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Notice of Meeting and Agenda Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 18 August 2020	13:00	Microsoft Teams Platform,

KENNETH GRAHAM Head of Corporate Governance

Membership

Councillor Bill Binks: Councillor Bill Brown: Councillor Stephen Burns: Councillor Andy Doig: Councillor Natalie Don: Councillor James MacLaren: Councillor Kenny MacLaren: Councillor Mags MacLaren: Councillor Colin McCulloch: Councillor Kevin Montgomery: Councillor Iain Nicolson: Councillor Emma Rodden: Councillor Jane Strang:

Councillor Marie McGurk (Convener): Councillor John McNaughtan (Depute Convener):

Recording of Meeting

This meeting will be recorded for subsequent broadcast via the Council's internet site. If you have any queries regarding this please contact Committee Services on 07534 058160. To find the recording please follow the link which will be attached to this agenda once the meeting has concluded.

Recording of Meeting

https://www.youtube.com/watch?v=5Sgk1t1zywU&list=PLTB8a5W6y4DX8ZniWlAncpPAwJ1iyR6xO&index=49

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	Minute of Meeting of Police, Fire & Rescue Scrutiny	1 - 4
	Sub-Committee	
	Minute of Meeting of Police, Fire & Rescue Scrutiny Sub- Committee held on 10 March 2020.	
<u>Finar</u>	<u>ice</u>	
2	Housing Revenue Account, Revenue and Capital	5 - 14
	Budget Monitoring Report	
3	Report by Director of Finance & Resources. Community Empowerment Fund	15 - 24
4	Report by Chief Executive. Greenspaces, Park and Play Areas and Villages	25 - 30
	Investment Fund	
	Report by Director of Communities, Housing & Planning Services.	
Hous	<u>ing</u>	
5	Covid-19 Service Update : Communities, Housing &	31 - 42
	Planning Services	
	Report by Director of Communities, Housing & Planning Services.	
6	Draft Strategic Housing Investment Plan 2021/26	43 - 74
	Report by Director of Communities, Housing & Planning Services.	
7	Paisley West End: Regeneration Update	75 - 80
	Report by Director of Communities, Housing & Planning Services.	
8	Scottish Social Housing Charter: Annual Return	81 - 104
	2019/20	
	Report by Director of Communities, Housing & Planning Services.	
9	Housing Energy Efficiency and Carbon Reduction	105 - 108
	Programmes 2020/21	
	Report by Director of Communities, Housing & Planning Services.	

Police and Fire& Rescue Services

Community	y Justice
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10 Community Justice Annual Report

109 - 166

Report by Director of Children's Services.

Land & Property

11 Disposal of Land adjacent to 4 Iona Road, Renfrew

167 - 170

Report by Director of Finance & Resources.

Development Management and Planning

12 Renfrewshire Local Development Plan - Development

171 - 192

Plan Scheme

Report by Director of Communities, Housing & Planning Services.

13 Renfrewshire Planning Performance Framework

193 - 248

Report by Director of Communities, Housing & Planning 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.

14 Proposal of Application Notices

249 - 254

Reports by Director of Communities, Housing & Planning 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.

15 Planning Applications

255 - 408

Reports by Director of Communities, Housing & Planning Services

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Minute of Meeting Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 10 March 2020		Corporate Meeting Room 1, Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillors Binks, Brown, McGurk, Mags MacLaren and McNaughtan.

Chair

Councillor McGurk, Convener, presided.

In Attendance

M Crearie, Director of Communities, Housing & Planning Services; O Reid, Head of Communities & Public Protection and C Dalrymple, Communities and Regulatory Manager (both Communities, Housing and Planning Services); Carol Burt, Project Manager, I Am Me and K O'Neill, Assistant Democratic Services Officer (Finance & Resources).

Also in Attendance

A Murray, Chief Superintendent and R Fraser, Chief Inspector (both Police Scotland); G Binning, Local Senior Officer, M Hill, Group Manager, (both Scottish Fire & Rescue Service) and F Miller, Scottish Police Authority.

Declarations of Interest

There were no declarations of interest intimated prior to the commencement of the meeting.

1 Police Scotland Scrutiny Report

There was submitted a report by the Chief Superintendent, Police Scotland, relative to service performance and activities in the Renfrewshire area for the period 1 April 2019 - 31 January 2020.

The report summarised the key performance indicators and provided statistics relating to the specific key objectives detailed in the Renfrewshire Local Policing Plan 2017/20, together with comparative data.

The report also provided, in an infographics format, local updates in relation to the Police Scotland priorities of violence and anti-social behaviour; acquisitive crime; public protection; major crime & terrorism and road safety & road crime.

The Chief Superintendent intimated that K Division Public Protection Unit was one of the best performing in Scotland.

<u>DECIDED</u>: That the report be noted.

2 Consultation on the Joint Strategy for Policing (2020)

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the consultation on the Joint Strategy for Policing (2020).

The report advised that the Police 2026 - 10 year strategy for policing in Scotland consultation on 27 February 2017. Renfrewshire Council had responded to this consultation had been launched with the final strategy being published in June 2017. At that time, it was agreed that the strategy and implementation plan would be reviewed in 2020.

In this connection the Scottish Police Authority (SPA) and Police Scotland had launched the consultation on 20 January 2020 and a copy of the draft response prepared and submitted on behalf of Renfrewshire Council was attached as Appendix 1.

Renfrewshire Council had welcomed the opportunity to respond to the consultation. The outcomes within the document were aligned to those of Communities and Public Protection and it was noted that Renfrewshire Council would continue to work with Police Scotland as part of the Renfrewshire Community Safety partnership.

The final date for submissions to the consultation was 2 March 2020. A response had been prepared and submitted on behalf of the Council within the timescales set and was attached as Appendix 1 to the report.

DECIDED:

- (a) That the consultation on the Joint Strategy for Policing (2020) be noted; and
- (b) That the consultation response submitted on behalf of the Council by the Director of Communities, Housing & Planning Services, a copy of which was appended to the report, be homologated.

3 Scottish Fire & Rescue Service Scrutiny Report

There was submitted a report, in an infographics format, by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance and activities in the Renfrewshire area during the reporting period 1 October – 31 December 2019.

The report had been developed to compliment key partnership activity embedded across Renfrewshire Community Plan and associated Delivery and Thematic plans. The report also provided updates in relation to Renfrewshire activity summary; accidental dwelling fires and casualties, unintentional injury and harm, deliberate fire setting, non-domestic fire safety and unwanted fire alarm signals. The Local Senior Officer advised that funding had been secured for the appointment of a Safety Compliance Officer and that this together with the TAKE5 initiative would be fundamental in reducing the number of unwanted fire alarm signals in future.

DECIDED: That the report be noted.

4 Consultation - Scottish Fire and Rescue Local Plan for Renfrewshire

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the consultation on the Scottish Fire and Rescue Local Plan for Renfrewshire.

The report advised that Scottish Fire and Rescue Service had consulted on their Strategic Plan (2019 - 2022) during July 2019. Renfrewshire Council had responded to this consultation and the Police and Fire & Rescue Scrutiny Sub-committee homologated that response at the meeting held on 20 August 2019. The final Strategic Plan was approved in October 2019.

The Area Commander and Local Fire Officer for Renfrewshire wrote to the Chief Executive on 26 January 2020 to advise that following the publication of the Strategic Plan, the Scottish Fire and Rescue Service was now consulting on a Local Fire and Rescue Plan for Renfrewshire and was looking for input to specific questions to allow the local plan to be drafted.

As part of the Renfrewshire Community Safety Partnership, Renfrewshire Council and the Scottish Fire and Rescue Service had an excellent working relationship and aligned goals through strategic plans and Local Outcome Improvement Plans (LOIPs).

A copy of the proposed response prepared on behalf of the Council was attached as Appendix 1.

DECIDED:

- (a) That the consultation on the Scottish Fire and Rescue Local Plan for Renfrewshire be noted; and
- (b) That the Council's consultation response a copy of which was appended to the report, be approved.

5 Spotlight - I Am Me

The Project Manager, who was also the founder of the I Am Me project, made a presentation to members and highlighted many aspects of the project which had started in 2013 and was a community based charity which worked in partnership with Police Scotland to help raise awareness of Disability Hate Crime and identified various methods for reporting incidents and crimes. Disability Hate Crime was one of the most under reported crimes in the UK and Mencap estimated that around 97% of disability hate crimes went unreported.

The project aimed to encourage empathy and understanding of the range of disabilities and the difficulties that people could face on a day to day basis; enable children and young people to recognise what bullying and disability hate crime was and to understand how their own behaviour and attitude could affect an individual; empower children and young people to challenge prejudicial attitude and behaviours and to know how to report incidents safely; and inform children and young people about the Keep Safe Initiative to ensure that they could seek assistance if they were feeling lost, scared or vulnerable when out in the community. The group had worked closely with Police Scotland to develop a 'Keep Safe' initiative. Keep Safe worked with a network of local businesses to create safe places for elderly, disabled and vulnerable people when out in the community.

The project addressed children and young people from nursery age onwards and information was provided using a suite of training resources designed to raise awareness of the effects that harassment and abuse could have on individuals and wider communities. Resources were available free from www.iammescotland.co.uk.

<u>DECIDED</u>: That the presentation be noted.

6 Local Issues

The sub-committee was advised that youth disorder caused by groups of youths meeting in Paisley town centre had been targeted using a multi-agency approach which involved Police Scotland, Renfrewshire Youth Team, Social Work, Closed Circuit Television Operatives and Renfrewshire Council Wardens.

<u>DECIDED</u>: That the information provided be noted.



To: Communities, Housing and Planning Services Policy Board

On: 18 August 2020

Report by: Director of Finance and Resources

Heading: HRA, Revenue and Capital Budget Monitoring as at 26 June 2020

1. Summary of Financial Position

- 1.1. The projected revenue outturn at 31 March 2021 for all services (including the housing revenue account) reporting to the Communities, Housing and Planning Policy Board is an overspend position of £2.466m (16.9%) against the revised budget for the year.
- 1.2. The projected capital outturn at 31 March 2021 for projects reported to the Communities, Housing and Planning Policy Board is a breakeven position of £21.096m against the revised budget for the year.
- 1.3. This is summarised over the relevant services in the table below and further analysis is provided in the Appendices.
- 1.4. For the financial year 2020/21, the projected outturn position is split into Core (or business as usual) and COVID-19 related variances to help readers understand the impact of the pandemic on service finances.

Table 1: Revenue									
Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %			
Housing Revenue Account (HRA)	£0	(£348)	£2,514	£2,166	(£2,166)	0%			
Development & Housing Directorate	(£192)	(£192)	£0	(£192)	£0	0%			
Planning and Housing	£7,395	£7,401	£255	£7,656	(£261)	(3.5%)			

Table 1: Revenue									
Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %			
Communities and Public Protection (excluding Regulatory Services)	£3,885	£3,856	£68	£3,924	(£39)	(1%)			
Criminal Justice	£3,510	£3,510	£0	£3,510	£0	0%			

Table 2: Capital									
Division / Department	Revised Annual Budget	Projected Outturn Core	ore COVID-19 Projected Outturn		Budget Variance	Budget Variance			
	£000	£000	£000	£000	£000	%			
Housing Revenue Account (HRA)	£19,918	£19,918	£0	£19,918	£0	0%			
Other Housing PSHG	£1,113	£1,113	£0	£1,113	£0	0%			
Development & Housing Projects – Green network	£65	£65	£0	£65	£0	0%			

2. Recommendations

Members are requested to:

- 2.1. Note the projected HRA and Revenue outturn position detailed in Table 1 above;
- 2.2. Note the projected Capital outturn position detailed in Table 2 above; and
- 2.3. Note the budget adjustments detailed at sections 4 and 6.

3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £2,466 million (16.9% of total budget) for all services reporting to this Policy Board. Detailed division service reports can be also be found here, along with an explanation of each significant projected variance.
- 3.2. The projected outturn is based on information currently available and assumptions made by service budget holders. Any changes to these projections will be detailed in future reports to the Board.
- 3.3. The main reason for the projected outturn positions are indicated below the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).

4. Revenue Budget Adjustments

- 4.1. Members are requested to note from Appendix 1 that budget adjustments totalling £2.440m have been processed since the start of the financial year. These relate wholly to:
 - £1.915m government grant settlement for discretionary housing payments
 - £0.525m government grant settlement for Criminal Justice services

5. Communities, Housing and Planning Services Capital

- 5.1. The Capital Investment Programme 2020/21 to 2024/25 was approved by the Council on 9th March 2020. For Communities, Housing and Planning Services the approved capital spend for 2020/21 is £32.330m.
- 5.2. The Capital Monitoring report at Appendix 2 indicates potential net slippage in the approved capital programme for Communities, Housing and Planning Services for the year of (£11.234m). This is mainly within HRA due to delays in work carried out on Improvements to Existing Properties and Council House New Build as a result of restrictions on construction activity in place due to the Covid-19 pandemic.
- 5.3. Further detail, including reasons for significant variances (where applicable), can be found at Appendix 2.

6. Capital Budget Adjustments

6.1. Since the last report, budget changes totalling (£11.234m) have arisen which reflect the following:

Budget Carried Forward from 2019-20 into 2020-21 (£2.950m):

HRA

 Council House New Build (£2.950m) for new builds at Johnstone Castle and Bishopton.

Budget Brought Forward from 2021-22 into 2020-21 (£0.200m):

HRA

 Regeneration (£0.200m) for demolition work at Tannahill taking place in 2020-21.

Budget Carried Forward from 2020-21 into 2021-22 (£14.384m):

HRA

- Improvement to Existing Properties (£7.515m) mainly within external improvements with work not expected to take place until 2020-21;
- Other Assets (£0.530m) due to a pause in rotworks and asbestos works;
- Non Property Expenditure (£0.102m);
- Council House New Build (£5.300m) due to revised cashflows for new builds at Tannahill, SW Johnstone and Gallowhill.

PSHG

o PSHG (£0.937m) for updated cashflows received for the project.

Implications of this report

1. Financial – The projected budget outturn position for Communities, Housing and Planning Services Revenue budget is an overspend of £2.466m, of which £2.166m specifically relates to the HRA. Members should note that as the HRA is a specific ring fenced account the council may need to drawdown resources from the HRA reserve (currently £6.8million) a course of financial action previously intimated to Council on 25th June 2020 in the report titled "Annual Accounts 2019/20" para 3.3d . All Income and expenditure, in all services within the department will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

The projected outturn position for Communities, Housing and Planning Services' Capital budget is breakeven. The Capital programme will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

Any changes to current projections in either Revenue or Capital budgets will be reported to the board as early as possible, along with an explanation for the movement.

2. HR and Organisational Development None directly arising from this report.

Community/Council Planning None directly arising from this report.

4. Legal

None directly arising from this report.

5. Property/Assets

Capital projects will result in new build Council housing stock and improvements to existing stock.

6. Information Technology

None directly arising from this report.

7. Equality and 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 for example 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 and Safety

None directly arising from this report.

9. Procurement

None directly arising from this report.

10. Risk

The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.

11. Privacy Impact

None directly arising from this report.

12. Cosla Policy Position

N/a.

13. Climate Risk

None directly arising from this report.

List of Background Papers

Housing Revenue Account Budget & Rent Levels 2020/21 and Housing Capital Investment Plan 2020/21 to 2022/23;

Non-housing Capital Investment Programme, Prudential Framework and Treasury Management Strategy, and Capital Strategy 2020/21 – 24/25. Council, 9th March 2020.

