

## Minute of Meeting Planning & Property Policy Board

Date	Time	Venue
Tuesday, 10 March 2015	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

### PRESENT

Councillors B Brown, Murrin, Perrie, Grady, M Sharkey, Kelly, E Devine, Hood, McGee, Gilmour, Audrey Doig, J MacLaren and Nicolson.

### CHAIR

Councillor Kelly, Convener, presided.

### APOLOGIES

Councillor McGurk.

### IN ATTENDANCE

M Crearie, Director of Development & Housing Services; S Allan, Head of Amenity Services (Community Resources); F Carlin, Head of Planning & Development, J Lynch, Head of Property Services, D Bryce, Development Standards Manager, S McMillan, Policy & Regeneration Manager and S Marklow, Assistant Manager - Policy (all Development & Housing Services); and D Forbes, Finance Manager and K Brown, Committee Services Officer (both Finance & Resources).

### DECLARATIONS OF INTEREST

Councillor Gilmour declared an interest in item 6 as he was a member of the Clyde Muirshiel Park Authority Joint Committee. However, as he considered the interest to be insignificant in terms of the Councillors' Code of Conduct, he did not consider it necessary to leave the meeting.

## 1 REVENUE BUDGET MONITORING REPORT

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources and Development & Housing Services for the Planning and Property & Construction Services Divisions for the period 1st April, 2014 to 2nd January, 2015.

### **DECIDED:**

- (a) That the budget position be noted;
- (b) That it be noted that there had been net budget realignments of £28,899 processed since the last report which related to transfers to the corporate landlord and the realignment of Non-Domestic Rates budgets;
- (c) That the reprofiling of £175,000 of the budget for the development of Energy Management to 2015/16 be approved; and
- (d) That appropriate officers be authorised to work, in conjunction with the Director of Finance & Resources, to reprofile the programme further, as required, to optimise the use of Council approved resources.

## 2 CAPITAL BUDGET MONITORING REPORT

There was submitted a capital budget monitoring report by the Director of Finance & Resources for the Planning Service and Corporate Projects (Property) Divisions for the period 1st April, 2014 to 2nd January, 2015.

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

## 3 RENFREW TOWN CENTRE SIMPLIFIED PLANNING ZONE

There was submitted a report by the Director of Development & Housing Services relative to feedback on the consultation exercise for the establishment of a Simplified Planning Zone (SPZ) in Renfrew town centre and detailing the next steps in the preparation of the SPZ.

Councillor Kelly, seconded by Councillor B Brown, moved:

- (a) That the progress made in relation to the establishment of the Renfrew Town Centre Simplified Planning Zone be noted; and
- (b) That it be agreed that following further consultation with key agencies, the local community and other stakeholders, the Simplified Planning Zone scheme and content be referred for determination to the Planning & Property Policy Board.

Councillor Nicolson, seconded by Councillor Perrie, moved as an amendment that the following paragraph be added to the recommendation in the report:

“2 2.1 (iii) Agrees that the proposed Simplified Planning Zone will contain provisions to ensure that the proliferation and clustering of business known as ‘pay day lenders’ will be discouraged to set up and operate in Renfrew Town Centre.”

On the roll being called, the following members voted for the amendment: Councillors Perrie, McGee, Audrey Doig and Nicolson.

The following members voted for the motion: Councillors B Brown, Murrin, Grady, M Sharkey, Kelly, E Devine, Hood and Gilmour.

The following member abstained: Councillor J MacLaren.

4 members having voted for the amendment, 8 members having voted for the motion and 1 member having abstained, the motion was accordingly declared carried.

**DECIDED:**

(a) That the progress made in relation to the establishment of the Renfrew Town Centre Simplified Planning Zone be noted; and

(b) That it be agreed that following further consultation with key agencies, the local community and other stakeholders, the Simplified Planning Zone scheme and content be referred for determination to the Planning & Property Policy Board.

**4 RENFREWSHIRE'S PLACES RESIDENTIAL DESIGN GUIDE**

There was submitted a report by the Director of Development & Housing Services relative to the publication of the “Renfrewshire’s Places Residential Design Guide”, a copy of which was appended to the report. The Guide provided examples of local good practice to illustrate what worked well in Renfrewshire and provided guidance to developers in terms of what should be considered in preparing development proposals.

**DECIDED:** That the “Renfrewshire’s Places Residential Design Guide” be approved as a means of providing advice and guidance to prospective developers.

**5 TOWN CENTRE STRATEGY AND ACTION PLAN - ERSKINE AND LINWOOD**

There was submitted a report by the Director of Development & Housing Services relative to the draft Town Centre Strategy and Action Plan for Erskine and Linwood, both of which were appended to the report. It was noted that the draft strategies would form the basis for consultation with the local community and key stakeholders and representations received during the consultation process would be reported to the Board, prior to the approval of the final plans late in 2015.

**DECIDED:**

(a) That it be agreed that the Director of Development and Housing Services be authorised to progress publicity and consultation with local communities and key stakeholders on the content of the draft Town Centre Strategy and Action Plans for Erskine and Linwood; and

(b) That it be agreed that further reports be provided to the Board upon completion of the consultation process and prior to the approval of the final strategies and action plans.

## **6 SEMPLE TRAIL HERITAGE PROJECT: UPDATE**

There was submitted a report by the Director of Development & Housing Services relative to progress on the Semple Trail Heritage Project and providing an overview of forthcoming works, the delivery of which was being led by Development & Housing Services in partnership with a range of Council services and partner agencies.

