Local Housing Strategy (LHS) to cover the period 2016 – 2021 and a summary version of this draft strategy was presented to the Housing and Community Safety Policy Board in January 2016.</p> <p>Consultation on the Draft LHS took place between November 2015 and March 2016 with representations sought from a wide range of partners and the public to provide feedback on the strategy's outcomes and proposed actions.</p> <p>Following this, and incorporating feedback from the Scottish Government, our new LHS will be presented to the Housing and Community Safety Policy Board for approval in August 2016.</p>
3.3 Deliver Strategic Housing Investment Plan (SHIP)	Jobs and the Economy	2019/20	<p>The current SHIP covers the five year period 2015/16 to 2019/20. The following new build projects were completed during 2015/16;</p> <ul style="list-style-type: none"> • Arnotts, 31 units were completed in July 2015 (Link Housing Association) • Shortroods, 86 units, Development complete early Autumn 2015 (Sanctuary Housing Association) • Braille Crescent (Phase II), 15 units, Site started July 2015 with completion in March 2016 (Sanctuary Housing) <p>Work is currently on site with a further two new build projects;</p> <ul style="list-style-type: none"> • Thrushcraigs, 70 units. Site started January 2015 with estimated completion in summer 2016 (Link Housing) • Cotton Street (Phase II), 38 units, Site started April 2015 with estimated completion late August 2016 (Link Housing Association) <p>The new SHIP for the period 2016/17 to 2020/21 will be presented to the Housing and Community Safety Policy Board in August 2016. The SHIP will include a number of new sites to be determined in consultation with partners, as well as sites which are currently being progressed.</p>
3.4 Progress housing regeneration programmes	Jobs and the Economy	2017	<p>Good progress is being made in the delivery of the regeneration investment in Johnstone Castle, with the rehousing of existing tenants on a phased basis, including the acquisition of privately owned properties. We remain on target for the first phase of new build Council properties in Johnstone Castle to begin on site in early 2017.</p> <p>Officers are also working in partnership with Sanctuary Scotland housing association to develop and deliver ambitious regeneration plans for the West End of Paisley.</p>

A Better Future – Increased, sustainable investment in our economy				
Key Outcome 4 – We will deliver improvements to the condition of Renfrewshire's housing stock				
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress	
4.1 Ensure the Council's housing stock meets SHQS.	A Greener Renfrewshire	April 2015	Following completion of the SHQS programme which ensured housing stock was compliant at 31 st March 2015, the stock must now be maintained at that standard. The number of improvements has reduced significantly from pre 2015 levels given the volumes that were completed prior to 2015, however, there is still the requirement to tackle properties where works were previously refused by tenants who are now allowing access or where the property becomes void and the SHQS upgrading can be accommodated with any general repairs prior to relet. During 2015/16 internal improvement works have been carried out in approximately 450 tenanted properties and 360 void properties.	
4.2 Deliver Private Sector Housing Investment Programme	Community Care, Health and Wellbeing.	March 2016	The Housing and Community Safety Policy Board approved the Private Sector Housing Grant Investment Programme for 2015/16 – 2017/18 in March 2015. An update of the programme requirements for 2016/17 to support owner participation on a range of programmes and includes carry forward of grant support for remaining owners who are due to be sent invoices for their share of costs associated with the now completed Scottish Housing Quality Standard (SHQS) programme was approved by the Housing and Community Safety Policy Board in March 2016.	
4.3 Implement revised Housing Asset Management Strategy	A Greener Renfrewshire	December 2015	Work is underway to assess future stock requirements taking account of the outputs of the Housing Needs and Demand Assessment. Following the conclusion of this exercise, a revised Housing Asset Management strategy will be developed which will set out proposals to ensure the housing stock continues to meet the required regulatory standards and address the delivery of the new Energy Efficiency Standard for Social Housing (EESH). The strategy will take account of the impact of proposed regeneration strategies and potential stock re-provisioning on the asset base.	
4.4 Implement Housing Capital Investment Plan 2015/16 to 2017/18	A Greener Renfrewshire	2018	The Housing Capital Investment Plan 2016/17 to 2017/18 was approved by the Council in February 2016. This included continuing with a range of programmes including replacement kitchens and bathrooms, rewiring upgrades, heating replacements and external improvements. In addition for 2016/17 the Council has been awarded £1.185M under the Scottish Government HEEPS:ABS programme which will be utilised to continue the external wall insulation programme across common blocks.	

A Better Future – Increased, sustainable investment in our economy				
Key Outcome 5 – We will deliver the Clyde Valley City Deal investment programme				
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress	
5.1 Deliver Glasgow and Clyde Valley City Deal programme	Jobs and the Economy	2034	The Strategic Business Cases for Renfrew Riverside & Clyde Waterfront Project, the Glasgow Airport Investment Area Project and the Airport Access Project have all now been approved by Councillors and the City Deal Cabinet.	
			Lead Consultants have been appointed for Glasgow Airport Investment Zone and Clyde Waterfront / Renfrew Riverside projects and they will work on options appraisals to develop the details of the project for the outline business case. Consultancy support has been procured to assist in delivering the outline business case for the Airport Access Project.	
			In August 2015 we commenced the City Deal Working Matters programme – tackling unemployment for those with health related issues.	
A Better Future – Reduction in the causes and impact of poverty				
Key Outcome 6 – We will give homeless people the support they need and we help people from becoming homeless				
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress	
6.1 Review existing homelessness strategy and incorporate high level outcomes within the new Local Housing Strategy 2015 -2021.	A Greener Renfrewshire	May 2016	The new Local Housing Strategy, currently under development, contains a number of high level outcomes specifically relating to homelessness (see action 3.2). A separate homelessness operational action plan is currently being developed and will be monitored by the Renfrewshire Homelessness Partnership.	

