

Minute of Meeting Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 21 May 2019	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor Bill Binks, Councillor Stephen Burns, Councillor Andy Doig, Councillor Natalie Don, Councillor James MacLaren, Councillor Kenny MacLaren, Councillor Mags MacLaren, Councillor Colin McCulloch, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Kevin Montgomery, Councillor Iain Nicolson, Councillor Emma Rodden, Councillor Jane Strang

Chair

Councillor McGurk, Convener, presided.

In Attendance

M Crearie, Director of Communities, Housing & Planning Services; J Trainer, Head of Child Care & Criminal Justice (Children's Services); F Carlin, Head of Planning & Housing Services, O Reid, Head of Communities & Public Protection, C Dalrymple, Communities & Regulatory Manager, S Marklow, Strategy & Place Manager and L Muirhead, Planning & Housing Manager (all Communities, Housing & Planning Services); and K Graham, Head of Corporate Governance, A McLaughlin, Senior Solicitor Litigation & Regulatory Services and P Shiach Committee Services Officer (all Finance & Resources).

Apology

Councillor Hood.

Declarations of Interest

Councillor Andy Doig declared a non-financial interest in item 12(a) as he had previously submitted an objection in relation to the application and indicated that he would retire to the public gallery during consideration of this item and not take part in any discussion or voting thereon.

Councillor Nicolson declared a non-financial interest in item 12(d) as he was a non-executive member of the Greater Glasgow and Clyde Health Board and indicated his intention to remain and take part in consideration and any vote thereon.

1 Minute of Meeting of the Police and Fire & Rescue Scrutiny Sub-committee

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-committee held on 12 March 2019, which forms the Appendix to this Minute.

Councillor K MacLaren indicated that he had been in attendance at the meeting and not Councillor J MacLaren.

DECIDED: That the Minute be approved subject to an amendment to the sederunt to remove Councillor J MacLaren and insert Councillor K MacLaren.

2 Revenue Budget Monitoring to 1 March 2019

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources, Communities, Housing & Planning Services and Children's Services for the period 1 April 2018 to 1 March 2019.

The report advised that gross expenditure was £33,000 (0.1%) under budget and income was £33,000 (0.1%) under recovered which resulted in a breakeven position for the services reporting to this Policy Board.

DECIDED: That the budget position be noted.

3 Capital Budget Monitoring Report

There was submitted a joint capital budget monitoring report by the Directors of Finance & Resources and Communities, Housing & Planning Services for the period 1 April 2018 to 1 March 2019.

The report advised that capital expenditure to 1 March 2019 totalled £11.318 million compared to anticipated expenditure of £11.321 million for this time of year. This resulted in an underspend of £0.003 million for those services reporting to this Board as summarised in the table contained in the report.

DECIDED: That the report be noted.

4 Regulation of Social Housing in Scotland

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the publication by the Scottish Housing Regulator on 28 February 2019 of its new framework for the regulation of social housing following consultation in 2018. Together with statutory guidance also published in February 2019, the new framework applied to all local authorities and housing associations in Scotland from 1 April 2019. The main changes for local authorities were detailed in the report.

DECIDED: That the changes to the regulation of social housing as outlined in the report be noted.

5 Tannahill Area - Update on the Housing Investment Strategy

Under reference to item 13 of the Minute of the meeting of this Board held on 30 October 2018 there was submitted a report by the Director of Communities, Housing & Planning Services relative to an update on progress in relation to the investment strategy for the Tannahill Area of Ferguslie Park over the six-month period since approval of the strategy.

The report provided information of progress in relation to engagement with tenants and residents; newbuild council housing; privately-owned properties; and void properties and empty blocks. In terms of development of the wider Tannahill area, work was underway to identify suitable consultants who would develop and deliver a comprehensive and creative programme of community and stakeholder engagement to inform the development of the framework and action plan. It was anticipated that this work would be undertaken during 2019 and an update would be provided to a future meeting of this Policy Board.

DECIDED:

(a) That progress over the last six months with regard to the housing investment strategy for the Tannahill area be noted; and

(b) That it be noted that the long-term empty properties at 220 Ferguslie Park Avenue would be retained by the Council and that improvement work would be carried out to bring them up to the Council's letting standard.

6 Scottish Enterprise Can Do Innovation Challenge Fund: Award of Funding

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the award of £150,000 grant funding from the Scottish Enterprise Can Do Innovation Challenge Fund which would be supplemented by £150,000 from Housing Revenue Account (HRA) resources to deliver an innovative project to measure internal environmental conditions within council houses to seek to reduce future maintenance costs and to help identify tenants who may require energy advice.