Kevin Festorazzi - Principal Accountant Ext 4885 Stewart Muir – Finance Business Partner Ext 6132 Author:

RENFREWSHIRE COUNCIL REVENUE BUDGET MONITORING STATEMENT 2020/21 1st April 2020 to 26th June 2020

POLICY BOARD: COMMUNITIES, HOUSING AND PLANNING SERVICES - All SERVICES

	Approved	Budget	Revised	Projected	Projected	Total	Budget	t Variance
Objective Summary	Annual Budget	Adjustments	Annual Budget	Outturn Core	Outturn	Projected	(Adverse)	or Favourable
				Business	COVID-19	Outturn		
	£000	£000	£000	£000	£000	£000	£000	%
Housing Revenue Account (HRA)	0	0	0	(348)	2,514	2,166	(2,166)	0.0%
Development & Housing Directorate	(192)	0	(192)	(192)		(192)	0	0.0%
Planning & Housing Services	5,480	1,915	7,395	7,401	255	7,656	(261)	(3.5%)
Communities and Public Protection	3,885	0	3,885	3,856	68	3,924	(39)	(1.0%)
(excluding Regulatory Services)								
Criminal Justice	2,985	525	3,510	3,510	0	3,510	0	0.0%
NET EXPENDITURE	12,158	2,440	14,598	14,227	2,837	17,064	(2,466)	(16.9%)

Objective Heading	Key Reasons for Projected Variance						
Housing Revenue Account (HRA)	The projected overspend, totalling £2.166m relates to: £1.469m of a charge from E&I Building Services for their projected deficit on their account due to the workforce being restrictedfrom undertaking housing capital works. £894k projected underrecovery in income due to a combination of a) reduction in anticipated rental income from tenants due to the delayed completion of new build council houses, b) loss of the rebate from Building Services and c) lower rental income from shop units during the lockdown period. The projected overspend in HRA supplies of £61k represents purchases of additional PPE and medical supplies required to mitigate COVID. HRA Employee costs are projected to underspend by £259k due to additional covid staff costs of £90k being incurred but offset by vacancies and underspends due to delayed implementation of the new Environmental Improvement teams initiative as a result of the COVID lockdown period.						
Development & Housing Directorate	No projected year end variances to report						
Planning & Housing Services	The projected year end overspend is £261k and this is principally due to additional costs due to COVID. These additional costs relate to staff overtime to keep critical services within Homeless functions in operation. Supplies and services are also projected to overspend re additional bed and breakfast/ short stay facilities required to house Homeless people and meet service demands and responsibilities. It should be noted that, whilst we are still projecting planning and building standards fees being online, there is a risk that these services will under-recover over the financial year due to reduced customer applications etc.						
Communities and Public Protection (excluding Regulatory Services)	The projected overspend in community protection amounts to £39k and is a result of a loss of income for school lets/creche facilities due to shutdowns during the Covid period being offset by a projected underspend in employee costs due to vacancies within the service.						
Criminal Justice	No projected year end variances t Page t11 of 408						

RENFREWSHIRE COUNCIL REVENUE BUDGET MONITORING STATEMENT 2020/21 1st April 2020 to 26th June 2020

POLICY BOARD: COMMUNITIES, HOUSING AND PLANNING SERVICES - ALL SERVICES

	Approved	Budget	Revised	Projected	Projected	Total	Budget	t Variance
Subjective Summary	Annual Budget	Adjustments	Annual Budget	Outturn Core	Outturn	Projected	(Adverse)	or Favourable
				Business	COVID-19	Outturn		
	£000	£000	£000	£000	£000	£000	£000	%
Employees	19,255	116	19,371	18,933	198	19,131	240	1.2%
Premises Related	16,266	0	16,266	16,271	1,616	17,887	(1,621)	(10.0%)
Transport Related	294	0	294	324		324	(30)	(10.2%)
Supplies and Services	2,918	0	2,918	2,921	60	2,981	(63)	(2.2%)
Third Party Payments	395	0	395	406		406	(11)	(2.8%)
Transfer Payments	69,634	0	69,634	69,651		69,651	(17)	0.0%
Support Services	3,853	0	3,853	3,850		3,850	3	0.1%
Depreciation and Impairment Losses	21,821	0	21,821	21,821		21,821	0	0.0%
GROSS EXPENDITURE	134,436	116	134,552	134,177	1,874	136,051	(1,499)	(1.1%)
Income	(122,278)	2,324	(119,954)	(119,950)	963	(118,987)	(967)	(0.8%)
NET EXPENDITURE	12,158	2,440	14,598	14,227	2,837	17,064	(2,466)	(16.9%)

RENFREWSHIRE COUNCIL REVENUE BUDGET MONITORING STATEMENT 2020/21 1st April 2020 to 26th June 2020

POLICY BOARD: COMMUNITIES, HOUSING AND PLANNING SERVICES - Housing Revenue Account (HRA) Only

	Approved	Budget	Revised	Projected	Projected	Total	Budget	Variance
Subjective Summary	Annual Budget	Adjustments	Annual Budget	Outturn Core	Outturn	Projected	(Adverse) or Favourable	
				Business	COVID-19	Outturn		
	£000	£000	£000	£000	£000	£000	£000	%
Employees	8,924	0	8,924	8,575	90	8,665	259	2.9%
Premises Related	14,816	0	14,816	14,816	1,469	16,285	(1,469)	(9.9%)
Transport Related	102	0	102	102		102	0	0.0%
Supplies and Services	714	0	714	715	60	775	(61)	(8.5%)
Third Party Payments	0	0	0	0		0	0	0.0%
Transfer Payments	3,910	0	3,910	3,911		3,911	(1)	0.0%
Support Services	2,425	0	2,425	2,425		2,425	0	0.0%
Depreciation and Impairment Losses	21,821	0	21,821	21,821		21,821	0	0.0%
GROSS EXPENDITURE	52,712	0	52,712	52,365	1,619	53,984	(1,272)	(2.4%)
Income	(52,712)	0	(52,712)	(52,713)	895	(51,818)	(894)	(1.7%)
NET EXPENDITURE	0	0	0	(348)	2,514	2,166	(2,166)	0.0%

RENFREWSHIRE COUNCIL CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES 1st April to 26th June 2020 POLICY BOARD: COMMUNITES, HOUSING & PLANNING

		Current Year 2020-21			Full Programme - All years						
	Prior Years Expenditure to 31/03/2020*	Approved Budget 2020-21	Budget Adjustments in 2020-21	Revised Budget 2020-21	Projected Outturn 2020-21	Budget Variand Favou	ce (Adverse) or urable	Total Approved Budget	Projected Outurn	Budget Variand Favou	ce (Adverse) or
Project Title	£000	£000	£000	£000	£000			to 31-Mar-25 £000	to 31-Mar-25 £000		
HOUSING(HRA)											
Improvements To Existing Properties	0	13,420	(7,515)	5,905	5,905	0	0%	38,300	38,300	0	0%
Regeneration	4,132	425	200	625	625	0	0%	6,262	6,262	0	0%
Other Assets	0	3,970			3,440		0%	9,050	9,050	0	0%
Non Property Expenditure	0	1,190	(102)	1,088	1,088	0	0%	1,230	1,230	0	0%
Council House New Build	21,201	10,110	(2,350)	7,760	7,760	0	0%	62,913	62,913	0	0%
Professional Fees	0	1,100	0	1,100	1,100	0	0%	3,450	3,450	0	0%
Total Housing(HRA) Programme	25,333	30,215	(10,297)	19,918	19,918	0	0%	121,205	121,205	0	0%
HOUSING(PSHG)											
Private Sector Housing Grant Programme	0	2,050	(937)	1,113	1,113	0	0%	2,263	2,263	0	0%
Total Housing(PSHG) Programme	0	2,050	(937)	1,113	1,113	0	0%	2,263	2,263	0	0%
DEVELOPMENT & HOUSING SERVICES											
Local Green Area Networks Projects	0	65	0	65	65	0	0%	135	135	0	0%
Total Development & Housing	0	65	0	65	65	0	0%	135	135	0	0%
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	25,333	32,330	(11,234)	21,096	21,096	0	0%	123,603	123,603	0	0%

^{*}Rolling programmes have a prior year year expenditure of £0 as the expenditure is not directly linked from one year to the next as a singular project.



To: Communities, Housing and Planning Board

On: 18th August 2020

Report by: Chief Executive

Heading: Community Empowerment Fund

1. Summary

- 1.1 The purpose of this report is to seek approval from the Communities, Housing and Planning Board for the award of grants from the Community Empowerment Fund.
- 1.2 The key objective of the fund is to support community organisations to acquire and develop community assets. The fund aims to support and develop community organisations, with a specific focus on assisting those organisations that wish to acquire and develop community assets.
- 1.3 The report recommends decisions are made on five applications to the Community Empowerment Fund. Three of these applications have previously been deferred in order to seek further information, and decisions are recommended to prevent any further delay for applicants. Applications have been considered by the officer panel established following the launch of the fund, and panel recommendations are set out in Section 2 and detailed in Appendix 1.

2 Recommendations

- 2.1 It is recommended that the members approve the recommendations as detailed in Section 4 and Appendix 1, namely:
 - a) To approve the award of £8,500 to Finding Your Feet
 - b) To approve the award of £9,450 to Erskine Music and Media
 - c) To approve the award of £9,650 to Spateston Tenants and Residents Association
 - d) To approve the award of £9,625 to Values into Action Scotland
 - e) To approve the award of £10,000 to Friends of Howwood Park

3. **Background**

- 3.1 At its meeting on 2 March 2018, Council agreed to commit £1.5million (£0.5million in revenue and £1million in capital) to establish a Community Empowerment Fund that will be used to support community asset transfers, by providing up-front investment in the condition of assets prior to transfer. It should be noted that the £1.5million represents a one-off investment fund.
- 3.2 On 20th June 2018, Leadership Board agreed the key objectives and criteria of the fund, and agreed that applications to the Community Empowerment Fund be submitted to Communities, Housing and Planning Board for final approval.
- 3.3 The key objectives of the fund are to support and develop community organisations with a specific focus on assisting those organisations that wish to acquire and develop community assets in three ways:
 - Project: Support the development of the Business Plan for an asset
 - Organisation: Develop the organisational capacity to manage and develop an asset
 - **Property:** Upfront investment in assets prior to or after transfer
- 3.4 The fund is comprised of £0.5million in revenue funding and £1million in capital funding. As such, it is anticipated that revenue funding will support applications to develop the project or organisation, and the capital funding will be used to support property costs.
- 3.5 It is important that applicants to the fund are able to demonstrate the following:
 - Positive impact for local communities.

- The community are involved in the design and delivery of the project.
- Good working relationships and partnership with others.
- The project is financially sustainable.
- Strategic fit with the fund objectives and criteria.
- Value for money and leverage of additional funding and/or resources
- The award of funding from the Community Empowerment Fund does not commit the Council to a particular outcome as part of the Asset Transfer process, which will be subject to a separate decision-making process through relevant governance arrangements.

4 Summary of applications

- 4.1 There are three previously deferred applications to the Community Empowerment Fund which require a decision due to project timescales and two further applications received.
- 4.2 A cross-service panel of officers review and assess the applications against the agreed objectives and criteria outlined in Section 3 of this report.
- 4.3 The officer recommendation is:
 - (a) that an award in principle of £8,500 be made to Finding Your Feet for a feasibility study into a Charity Hub in one of three identified locations in Renfrewshire, pending the submission of full quotes and scope of work.
 - (b) that an award of £9,450 be made to Erskine Music and Media to undertake a feasibility project into the development of a hub for activities in the Arts, in Erskine Sports Centre. This funding would be on the condition of close partnership working with both Renfrewshire Council and Renfrewshire Leisure on the development of plans for the future use of this asset.
 - (c) that an award of £9,650 be made to Spateston Tenants and Residents Association to develop a Business Plan to develop a community hub in south west Johnstone, at the site of the Spateston Nursery.
 - (d) that an award of £9,625 be made to Values into Action Scotland to carry out a business case for a new build HQ on the old nursery site on Mill Street in Linwood.

(e) that an award of £10,000 be made to Friends of Howwood Park to undertake surveys and feasibility work on the pavilion in Howwood Park.

Implications of the Report

1. **Financial** – Council approved the allocation of £1.5million to establish the Community Empowerment Fund in March 2018.

2. HR & Organisational Development – n/a

3. **Community/Council Planning** – The Renfrewshire Community Plan 2017-2027 states "There are new opportunities for communities to use, manage or take ownership of public sector assets and also to participate in the planning and delivery of services through the Community Empowerment Act. Over the last few years, there are over a dozen examples of community groups that have taken over public sector buildings or land in Renfrewshire, and more community groups are now thinking about assets and participation requests. As a partnership, we are committed to supporting this wherever we can."

The Renfrewshire Council Plan also has a number of relevant priorities as part of the 'Building strong, safe and resilient communities' outcome. These include:

- Strengthening existing community networks and empowering local people to become more involved in their area and the services delivered there.
- Working with communities to support the regeneration of some of our most disadvantaged areas.
- Ensuring all towns and villages in Renfrewshire are better connected and able to participate in social, cultural or economic activities across the Renfrewshire area.
- 4. **Legal** The establishment of this fund supports the delivery of a number of the Council's obligations as part of the Community Empowerment Act 2015.
- 5. **Property/Assets** The development of this fund will support Asset Transfer, and support the Council to meet its obligations as part of the Community Empowerment Act.

- 6. Information Technology n/a
- 7. Equality & Human Rights

It is anticipated that the fund will have a positive impact on equality and human rights, and applications for the fund will be assessed to ensure they take relevant equalities implications into account.

- 8. **Health & Safety n/a**
- 9. **Procurement –** None
- 10. **Risk** *n/a*
- 11. Privacy Impact n/a
- 12. Cosla Policy Position n/a
- 13. Climate Risk n/a

Appendix 1: Community Empowerment Fund – Recommendations for Communities, Housing and Planning Board

Applicant	Project description	Requested	Recommendation	Reason	Geographical Area
Finding Value Fact	The common of the common to the common of th	CO FOO	A	The consent will enable the consent to	Lla sa afians a d
Finding Your Feet	The purpose of this project is to scope out the	£8,500	Approve award of	The award will enable the group to	Unconfirmed
FYF Charity Hub	feasibility of extending FYF charitable		£8,500 in principle,	progress its search for a permanent	
TH Charity Hub	organisation to incorporate a Charity Hub in		on condition:	base, and establish the viability of a	
	three potential premises the former Baptist		Full quotes and	Charity Hub model.	
	Church Hall in Walker Street (5,000 sq ft),		•	Finding Value Fact and a well	
	Chiron House (10,000 sq ft) or St James House		scope of work	Finding Your Feet are a well-	
	(17,000 sq ft).		provided	established charity providing support	
				to amputees, and are seeking to base	
	The anticipated outcomes of this project are:			their operation in Renfrewshire as a	
	A financial and market feasibility study for			permanent home.	
				Due to we contain to a consequently at the	
	the purchase of property.			Due to uncertainty surrounding the	
	2. Development of a business model for			organisations current premises, it is	
	operating property as a Charity Hub that will			recommended this application is	
	help other local charities and provide FYF with			now progressed in order to allow this	
	improved financial resilience via diversified			work to progress.	
	income streams.				
	3. A business plan for the property that FYF				
	can take to grant and bank funders to obtain				
	finance for the project.				
	4. Development of a fundraising strategy to				
	support the purchase of property.				
	5. FYF having a permanent home in				
	Renfrewshire thus committing long-term to				
	the area.				
Erskine Music and	Emms have been in discussions with RL about	£9,450	Approve award of	This award will enable the group to	Erskine
Media (Emms)	a move into the sports centre in Erskine and		£9,450	develop its longer-term plan around	
•	have agreed to rent space within the centre			the Asset Transfer of Erskine Sports	

Applicant	Project description	Requested	Recommendation	Reason	Geographical Area
Erskine Arts	commencing 1 st of April 2020 as part of a			Centre, in parallel with occupying	
Feasibility Project –	phased asset transfer agreement. The Erskine			part of the premises on a shorter-	
Erskine Sports	Arts project is about providing a hub for			term lease.	
Centre	activities in the Arts. The group wish to access			term rease.	
centre	development funding to:			Erskine Music and Media are a well-	
	development funding to.			known local organisation providing	
	Review the building proposed for long			creative and cultural activities for	
	term lease;			young people. This would allow them	
	 Architectural building condition survey 			to undertake feasibility while	
	Feasibility of the potential future capital			occupying the property, and working	
	project.			closely with RL around the future of	
	 Feasibility for use of the asset Phase 1 – How the building can be managed 			the asset. In addition they have	
	currently			secured Creative Scotland funding to	
	Phase 2 – Internal re-fit to current			develop this proposal.	
	building for short / medium term				
	 Phase 3 – Extension of building / large 			Erskine Music and Media will be	
	capital project			asked to engage in close partnership	
	 Identify the works to be completed to 			working with both Renfrewshire	
	deliver each phase and estimate costs of capital works to be carried out			Council and Renfrewshire Leisure as	
				part of this feasibility study around	
	 Review funding availability for the proposed project/acquisition and prepare 			the future use of this asset.	
	a funding strategy			Due to uncertainty surrounding the	
	• prepare estimated financial projections			organisation's current premises, it is	
	for 5 years			recommended this application is	
				now progressed in order to allow this	
				work to progress.	
pateston Tenants	Spateston TARA want to work in partnership	£9,650	Approve award of	This award will enable the group to	Johnstone
nd Residents	with Klas Care to develop a community hub in		£9,650	progress to the next phase of this	
	South West Johnstone. In order to do that,			project, in line with timescales	

Values into Action Scotland VIAS Options Appraisal – Former nursery school, Mill Place	CEF application to develop business case and options appraisal to progress with an Asset Transfer request of land at the site of former nursery school, Mill Place, Linwood, to build a new HQ, so that Renfrewshire can become the new leader in support services for individuals with learning disabilities and/or autism in Scotland.	£9,625	Approve award of £9,625	The award will enable the organisation to progress this phase of the project to build a new HQ. VIAS are a national organisation working with people with learning disability and/or autism, but have a presence in Renfrewshire and have developed strong local partnerships. It is felt that enabling VIAS to develop a base in Renfrewshire will	Linwood
				be an asset to the community.	
Friends of Howwood Park Howwood Park Pavilion - Asset Transfer Feasibility Study	The purpose of the project is to carry out investigations to determine the feasibility of a community asset transfer of the pavilion located in Howwood Park. This will be allow various surveys of the building to be carried out to establish feasibility of the Asset Transfer.	£12,306	Approve award of £10,000 in line with limits identified within the fund guidance	The award will enable the group to carry out a series of surveys and investigations into the condition of the pavilion, informing any future CAT request. The pavilion in Howwood Park requires upgrading, and bringing this back in to use would be an asset for the community. Friends of Howwood Park have recently undertaken a number of successful local projects, including a play park upgrade.	Howwood

Page 24 of 408



To: Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Greenspaces, Parks & Play Areas and Villages Investment Fund

1. Summary

1.1 This report updates the Communities, Housing and Planning Policy Board on progress made in supporting community projects using the Greenspaces, Parks & Play Areas and Villages Investment fund and seeks Board approval for the provision of grant funding for the project described in Section 3 of this report and set out in Appendix 1.