A Better Future – Reduction in the causes and impact of poverty

Key Outcome 7 – We will work to address and manage the impact of welfare reform on rent arrears and tenancy sustainment

Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress
7.1 Contribute to Welfare Reform corporate group	Children and Young People	March 2016	<p>We have continued to support tenants impacted by under occupancy and the benefit cap.</p> <p>In June 2015 the UK Government's roll out of its new benefit, Universal Credit (UC), was extended to Renfrewshire. Although in these early days the number of tenants affected by UC is relatively low, as of 3 April 2016, 214 tenants are in receipt of UC.</p> <p>We continue to strengthen relationships with tenants, internal colleagues and DWP to make sure that communications are effective and contacts are targeted: to maximise income for customers impacted by the benefit changes, and protect rental income as far as possible as the roll out progresses and numbers of tenants in receipt of the new Universal Credit increases.</p> <p>The Housing team continue to consolidate processes locally related to Universal Credit, including links with DWP and money advice and employability services for the benefit of affected tenants.</p> <p>Housing Services will continue to contribute to the work associated with the Tackling Poverty action plan and related work streams of the corporate Welfare Reform programme; to maximise opportunities that arise to continue external funding in partnership for the benefit of Renfrewshire tenants and residents.</p>






A Better Council – People and organisational Development				
Key Outcome 8 – Our service is structured and equipped to meet future challenges and we involve stakeholders in shaping service delivery				
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress	
8.1 Implement changes to Development & Housing Services structure	Council action with no direct linkage to Community Plan	March 2016	<p>The revised Senior Management Team is now in place. This is made up of</p> <ul style="list-style-type: none"> • Head of Planning and Housing Services • Head of Regeneration • City Deal Project Director • UK City of Culture 2021 Project Director <p>Revised structures to teams below this level have also been implemented, to enable us to better focus on delivering against the council's regeneration, employability and economic development priorities, as well as fulfilling the Council's role as landlord to its tenants and performing its statutory planning function.</p>	
8.2 Implement changes contained in Housing (Scotland) Act 2014	Council action with no direct linkage to Community Plan	Subject to Scottish Gov. Guidance	We have informed tenants of the end of the Right to Buy as outlined in the Act through the tenant's newsletter 'The Peoples News'. We are still awaiting regulations and guidance from the Scottish Government on the other aspects of the Act which impact on local authorities.	
8.3 Implement Sheltered Housing Review recommendations	Community Care, Health and Wellbeing	June 2015	This action is complete and the revised arrangements were implemented on 1 st August 2015.	
8.4 Implement recommendations from external Reviews of Older Persons' Housing in Renfrewshire	Community Care, Health and Wellbeing	March 2016	A number of actions have already been implemented, whilst the remaining actions will be taken forward through the new Local Housing Strategy action plan which is being presented to the Housing and Community Safety Policy Board in August 2016.	
8.5 Implement 2013 - 2015 Corporate Workforce and	Council action with no direct linkage to Community	March 2016	As well as access to courses through the internal training calendar over the last year various staff groups have had opportunities for other training, including	


Organisational Strategy Action Plan.	Plan		<ul style="list-style-type: none"> • Risk Management - what risk management means for managers in the local authority context • Better Working Toolkit Taster Sessions - for employees with responsibility for, or interest in, applying change tools and techniques to improve ways of working • Introduction to Governance in Local Government by Head of Corporate Governance - primarily for new employees but the invite is extended to all employees to update on governance, authorisation, delegation etc
8.6 Continue to implement and monitor the impact of policies and activities aimed at reducing staff absence levels.	Council action with no direct linkage to Community Plan	March 2016	An electronic Absence Management System has been introduced to assist managers in supporting attendance.

High Performing Council – Governance and Assurance			
Key Outcome 9 – We deliver Best Value and measure and report on our performance			
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress
9.1 Implement Risk Management Plan	Council action with no direct linkage to Community Plan	April 2016	<p>In keeping with 'Risk Matters', the council's risk management strategy, a midyear progress report on the management of the services' risks was presented to the Housing and Community Safety Policy Board in November 2015.</p> <p>Year end progress will be presented to board as part of the new Risk Management Plan in May 2016.</p> <p>100% of actions contained within the Risk Management Plan were completed within timescale.</p>
9.2 Submit Annual Return on the Charter to Scottish Housing Regulator	Council action with no direct linkage to Community	March 2016	<p>Renfrewshire Council submitted the Annual Return on the Charter (ARC) to the Scottish Housing Regulator in May 2015.</p> <p>In June 2015, the Scottish Housing Regulator published its Risk Assessment Summary Outcome for local authorities,</p>