The report advised that a small-scale pilot project had been undertaken by the Housing Investment team to measure internal environmental conditions following the installation of exterior wall insulation. The data generated from this pilot project allowed the Council to measure the impact of the energy efficiency improvement works. The insights gained

from the small-scale pilot project had indicated that there were potential benefits for both the Council and tenants from making use of sensor technology.

The report indicated that the project would be delivered and managed by the Housing Investment team and a report on the outputs would be submitted to a future meeting of this Board at the end of the two-year project period.

DECIDED:

(a) That the acceptance of the grant funding of £150,000 from Scottish Enterprise Can Do Innovation Challenge Fund be noted and approved, and that the Director of Communities, Housing & Planning Services be authorised to oversee delivery and operational management of the programme;

(b) That the use of resources from the Housing Revenue Account (HRA) Capital Programme to supplement the funding, as detailed in the report be noted and approved: and

(c) That it be noted that a further report would be brought to a future meeting of this Board at the end of the programme.

7 Communities, Housing and Planning Service Improvement Plan - Overview of Performance 2018/19

There was submitted a report by the Director of Communities, Housing & Planning Services relative to an update on the performance of the Communities, Housing & Planning Services for the 12-month period to 31 March 2019 in relation to the Service Improvement Plan which had been approved in March 2018.

The report outlined the key achievements of the Service, detailed future priorities and provided an update on progress to implement the action plan. A copy of the Communities, Housing & Planning Services: Service Improvement Plan 2018/21 monitoring report was appended to the report.

It was proposed that, the Director of Communities, Housing & Planning Services amend the format of the action plan performance scorecard to more clearly reflect outcome targets. This was agreed.

DECIDED:

(a) That the report be noted;

(b) That the progress that had been made on areas of service performance which fell under the remit of this Board in 2018/19 be noted;

(c) That the progress made on actions and performance in the action plan be noted;

(d) That the Director of Communities, Housing & Planning Services amend the format of the action plan performance scorecard to more clearly reflect outcome targets; and

(e) That it be noted that the outturn report would also be provided to the Infrastructure, Land & Environment Policy Board.

8 Children's Services Service Improvement Plan - Overview of Performance 2018/19

There was submitted a report by the Director of Children's Services relative to the Service Improvement Plan for Children's Services highlighting performance for the 12-month period to 31 March 2019 in relation to the Service Improvement Plan which had been approved in March 2018.

The report outlined the key achievements of the Service, detailed future priorities and provided an update on progress to implement the action plan. A copy of the Children's Services: Service Improvement Plan 2018/21 monitoring report was appended to the report.

DECIDED:

- (a) That the report be noted;
- (b) That the progress that had been made on areas of performance in the action plan be noted; and
- (c) That it be noted that an outturn report would also be provided to the Education and Children's Services Policy Board in respect of activity falling within its remit.

9 Community Protection Annual Update

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the performance outcomes and key achievements in public protection during the period 1 April 2018- 31 March 2019.

The report detailed responsibilities, highlighted the current key priorities for community protection, set out key achievements and outlined future work priorities and anticipated challenges during 2019/20.

DECIDED:

- (a) That the progress update report be noted; and
- (b) That the Community Protection priorities and challenges that would be addressed during 2019/20, as detailed in section 5 of the report, be approved.

10 Street Stuff Annual Report 2018/19

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Street Stuff Annual Report 2017/18.

The report highlighted that the Street Stuff initiative had been delivering activities since 2009 and was preparing a year-long celebration in 2019 for its 10 years of delivering services to young people in Renfrewshire.

The report intimated that it had contributed to the delivery of a sustained reduction in reported youth disorder and anti-social behaviour; detailed the range of resources utilised by the Street Stuff project and outlined how the Service had modernised its service delivery model, following engagement and consultation with young people, to increase the flexibility of its deployment and widen the range of activities offered. The report also provided information on the delivery of the core Street Stuff programme during 2018/19 and highlighted some of the additional projects linked with the core programme that had further improved its reach and effectiveness to young people across Renfrewshire.

DECIDED: That the work undertaken by the Street Stuff Programme highlighted within the annual report be noted.

11 School Parking Initiative

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the work undertaken to date in relation to problematic parking at schools in Renfrewshire.