- 1.2 The key objective in allocating funding is to work with and support community groups to identify and deliver improvement projects in their local communities, to improve their local greenspaces (including parks and play areas) and to strengthen the identity, heritage, uniqueness and integrity of village life. One of the other aspects of the work is to open up opportunities for groups to access additional funding from other sources and as can be seen by a number of the projects included within this report communities are actively engaging with this, with a number of the projects seeking additional funding from other sources in order to support the community in meeting its ideal aspirations.
- 1.3 The Council and partners have been working closely with many groups across Renfrewshire since the launch of the fund in October 2018, with several smaller applications now having been approved by the Director of Communities, Housing and Planning under delegated authority in order to enable smaller projects to develop and move forward quickly. Where these awards have not been previously reported to Board, they are included in Appendix 1 for information. Progress has been slower than anticipated over the last 4 months due to the impact of the COVID-19 pandemic and the severe restrictions placed on groups within communities. During the lockdown period Stronger Communities Glenburn and Elderslie Community Council have each been impacted by delays in procurement as companies have furloughed employees. Tenders have now been issued to suppliers and it is anticipated that contracts for these projects will shortly be awarded to allow installation to progress.

- 1.4 However, as lockdown measures have been eased groups are beginning to finalise their plans and move forward once again with their funding proposals. Some projects have already also made good progress on the ground. Howwood Community Council and Pals of the Privies have completed the installation of their play parks which have been well received by their communities. Friends of Knockhill Park have installed their benches and Emotional Swing, Erskine Community Garden have improved their asset with benches, provision of tools for children and new orchard trees and shrubs and Elderslie have placed Dog Fouling Dispenser Bags around their village which are being well used.
- 1.5 In addition to the project contained within this Board report, several other projects are currently being developed by community groups and funding recommendations in relation to these projects will be brought to the Communities, Housing and Planning Policy Board for information or approval as relevant at future meetings of the Board.

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
 - (i) notes the work currently being undertaken to support communities as they develop projects to be funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund; and
 - (ii) agrees to fund the project as detailed in Section 3 of this report and Appendix 1, awarding grant funding totalling £50,000 to support Kilbarchan Community Council.

3. Summary of Applications

- 3.1 Renfrewshire Council has been working with a number of community groups since the launch of the funding in October 2018, and currently around 8 projects are actively being developed within communities across Renfrewshire. Projects under active development include:
 - Upgrade to Barwood Play Park in Erskine
 - Play park upgrades in Lochfield and Hawkhead
 - Upgrade to McKerrell Street Play Park
 - Community Growing Ground in Foxbar
 - Community Growing Ground in Linwood
 - Upgrade to South Park Mound (Houston)
 - Friends of Fountain Gardens park upgrade
 - Inchinnan Improvements to path network
- 3.2 Further reports will be brought back for the consideration of the Board in relation to these projects at future meetings of the Communities, Housing and Planning Policy Board.

- 3.3 A cross-service panel of Officers has been established to review and assess the applications against the agreed objectives and criteria. For any grant award under £5,000, the Director of Communities, Housing and Planning Services has delegated authority to approve grant applications in order to allow smaller scale projects to progress quickly within communities.
- 3.4 Whilst Officers have maintained contact with community groups since March 2020, activity has been severely restricted due to the COVID-19 pandemic.

Applicant 1: Kilbarchan Community Council

Funding Requested: £50,000 Recommendation: Approve

- 3.5 Kilbarchan Community Council is a longstanding organisation constituted in 1978 with the objective to "make Kilbarchan a great place to live, by enhancing the sense of community and supporting those who live in and around the area to play and keep active".
- 3.6 The Community Council is active in the area, and alongside Kilbarchan Smile, deliver many small grounds maintenance projects to improve the look and appeal of the village.
- 3.7 In 2003 the Community Council were instrumental in upgrading the local children's play area. New play apparatus was installed aimed at pre-school and junior users. Picnic benches, seating, skate ramps and a zip wire were further added using funds raised locally through a number of organisations and local donors, boosted by Renfrewshire Council.
- 3.8 Kilbarchan Park further benefited from recent infrastructure improvements, funded by Environment & Infrastructure which included widening the paths and improving ongoing drainage issues.
- 3.9 Kilbarchan Community Council has taken the lead in upgrading the Park for the community. Consultation revealed many participants feel the park is in need of some further improvements.
- 3.10 The group are in possession of plans detailing the parks potential new structures. The local community have been kept up to date with the Community Council's plans via social media and have provided input into the play opportunities they would like to see delivered.
- 3.11 Consultation results have led the group to seek replacement wet pour for the pre-school/ junior area to extend the life of current play equipment, a feature would be made of the steep grassy mound in the park, complementing a previously installed hill-slide with a scramble mat. The parks appeal to carers and families will be increased with additional seating and picnic benches installed.
- 3.12 Fitness enthusiasts, fitness groups and interested individuals will be encouraged by the installation of outdoor gym equipment.

- 3.13 Kilbarchan Community Council promoted their consultation throughout 2019, visiting the local nursery, primary school, aftercare group and Action for Children. Hard copies of the survey were left in key community areas and with partners. Social media surveys further promoted the project and generated further interest.
- 3.14 Around 350 responses were collated showing many consider the park useful for children's play and exercise (54%). A significant number of people (48%) feel the park is a great place to enjoy the outdoors with many commenting additionally that the open green space is one of the parks greatest assets. Fitness groups, and individuals who use the park for exercise, expressed further opportunities encouraging exercise should be explored.
- 3.15 These suggestions were acknowledged by the Community Council who plan to improve the current play offerings, install fitness equipment and offer an opportunity to relax and watch children play or enjoy the scenery.

4. Funding Allocation

- 4.1 To date, from a total budget of £1.87m, £869,475 has been awarded or committed (inclusive or the recommendations at this Board).
- 4.2 Projects to the value of £620,000 are currently in development, leaving a potential balance of £380,525 from the available budget.
- 4.3 The budget and figures above include £370k allocated to the Villages Investment Fund of which £23,200 has been committed to date.

Implications of the Report

- 1. **Financial** Council approved the allocation of £1.870 million to establish the Greenspaces, Parks & Play Parks and Villages Investment Fund in March 2018. Due to the capital works being undertaken, Officers are ensuring that there are minimal recurring revenue costs to Services in the coming years.
- 2. HR & Organisational Development None
- 3. Community/Council Planning -

The Greenspaces, Parks & Play Parks and Village Investment Fund will be important to achieving and assisting the Community Plan by ensuring that Renfrewshire is thriving, well, fair and safe for residents, workers and visitors.

- 4. **Legal** All legislative requirements will be taken cognisance of during this process wherever required e.g. health and safety requirements.
- 5. **Property/Assets** There is the potential for property/assets to be included as part of this fund.
- 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** Cognisance will be taken of health and safety requirements wherever required e.g. for play park equipment.
- 9. **Procurement -** There is potential for the Council to be procuring and installing equipment of behalf of a community group as part of this grant funding process.
- 10. **Risk** Discussions with the Council Risk Manager are on-going to ensure that the risk to the Council, as part of this grant funding process, is minimised.
- 11. **Privacy Impact None.**
- 12. **COSLA Policy Position** Not Applicable
- 13. Climate Risk Not Applicable

List of Background Papers

None

OR/MC/CD 10 August 2020

> **Author**: Oliver Reid, Head of Communities and Public Protection. **Email:** <u>oliver.reid@renfrewshire.gov.uk</u>

Appendix 1

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
1. Kilbarchan Community Council	Kilbarchan Community Council are seeking to improve their current public park and green space. The Park is considered an asset to the village and is well used by children and adult alike. £50k of infrastructure improvements will increase the appeal of the Park locally. In addition, upgrades and repairs to the current offerings will ensure they continue to be fit for purpose. The wet pour safety surface at the preschool and junior area is beginning to break up and the zip wire is broken. Delivering these improvements/ repairs, along with a couple of new pieces, will increase the appeal to children. Increased seating and picnic opportunities will offer carers and families greater opportunity to use the Park. Fitness equipment is a new direction for the park, however it is locally used for classes and running therefore it is considered this will further offer greater user benefits.	£50,000	Approval by Communities, Housing and Planning Policy Board.	The grant funding should be approved as it matches the award criteria. Kilbarchan has a well-used and enjoyed public play park, however it does require to be upgraded and improved to offer continued value.	Kilbarchan - Villages



To: Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Communities, Housing and Planning Services

Heading: COVID-19 - Service Update

1. Summary

1.1 This report provides an update to the Communities, Housing and Planning Policy Board on the impact of the COVID-19 pandemic on the areas within the Board's remit since March 2020. It also outlines the key priorities and short-term potential areas of risk.

2. Recommendations

- 2.1 It is recommended that members of the Communities, Housing and Planning Policy Board:
 - (i) note the content of this report; and
 - (ii) note that planning policies will be reviewed to take account of any new guidance and emerging legislation having regard to the impact of Climate Change and Covid-19.

3. Background

- 3.1 In March 2020, working closely with our partners, Renfrewshire Council moved quickly to respond to the emerging coronavirus pandemic, protecting and supporting our employees and communities, particularly vulnerable people across the area.
- 3.2 Colleagues across the Council have shown great commitment and resilience during the COVID-19 delivering essential services, volunteering to support frontline services and helping others to remain safe at home.

- 3.3 In order to ensure effective decision-making and governance, the Emergencies Board was convened on 20 March 2020 and has received regular updates on the different workstreams established to support Renfrewshire throughout the crisis, highlighting the humanitarian response, reviewing the available data showing the impact on Renfrewshire's people and considering how we can restart services, recover and renew. Detailed reports were also presented to the Council on 25 June 2020.
- 3.4 This report is therefore not intended to provide granular detail of the response, but instead it seeks to give a broad overview of the key areas impacted by the COVID-19 crisis the service areas paused and restarted, the particular areas of focus now and in the near future and any specific risks and priorities of relevance to this Policy Board.
- 3.5 Whilst this report is a high-level update for Elected Members, we are acutely aware of the impact on our communities of the pandemic of those who have sadly been bereaved, who have struggled through isolation, have lost their income, have had their health impacted through this crisis, have supported their children and young people with home learning or have contended with other challenges made more difficult by the pandemic and consequent restrictions.
- 3.6 Across services, and with our partners, the Council continues to support our communities and develop our operational and policy response both now and as we continue to move through the recovery route map.

4. Updates for Communities, Housing & Planning Policy Board

4.1 Changes to service provision following introduction of lockdown

Planning and Housing Services

- Since lockdown measures were introduced, most housing services have continued to be delivered. Staff quickly and positively adapted to working remotely and continued to deliver essential services to tenants, homeless people, those threatened with homelessness, and other services users.
- Staff who made essential visits to temporary accommodation, sheltered housing complexes, tenants and in high rise blocks were all provided with guidance and PPE as required.
- Advice and assistance was provided by telephone on a 24/7 basis to people who were homeless or who were at risk of homelessness.
 Temporary accommodation continued to be made available to anyone who needed it. While most temporary accommodation provided was self-contained furnished flats, it was necessary to make some use of B&B accommodation.

- Since lockdown, Housing Support Officers have provided support to assist a range of service users, including people re-settling into tenancies, and staff made home visits to people where necessary, with appropriate PPE provided. Donations of food parcels have been delivered.
- All 10 sheltered housing complexes continued to have Officers on duty 7 days a week making daily calls to all tenants and responding to requests for advice and assistance. Daily visits were made to every complex to ensure safety checks on fire doors etc were carried out, and a range of activities to keep tenants occupied within their homes was organised.
- The concierge and caretaking service within high rise blocks have continued to operate throughout, and all 14 high rise blocks had daily fire safety checks carried out. Wellbeing calls were also made to tenants in the amenity flats at Glencairn Court by concierge staff.
- Routine letting was suspended in Renfrewshire at the end of March, with allocations activity from then focused on providing temporary accommodation for homeless people, emergency accommodation and enabling people in critical need to move where safe and possible to do so. During this time, officers who were working remotely were offering housing options advice and registering new housing applications.
- The normal processes for dealing with rent arrears were suspended, and
 officers proactively contacted tenants where there had been missed rent
 payments or changes to rent payment patterns to offer advice on
 accessing benefits and other support services as appropriate.
- In order to avoid non-essential visits to tenants' homes, routine and nonemergency repairs were suspended. Only emergency repairs and gas servicing works was undertaken in tenanted properties.
- The statutory gas servicing process continued throughout the lockdown period with tenants contacted 8 weeks in advance of their service date to arrange their appointment, and to date, the majority of services were carried out within the required 12-month timescale.
- The Planning Service in Renfrewshire adapted to provide a business as usual approach where possible with Officers taking an innovative approach to service delivery which included developing new procedures to enable staff to deal with planning matters remotely.
- Building Standards site inspections temporarily ceased but while
 construction work was continuing on some sites, officers were accepting
 alternative evidence such as photographs, reports from suitably qualified
 persons, video, or utilising remote means of conducting site inspections.
 Officers were advised to work with developers and building owners to
 ensure that, where possible, completion certificate submissions
 continued to be processed.
- Also within Building Standards, Building warrant applications were being processed by officers working from home and remotely and Dangerous Building cover continued to be maintained on a 24/7 basis.