(SHR) and report back to stakeholders	Plan	<p>Renfrewshire Council is one of nine local authorities where the Regulator has sufficient assurance about performance and will monitor the delivery of housing and homelessness services through the ARC.</p> <p>A report was presented to the Housing and Community Safety (HACS) board in August 2015 outlining performance against the Charter indicators, highlighting both improved performance and also areas which require further improvement</p> <p>In October we produced our Tenant Report on the Charter following consultation with tenant representatives. A copy of this was provided to each of our tenants.</p> <p>A six monthly update report, outlining performance in the first half of 2015/16 was presented to the HACS board in November 2015.</p> <p>A tenant satisfaction survey was carried out with approximately 1,300 tenants in Autumn/Winter 2015 and the results were presented to the HACS board in March 2016. This survey enables us to benchmark performance against other landlords and will be used in our ARC return to the Scottish Housing Regulator in May 2016.</p> <p>The fourth Renfrewshire Planning Performance Framework was submitted to the Scottish Government on the 31 July 2015.</p>
9.3 Produce Planning Performance Framework (PPF) for 2015	Council action with no direct linkage to Community Plan	<p>The PPF requires the Council to demonstrate continuous improvement, providing an explanation in support of our performance. This is evidenced through selected case studies including the introduction of the Hillington Business Park Simplified Planning Zone, the Simplified Planning Zone—Renfrew Town Centre and Development Management Processes.</p> <p>The PPF demonstrates an intention to continually improve the Planning Service, and demonstrates the commitment to investing in Renfrewshire through an 'open for business' approach, encouraging sustainable development and positive engagement with customers and stakeholders.</p> <p>We received a scorecard from the Scottish Government commenting on the Planning Performance Framework in October 2015, and work is currently ongoing to produce the PPF for 2016.</p>
9.4 Deliver revenue efficiency savings in line with agreed targets	Council action with no direct linkage to Community Plan	<p>Revenue savings targets agreed for Financial Year 2015/16 have been achieved.</p>

Appendix 2 – Performance Indicators

PI Status	
	Alert
	Warning
	OK
	Unknown
	Data Only



Name Theme 01: A Better Future									
Key Outcome 1 - We will work to support investment in the sustainable growth of Renfrewshire's communities									
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13	2013/14	2014/15	2015/16	2015/16	2016/17	2017/18
			Value	Value	Value	Value	Target	Target	Target
SOA13DH.01	Reduction on the level of vacant and derelict land sites.		175	174	168	*	Data Only	Data Only	Data Only

*The Vacant and derelict land site survey will take place in summer 2016



Name Theme 01: A Better Future												
Key Outcome 2 - We will work with partners to contribute to the economic and social regeneration of Renfrewshire												
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13 Value	2013/14 Value	2014/15 Value	2015/16 Value	2015/16 Target	2016/17 Target	2017/18 Target			
DHS.EMP.01	Number of unemployed people being supported through Renfrewshire's Employability Programmes.		2,001	2,294	1,462	1,509*	1,500					
DHS.EMP.02	Number of people supported into work through Renfrewshire's Employability Programmes.		376	929	629	500*	750					
DHS.EMP.03	Number of people supported, sustained in work at 6 Months through Renfrewshire's Employability Programme		48	310	475	**	300					
DHS.EMP.04	Number of new companies signed up to the 'Invest in Renfrewshire'		266	337	156	78*	75					
DHS.EMP.05	Number of new companies supported to create new and additional jobs		85	305	111	105*	Data Only					
DHS.EMP.06	Number of new people employed through wage subsidy support (includes graduates and traineeships)		81	382	394	170*	180					
DHS.EMP.07	Number of new companies supported to grow their business (through development and training grants and business loans)		48	141	82	97*	Data Only					
DHS.EMP.08	Number of new businesses start ups in Renfrewshire with Business Gateway Support		343	330	311	255*	305					

*The figures recorded here are up to the end of February 2016. Figures for year end position to end of March 2016 currently being calculated.


** This figure is being compliance checked and is not currently available.




Name Theme 01: A Better Future											
Key Outcome 3 - We will work with partners to ensure people have access to suitable, affordable housing across all tenures											
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13 Value	2013/14 Value	2014/15 Value	2015/16 Value	2015/16 Target	2016/17 Target	2017/18 Target		
HPSP01	Affordable housing completions		175	196	56	132	150	*	*		
SOA10.10a	Rate of new house building (new private housing supply through new build and conversion)		276	343	467	580	745	*	*		

*New supply targets for coming years will be set out in the new Local Housing Strategy.

Name Theme 01: A Better Future											
Key Outcome 4 - We will deliver improvements to the condition of Renfrewshire's housing stock											
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13 Value	2013/14 Value	2014/15 Value	2015/16 Value	2015/16 Target	2016/17 Target	2017/18 Target		
HPBS14b1	Number of PSHG awarded to disabled tenants to adapt private homes		122	123	109	108	Data Only	Data Only	Data Only		
HPCHARTER08	Percentage of properties at or above the appropriate NHER (National Home Energy Rating) or SAP (Standard Assessment Procedure) ratings specified in element 35 of the SHQS, as at 31 March each year.		N/A	85.07%	97.35%	98.5%	100%	100%	100%		
HPCMT13a	% of Council housing stock which meets the Scottish Housing Quality Standard		32.3%	62.1%	100%	100%**	100%	100%	100%		

**Taking abeyances into account, the Council was 100% compliant with SHQS by the end of March 2016. (85.83% achieved SHQS, 14.17% in abeyance).