The report advised that since March 2018 Council officers had been working with Police Scotland to provide support to a number of schools where parking and traffic at school drop off and pick up times had been seen to be particularly difficult and to assist them in developing an action plan to improve the behaviours at their schools.

The report indicated that at a meeting on 28 February 2019, the Council had committed £0.1 million of recurring revenue resources to further develop this work and, in particular, to tackle the issue of irresponsible parking around schools through the introduction of a school exclusion pilot at a number of schools where this might be an effective intervention.

The report set out some of the work undertaken to date in Renfrewshire and outlined early proposals for exclusion zones to be introduced around certain schools within Renfrewshire on a pilot basis. Consultation would be undertaken over the coming months where it was assessed that this might be a viable and effective proposal with consultees including the school community, Elected Members, affected residents and Police Scotland who would have the responsibility to enforce the exclusion restrictions put in place.

It was proposed that Bishopton Primary School be considered as one of the schools to have a pilot exclusion zone. This was agreed.

DECIDED:

(a) That the work undertaken over the past year with regard to the school parking initiative be noted;

(b) That the work being taken forward to develop pilot exclusion zones around schools be noted; and

(c) That Bishopton Primary School be considered as one of the schools to have a pilot exclusion zone.

Declaration of Interest

Councillor Andy Doig, having declared an interest in item 12(A) moved to the public gallery and did not take part in any discussion on that item.

12 Planning Applications

There were submitted reports by the Director of Communities, Housing & Planning Services relative to applications for planning permission that required to be determined by the Board.

(A) 18/0836/PP – WARD 9: INSTALLATION OF 1.99MW HYDROPOWER SCHEME COMPRISING INTAKE, PIPELINE AND TURBINE HOUSE WITH ASSOCIATED ACCESS TRACK AT CLYDE MUIRSHIEL REGIONAL PARK – RENFREWSHIRE BY ASHRONA POWER SYSTEMS LIMITED.

Councillor Rodden, seconded by Councillor McNaughtan, moved that the application be refused for the following reasons:

1 The proposal is contrary to the Adopted Renfrewshire Local Development Plan (2014), Policy I6 and the Proposed Renfrewshire Local Development Plan (2019), Policy I4 – Renewable and Low Carbon Energy Developments, in that it is not appropriate in terms of its location, its siting and design given the potential significant effect on the local environment, overall landscape character of the area and natural environment.

2 The proposal is contrary to Policy ENV1 – Green Belt of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019), as the pipe, dam and turbine house will impact on the landscape setting of the area.

3 The proposal is contrary to Policy ENV2 – Natural Heritage of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019), as the development will have an adverse impact on natural heritage including the wider biodiversity of the area.

This was agreed.

DECIDED: That the application be refused for the following reasons:

1 The proposal is contrary to the Adopted Renfrewshire Local Development Plan (2014), Policy I6 and the Proposed Renfrewshire Local Development Plan (2019), Policy I4 – Renewable and Low Carbon Energy Developments, in that it is not appropriate in terms of its location, its siting and design given the potential significant effect on the local environment, overall landscape character of the area and natural environment.

2 The proposal is contrary to Policy ENV1 – Green Belt of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019), as the pipe, dam and turbine house will impact on the landscape setting of the area.

3 The proposal is contrary to Policy ENV2 – Natural Heritage of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019), as the development will have an adverse impact on natural heritage including the wider biodiversity of the area.

(B) 18/0752/LB – WARD 5 - DEMOLITION OF B LISTED BUILDING (ROSS HOUSE), ROSS HOUSE, 145 HAWKHEAD ROAD, PAISLEY PA2 7BN BY KIER HOMES CALEDONIA LIMITED

Councillor K MacLaren, seconded by Councillor Andy Doig moved that the application be refused for the following reason:

The loss of the listed building would constitute an unacceptable loss of amenity to the area.

This was agreed.

DECIDED: That the application be refused for the following reason:

The loss of the listed building would constitute an unacceptable loss of amenity to the area.

(C) 18/0753/PP – WARD 5 – DEMOLITION OF B LISTED BUILDING (ROSS HOUSE) AND ERECTION OF 37 DWELLINGHOUSES AND ASSOCIATED ROADS AND LANDSCAPING - ROSS HOUSE, 145 HAWKHEAD ROAD, PAISLEY PA2 7BN BY KIER HOMES CALEDONIA LIMITED

Councillor K MacLaren, seconded by Councillor Andy Doig moved that the application be refused for the following reason:

The loss of the listed building would constitute an unacceptable loss of amenity to the area.