Communities and Public Protection

- In the Community Safety Partnership, Daily Tasking continued on a daily basis with Police and the Council triaging relevant incidents and ensuring they were passed to relevant agencies for action in line with the normal process.
- MARAC also continued to meet as normal using MS Teams to consider high risk domestic abuse cases.
- The CCTV Hub continued to be staffed and public space cameras have been fully operational, supported by targeted Wardens patrols in mobile CCTV vehicles. These patrols continued to be deployed to respond to incidents and hotspots identified through daily tasking and complaints.
- Counter Terrorism / Prevent activity has continued with a number of multi-agency meetings held in relation to 2 Prevent cases since March 2020 - one an adult and one a child and these have been well attended and supported by all relevant agencies and officers These meetings used the recently updated Renfrewshire / Police Prevent referral form as a core document to capture and share information.
- The K Division CONTEST / SOC Strategic Group has met using MS
 Teams and has increased its pattern of meetings 4-6 weekly rather
 than quarterly in order to ensure that there is enhanced strategic
 oversight of the CONTEST and SOC agenda in Renfrewshire and
 Inverclyde throughout the lockdown and service restart period.
- Within Renfrewshire the tactical Renfrewshire Community Protection (Prevent) Steering Group has similarly moved to a 4 weekly MS Teams cycle to ensure there is tactical oversight and engagement with these issues at a Renfrewshire level. All relevant agencies have been attending and contributing at these meetings.
- At present while the terrorist threat picture has not changed substantially nationally, consideration is being given by these groups to the impact of isolation and the removal of face to face services from those that are vulnerable to becoming radicalised or involved in terrorist or criminal activities and how these can be reinstated with appropriate support and a focus on any persons of concern. Concern also relates to understanding and responding to the changed picture in relation to cyber issues which continue to provide opportunities for organised crime groups in relation to frauds and scams as well as coercion. The groups have also shared information on local concerns and vulnerabilities in relation to campaigns such as Black Lives Matter and counter demonstrations all of which were held peacefully.
- Both groups are awaiting the distribution of updated Prevent Guidance by the Home Office / Scottish Government originally expected in April 2020 and have agreed to hold special meetings if required to ensure that this can be cascaded and responded to quickly as soon as it is issued. Following this, appropriate actions will be added to the action plan – particularly, it is anticipated, in relation to training, awareness raising and engagement.

- The Renfrewshire Community Protection Chief Officers Group has also moved to a 4 weekly cycle of meetings to provide Chief Officer scrutiny with an update on CONTEST / SOC activities at each meeting.
- One unavoidable impact of the lockdown has been in relation to a Renfrewshire NOTICE – CHECK – SHARE training and awareness raising event planned for April 2020 which required to be postponed. This event had a particular focus on lone actors, the Prevent referral process and PMAP processes. Currently it has been rescheduled for October 2020 - with the key Home Office speaker provisionally rebooked – however the nature and timing of this event may still require to be revisited as a better understanding of the phased routemap becomes clearer, in relation to groups of people being able to congregate.
- An area for increased activity in terms of business regulation was the Health Protection (Coronavirus) (Restrictions) (Scotland) Regulations 2020 which were enacted on 27 March 2020, with powers for Councils to visit and prohibit businesses that were not compliant with the Regulations. In line with the Council Integrated Enforcement Policy, businesses were supported by officers adopting an "engage, explain, encourage and then enforce" model which afforded people the best opportunity to comply before any enforcement action was taken.
- Pest Control was restricted to attending emergency calls only e.g. rodents within a property.
- A number of employees from Communities and Public Protection were redeployed and worked with employees from housing services and across the Council to establish a Local Assistance Team to support shielded and vulnerable residents to access practical support and resources including access to food and medicines. At one stage over 2,600 residents were receiving practical support each week - mainly food provided by Catering staff and Building Services employees from Environment and Infrastructure. The Local Assistance Team conducted all the welfare calls and ensured that vulnerable residents were matched with the services that they needed. Over 6,500 people on the shielded list were contacted – over 99% of those on the list and each received personal advice and support as they required. As the lockdown period began to end each person receiving support had follow up calls and contact to ensure that their ongoing needs were understood and if necessary redirected to provision from mainstream services or the recently established Community Neighbourhood Hubs.
- During the lockdown Street Stuff coaches continued to be flexible in
 working with partners and young people. They supported Renfrewshire
 Council in the delivery of sports and various activities including
 educational support within schools for the children of key workers
 throughout the duration of the pandemic. They supported communities
 by moving from core outdoor activities to online activities in the evenings
 with young people and with parents who have joined in from the comforts
 of their own homes. They have also supported the delivery of a range of
 Street Play activities for vulnerable young people during the Summer
 Holidays

- Adult Learning and Literacies staff helped keep learners and families stay on track through a weekly check in via telephone calls, texts, emails and newsletters. The Family Learning Team supported parents by listening to their concerns and helping them with lockdown and have created a 'Pizza Express Newsletter', which has been sent out to families who have children in Primary 6 and 7.
- The Youth Services team within CLAD worked with partners and have delivered over 200 activity packs to young people across Renfrewshire. Youth Services Staff also set up online chat rooms, quiz nights, movie nights and a range of other activities to ensure that young people did not feel isolated during this challenging time. Staff also worked with Renfrewshire Youth Voice to set up the 'Unheard Voices Campaign' to find out how lockdown and the COVID-19 virus has affected young people and those who support young people.
- Community Learning and Development employees have been heavily involved in arranging and supporting delivery of the Children's Hubs for Key Workers run by the Council through the lockdown period providing safe and secure childcare for around 250 children per day. They are now supporting delivery of the Hubs running over the summer period supporting around 1000 children a week and running alongside the StreetStuff Street Play activities. In addition, Community Learning and Development employees have been supporting the establishment of Community Neighbourhood Hubs working with volunteers and members of the community to provide vital support and services in local communities.

4.2 Scottish Government's route map - Easing of lockdown restrictions

The Scottish Government has set out a route map for recovery with 4 phases. Below is a summary of changes due to the relaxing of certain restrictions as we have moved through the phases of the route map so far.

Planning and Housing Services

- The Scottish Government's route map includes specific advice for the social and private rented sectors and from 29th June 2020, home moves were permitted as long as they could be carried out safely. The guidance was clear that this was not signalling a 'return to normality' and that the process of moving home was very different from before COVID-19. Practices and procedures for everyone involved were adapted to ensure that the risk of spread of the virus was reduced as far as was possible.
- Operational letting activity continues to focus on the provision of temporary and settled accommodation for homeless people and other people with the highest levels of housing need, in keeping with the needsbased framework set out in the housing allocation policy. This sustained focus on homelessness was necessary, in order to enable people to move on from temporary accommodation to settled housing, create greater capacity within the system and return to a situation in Renfrewshire where it would not be necessary to use B&B accommodation.

- Some offers of housing were made prior to the end of March which had
 to be suspended due to lockdown. Officers have contacted the
 prospective movers to check if they are still able and willing to move
 home. Preparatory work was done to support this, including making short
 video clips of properties to allow prospective movers to 'view virtually'
 rather than in person.
- In line with guidance and following consultation with tenants, measures
 were put in place which allowed communal lounge areas to re-open on
 17 July 2020 in Renfrewshire Council's ten Sheltered Housing Facilities.
 Initially lounges are only to be used by tenants, however this will be
 reviewed as the recovery from COVID-19 restrictions progresses.
- Remobilisation of the housing repairs service is underway with the recommencement of some routine and non-emergency repair works, starting with external works which were reported prior to lockdown. Recommencement of non-emergency internal repair works will be subject to a phased return, taking account of government guidelines and new working practices that are required to comply with these. It is anticipated the full resumption of the housing repairs service will not be possible until Phase 4 of the government's routemap, however, the volume and type of repairs which can be carried out will increase on an incremental basis over the next month.
- Construction work on two Council newbuild projects was suspended at the end of March at Bishopton and Johnstone Castle. Work restarted on site when restrictions were eased for the construction sector, but the lockdown period and new working practices required to achieve social distancing will impact on completion timescales. Final completion is expected at Bishopton in August (80 new Council homes) and discussions are ongoing with the contractor at Johnstone Castle on revised completion timescales (95 new Council homes). Contractors have continued to progress work at design and approval stages for the newbuild projects at Ferguslie Park and South West Johnstone.
- External improvement works which were underway as part of the capital investment programme were suspended in March. Works have now restarted and properties where works were substantially underway prior to lockdown are being prioritised. New working practices have been developed to ensure compliance with government guidance in relation to the construction industry.
- Planning applications continue to be accepted and processed with site visits commencing on 22 June 2020, this included visits related to planning applications and enforcement investigations.
- Some limited Building Standards site inspections commenced on 15 June 2020 on multi plot sites to catch up with houses completed just before or at lockdown. From 22 June 2020 full site inspection activities, utilising a hybrid system covering alternative evidence, physical and remote site inspections have been carried out.

Communities and Public Protection

- As the indoor retail sector has continued to open both Environmental Health Officers and Trading Standards Officers visited premises to ensure compliance with the Health Protection (Coronavirus) (Restrictions) (Scotland) Regulations 2020. This included appropriate risk assessments and social distancing within the shop and management of the gueues outside.
- As pubs and restaurants have also re-opened, officers from Communities and Public Protection have worked closely with colleagues in Police Scotland and Licensing to undertake proactive joint visits. This has ensured that any potential issues have been picked up and addressed quickly with businesses acting positively and responsibly to implement the revised guidance. Further guidance and changes to legislation will continue to influence decisions made by Officers.
- The Renfrewshire Community Safety Hub has successfully supported most operational community protection services - but as lockdown is relaxed more officers have been able to return to frontline duties and are now providing additional capacity to assist communities and businesses. Levels of service remained reduced while some staff continued to work from home, remained shielding or were seconded to other essential areas of priority activity, but capacity to respond to most types of incident has now been restored and cases will be actioned on the basis of identified need and priority.
- Colleagues in Adult Learning and Literacy Services (ALLS) have continued to support the childcare hubs for the children of key workers and vulnerable children in schools over the summer holiday period.
- In addition to the childcare hubs, a programme of street play activities
 was delivered for eligible families, offering a programme of activities for
 those children who previously would have been eligible to attend the
 Families First Clubs over the summer period. These activities were
 delivered using Street Stuff sessional workers and resources,
 maintaining the profile and awareness of this programme in communities
 until such time as their core programme can restart which is expected
 to be around the time schools return in line with anticipated
 government guidance.

5. Key priorities and risks until next board cycle

5.1 In terms of risk, members of the Communities, Housing and Planning Policy Board should note that the Corporate Risk Management Group (CRMG) is undertaking a piece of work to review the council's risk profile in light of the pandemic; many of the existing strategic and corporate risks will be impacted. These risks will be reported to the Audit, Risk and Scrutiny Board in November. At this point in time however, Members of the Board will wish to note that the service-specific risks relating to recovery work and immediate concerns between now and the next cycle of Board meetings include:

- Moving forward, we recognise that as the impact of Covid-19 informs people's choices of how they live and work, this will need to be reflected in Planning Policies and in particular the design and location of new housing. In this context the Communities, Housing & Planning Service will ensure that any new guidance and emerging legislation will be used to inform future decision making and policy development and be brought to the relevant Policy Board for consideration.
- Tackling homelessness the number of statutory homeless households in Renfrewshire increased during the 'lockdown' period, as was the case in across Scotland. As letting activity increases, the number of homeless applicants staying in temporary accommodation will reduce, and this will be closely monitored. The Council had to revert to the use of B&B as a form of temporary accommodation for the first time in many years during the COVID-19 crisis, and a range of measures are being put in place to allow us to again cease using B&B. The Scottish Government will introduce an amendment to the Unsuitable Accommodation Order from 30 September 2020, which will require local authorities to ensure no homeless applicant is placed in a hostel or B&B for more than 7 days. The current Order only applies to households with children.
- As a consequence of uncertainty in the local employment market and wider economic implications it is anticipated that there will be an increase in rent arears as a result of new Universal Credit claims and changes in payment methods. This situation is being closely monitored and Officers are undertaking detailed analysis and monitoring on rent account management as well as providing detailed welfare contacts to support our tenants where there is an indication of financial pressure / distress.
- Gas Safety Checks and Repairs Backlog Some annual gas services have not been completed within the required timescale due to tenants shielding, self-isolating or refusing access. Officers are continuing to monitor overdue services and are arranging for these to be re-scheduled as restrictions are lifted. As only emergency repairs have been attended during lockdown this has resulted in a backlog of non-emergency work. Plans are now in progress to re-commence non-emergency work but it should be acknowledged that timescales for work to be completed are anticipated to be longer than normal.
- Contact tracing -Test and Protect This is going to continue to be a
 critical tool for the UK and Scotland to minimise transmission of COVID19. The West Local Resilience Partnership has agreed for local authority
 Environmental Health Officers (EHOs) to work with Greater Glasgow and
 Clyde Health Board to implement the Test and Trace parts of the model.
 All 6 local authorities have agreed to release full time equivalent staff at
 varying degrees, with Renfrewshire Council releasing 2 EHOs (FTE)
 over a 3 month period.

- Given the unprecedented nature of the COVID-19 pandemic, the Minister for Public Health and Sport agreed to allow local authorities to deviate from certain elements of the Food Law Code of Practice (Scotland) 2019. This provided greater flexibility for local authorities to allocate resources to areas of most critical priority. Whilst helpful during the pandemic, it now leaves the Business Regulation Team with a backlog of premises that need to be inspected moving forward. A national recovery group has been convened to ensure consistency across Scotland and Renfrewshire Council sit on this Group. The Council will need to produce an up to date Service Plan to advise how it will catch up with inspections.
- Community protection activities particularly in relation to regulatory services have been placed under significant pressure in responding to the new demands placed on them by the Health Protection (Coronavirus) (Restrictions) (Scotland) Regulations 2020 which were enacted on 27 March 2020. This, together with Test and Protect support will be a continued pressure in the immediate future and will impact on the same areas of service as will be impacted by increased demands arising from the forthcoming ending of the transition period and full implementation of Brexit in January 2021.

Implications of the Report

- 1. Financial None
- 2. HR & Organisational Development None
- 3. Community/Council Planning COVID-19 will impact on the operations of Council partners and on services to the community. This paper highlights the work being undertaken to mitigate this impact as far as possible and maintain essential services for the safety and wellbeing of the community.
- **4. Legal** New legislation has been enacted and used by staff as part of the COVID-19 outbreak. Legislation is being followed to ensure all staff are returning to work safely.
- **5. Property/Assets** as facilities start to open in line with the Scottish Government Route map, adjustment may have to be made to physical spaces to allow for physical distancing & to comply with relevant guidance. This will also apply to outdoor assets.
- 6. **Information Technology** ICT are working to ensure staff have the capability to work from home wherever possible to reduce social contact in line with government and health guidance.

- 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. However, the service notes the scientific advice in relation to risks to particular groups and communities from COVID-19 and is undertaking individualised risk assessments wherever appropriate.
- 8. **Health & Safety** – Advice and guidance is being given to protect the health and safety of employees and service users when carrying out priority services for the Council in line with government and health guidance
- 9. Procurement – The ongoing pandemic has and will continue to have a significant impact on existing contractual obligations and on the procurement of future goods and services required by the Council.
- 10. **Risk** – As noted in section 5, the CRMG are currently reviewing the Council's risk profile in light of the coronavirus pandemic and will report to board in November.
- 11. Privacy Impact - None.
- 12. CoSLA Policy Position - None
- 13. Climate Risk - None

List of Background Papers –

none

Douglas Morrison, Service Planning and Policy Development Manager Author:

(Communities, Housing and Planning Services)

Page 42 of 408



To: Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Draft Strategic Housing Investment Plan 2021/22 to 2025/26

1. Summary

1.1 The Strategic Housing Investment Plan is reviewed and updated each year. A draft plan for the five-year period 2021/22 to 2025/26, is attached for approval.

1.2 The draft Plan has been developed for consultation following discussions with developing housing associations in Renfrewshire. Following consultation, a finalised plan will be presented to the Communities, Housing and Planning Policy Board for approval in October 2020, prior to submission to the Scottish Government.

2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - i. approves the Draft Strategic Housing Investment Plan 2021 to 2026 and authorises the Director of Communities, Housing and Planning Services to undertake consultation and present the finalised plan to the October 2020 meeting of this Policy Board for approval.

3. Background

3.1 Local authorities are required to prepare a Strategic Housing Investment Plan (SHIP) and submit it to the Scottish Government. The Strategic Housing Investment Plan sets out how funding for affordable housing will be targeted to achieve the objectives set out in Renfrewshire's Local Housing Strategy.

- 3.2 The Scottish Government allocates grant funding to local authority areas through the Affordable Housing Supply Programme. Local authorities are required to prepare a Strategic Housing Investment Plan each year, setting out key investment priorities for affordable housing.
- 3.3 Due to the Covid-19 pandemic and the closure of all construction sites in March 2020, the delivery of projects within the programme has been affected. This has resulted in delays to the completion of projects that were already under construction and an underspend of Scottish Government grant. The Council will continue to work with the Scottish Government and partners to manage the development programme and facilitate delivery of the affordable housing programme.