Name Theme 01: A Better Future											
Key Outcome 6 - We will give homeless people the support they need and we help people from becoming homeless											
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13 Value	2013/14 Value	2014/15 Value	2015/16 Value	2015/16 Target	2016/17 Target	2017/18 Target		
HPCMT05	Average time from client presenting themselves as homeless to completion of duty (number of weeks)		19.8	20.5	18.4	19.9	21	19	19		










Name Theme 01: A Better Future											
Key Outcome 7 - We will work to address and manage the impact of welfare reform on rent arrears and tenancy sustainment											
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13 Value	2013/14 Value	2014/15 Value	2015/16 Value	2015/16 Target	2016/17 Target	2017/18 Target		
DHSSIP03	Amount of arrears accrued due to impact of Bedroom Tax		N/A	£105,844.00	£0*	£0*	Data Only	Data Only	Data Only		
HPCHARTER30	Rent collected as percentage of total rent due in the reporting year.		100.5%	99.5%	100.2%	100.02%	95%	91.5%	91.5%		
HPCHARTER31	Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.		5.8%	5.6%	6.3%	6.01%	8%	10%	12%		

*Bedroom Tax arrears funded through DHP or written off

Name - Theme 02: A Better Council											
Key Outcome 8 - Our service is structured and equipped to meet future challenges and we involve stakeholders in shaping service delivery											
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13 Value	2013/14 Value	2014/15 Value	2015/16 Value	2015/16 Target	2016/17 Target	2017/18 Target		
DHSSIP05	DHS employees having completed IDPs (Percentage)		N/A	78.1%	81.9%	**	95%	95%	95%		
DHSSIP06	% of days lost due to sickness absence		N/A	3.1%	3.6%	***	4.9%	4.9%	4.9%		

** The annual collection of IDP figures across the department is taking place during May 2016

*** During 2015/16 this method for calculating sickness absence stopped. The indicator in the new SIP for Sickness absence records the average **number of days** lost per employee.

Name - Theme 03: A High Performing Council												
Key Outcome 9 - We deliver Best Value and measure and report on our performance												
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13	2013/14	2014/15	2015/16	2015/16	2016/17	2017/18			
			Value	Value	Value	Value	Target	Target	Target			
HPCMT07 %	Overall Repairs Completed Within Target		88.1%	93.8%	92.8%	93.6%	95%	95%	95%			
HPCHARTER12	Average length of time taken to complete non emergency repairs (days)		9.2	8.5	8.5	8.4	15	15	15			
DHS.SPSO.03a	Percentage of complaints closed at the frontline resolution stage within 5 working days		N/A	94.9%	98%	93%	Data Only	Data Only	Data Only			
DHS.SPSO.03b	Percentage of complaints closed at investigation stage within 20 working days		N/A	94.9%	97%	59%	Data Only	Data Only	Data Only			
HPCHARTER13	% of reactive repairs carried out in the last year completed right first time		92%	87.8%	87.5%	90.8%	91%	92%	92%			
HPCHARTER34	% of rent loss due to voids		3.1%	2.57%	2.03%	1.86%	2.0%	1.9%	1.8%			
HPCHARTER35	Average length of time taken to re-let properties in the last year		63	56	44	42	42	40	35			
PT.DS.PPF.CMT01	Average Time for processing Planning Applications (Householder)		7.8	6.9	7.2	*	Data Only	Data Only	Data Only			
PT.DS.PPF.CMT02	Average Time for processing Planning Applications (Non Householder)		11.2	8.7	8.3	*	Data Only	Data Only	Data Only			
PT.DS.PPF.CMT03	Average Time for processing Planning Applications (Major)		36.6	12	10.1	*	Data Only	Data Only	Data Only			

* Quarter 4 figures have been submitted to the Scottish Government – summary analysis normally available mid May

Prospective Planning Application

Reference No. 16/0219/NO



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley North West

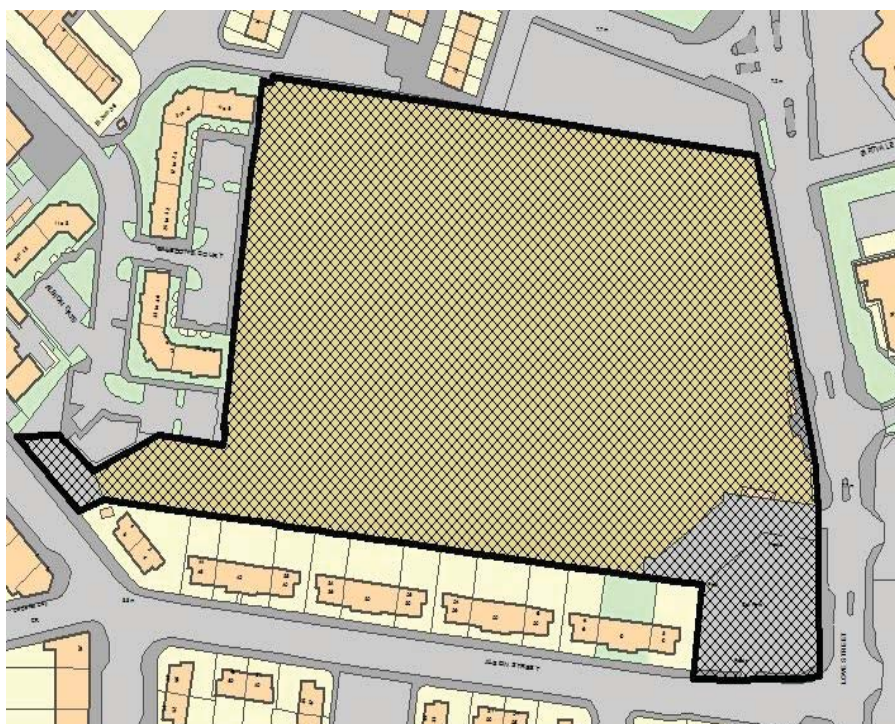
Prospective Applicant

SC TS Scotland Ltd
c/o London & Scottish
Investments
8 Elmbank Gardens
Glasgow
G2 4NQ