**DECIDED:** That the progress made to date on the Semple Trail Heritage Project be noted.

## **7 5 EAST FULTON HOLDINGS, CLIPPENS ROAD, LINWOOD**

There was submitted an update report by the Director of Development & Housing Services relative to a breach of planning control in relation to the site at 5 East Fulton Holdings, Clippens Road, Linwood, which had been subject to unauthorised development within the designated greenbelt.

**DECIDED:** That the current planning position in relation to the unauthorised development of the site at 5 East Fulton Holdings, Clippens Road, Linwood be noted.

## **8(a) SHOP PREMISES AT 10 HOUSTON SQUARE, JOHNSTONE**

There was submitted a report by the Director of Development & Housing Services seeking consent to grant a three-year lease to the existing tenant of the shop premises at 10 Houston Square, Johnstone.

**DECIDED:** That a three-year lease to the existing tenant of the shop premises at 10 Houston Square, Johnstone be approved, subject to the Head of Corporate Governance concluding the lease on behalf of the Council and subject to the terms and conditions detailed within the body of the report.

## **8(b) SHOP PREMISES AT 4 BARSCUBE TERRACE, PAISLEY**

There was submitted a report by the Director of Development & Housing Services relative to provisional terms and conditions agreed for a new lease of the shop premises at 4 Barscube Terrace, Paisley.

**DECIDED:** That authority be granted to the Head of Property Services and the Head of Corporate Governance to conclude the lease of the shop premises at 4 Barscube Terrace, Paisley, based on the main terms and conditions contained in the report.

## **8(c) DISPOSAL OF PROPERTY AT 4A YORK WAY, RENFREW**

There was submitted a report by the Director of Development & Housing Services relative to the outcome of the marketing of the property at 4a York Way, Renfrew and seeking approval for the sale of the property.

Councillor Kelly, seconded by Councillor B Brown, moved:

(a) That the Head of Corporate Governance be authorised to conclude the sale of the property at the purchase price outlined in the report and subject to the consent of Scottish Ministers; and

(b) That it be agreed that the Director of Development & Housing Services seek Scottish Ministers' consent in terms of Section 12(7) of the Housing (Scotland) Act 1987 with regard to the proposed disposal of Housing Revenue Account land and property.

Councillor Nicolson, seconded by Councillor Perrie, moved as an amendment against the disposal of the property.

On the roll being called, the following members voted for the amendment: Councillors Perrie, McGee, Audrey Doig and Nicolson.

The following members voted for the motion: Councillors B Brown, Murrin, Grady, M Sharkey, Kelly, E Devine, Hood, Gilmour and J MacLaren.

4 members having voted for the amendment and 9 members having voted for the motion, the motion was accordingly declared carried.

**DECIDED:**

(a) That the Head of Corporate Governance be authorised to conclude the sale of the property at the purchase price outlined in the report and subject to the consent of Scottish Ministers; and

(b) That it be agreed that the Director of Development & Housing Services seek Scottish Ministers' consent in terms of Section 12(7) of the Housing (Scotland) Act 1987 with regard to the proposed disposal of Housing Revenue Account land and property.

**9 PLANNING APPLICATIONS**

There were submitted reports by the Director of Development & Housing Services relative to proposal of application notices.

**(a) 14/0843/NO – WARD 7: ERECTION OF A RESIDENTIAL DEVELOPMENT, IN PRINCIPLE: SITE 30 METRES SOUTH OF 2 TO 28 ABBEY ROAD, ELDELSLIE, JOHNSTONE – DAWN HOMES LIMITED**

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

**(b) 14/0889/NO – WARD 8: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE WORKS, IN PRINCIPLE: 2 MOUNT PLEASANT, SHUTTLE STREET, KILBARCHAN, JOHNSTONE – THE GLENTYAN ESTATES**

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

**(c) 14/0940/NO – WARD 7: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, OPEN SPACE AND LANDSCAPING: SITE OF FORMER ST CUTHBERT'S SCHOOL, HALLHILL ROAD, JOHNSTONE – PERSIMMON HOMES LIMITED**

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

**(d) 15/0059/NO – WARD 4: ERECTION OF LOGISTICS SITE WITH CLASS 5 AND CLASS 6: LAND AT PHOENIX PARK, LINWOOD ROAD, PAISLEY – A & D LOGISTICS LIMITED**

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

**(e) 15/0085/NO – WARD 11: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED LANDSCAPING, ROADS AND DRAINAGE INFRASTRUCTURE: NORTH BARR, BANCHORY AVENUE, INCHINNAN, RENFREW – CALA MANAGEMENT LIMITED**

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

**(f) 15/0121/NO – WARD 9: ERECTION OF A RESIDENTIAL DEVELOPMENT: SITE BETWEEN SANDHOLES FARM AND 33 SANDHOLES ROAD, BROOKFIELD, JOHNSTONE – GLADMAN DEVELOPMENTS LIMITED**

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

## **EXCLUSION OF PRESS AND PUBLIC**

The Board resolved to exclude the press and public from the meeting during consideration of the following items 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 8 and 12 of Part I of Schedule 7A of the Local Government (Scotland) Act, 1973.

### **10 JOHNSTONE TOWN HALL: UPDATE**

This item is exempt,

### **11 RENFREWSHIRE LOCAL DEVELOPMENT PLAN UPDATE**

This item is exempt,