4. Draft Strategic Housing Investment Plan

- 4.1 The draft Strategic Housing Investment Plan rolls last year's development programme forward to 2025/26 with a primary focus on supporting delivery of existing projects within the affordable housing programme to maximise delivery.
- 4.2 As we emerge from the current pandemic and more certainty is available regarding future levels of funding, new affordable housing opportunities will be considered where projects are viable and in line with Renfrewshire Local Housing Strategy outcomes.
- 4.3 In line with current Scottish Government guidance, the draft Strategic Housing Investment Plan takes a flexible approach to programme management. This includes a degree of over-programming, to ensure that affordable development projects can be brought forward within the programme and take advantage of any additional resources that may become available to Renfrewshire.
- 4.4 Consultation on the draft Strategic Housing Investment Plan will take place between August and September 2020 using various methods of consultation techniques.
- 4.5 Following consultation, the Strategic Housing Investment Plan 2021/22 to 2025/26, will be finalised and presented to this Policy Board for approval.

Implications of the Report

- 1. **Financial** Subject to valuations and negotiations by the Head of Property Services, there may be financial receipts for the HRA associated with disposal of Council-owned land.
- 2. **HR & Organisational Development** None.
- 3. Community/Council Planning -
 - Building strong, safe and resilient communities Increasing the supply of affordable housing and regenerating communities.

- 4. **Legal** Conveyancing work associated with land disposals.
- Property/Assets Disposal of HRA land to housing associations for affordable housing.
- 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** The procurement of contracts in relation to Council newbuild projects.
- 10. **Risk** Risks will be identified and managed for individual projects
- 11. **Privacy Impact** None.
- 12. **COSLA Policy Position** Not applicable.
- 13. Climate Risk Not applicable

List of Background Papers

(a) Report to Communities, Housing and Planning Policy Board, 29 October 2019: 'Strategic Housing Investment Plan 2020/21 to 2024/25'.

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting.

Attachment: Draft Strategic Housing Investment Plan 2021/22 to 2025/26

Author: Lesley Muirhead, Planning and Housing Manager, tel: 0141 618 6259, email: lesley.muirhead@renfrewshire.gov.uk



Draft Strategic Housing Investment Plan 2021/22 to 2025/26

Draft Strategic Housing Investment Plan Preparation and Consultation

This draft Strategic Housing Investment Plan 2021/22 to 2025/26 has been prepared for public consultation following ongoing discussions with Registered Social Landlords operating in Renfrewshire.

This Draft Strategic Housing Investment Plan is to be published for consultation from **24 August 2020 to 25 September 2020.**Comments should be returned by email or by post to:

Head of Planning & Housing Communities, Housing & Planning Services Renfrewshire Council Renfrewshire House Cotton Street Paisley, PA1 1JD

Email: strategyandplace@renfrewshire.gov.uk

The comments and feedback received as part of the consultation process will be used to finalise the Strategic Housing Investment Plan. The finalised Plan is to be submitted for approval to the Council's Communities, Housing and Planning Policy Board on the

27th October 2020. The finalised Strategic Housing Investment Plan will also be submitted to the Scottish Government.

Following submission of the Strategic Housing Investment Plan to the Scottish Government, a Strategic Local Programme Agreement for Renfrewshire will be agreed. This will form the basis of individual agreements between the Scottish Government, Renfrewshire Council and Registered Social Landlords on funding for specific projects.



Paisley Town Centre (which includes affordable housing provision through the Strategic Housing Investment Plan as well as Private Sector Investment for private sector homes)

Introduction

As part of the Affordable Housing Supply Programme process, local authorities are required to prepare and update a Strategic Housing Investment Plan each year.

The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to meet the objectives of Renfrewshire's Local Housing Strategy whilst meeting current and future affordable housing supply targets.

The Scottish Government allocates grant funding to local authority areas through the Affordable Housing Supply Programme.

The Scottish Government's Affordable Housing Supply Programme sets out a framework to deliver local housing projects and priorities to assist in achieving local and national affordable housing supply targets (A diagram of the process is shown in Appendix 2).

The Scottish Government Housing Programme

In 2016, the Scottish Government set an ambitious a target to build 50,000 affordable homes over the 5 year period to March 2021 with both Councils and housing associations working together to assist in achieving this target.

In 2018, the Scottish Government's launched the 'Housing Beyond 2021' consultation with the feedback received from this consultation used to inform outline proposals for how Scotland's homes and communities should look and feel in 2040.

This resulted in the production of the Scottish Government document, 'Housing to 2040 – A Vision for Our Future Homes and Communities'. This document sets out 15 principles across four themes which included (i) a well-funded housing system, (ii) high quality sustainable homes, (iii) sustainable communities and (iv) homes that meet people's needs.

Renfrewshire Council and its housing association partners responded to each consultation stage and will continue to work with the Scottish Government on planning for housing post 2021.

Ambitious Targets for Affordable Homes

Housing Need and Demand Assessments are used to inform the affordable housing supply target for Renfrewshire with ambitious targets set out in Renfrewshire's Local Housing Strategy.

The next Local Housing Strategy which will cover the period 2022 to 2027 is currently being developed with a new affordable housing supply target to be included which will be informed by the 2020 Housing Needs and Demand Assessment.

The current Local Housing Strategy (2016-2021) includes an affordable housing supply target of 1,000 affordable homes over the five years to March 2021.

Following the outbreak of Coronavirus in early 2020 and the resulting national lockdown and closure of construction sites, it is possible that achievement of the target of 1,000 affordable homes over the five year period to March 2021 will be delayed by around 3 to 6 months to allow sites that are contributing to this target to complete following the easing of lockdown measures.

Resource Planning Assumptions

When planning for affordable housing development, it is important to maintain a healthy and ambitious development programme to ensure that sites can be progressed quickly to meet local needs while making best use of available funding.

Currently, Resource Planning Assumptions (RPA's) from the Scottish Government are only known up to 2020/21 and whilst it is clear that the Affordable Housing Supply Programme will continue beyond 2021, the Council and its housing associations partners cannot be certain at this time of future levels of funding to support the Affordable Housing Supply Programme.

Coronavirus (COVID-19)

In March 2020, housing development across all tenures was paused due to the national lockdown and closure of construction sites.

This has resulted in delays to projects with a corresponding underspend of available Scottish Government grant to deliver affordable housing development.

In terms of the underspend and available grant funding moving forward, the Council will continue to work with the Scottish Government, our developing housing association partners as well as other key stakeholders to manage the development programme and the requirement for resources as development activity resumes.

The longer term implications arising from the Coronavirus pandemic remain uncertain at this time. However, the priorities previously identified within the Strategic Housing Investment Plan remain unchanged in terms of the future development programme.

Projects will continue to be taken forward where it is safe to do so and funding allows. The development programme will be kept under review in consultation with partners to ensure the programme is responsive and able to adapt in order to address ongoing challenges and make the best use of available funds.

This Strategic Housing Investment Plan includes scope to consider future opportunities, where appropriate, to increase the affordable housing supply in line with identified housing needs.

Continuous Delivery

Given the uncertainty around future levels of funding and the implications arising from the Coronavirus pandemic, this new draft Strategic Housing Investment Plan rolls last year's development programme forward to 2025/26 with a primary focus on supporting existing projects within the programme.

This draft Strategic Housing Investment Plan will also promote the use of the new Affordable Housing Policy as well as open market acquisitions where appropriate to expand the supply of affordable housing across Renfrewshire.

The Strategic Housing Investment Plan is updated each year and the Council will continue to work with a range of stakeholders to identify future affordable housing development sites where projects are viable and in line with Local Housing Strategy outcomes.



Thrushcraigs, Paisley (Completed Phase 1, Phase 2 now on site)

Demographic Trends

As part of the process of setting housing supply targets, account is taken of demographic trends and projections for the future.

Just under 178,000 people lived in Renfrewshire in 2018 with Renfrewshire's population spread across 85,745 households. By 2026, the number of households in Renfrewshire is expected to increase to around 89,500 through a combination of projected small

increases in population combined with the increasing number of people living alone.

Renfrewshire's population like Scotland's is ageing with people living longer. In 2018, one quarter (25%) of Renfrewshire's population was over 60 years of age, this compares to 22% of Renfrewshire's population in 2007.

New build affordable housing must reflect local demographics with both private sector and affordable housing developers encouraged to provide a range of property types and sizes with a proportion of all new homes to be developed as accessible (including some wheelchair standard housing). All housing developed as part of the Strategic Housing Investment Plan should have flexibility built into its design to allow for future adaptation and reconfiguration to meet tenant and residents' future needs.

Renfrewshire Local Housing Strategy

Renfrewshire's current Local Housing Strategy 2016-2021 was approved in January 2017. It identifies seven outcomes which the Council and its partners will continue to work in partnership to achieve in the period up to 2021.

A new Local Housing Strategy which will cover the period 2022 to 2027 is currently being developed with consultation expected to take place in late 2020 and early 2021.

Since approval of the last Local Housing Strategy in 2016, significant progress has been made in relation to the 7 outcomes with achievements reported through the publication of annual Local Housing Strategy updates.

Taking account of current national and local policy priorities as well as new evidence, the new Local Housing Strategy will look to build upon past successes whilst aiming to meet need and demand for both housing and related services.

This will be achieved by retaining previous actions and outcomes where appropriate, revising actions and outcomes to ensure that they remain fit for purpose and creating new actions and outcomes where appropriate.

The current Local Housing Strategy identifies seven outcomes which the Council and our partners have been working to achieve in the period to 2021. Moving forward, this collaborative working will continue. The seven existing outcomes are shown below.

Renfrewshire Affordable Housing Investment Priorities

Good quality housing enhances the built environment of Renfrewshire's towns and villages. It has a positive impact on health and general wellbeing and on the economic prosperity of local communities.

Provision of a range and choice of housing plays an important role in helping to tackle poverty and deprivation whilst assisting in promoting equality of opportunity.

Increasing the number of new affordable homes built in Renfrewshire over the next five years is important, but these homes also need to be of the right type, size and tenure and be located in the right places.

Through the Strategic Housing Investment Plan, affordable homes have been developed across a range of affordable tenures to meet a range of housing needs with homes for social rent, low cost home ownership/shared equity and Mid-Market Rent developed as part of the Strategic Housing Investment Plan.

This new draft Strategic Housing Investment Plan includes homes for social rent, low cost home ownership/shared equity, Mid-Market Rent and private sector delivered below market cost housing.

Current Local Housing Strategy Outcomes

- **1.** The supply of housing is increased;
- **2.** Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres;
- 3. People live in high quality, well managed homes;
- **4.** Homes are Energy Efficient and Fuel Poverty is minimised;
- **5.** Homelessness is prevented and vulnerable people get the advice and support they need;
- **6.** People are able to live independently for as long as possible in their own home; and
- **7.** Affordable housing is accessible to people who need it.

There is also provision for both general and particular needs affordable housing with particular needs provision included as both standalone purpose-built accommodation and also within mainstream general needs developments.

Renfrewshire current Local Housing Strategy Priorities:

- Support local housing regeneration programmes;
- Replace social rented housing (where major improvements to existing stock would not be cost effective and/or sustainable) and where there is continued need;
- Address the mismatch between the supply of social rented housing and the housing people need and want to live in, taking account of type, size, quality and location;
- Deliver new affordable homes in the areas where there is pressure on the supply of affordable housing;
- Support the development of sustainable mixed communities by delivering affordable housing in Community Growth Areas and other larger housing developments;
- Expand the supply of housing for older people and people with particular needs and complex needs;
- Complete the comprehensive tenement improvement programme at Orchard Street in Paisley town centre;
- Support town centre residential investment and regeneration;
 and
- Support the development of a graduated housing market in areas where there is a requirement for affordable options.

As well as new build affordable housing, this draft Strategic Housing Investment Plan places a strong emphasis on making best use of existing stock where possible.

Within the Council's stock in Renfrewshire, there is an imbalance between the type of stock available and the type of housing stock people would like to live in with a disproportionate number of flatted properties and a shortage of back and front door houses. Therefore 'Houses' as a property type will continue to be prioritised over flatted accommodation where appropriate.

There are issues of mismatch and some localised cases where it may not be possible or cost effective to improve existing housing stock. Therefore, consideration may be given in the later years of the Strategic Housing Investment Plan for the reprovisioning of some existing low demand properties.

The current Local Housing Strategy identifies nine strategic priorities that projects within the Strategic Housing Investment Plan aim to contribute towards meeting.

As with previous Strategic Housing Investment Plans, all projects included within this draft Strategic Housing Investment Plan have clear links to the outcomes of the current Local Housing Strategy and projects will only be taken forward where they assist in the delivery of strategic outcomes.

Projects within the Strategic Housing Investment Plan have been prioritised to reflect project deliverability in terms of local needs assessments, site availability, strategic priorities and funding availability from both a programme perspective and the housing developers' own financial capacity.

Estimated delivery timescales for projects including site start and completion dates will fluctuate and are subject to funding constraints as well as other external factors including the recent Coronavirus pandemic and the availability of personnel and contractors throughout each projects' delivery.

In preparing this draft Strategic Housing Investment Plan, there has been ongoing discussions with Registered Social Landlord partners and the Scottish Government with regards to the current programme and potential opportunities for future development.

There is also continuous discussion between services within the Council as well as other key stakeholders to support the development and delivery of affordable housing priorities.

Particular Housing Needs

The current Local Housing Strategy highlights the need for housing that meets the particular housing needs of a range of client groups with a particular focus on homeless prevention (strategic outcome 5) and enabling people to live independently in their own home for as long as possible (strategic outcome 6).

This draft Strategic Housing Investment Plan carries forward a number of projects to address identified particular needs with a number of these projects having been refined since the last Strategic Housing Investment Plan.

- Extra care housing, Paisley (38 unit development that could include both extra care and amenity standard housing).
 Renfrewshire Health and Social Care Partnership revenue funding is required for the extra care homes and the Council is liaising with the Health and Social Care Partnership on this.
- Amenity housing in Paisley, all of which will be designed to amenity standard for older people includes Westerfield House phase II - 16 unit development, Smithhills Street, Paisley - 10 unit development and Abbey Quarter Phase 4, Paisley - 16 unit development.
- Sheltered housing reprovisioning, Erskine (around 25 purpose built sheltered houses to replace existing housing).

Regular discussions take place with Renfrewshire Health and Social Care Partnership to ensure that full account is taken of future revenue funding requirements where appropriate when planning new developments.

Further work is planned with Renfrewshire's Health and Social Care Partnership to investigate revenue funding requirements for particular needs developments at an early stage to ensure that projects are viable, sustainable and capable of meetings tenants and residents' needs.

The current Local Housing Strategy 2016-2021 highlights the requirement for suitable housing that meets the particular needs of a range of client groups, to enable people to live as independently as possible with appropriate support. Continued engagement with partners is key to develop proposals for suitable housing, including provision for people with learning disabilities and mental health needs.

Wheelchair Accessible Housing

The Council will aim to assist in the delivery of wheelchair accessible homes in all new residential developments delivered through the Strategic Housing Investment Plan where appropriate. Developing partners are also encouraged to develop housing that is capable of being adapted in the future to meet people's longer-term needs with future proofing of properties encouraged to allow additional floor space for potential future requirements such as through floor lifts etc.

An Affordable Housing Design Guide has been developed with housing association partners that promotes the delivery of affordable housing capable of adapting to meet changing needs of occupants, ensuring that people can remain in their own homes as their needs change.

A number of sites included within the affordable housing development programme which have reached the design stage include either purpose built wheelchair homes or homes that have been designed to be readily adaptable.

As part of the development of the next Local Housing Strategy, targets for the number of wheelchair accessible homes on new build developments will be produced and will be subject to regular review.

Rapid Rehousing Transition Plans

The Scottish Government issued Guidance on 'Rapid Rehousing Transition Plans' in July 2018. Both the Council and partners worked together to submit a Rapid Rehousing Transition Plan for Renfrewshire by 31st December 2018.

The submitted Plan covers the five-year period to April 2024 and outlines how the Council and its partners will plan for those who

are homeless to reduce time spent in temporary accommodation, improve access to support and to provide settled accommodation more quickly. Funding of £186,000 in both years one and two of the programme has been allocated by the Scottish Government to support the Council's transition to 'Rapid Rehousing'.

The strategic housing priorities contained within this draft Strategic Housing Investment Plan are aligned with and consistent with Rapid Rehousing Transition Plan priorities and outcomes.