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: FORMER FOOTBALL GROUND, LOVE STREET,
PAISLEY, PA3 2EA



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RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan as being covered by Policy P1 'Renfrewshire's Places', which presumes in favour of the continuance of the built form; and where development should be compatible and complementary to existing uses.
- The form of development will require to respect the density and character prevailing in the surrounding urban area.
- Traffic, parking, access and related matters will require to demonstrate compliance with the Supplementary Planning Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated in terms of sewerage, drainage, remediation etc and that an acceptable level of residential amenity can be achieved.
- The site has previously been the subject of an approval for a major retail development which did not proceed.

Site Description and Proposal

The site comprises the former stadium of St Mirren Football Club, extending to approximately 3.1ha. Surrounding the site presently to the north, south and west are residential properties with commercial uses to the east.

It is proposed to develop the site for residential purposes. Although an exact number has yet to be specified at this time by the applicant, the site has the potential to accommodate in the region of 60 units.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as land within Renfrewshire's Housing Land Supply and is covered by Policy P1 'Renfrewshire's Places', with an indicative capacity of 60 units.

Relevant Site History

Consent was granted in 2006 for a Class 1 retail superstore, with the consent subsequently being revoked as a pre-requisite of the approval of the retail consent for the same, at Wallneuk Road, Paisley.

In July 2010 consent was then granted for residential development at this site with associated car parking, landscaping and vehicular and pedestrian access. A Regulation 11 application sought to extend this consent in 2013, however no works have commenced on site since this consent was granted.

An application for a long and short stay car park was refused in April 2015, as granting consent was considered to compromise the delivery of residential development at this location, contrary to the provisions of the Local Development Plan.

Community Consultation

A public exhibition is to be held prior to the submission of a full planning application,

although full details of this event are yet to be confirmed by the applicant. The applicant has indicated that a copy of the Proposal of Application Notice has been sent to Paisley North and Gallowhill Community Councils.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the development plan;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require to be addressed, including Glasgow Airport Safeguarding requirements.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985
- Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 16/0238/NO



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North

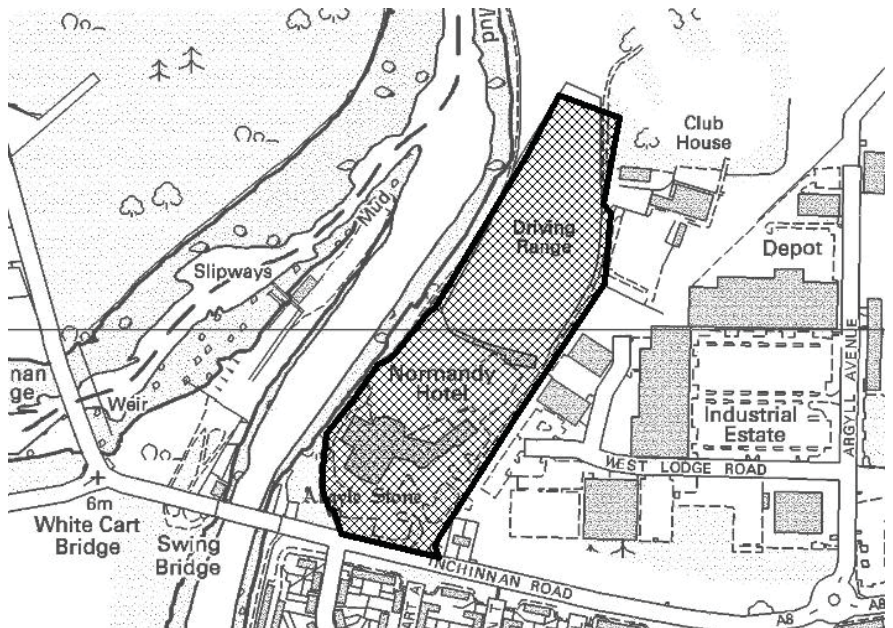
Prospective Applicant

Cosmopolitan Hotels Ltd
Normandy Hotel
Inchinnan Road
Renfrew
PA4 9EJ

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF EXTENSION TO HOTEL AND ASSOCIATED CAR PARKING AND LANDSCAPING AND ERECTION OF RESIDENTIAL DEVELOPMENT AND RESIDENTIAL CARE HOME

LOCATION: NORMANDY HOTEL, INCHINNAN ROAD, RENFREW, PA4 9EJ



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RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy E3 'Transition Areas', which could support a mix of uses.
- The form of development shall require to respect the density and character of development in the surrounding urban area and ensure there is no significant affect on its character and amenity.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and land stability and that noise and air quality levels can be appropriately addressed and achieved.