This was agreed.

DECIDED: That the application be refused for the following reason:

The loss of the listed building would constitute an unacceptable loss of amenity to the area.

DECLARATION OF INTEREST

Councillor Nicolson, having declared a non-financial interest in the following item of business, remained in the meeting.

(D) 18/0570/LB – WARD 6 – DEMOLITION OF FORMER HOSPITAL BUILDING (CATEGORY B LISTED) - HAZLEWOOD, DYKEBAR HOSPITAL, GRAHAMSTON ROAD, PAISLEY PA2 7DE BY NHS GREATER GLASGOW AND CLYDE

Councillor McGurk seconded by Councillor Burns moved that the application be continued. This was agreed.

DECIDED: That the application be continued.

(E) 19/0114/CC – WARD 5 – DEMOLITION OF VACANT NIGHTCLUB – 22 BRIDGE STREET PAISLEY BY NIXON BLUE (BRIDGE STREET)

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

DECIDED: That the application be granted.

(F) 19/0118/PP – WARD 9 – CONVERSION OF B LISTED CHURCH TO FORM 17 FLATS, INTERNAL AND EXTERNAL ALTERATIONS INCLUDING DEMOLITION OF FLUE AND ASSOCIATED INFRASTRUCTURE WORKS – KILBARCHAN WEST PARISH CHURCH, CHURCH STREET, KILBARCHAN, JOHNSTONE BY NOAH MANAGEMENT AND DEVELOPMENTS LTD

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

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

(G) 19/0119/LB – WARD 9 – CONVERSION OF B LISTED CHURCH TO FORM 17 FLATS, INTERNAL AND EXTERNAL ALTERATIONS INCLUDING DEMOLITION OF FLUE AND ASSOCIATED INFRASTRUCTURE WORKS – KILBARCHAN WEST PARISH CHURCH, CHURCH STREET, KILBARCHAN, JOHNSTONE BY NOAH MANAGEMENT AND DEVELOPMENTS LTD

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

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

(H) 19/0211/PP – WARD 9 – CONVERSION OF B LISTED CHURCH TO FORM 17 FLATS, INTERNAL AND EXTERNAL ALTERATIONS INCLUDING DEMOLITION OF FLUE AND ASSOCIATED INFRASTRUCTURE WORKS – KILBARCHAN WEST PARISH CHURCH, CHURCH STREET, KILBARCHAN, JOHNSTONE BY NOAH MANAGEMENT AND DEVELOPMENTS LTD

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

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

(I) 19/0122/LB – WARD 9 – CONVERSION OF B LISTED CHURCH TO FORM 17 FLATS, INTERNAL AND EXTERNAL ALTERATIONS INCLUDING DEMOLITION OF FLUE AND ASSOCIATED INFRASTRUCTURE WORKS – KILBARCHAN WEST PARISH CHURCH, CHURCH STREET, KILBARCHAN, JOHNSTONE BY NOAH MANAGEMENT AND DEVELOPMENTS LTD

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

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

(J) 19/0051/PP – WARD 10 – PARTIAL DEMOLITION OF REDUNDANT FARM BUILDINGS, CONVERSION, ALTERATION AND EXTENSION OF FARM BUILDINGS TO FORM 10 DWELLINGHOUSES, ERECTION OF GARAGE BLOCKS, FORMATION OF HARDSTANDING. LANDSCAPING AND PARKING AREAS, FORMATION/ALTERATION OF ACCESS ROAD AND REFURBISHMENT OF ANIMAL SHEDS – CHAPEL FARM HOUSE, CHAPEL ROAD, HOUSTON,

JOHNSTONE PA6 7AX BY CAPPER FARMING ENTERPRISES

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

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

EXCLUSION OF PRESS AND PUBLIC

The Board resolved that the press and public be excluded from the meeting during consideration of the following item of business as it was likely, in view of the nature of the business to be transacted, that if members of the press and public were present, there could be disclosure to them of exempt information as defined in paragraphs 2 and 3 of Part I of Schedule 7A of the Local Government (Scotland) Act 1973

13 Acquisition of Properties

There was submitted a report by the Director of Communities, Housing & Planning Services seeking authority for the acquisition of properties as detailed in the report.

DECIDED: That the Director of Communities, Housing & Planning Services be authorised, in consultation with the Head of Property Services and the Head of Corporate Governance to arrange for the acquisition of properties as detailed in the report and to hold these on the Housing Revenue Account.