Gypsy/Travellers

Renfrewshire Council are working with both consultants and neighbouring local authorities to establish the accommodation needs and requirements of Gypsy/Travellers across Renfrewshire.

A refreshed Housing Need and Demand Assessment 2020 which informs the Local Housing Strategy is currently being developed, the findings from the new Housing Need and Demand Assessment will assist in establishing any unmet housing need from the Gypsy/Traveller population in Renfrewshire.

Should a requirement for accommodation/sites be identified to meet the needs of Gypsy/Travellers, future updates of the Strategic Housing Investment Plan will include details of these projects.



Wellmeadow Street, Paisley (Completed 2019/20)

Delivering New Affordable Homes in Renfrewshire

There is optimism that the construction sector will return to capacity following the easing of lockdown measures but delays of around 3 to 6 months on some sites that are contributing to the 1,000 new affordable homes target are anticipated.

As shown in Appendix 4, plans are in place to deliver significant levels of new affordable homes throughout Renfrewshire in the period to 2021 and beyond.

Both ongoing and recently completed developments in Renfrewshire have included a broad combination of tenures to promote different opportunities for lower income households to promote access to affordable housing.

This approach will be continued over the next five years where appropriate, taking account of local needs and market circumstances in order to maximise the use of available grant funding available across the programme and to lever in private finance where possible.

Regeneration activity remains a key focus of this Strategic Housing Investment Plan reflecting both the strategic importance of regeneration activity across Renfrewshire and outcome 2 of the current Local Housing Strategy.

Over the last 12 months, regeneration projects were completed with 132 new affordable homes upon the former St Mirren football stadium site at Love Street, Paisley and within Paisley's West End with 39 new homes completed for social rent upon the site of the former co-op at Wellmeadow Street.

The importance of strategic regeneration activity is continued within this Strategic Housing Investment Plan which is reflected in the projects currently on site or proposed to be taken forward over the next five years as shown in Appendices 1 and 4.

Detailed information with regards to ongoing and proposed affordable new build developments can be found in Appendix 1.

The delivery of new affordable homes is supporting existing communities by providing modern, energy efficient homes of the right type of and size to meet people's needs and aspirations. This affordable housing programme aims to tackle fuel poverty by maximising opportunities for innovative energy efficient development with greener measures included within the majority of new build developments.

Renfrewshire Council New Build Programme

This Strategic Housing Investment Plan rolls forward the Council's own ambitious new build programme.

Work is nearing completion at Dargavel Village, Bishopton, with 80 new Council homes provided for social rent, and at Johnstone Castle, where 95 new Council homes will be provided for social rent.

Plans are progressing well on additional newbuild Council housing projects, with site starts expected shortly at Ferguslie Park and Auchengreoch Road in Johnstone. A feasibility study is almost complete for the site at Gallowhill and proposals will be developed for Foxbar with Paisley Housing Association.

Meeting Affordable Need in North and West Renfrewshire

The ongoing development at Dargavel Village, Bishopton in North Renfrewshire continues to present a significant opportunity for new affordable housing provision within North Renfrewshire.

The large scale mixed use regeneration of the site is being delivered over a period of 20 years and a legal agreement with site owners BAE Systems provides for a range of affordable house types and tenures over the life of the construction programme.

So far, this agreement has supported the delivery of 80 new Council homes for social rent.

A second and third phase of affordable housing at Dargavel Village is included within this Strategic Housing Investment Plan with Loretto Housing Association currently developing 58 new homes for social rent in partnership with Robertson Homes.

The Council will continue to work with the landowner and developers to deliver future phases of affordable homes at Dargavel Village.

In West Renfrewshire, Williamsburgh Housing Association are delivering the development of 18 one and two bedroom homes at Milliken Road, Kilbarchan which will assist in meeting demand for social rented housing in the West Renfrewshire area with completion expected in 2020/21.

Throughout the lifetime of this Strategic Housing Investment Plan, efforts will continue to identify potential sites for affordable housing provision in both North and West Renfrewshire to help meet affordable housing need in these areas.

Affordable Housing Policy

The emerging Renfrewshire Local Development Plan (LDP) provides a range and choice of housing sites to meet Housing Supply Targets across all tenures as well as housing need and demand across Renfrewshire.

The proposed Local Development Plan also supports the delivery of this Strategic Housing Investment Plan by including a new Housing Mix and Affordable Housing Policy that will support the delivery of sustainable mixed communities across Renfrewshire.

This policy will assist in the delivery of affordable homes in Renfrewshire through inclusion of affordable units on private sites where appropriate.

Child Poverty (Scotland) Act 2017

The development programme contained within the Strategic Housing Investment Plan aims to predominantly deliver back and front door houses to address the needs of families and create high quality accommodation conducive to both health and educational attainment.

Resources for Future Housing Delivery

The Scottish Government have provided guidance on the minimum resource planning assumption (RPA) that councils can expect to receive in 2020/21. For Renfrewshire, this will be £17.846M in 2020/21.

In recent years, the Scottish Government have provided multi-year resource planning assumptions to allow local authorities to prepare

longer term development programmes with some degree of confidence with regards to future availability of grant to support the Affordable Housing Supply Programme.

These multi-year resource planning assumptions were intended to support the Scottish Government's Housing to 2021 target of building 50,000 affordable homes over the 5 year period to March 2021 across Scotland.

With the 2021 deadline in sight, the Scottish Government have been consulting on how Scotland's homes and communities should look and feel in 2040 which resulted in the production of the Scottish Government document, 'Housing to 2040 – A Vision for Our Future Homes and Communities'.

As the Scottish Government continues with its review and development of its whole systems approach to housing delivery in the period post 2021, local authorities have no clear view of future funding levels.

The current advice from the Scottish Government is to adopt a flexible programme management approach which includes some level of over programming to enable Renfrewshire to take advantage of any additional money made available from the

Scottish Government over the lifetime of the Strategic Housing Investment Plan.

At present, there is a requirement for around £88 million of Scottish Government grant across the five year period 2021/22 to 2025/26. This figure may increase should any project currently on site underspend in the period to March 2021. Estimated grant requirement for projects is shown in Appendix 4.

At present it is unclear how the Scottish Government may look to address these delays and corresponding underspend but it is hoped that all underspend will be carried forward to future years within the programme to allow all projects to progress as planned, although with some delay in site completions.

Moving forward, the Council will continue to engage with the Scottish Government and explore all opportunities to attract additional funding to support Renfrewshire's Strategic Housing Investment Plan with the Council and its partners continuing to explore a range of mechanisms available to deliver affordable housing across Renfrewshire.

Programme Management - Core and Shadow Programme

To manage the development programme in terms of available funding, this draft Strategic Housing Investment Plan splits projects in to two groups through the use of a 'core' and 'shadow' programme. Projects within each group are shown in Appendix 4.

Projects within the 'core' group will be progressed in the earlier years of the programme where there is grant availability and where developers finances allow.

Projects included in the 'shadow' programme will be progressed as funding becomes available or where the Council (if the developer) or the developing housing association partner is able to 'front fund' projects to allow projects to proceed in the earlier years of the programme. This may mean that project timescales may be subject to change.

Housing Association partners have been asked to consider 'front funding' options to allow lower priority projects to proceed in the earlier years of the Strategic Housing Investment Plan. In such instances, both the Council and housing association partners would initially fund the early stages of project development costs from their own resources, with grant being paid to developing

organisations at the first available opportunity as funding becomes available.

As with previous Strategic Housing Investment Plans, this rolled forward plan maintains the focus on delivering projects which have the highest priority, taking account of the Renfrewshire context and the strategic objectives of the Council and its community planning partners.

Where possible early site feasibility work will be undertaken on projects identified in the later stages of the programme.

Additional new projects may be added to the programme should appropriate opportunities arise over the next 12 months prior to the next update of the Strategic Housing Investment Plan. Any additional projects brought forward will need to align with Local Housing Strategy objectives.

Council Tax on Empty and Second Homes

At present, there is no direct funding allocated to the affordable housing programme in Renfrewshire from revenue raised from empty homes. However, the Council actively use other mechanisms available to promote the delivery of affordable housing.

This includes the Council's Empty Homes Officer who works with and encourages owners of empty homes in Renfrewshire to bring their properties back into use, offering advice and assistance and access to the Empty Homes Loan Fund where applicable.

Acquisition of Private Housing

The current Local Housing Strategy sets out the importance of ensuring existing housing is well maintained, well managed and energy efficient with a particular need to target the poorest quality housing which is often found in older private sector tenements.

Building on recent successes by both the Council and housing association partners, provision will be made as part of this Strategic Housing Investment Plan to enable a small amount of resources to be used to assist housing association partners to acquire tenement properties, where this would help to meet housing needs and enable the housing association partners to undertake pro-active management and maintenance of common areas of the block. This may include the acquisition of empty homes.

This support will be subject to the availability of funding with new build development given priority access to grant funding. Where funding is available, grant may be made available to the Council and housing association partners of up to £30,000 per unit to support the strategic acquisition of existing private properties

where this would increase the supply of affordable housing and address the priorities set out in the current Local Housing Strategy.

Consideration will only be given to properties in line with the Council's Acquisitions Strategy with properties required to:

- meet an identified need in terms of stock type, size and location;
- meet particular needs which may be difficult to address within the existing stock base;
- represent good value for money, taking account of repair and investment requirements as well as purchase price;
- located close to the stock base of the acquiring landlord, for management and maintenance purposes; and
- assist in allowing common works to be progressed on mixed tenure blocks.

To be eligible for grant support, housing association partners will be expected to investigate all other available funding options alongside grant support from the Affordable Housing Supply Programme.

In 2019/20, Renfrewshire Council also started buying former Council properties on the open market where this was strategically appropriate.

These purchases have been made with funding from both the Affordable Housing Supply Programme and the Council's own resources, adding to the supply of high demand affordable housing across Renfrewshire.

Delivery

In terms of procurement, the Council has been working with partners to develop opportunities for a shared approach to simplify the procurement process.

Throughout the lifetime of this Strategic Housing Investment Plan, the Council will continue to explore options around innovative delivery mechanisms to expand the supply of affordable housing.

Compulsory Purchase Orders

In order to achieve successful delivery of certain projects within this Strategic Housing Investment Plan, the use of Compulsory Purchase Order (CPO) powers may be used in partnership with housing association partners to progress projects where appropriate.

Site Constraints

This Strategic Housing Investment Plan continues to focus on bringing previously used land and brown field sites back into productive use.

This approach has allowed for significant new build activity across the local authority area but can mean that additional site preparation works are required to make sites ready for redevelopment.

The Council will continue to work with housing association development partners to progress these sites and will support applications to the Scottish Government's Housing Infrastructure Fund where appropriate to make available sites viable for affordable housing.

Housing Infrastructure Fund

The Scottish Government issued guidance in relation to the Housing Infrastructure Fund in July 2017. A number of housing association partners have reviewed this guidance and either have or are looking at options to bid for support from the Housing Infrastructure Fund. Projects within the programme include:

- Thrushcraigs Phase II, Paisley (off site drainage and access road works to support delivery of 23 Social Rented Units);
- South West Johnstone (off site drainage works to support delivery of mixed tenure homes); and
- Millarston, Paisley (Access Road works to support delivery of 99 Social Rented Units).

Monitoring Progress

A range of project management activities are used to ensure resources are managed effectively with projects progressing as planned. These project management activities include:

- Ongoing liaison between services within the Council and between the Council and Registered Social Landlord partners on specific projects;
- Multi-agency project group meetings;
- Quarterly tripartite meetings involving the Council, individual developing Registered Social Landlord partners and the Scottish Government;
- Quarterly Renfrewshire Council/Scottish Government Strategic Housing Investment Plan liaison meetings;
- Six weekly internal officer group meetings to review progress.

Throughout the duration of this Strategic Housing Investment Plan, progress will continue to be monitored to support project delivery.

Consultation

As part of the consultation process for this draft Strategic Housing Investment Plan, the draft is being sent to local Tenants and

Residents Associations, Community Councils and other key partners for comment.

This draft Strategic Housing Investment Plan is also being published on the Council's community website with comments invited from all interested parties. The feedback received from the consultation process will be used to inform the finalised Strategic Housing Investment Plan for the period 2021/22 to 2025/26.

Finalising the new Strategic Housing Investment Plan

Following consultation, the development programme will be finalised to support an ambitious development programme to deliver affordable homes for a range of different needs groups across Renfrewshire. The proposed development programme is included at Appendix 4.

In line with current Scottish Government guidance, this draft Strategic Housing Investment Plan takes an 'over programming' approach to ensure projects can proceed in a timely manner as funding becomes available.

This draft Strategic Housing Investment Plan aims to promote a flexible approach to programme management to ensure that affordable development projects can be brought forward to mitigate any slippage within the programme and take advantage of

any additional resources that may become available to Renfrewshire.

Strategic Housing Investment Plan Appendices and Priorities

Appendix 1 shows details of progress with projects currently on site as well as future proposed projects over the lifetime of this Strategic Housing Investment Plan.

Appendix 2 shows the Affordable Housing Supply Programme process (this is an extract from Scottish Government guidance).

Appendix 3 shows recent affordable housing completions.

As shown in **Appendix 3** - over the course of the current Local Housing Strategy (2016-2021), 108 homes were completed in 2016/17, 77 new homes completed in 2017/18, 127 new homes were completed in 2018/19, 195 new homes were completed in 2019/20 and an estimated 295 to 504 new homes are due to complete in 2020/21 subject to lost construction time due to the Coronavirus Pandemic in 2020 being mitigated by March 2021.

Appendix 4 lists projects that are currently progressing and/or expected to draw down grant funding and/or be completed during the lifetime of this Strategic Housing Investment Plan.

Projects have been assessed as either 'core' or 'shadow' projects for inclusion in the Strategic Housing Investment Plan by taking account of three key factors:

- the projects strategic fit with Local Housing Strategy objectives;
- project deliverability; and
- requirement of grant funding taking account of current Scottish Government benchmarks and the assumption that funding from both the Scottish Government and developers will be available in individual years.

The appendices to this document provide a summary of the detailed project information which will be submitted to the Scottish Government.

Appendix 5 gives details of sub-areas and settlements within Renfrewshire.

Equalities

In line with The Equality Act 2010 and the associated protected characteristics, an Equality and Human Rights Impact Assessment has been prepared alongside the preparation of the draft Strategic Housing Investment Plan.

The aim of this assessment was to identify the likely or actual effects of this draft Strategic Housing Investment Plan 2021/22 to 2025/26 on people. This includes identifying where there will be a positive impact and further opportunities to further promote equality. Where there are any potential negative impacts identified, we have identified actions required to eliminate or mitigate these negative impacts.



Paisley Town Centre, Mixed tenure development including 24 flats for social rent by Link Group.

Appendix 1: Renfrewshire Affordable Housing Project Updates

The Coronavirus pandemic resulted in the closure of all development sites in March 2020, this led to delays in site starts and completions with all Strategic Housing Investment Plan sites likely to complete around 3 to 6 months later than originally planned).

1A: Projects currently on site and expected to complete in 2020/21

Development	Units	Status	Comment
Smithhills Street, Paisley Town Centre	26	Due to complete mid 2020	This affordable housing development of 26 flats by Link Group is the third phase of the redevelopment of the former Arnott's department store site in Paisley. This project is contributing to the wider regeneration of Paisley town centre.
Johnstone Castle Phase I	95	Due to complete mid 2020	Renfrewshire Council are nearing completion of works to build 95 new homes for social rent in the Johnstone Castle area.
Bishopton Phase I, North Renfrewshire	80	Due to complete mid 2020	Bishopton Community Growth Area (CGA) (Dargavel Village) is expected to provide around 4,000 new homes on brownfield land in North Renfrewshire. This initial development is providing 80 new Council homes as part of the overall masterplan approach in this area (including 9 flats developed to amenity standard).
Milliken Road, Kilbarchan	18	Due to complete late 2020	This social rented development of 18 one and two bedroom homes by Williamsburgh Housing Association will add to the affordable housing supply in this village of West Renfrewshire.