Site Description and Proposal

The site comprises land containing the existing Normandy Hotel, including car park and driving range to its rear, extending to approximately 5 hectares, located to the north of Renfrew. Surrounding the site presently to the north is green belt, to the east, the remainder of the transition area, which currently accommodates Blythswood Retail Park and Renfrew Juniors football ground and facilities, the south residential development and the west further green belt land encompassing a SINC.

It is proposed to develop the site for a range of uses including an extension to the hotel, to provide an additional 60 bedrooms, enlarged conference/function facilities with restaurant/bar facilities and leisure suite, associated car parking and landscaping and the erection of a residential development and care home.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as land within a transition area and is covered by Policy E3 'Transition Areas' where a mix of uses could be supported.

Relevant Site History

A number of applications have been considered relating to the existing hotel development, with the latest submission (retrospective) for the formation of long stay car parking being refused in March 2015. The unauthorised parking remains to be addressed.

Community Consultation

A public event is to be held by the applicant, the dates of which have yet to be confirmed, prior to the submission of a full planning application. The applicant has indicated that a copy of the Proposal of Application Notice has been sent to Renfrew Community Council and Local Members.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the development plan;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require to be addressed, including noise impact, air quality and Glasgow Airport Safeguarding requirements.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 17/05/2016

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Page
16/0088/PP Ward 10: Bishopton, BoW, Langbank	Persimmon Homes Limited	Site on Northern boundary of Shillingworth Steadings, Kilgraston Road, Bridge of Weir	Substitution of house type on Plot 9 (Amendment to application ref no: 14/0831/PP).	A1
RECOMMENDATION:	GRANT			
16/0096/PP Ward 10: Bishopton, BoW, Langbank	Persimmon Homes Limited	Site on Northern boundary of Shillingworth Steadings, Kilgraston Road, Bridge of Weir	Substitution of house type on Plot 29 and reconfiguration of plot (Amendment to application ref. no. 14/0831/PP)	A2
RECOMMENDATION:	GRANT			
<hr/>				
Total Number of Applications to be considered =		2		

Planning Application: Report of Handling

Application No. 16/0088/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

Applicant

Persimmon Homes Limited
180 Findochty Street
Garthamlock
Glasgow
G53 5EP

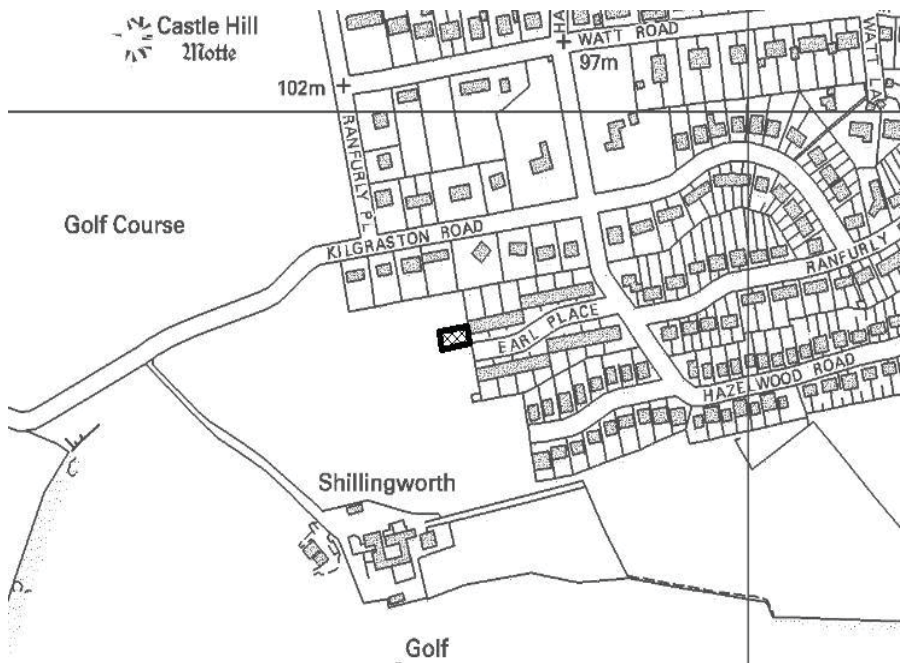
Registered: 11/02/2016

Report by Director of Development and Housing Services

PROPOSAL: SUBSTITUTION OF HOUSE TYPE ON PLOT 9
(AMENDMENT TO APPLICATION REF. NO. 14/0831/PP)

LOCATION: SITE ON NORTHERN BOUNDARY OF
SHILLINGWORTH STEADINGS, KILGRASTON ROAD, BRIDGE
OF WEIR

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant.

SUMMARY OF REPORT

- The proposals are consistent with the adopted Renfrewshire Local Development Plan; within which the site is included in Renfrewshire's Housing Land Supply.
- Consent has previously been granted on this site for a residential development.
- The proposed amended form, design and layout of the development are considered to be acceptable.

Fraser Carlin
Head of Planning and
Housing

Introduction

Members will recall that planning permission was granted subject to conditions on 25/08/2015 for the erection of a residential development on this site comprising 43 dwellinghouses associated infrastructure and landscaping (14/0831/PP).

A further application submitted in December 2016 (15/0831/PP) sought amendments to the approved scheme through the substitution of house types on Plots 9 and 29 and amendments to the plot layout adjacent to Plot 29. That application was refused at the planning and Property Policy Board in January 2016 as it was considered that the proposal for Plot 29 would have unacceptably altered the relationship between the development and its boundary to the green belt by removing a punctuation point to the green belt, contrary to Policy P3 of the adopted Renfrewshire Local Development Plan and New Development Supplementary Guidance.

This application seeks amendments to the approved scheme through the substitution of the house type on Plot 9 only. A separate concurrent application (16/0096/PP) seeks consent for the substitution of the house type on Plot 29.

Description

This application proposes to substitute the previously approved 'Carradale' house type on Plot 9 with the 'Roslin' house type which has a 'stand-alone' garage. The position of the substituted house type would be moved approximately 2.5 metres forward on the plot (west) and an additional area of hardstanding created to the north to provide access to the 'stand-alone' garage.

History

16/0096/PP - Substitution of housetype on Plot 29 and reconfiguration of plot (Amendment to application ref no:

14/0831/PP). Currently under consideration.

15/0831/PP - Substitution of house types on Plots 9 and 29 and amendments to layout to Plot 29 (Amendment to application ref no: 14/0831/PP). Refused 27/01/2016

14/0831/PP - Erection of residential development comprising 43 dwellinghouses and associated infrastructure, open space and landscaping. Granted subject to conditions on 25/08/2015.

14/0229/NO - Proposal of Application Notice for a residential development with associated access roads, open space and landscaping. Accepted.

14/0229/NO - Request for screening opinion on the need for an Environmental Impact Assessment. Determined that EIA not required.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan 2014

Policy P3 - Additional Housing Sites

New Development Supplementary Guidance 2014

Places Development Criteria

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be considered against the policies and guidance set out above, the comments of consultees, representations received and the physical attributes of the site.

Publicity

Neighbour notification has been carried out in accordance with statute.

Objections/ Representations

None.

Consultations

None required.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The applicant has claimed that it is proposed to replace the approved 'Carradale' house type on Plot 9 to a 'Roslin' house type in order to enhance the appearance of the street elevation and introduce a degree of symmetry to the run of houses positioned on Plot 4 through to Plot 9. In this regard the approved house type has an integral garage whereas the proposed house type has a detached garage which, it is claimed, would be better located to the rear of the property to mirror the approved dwelling on Plot 4. The proposal requires to be assessed in relation to the relevant policies and guidance of the adopted Renfrewshire Local Development Plan and potential impacts of the amendment proposed.

The 'Roslin' house type is an accepted house type in this development and has been approved in various locations throughout the site, therefore no new issues are raised with regard to design. This house type is larger than the 'Carradale' house type it will replace, but has a similar plot ratio to other plots where the 'Roslin' has been approved. It will sit slightly forward in the plot but will be in line with the approved house type on Plot 4 in the run of houses from Plot 4 to Plot 9 and will maintain an adequate separation distance from the dwellinghouse on Plot 8. The detached garage will be located to the side and rear of the dwellinghouse and will be accessed via a new driveway. The Director of Community Resources (Traffic) offered no objection when consulted on the previous proposal and has maintained

this position. The garage will be positioned close to the rear boundary of the plot adjacent to the side boundary of an established dwellinghouse at 14 Earl Place which is at a lower level than the application site. However, given that the garage will back onto a side elevation with no windows it is considered that there will be no unacceptable overlooking or other impact on residential amenity as a result. The amended house type is not considered to raise any other new issues than previously considered.

It is considered that the proposed substitution of house type complies with the policies and guidance set out above which seek to ensure that new developments make a positive contribution to Renfrewshire's places.

Recommendation and Reasons for Decision

In light of the above assessment the proposal is considered to be acceptable. It is therefore recommended that planning permission be granted.

Recommendation

GRANT

Conditions & Reasons

Reason for Decision

1. 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.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0096/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