1B: Projects currently on site or due to start in 2020/21 with details of any phased completions in 2020/21 and 2021/22

Development	Units	Status	Comment	
Bishopton Phase II, North Renfrewshire	58	On site, due to complete mid 2021	This second phase of development within Bishopton Community Growth Area (CGA) (Dargavel Village) will provide 58 social rented homes by Loretto Housing Association.	
Thrushcraigs Phase II, Paisley	23	On site, due to complete mid 2021	This social rented development of around 23 homes by Link Group will add to the affordable housing supply by complementing Thrushcraigs Phase I which was completed in 2016/17.	
Westerfield House, Phase II	16	On site, due to complete mid 2021	This development of around 16 flats by Paisley Housing Association will provide housing suitable to meet the needs of older people.	
Amochrie Road, Foxbar, Paisley	36	On site, due to complete mid 2021	This social rented development of around 36 homes by Link Group will add to the affordable housing supply in the Foxbar area and will bring a vacant site back in to use.	
Millarston, Paisley	99	On site, due to complete mid 2021	This development of 99 new homes for social rent will add to the mix of new homes in this area. This development will complete in phases across 2020/21 and 2021/22.	
Ferguslie Park, Paisley	101	Due to start on site in 2020/21	This development of 101 new Council homes will assist in the regeneration of the Ferguslie Park area. This development will complete in phases across 2020/21 and 2021/22.	
Auchengreoch Road, Johnstone	39	Due to start on site in 2020/21	This development of 39 new Council homes will add to the affordable housing supply in South West Johnstone. This development will complete in phases across 2020/21 and 2021/22.	

Glenburn Regeneration	131	On site, due to complete late 2021	This affordable development of approximately 131 homes by Sanctuary Scotland and Paisley Housing Association will provide a range of property types with homes developed for predominantly social rent with around 22 homes also developed for low cost home ownership. The development will complete in phases across 2020/21 and 2021/22.	
Albert Road, Renfrew	42	Due to complete early 2022	This social rented development of around 42 homes by Williamsburgh Housing Association will add to the affordable housing supply in Renfrew.	
Paisley West End, Sutherland Street	22	Due to complete 2022	Sanctuary Scotland are progressing plans for the redevelopment of this site as part of the regeneration of Paisley's West End with around 22 new homes developed for social rent.	
Abbey Quarter Phase 4, Paisley Town Centre	73	Due to start on site in 2020/21	Link Group are progressing plans for a variety of affordable tenures for around 73 new homes. This fourth phase will complete the redevelopment of the former Arnotts site which is a key strategic location in the heart of Paisley Town Centre. This development will complete in phases across 2020/21 and 2021/22.	

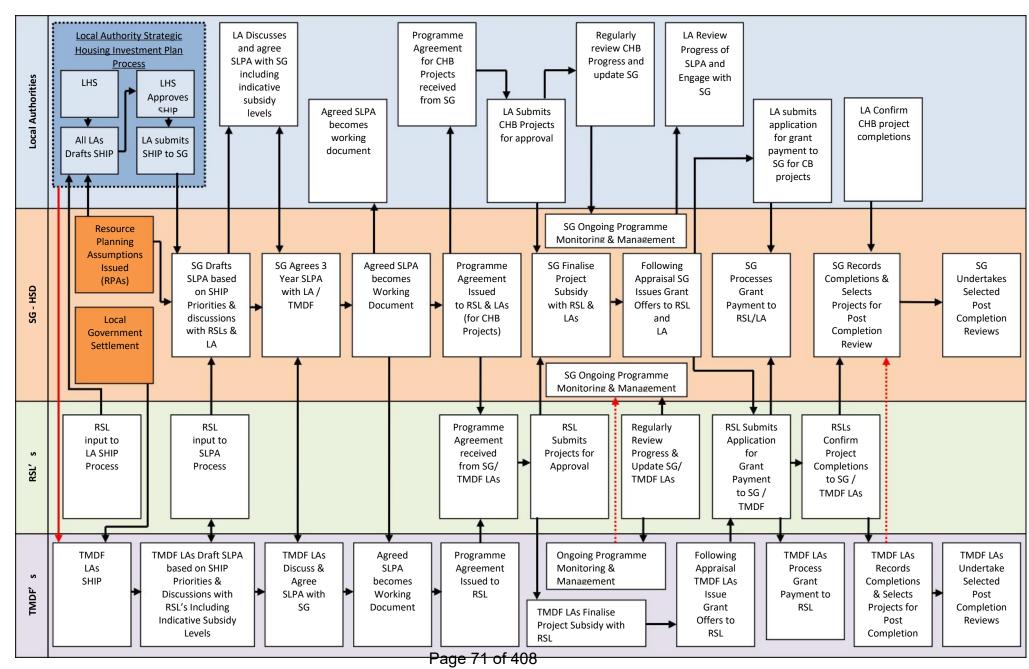
1C: Projects expected to start on site in 2021/22 or later

Development	Units	Status	Comment
Bishopton Phase III, North Renfrewshire	62	Due to start on site in 2021/22	This third phase of development within Bishopton Community Growth Area (CGA) (Dargavel Village) will provide around 62 affordable homes with a developing housing association still to be identified.
Paisley West End, Underwood Lane	13	Due to complete 2022	Sanctuary Scotland are progressing plans for the redevelopment of the former University of the West of Scotland student accommodation site as part of the Paisley West End Regeneration Masterplan. It is anticipated that around 13 new affordable homes will be developed.

Extra Care & Amenity Accommodation, Paisley	38	Due to start on site in 2021	This development by Linstone Housing Association will provide extra care housing and amenit housing for older people (around 38 new homes). Provision requires to be made by Renfrewshire's Health and Social Care Partnership for revenue funding for the extra care housing.	
Orchard Street, Paisley	47	Due to start on site in 2021	Plans are progressing for a Comprehensive Tenement Improvement (CTI) project at Orchard Street/Causeyside Street, Paisley following 5 blocks of flats being designated as a Housing Renewal Area (HRA) in March 2017. Paisley Housing Association is leading on this project and is currently actively engaging with owners and tenants with a view to purchase all properties within the affected blocks.	
Paisley West End, Phase II	111	Due to start on site in 2021	Sanctuary will progress the later phases of the Regeneration Masterplan to deliver around 111 new homes at Well Street and Clavering Street East as part of the Paisley West End Regeneration Masterplan.	
Gallowhill, Paisley	60	Due to start on site in late 2021	This social rented development of around 60 homes by Renfrewshire Council will add to the affordable housing supply in the Gallowhill area.	
MacDowall Street, Johnstone	25	Due to start on site in late 2021	This social rented development of around 25 homes by Loretto Housing Association will add to the affordable housing supply in the Johnstone Town Centre area.	
Ryefield, Johnstone	29	Due to start on site in late 2021	This social rented development of approximately 29 homes by Linstone Housing Association will add to the affordable housing supply of houses in the Johnstone area.	
		This mixed tenure development with around 80 houses by Renfrewshire Council and Paisley Housing Association will bring back in to use vacant sites and introduce a range of house types for social rent.		

Erskine - Sheltered Housing Reprovisioning	25	Due to start on site in early 2022	Bridgewater Housing Association are developing plans for new sheltered housing which will replace existing sheltered provision across Erskine.	
Johnstone Castle Phase II	52	Due to start on site in late 2021	Link Group in partnership with Linstone Housing Association are progressing plans for a secon phase of affordable housing development in the Johnstone Castle area with around 52 new homes to be built for social rent (including around 22 homes for Linstone Housing Association of which 12 will be located at Chestnut Place, Johnstone).	
Supported Housing Development, Paisley	14	Due to start on site in late 2021	Provision is included within this Strategic Housing Investment Plan to develop approximately 14 properties for supported housing in Paisley. No site has been identified as yet.	
Linwood (Stirling Drive and/or Napier Street)	60	Due to start on site in 2022/23	This social rented development of around 60 homes by Linstone Housing Association will add to the affordable housing supply in Linwood.	
Cartha Crescent, Paisley	25	Due to start on site in 2022/23	This social rented development of around 25 homes by Williamsburgh Housing Association will add to the affordable housing supply and complement previous investment by Williamsburgh Housing Association and the Council in this regeneration area.	
Gibson Crescent, Johnstone	25	Due to start on site in 2022/23	This social rented development of around 25 homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone.	
Local Development Plan Affordable Housing Policy Future Requirements		ble Housing	An allowance will be made within the programme for new affordable homes within new development sites as part of the new Affordable Housing Policy in Renfrewshire.	

Appendix 2 Affordable Housing Supply Programme process (this is an extract from Scottish Government guidance)



Completions in the current LHS Period 2016 to 2021

Appendix 3

A. Control of the Con				
2016/2017				
Link	Thushcraigs	Paisley & Linwood	70	
Link	Abbey Place	Paisley & Linwood	38	108
2017/2018				
Sanctuary	Andrew Avenue Phase I	Renfrew	77	77
2018/2019				
Sanctuary	Inchinnian Road (Western Park)	Renfrew	67	
Sanctuary	Andrew Avenue Phase II	Renfrew	60	127
2019/2020				
Sanctuary	Paisley West End (Phase I (Co-op)	Paisley & Linwood	39	
Sanctuary	Love Street	Paisley & Linwood	132	
Link	New Sneddon Street	Paisley & Linwood	24	
				195
2020/2021 (Sites that	will complete)			
Link	Smithhills Street	Paisley & Linwood	26	
Renfrewshire Council	Johnstone Castle	Johnstone & Elderslie	95	
Renfrewshire Council	Bishopton Phase I	North Renfrewshire	80	
Williamsburgh HA	Milliken Road, Kilbarchan	West Renfrewshire	18	
				219
2020/2021 - Estimated	I Completions that may be delayed due to the Coronav	irus pandemic in 2020.		
Link Group	Millarston, Paisley (Phased Completion)	Paisley & Linwood	40/99	
Sanctuary Scotland	Glenburn, Paisley (Phased Completion)	Paisley & Linwood	42/131	
Renfrewshire Council	Ferguslie Park, Paisley (Phased Completion)	Paisley & Linwood	32/101	
Renfrewshire Council	Auchengreoch Road, Johnstone (Phased Completion)	Johnstone & Elderslie	9/39	
Williamsburgh HA	Albert Road, Renfrew (Phased Completion)	Renfrew	7/42	
Paisley HA	Westerfield House, Paisley	Paisley & Linwood	16	
Link Group	Amochrie Road, Foxbar, Paisley	Paisley & Linwood	36	
Link Group	Thrushcraigs Phase II (St Ninians), Paisley	Paisley & Linwood	23	
Sanctuary Scotland	West End Sutherland Street (SR), Paisley	Paisley & Linwood	22	
	West End Surferiand Street (Sity, 1 disley			

1,011

Appendix 4 - Core & Shadow Programme Core Programme

		Number of Affordable	
Projects in the Affordable Housing Supply Programme	Sub-Area	Units	
Amochrie Road	1	36	
Thrushcraigs Phase 2	1	23	
West End - Sutherland Street	1	22	
Westerfield House	1	16	
Bishopton Phase II	4	58	
West End - UWS Site	1	13	
Millarston	1	99	
Glenburn	1	131	
Auchengreoch Road Phase	3	39	
Ferguslie Park	1	101	
Abbey Quarter Phase 4	1	70	
Albert Road, Renfrew	2	42	
Extra Care (Station Road), Paisley	1	38	
Orchard St/Causeyside St (HRA)	1	47	
Paisley West End - Remaining sites	1	111	
Gibson Crescent/North Road	3	25	
LDP Affordable Housing Policy Future Reqs	1-5	tbc	
	<u>.</u>	871	

Total Grant Requirement (£M)	Estimated Total Spend by End March 2021
£2.884	£2.884
£2.482	£2.482
£2.405	£2.405
£1.152	£1.152
£4.581	£1.000
£0.976	£0.488
£9.840	£8.540
£11.713	£7.697
£2.302	£0.401
£5.914	£2.245
£4.630	£1.560
£3.433	£0.000
£3.504	£0.308
£4.422	£2.200
£7.994	£1.494
£1.963	£0.000
tbc	tbc
£70.195	£34.856

N	Million				
	Estimated Grant Requirement (Yrs 1-3) 2021/22-2023/24	Estimated Grant Requirement (Yrs 4-5) 2024/25-2025/26			
	£0.000	£0.000			
	£0.000	£0.000			
	£0.000	£0.000			
	£0.000	£0.000			
	£3.581	£0.000			
	£0.488	£0.000			
	£1.300	£0.000			
	£4.016	£0.000			
	£1.901	£0.000			
	£3.669	£0.000			
	£3.070	£0.000			
	£3.433	£0.000			
	£2.196	£1.000			
	£2.222	£0.000			
	£6.500	£0.000			
	£1.963	£0.000			
	tbc	tbc			
	£34.339	£1.000			

Shadow Programme

Projects in the Affordable Housing Supply Programme	Sub-Area	Units
Bishopton Phase 3	4	62
Gallowhill, Paisley	1	60
MacDowall Street, Johnstone	3	35
Foxbar Rivers, Paisley	1	80
Ryefield, Johnstone	3	29
Sheltered Housing Reprovisioning, Erskine	4	25
Johnstone Castle Phase 2	3	40
Johnstone Castle (Chestnut Place)	3	12
Supported Housing, Paisley (Site tbc)	1	14
Linwood Stirling Drive or Napier Street	1	60
Cartha Crescent, Paisley	1	25
Paisley Town Centre (Site tbc)	1	30
Strategic Acquisition of Private Dwellings	1-5	tbc
		472

rategic Acquisition of Private Dwellings
ıb-Areas
Paisley & Linwood
Renfrew
Johnstone & Elderslie
North Renfrewshire
West Renfrewshire

Total Grant Requirement (£M)	Estimated Total Spend by End March 2021
£4.464	£0.000
£3.540	£0.044
£2.747	£0.000
£5.240	£0.000
£2.144	£0.000
£1.800	£0.000
£3.030	£0.000
£0.864	£0.000
£1.008	£0.000
£4.320	£0.000
£1.962	£0.000
£2.280	£0.000
tbc	tbc
£33.399	£0.044

All Units	Core + Shadow	Core + Shado
1343	£103.594	£34.900

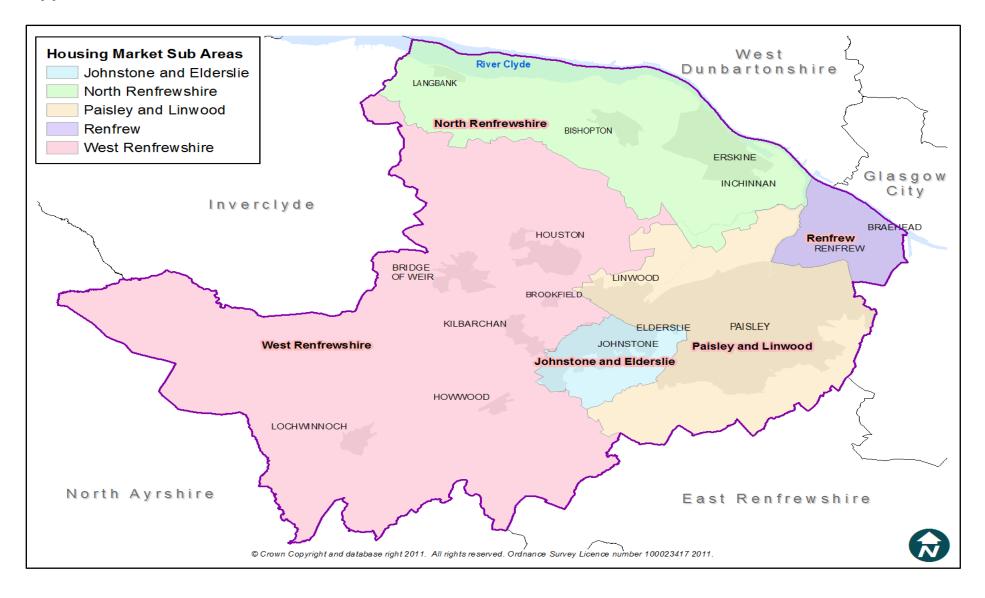
Number of Affordable

Estimated Grant Requirement (Yrs 1-3) 2021/22-2023/24	Estimated Grant Requirement (Yrs 4-5) 2024/25-2025/26				
£4.464	£0.000				
£3.496	£0.000				
£2.747	£0.000				
£5.240	£0.000				
£2.144	£0.000				
£1.800	£0.000				
£3.030	£0.000				
£0.864	£0.000				
£1.008	£0.000				
£2.160	£2.160				
£0.853	£1.109				
£2.280	£0.000				
tbc	tbc				
£30.086	£3.269				

Core + Shadow	Core + Shadow			
£64.425	£4.269			

Following the Coronavirus Pandemic in 2020 and the temporary closure of development sites, estimated spend in the period to March 2021 may be less that estimated above. Any slippage in spend will have implications for grant requirement in the later years of this Strategic Housing Investment Plan with any required adjustments made as part of the next Strategic Housing Investment Plan.