Applicant

Persimmon Homes Limited
180 Findochty Street
Garthamlock
Glasgow
G53 5EP

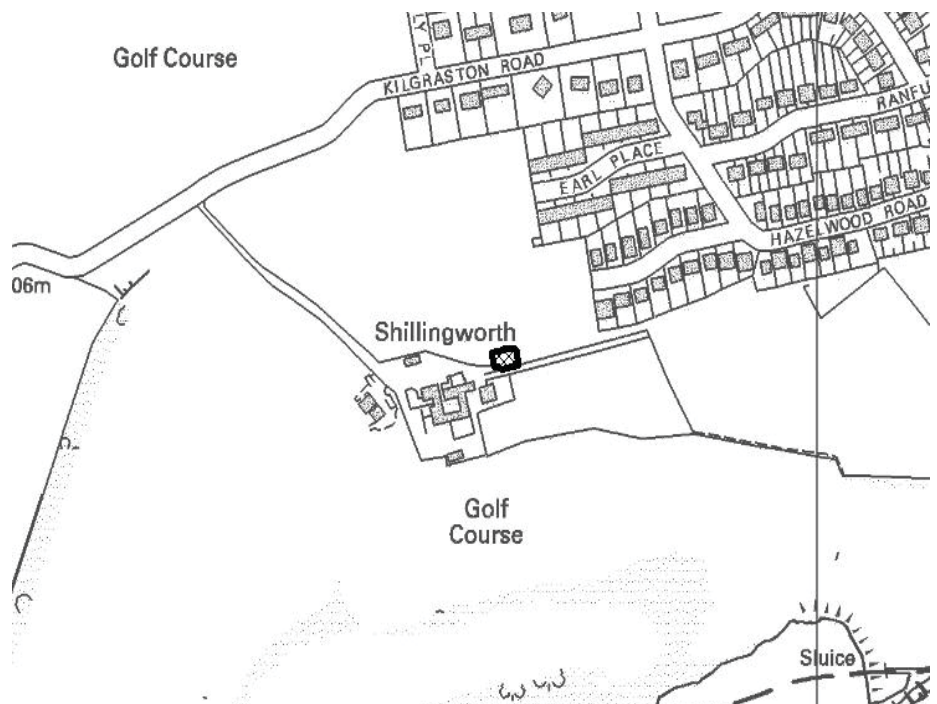
Registered: 15/02/2016

Report by Director of Development and Housing Services

PROPOSAL: SUBSTITUTION OF HOUSE TYPE ON PLOT 29 AND RECONFIGURATION OF PLOT (AMENDMENT TO APPLICATION REF. NO. 14/0831/PP)

LOCATION: SITE ON NORTHERN BOUNDARY OF SHILLINGWORTH STEADINGS, KILGRASTON ROAD, BRIDGE OF WEIR

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals are consistent with the adopted Renfrewshire Local Development Plan; within which the site is included in Renfrewshire's Housing Land Supply.
- Consent has previously been granted on this site for a residential development.
- The proposed amended form, design and layout of the development are considered to be acceptable.

Introduction

Members will recall that planning permission was granted subject to conditions on 25/08/2015 for the erection of a residential development on this site comprising 43 dwellinghouses, associated infrastructure and landscaping (14/0831/PP).

A further application submitted in December 2016 (15/0831/PP) sought amendments to the approved scheme through the substitution of house types on Plots 9 and 29 and amendments to the plot layout adjacent to Plot 29. That application was refused at the Planning and Property Policy Board in January 2016 as it was considered that the proposed substitution of house type on Plot 29 would have unacceptably altered the relationship between the development and its boundary to the green belt by removing a punctuation point, contrary to Policy P3 of the Local Development Plan and New Development Supplementary Guidance.

This application seeks amendments to the previously approved scheme through the substitution of the house type on plot 29 and a realignment of the house within the plot, seeking to maintain the punctuation this plot affords to the green belt adjacent. A separate concurrent application seeks consent for the substitution of the approved house type on Plot 9.

Description

This application proposes to substitute the approved 'Roslin' house type on Plot 29 with the 'Callander' house type which has a 'stand-alone' garage. The position of the proposed replacement house type is proposed to be moved approximately 2 metres to the north away from the southern boundary of the site. A new driveway would be formed to access a 'stand-alone' garage which would be positioned to the rear of the plot.

History

16/0088/PP - Substitution of house type on Plot 9 (Amendment to application ref no: 14/0831/PP). Currently under consideration.

15/0831/PP - Substitution of house types on Plots 9 and 29 and amendments to layout to Plot 29 (Amendment to application ref no: 14/0831/PP). Refused 27/01/2016

14/0831/PP - Erection of residential development comprising 43 dwellinghouses and associated infrastructure, open space and landscaping. Granted subject to conditions on 25/08/2015. 14/0229/NO - Proposal of Application Notice for residential development with associated access roads, open space and landscaping. Accepted.

14/0229/NO - Request for screening opinion on the need for an Environmental Impact Assessment. Determined that EIA not required.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan 2014

Policy P3 - Additional Housing Sites

New Development Supplementary Guidance 2014

Places Development Criteria

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be considered against the policies and guidance set out above, the physical attributes of the site and any other considerations material to the assessment of the application.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the

Paisley and Renfrewshire Gazette on 24th February 2016 with deadline for representations to be received of 06th April 2016.

**Objections/
Representations**

None.

Consultations

None required.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The applicant has submitted that it is proposed to replace the house type on Plot 29 to avoid the route of a sewer and gas service wayleave, for the existing Shillingworth Steadings located adjacent to the southern boundary of the application site. It is proposed to substitute the approved 'Roslin' house type for the 'Callander' house type, which is smaller in footprint, and would have a 'stand-alone' garage located to the side/rear. The change to the approved layout would involve the positioning of the proposed replacement house type 2 metres further away from the southern boundary of the site. This arrangement would retain an acceptable landscaping buffer along the southern site boundary as previously approved. Landscaping on the southern boundary of the site was previously considered to be necessary to ensure a natural buffer between the residential development and the converted Shillingworth Steadings which are located immediately adjacent.

The proposed amended layout is considered acceptable on the basis that it provides a recognisable termination to the

extent of development at the southern boundary of the site and a punctuation between the development and adjacent green belt with an appropriate landscaped edge. The layout now proposed has been agreed with the applicant by negotiation through the submission of a number of revised layout plans and follows the identification by the applicant of a wayleave within the site which restricted the developable area. It is considered that the wayleave constraint has been appropriately addressed by the revised layout proposed without detriment to the established need for an appropriate relationship at the southern boundary of the site with the adjacent steadings and the green belt beyond.

For these reasons it is considered that the amendments proposed comply with the policies and guidance set out above which seek to ensure that new developments make a positive contribution to Renfrewshire's places.

**Recommendation and
Reasons for Decision**

In light of the above assessment the proposal is considered to be acceptable. It is therefore recommended that planning permission be granted.

Recommendation

GRANT

Conditions & Reasons

Reason for Decision

1. 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.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