Appendix 5 Renfrewshire sub-areas





To: Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Communities, Housing and Planning

Heading: Paisley West End – Regeneration Update

1. Summary

- 1.1 This report provides an update on progress in implementing the regeneration masterplan being led by Sanctuary Scotland in partnership with Renfrewshire Council for Paisley West End.
- 1.2 The report also seeks authority to initiate a Compulsory Purchase Order application with the Scottish Government to enable the acquisition of property at 26-34 Well Street, Paisley.

2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) notes the progress being made in implementing the Regeneration Masterplan for the West End of Paisley in partnership with Sanctuary Scotland; and
 - (ii) authorises the Director of Communities, Housing and Planning Services to pursue the compulsory acquisition by the promotion and submission for confirmation to the Scottish Ministers of Compulsory Purchase Orders in respect of the 17 properties as identified in Table 1 of this report, for housing purposes, to enable these properties to be demolished.

3. Masterplan Update

- 3.1 The Leadership Board approved a Regeneration Masterplan for Paisley West End on 12 December 2017 to be implemented in partnership with Sanctuary Scotland.
- 3.2 All Council tenants within the masterplan area have now been rehoused. The ownership of vacant Council owned properties and land in the masterplan area will be transferred to Sanctuary on a phased basis in line with their acquisition and demolition phasing strategy.
- 3.3 Sanctuary Scotland have successfully acquired the former student accommodation on Underwood Lane and are now working with their demolition contractor on its removal which is expected to complete later this year.
- 3.4 Following on from the completion of the 39 new homes for social rent on the site of the former Co-op at Wellmeadow Street, Sanctuary Scotland's agents are submitting a planning application for around 35 new residential units on a site at Sutherland Street / Underwood Lane. Provision is included in Renfrewshire's Strategic Housing Investment Plan (SHIP) for grant funding from the Scotlish Government to support delivery of these new affordable homes by Sanctuary (a mix of housing for social rent and shared equity).
- 3.5 Sanctuary's appointed valuer has been negotiating with private owners within the masterplan area and have to date, successfully acquired 5 residential properties and 2 commercial units. Sanctuary have made attempts to contact all private owners and have now opened up discussions on voluntary acquisitions to cover the entire masterplan area.
- 3.6 Following approval by the Policy Board in 29 October 2019 papers are being prepared for submission to Scottish Ministers to apply for a Compulsory Purchase Order covering the derelict block at 1 Underwood Lane / 22 Well Street within Paisley West End. To date, the Council have successfully acquired 6 of the 12 properties in this block, a further 2 owners have agreed terms of sale and officers continue to attempt to acquire the remaining properties alongside the CPO order.
- 3.7 Sanctuary are continuing to negotiate with private owners to voluntarily acquire properties within the masterplan area. Any private residential tenants in the area have been made aware of the plans for the area and have been offered Housing Options advice from the Council.
- 3.8 Where acquisitions involve trading commercial premises, the Council and Sanctuary's valuers will work with tenants and landlords to assist them where they are looking to identify suitable alternative premises.
- 3.9 Sanctuary is working to progress the West End regeneration strategy in four phases:
 - **Area One:** The site of the former Sutherland Street growing grounds and the site of the former University of West of Scotland student accommodation referred to at para 3.4 above.

- Area Two: Underwood Lane corner block (1 Underwood Lane / 22
 Well Street) down to 34 Well Street. This area includes the dangerous
 building covered by CPO 1 and the properties detailed further within this
 report for CPO 2. Sanctuary will undertake consultation in 2021 on the
 newbuild designs for this location.
- Area Three: 13 to 17 Well Street and 1 to 5 Clavering Street East.
- Area Four: 4 to 20 Well Street and land to the rear.
 Sanctuary is continuing to negotiate with owners on the acquisition of properties, but it is anticipated that a further CPO may be required to enable demolition and redevelopment of Areas Three and Four. This will be addressed in future reports to the Policy Board. Community consultation will take place to ensure that local residents and business are kept informed of progress.
- 3.10 It is anticipated that a revised masterplan which will confirm the next phases of development will be reported to the Communities, Housing and Planning Board in Spring 2021.

4. Properties at 26-34 Well Street, Paisley West End.

- 4.1 Sanctuary have acquired 4 of the 21 private properties (3 residential and 1 commercial property) within these addresses to date. However, despite ongoing attempts to negotiate mutually acceptable terms, there are seventeen properties that remain in private ownership.
- 4.2 The Leadership Board agreed in December 2017 that 129 properties, including the properties between 26-34 Well Street, should be demolished to facilitate the delivery of the Paisley West End Regeneration Masterplan.
- 4.3 Of the 17 privately owned properties within numbers 26-34 Well Street (10 residential and 7 commercial 4 of which are not currently trading). 2 of the 17 private owners have agreed heads of terms with Sanctuary, 4 owners remain in active discussions, 6 are said to have reached an impasse and 5 have not responded or have been difficult to locate. Tracing agents have been commissioned to identify absent owners.
- 4.4 The Leadership Board of 12 December 2017 previously approved the approach of utilising Compulsory Purchase powers to facilitate delivery of the Regeneration Masterplan if, despite all reasonable attempts to voluntarily acquire properties in the Masterplan area has not been possible.
- 4.5 The Director of Communities, Housing and Planning now wishes to instigate Compulsory Purchase Order proceedings through the promotion and submission of an application to the Scottish Government along with all required supporting evidence. This Compulsory Purchase Order application will run in parallel with Sanctuary's efforts to voluntarily acquire the seventeen properties listed below. Where an acquisition is successful the property will be removed from those we seek to Compulsorily acquire.

Table 1: Compulsory Purchase Order Application Addresses

Shop, northmost	26 Well Street
Shop, centre & southmost	26 Well Street
Shop, southmost	28 Well Street
Flat G/1	30 Well Street
Flat 1/ 2	30 Well Street
Flat 3/1	30 Well Street
Shop, middle	30 Well Street
Flat G/2	32 Well Street
Flat 3/2	32 Well Street
Flat 1/1	34 Well Street
Flat 1 /2	34 Well Street
Flat 2/1	34 Well Street
Flat 2/2	34 Well Street
Flat A	32 Well Street
Ancillary Building	34 Well Street
Shop, left & middle	34 Well Street
Shop, right handside	34 Well Street

Implications of the Report

- 1. **Financial** Any acquisition and demolition costs paid by the Council would be recharged to Sanctuary as part of the overall strategy for Paisley's West End.
- 2. **HR & Organisational Development** None
- 3. Community/Council Planning
 - **Empowering our Communities** Improving neighbourhoods.
 - **Safer and Stronger** Increasing resident satisfaction with neighbourhoods and communities.
- 4. **Legal** None
- 5. **Property/Assets** future removal of properties highlighted for demolition.
- 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 The Council have been served with a Statutory Notice as an owner within the block at 1 Underwood Lane/22 Well Street, to demolish the property at 1 Underwood Lane which they can not enact without full ownership or full agreement of all owners in the block.
- 11. **Privacy Impact** None
- 12. **COSLA Policy Position** None
- 13. Climate Risk None

List of Background Papers

- i. Background Paper 1: Report to Leadership Board on 12 December 2017: Paisley West End Regeneration.
- ii. Background Paper 2: Report to Communities, Housing and Planning Policy Board on 29 October 2019: Paisley West End Regeneration Update

The foregoing background papers will be retained within Communities, Housing and Planning 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 Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, Lesley.muirhead@renfrewshire.gov.uk

Page 80 of 408



To: Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Scottish Social Housing Charter - Annual Return 2019/20

1. Summary

1.1 Local Authorities and Registered Social Landlords are required to submit an Annual Return relating to their performance to the Scottish Housing Regulator by the end of May each year. Due to the Coronavirus pandemic, the SHR have extended the submission for 2019/20 to the end of July 2020.

1.2 This report provides details of the submission by Renfrewshire Council for our Annual Return 2019/20.

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
 - (i) notes the submission made by the Director of Communities, Housing and Planning Services on the Scottish Social Housing Charter as attached at Appendix 1.

3. Background

- 3.1. The report attached as Appendix 1 gives outturn performance information for Renfrewshire Council for 2019/20.
 - Section 1 provides a summary of Renfrewshire Council's performance against the Charter indicators along with comparative information for the last four years.

- Section 2 gives details of some core contextual data submitted as part of the Charter return.
- Section 3 provides additional service and performance management information for 2019/20.
- 3.2. This is the first full year of reporting the new suite of indicators developed by the Scottish Housing Regulator. Whether the indicator is new or revised has been noted in the report at Appendix 1.
- 3.3. Overall, this year's return on the Charter shows continuing good performance across most areas of the Housing Service, with particularly strong performance in relation to:
 - Percentage of tenants who feel their landlord is good at keeping them informed about their services and decisions, up to 88.4% from 82.2%. (Indicator 2)
 - Percentage of tenants satisfied with the opportunities given to them to participate in their landlord's decision-making processes, improved from 87.8% to 93.7%. (Indicator 5)
 - Percentage of tenants satisfied with the quality of their home, increased from 83.9% to 86.1%. (Indicator 7)
 - Percentage of tenancy offers refused during the year has decreased from 46.5% to 40.2%. (Indicator 14)
 - Percentage of anti-social behaviour cases reported in the last year which were resolved, from 96% to 99.4%. (Indicator 15)
 - Average time to complete adaptations improved by 20 days, from 56 days to 36. (Indicator 21)
 - Percentage of the court actions initiated which resulted in eviction and the reasons for eviction reduced to 20% from 27.4%. (Indicator 22)
 - Percentage of tenants who feel that the rent for their property represents good value for money increased from 75.8% to 78.2%. (Indicator 25)
 - Percentage of homeless assessments completed within 28 days increased to 98.9% in 2019/20.
 - 3.4. A few areas have also been identified where reported performance was lower in 2019/20 than the previous year and work is required to identify the reasons for this to develop improvement actions;
 - Satisfaction with the repairs service (indicator 12): Overall satisfaction dipped slightly for 2019/20 (down from 92.5% to 90.8%). The number of surveys completed by participants increased this year but the Service intends to further increase survey feedback going forward.

- The number of times in the reporting year that the service did you not meet the statutory obligations to complete a gas safety check within 12 months of a gas appliance being fitted or its last check (Indicator 11) has been adversely affected by the Covid restrictions. At the end of March, there were 17 occasions that a safety check had not been completed within a year of the anniversary date. Six of these incidents did not relate to Covid restrictions and focus has been given to the "discrepancy" report which is run frequently to avoid these incidents occurring going forward.
- The average days to re-let properties has increased from 38 days to 45 days (Indicator 30). This includes a number of properties re-let in 19/20 that had been empty for a considerable length of time, which although is a positive outcome from a letting and community perspective, it does have a negative impact on the average days to re-let figure.
- 3.5. Between February and March this year, the Service commissioned a Tenants Satisfaction Survey. The Charter has a number of satisfaction indicators that all landlords must ask tenants. Overall the survey highlighted increased levels of satisfaction. The satisfaction indicators are referenced in Appendix 1 of this report and a full copy of the report can be accessed at http://www.renfrewshire.gov.uk
- 3.6. This year, all Local Authorities and Registered Social Landlords were required to submit their return to the Scottish Housing Regulator by 31 July 2020. This was extended from 31 May to account for the Coronavirus pandemic. The Scottish Housing Regulator publishes all social landlords' performance on its website in August each year. In common with other Councils and RSLs, the Council will be required to report its performance against the Charter to all tenants in October.
- 3.7. In accordance with guidance from the Scottish Housing Regulator and practice over previous years, tenants will be consulted with on the preferred format for the Tenant's Report. A report will be presented to a later meeting of this Policy Board which benchmarks Renfrewshire Council's performance in 2019/20 against other Social Landlords.

Implications of the Report

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

Empowering our Communities – Improving and maintaining neighbourhoods and homes.

Greener – Protecting, caring and enhancing the built environment

Safer and Stronger – Increasing resident satisfaction with neighbourhoods and communities

- 4. **Legal** –None
- 5. **Property/Assets** None
- 6. **Information Technology** None
- 7. **Equality & Human Rights** None
- 8. **Health & Safety** None
- 9. **Procurement** None
- 10. Risks None
- 11. **Privacy Impact** None
- 12. Cosla Policy Position N/A
- 13. Climate Risk N/A

List of Background Papers

The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting.

Author: Lesley Muirhead, Planning and Housing Manager, Tel: 0141 618 6259; Lesley.Muirhead@renfrewshire.gov.uk



Scottish Social Housing Charter

Outturn report

2019-2020

Scottish Social Housing Charter 2019-2020 Outturn report

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Section 1 Outturn Report

Section 2 Contextual Indicators

Section 3 Management Information

SECTION 1: OUTTURN REPORT (2019-2020)

Overall Satisfaction

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
1	Percentage of tenants satisfied with the overall service provided by their landlord.	(a)82.2%	(a)82.2%	(b)88.0%	(b)88.0%	(c)88.8%	The most recent data relates to the 2020 Tenant Satisfaction Survey which shows a 0.8% point improvement since the 2018 survey.

Sources: (a) 2015 Tenant Satisfaction Survey, (b) 2018 Tenant Satisfaction Survey (c) 2020 Tenant Satisfaction Survey

1. The Customer Landlord Relationship

Communication

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
2 (was 3)	Percentage of tenants who feel their landlord is good at keeping them informed about their services and decisions.	(a)79.5%	(a)79.5%	(b)82.2	(b)82.2	(c)88.4%	The most recent data relates to the 2020 Tenant Satisfaction Survey which shows a 6% improvement since the last survey.

Sources: (a) 2015 Tenant Satisfaction Survey, (b) 2018 Tenant Satisfaction Survey (c) 2020 Tenant Satisfaction Survey

Complaints

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
	The percentage of all complaints responded to in full at Stage 1	N/A	N/A	N/A	N/A	99.7%	Out of 701 Stage 1 complaints received, 699 were responded
New	The average time in working days for a full response at Stage 1	N/A	N/A	N/A	N/A	3.6 days	to in full, in an average of 3.6 days
3 & 4	The percentage of all complaints responded to in full at Stage 2.	N/A	N/A	N/A	N/A	94.1%	Out of 17 stage 2 complaints received, 16 were responded
	The average time in working days for a full response at Stage 2.	N/A	N/A	N/A	N/A	14.6 days	to in full, in an average of 14.6 days.

Note: The complaints indicators have been revised by the Scottish Housing Regulator

Participation

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
5 (was 6)	Percentage of tenants satisfied with the opportunities given to them to participate in their landlord's	(a)84.2 %	(a)84.2 %	(b)87.8 %	(b)87.8 %	(c)93.7 %	The most recent data relates to the 2020 Tenant Satisfaction Survey which has seen a 6%

decision-making	Ī	*	improvement since
processes.			the last survey.

Sources: (a) 2015 Tenant Satisfaction Survey, (b) 2018 Tenant Satisfaction Survey (c) 2020 Tenant Satisfaction Survey

Housing quality and maintenance

Housing Quality

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
6 (was 7)	Percentage of stock meeting the Scottish Housing Quality Standard (SHQS).	85.9%	91.4%	93.5%	94.5%	94.6%	There are 11,338 properties that meet SHQS After applying allowable exclusions and abeyances, the Council remains 100% compliant with the SHQS target.
7 (was 10)	Percentage of tenants satisfied with the quality of their home.	(a)82.2%	(a)82.2%	(b)83.9%	(b)83.9%	(c)86.1%	The most recent data relates to the 2020 Tenant Satisfaction Survey which shows a 2% point improvement since the 2018 survey.
C10	Percentage of homes meeting the EESSH	N/A	N/A	N/A	73.6%	78%	9,345 properties meet the EESSH 2020 Standard.

⁷⁾ Sources: (a) 2015 Tenant Satisfaction Survey, (b) 2018 Tenant Satisfaction Survey (c) 2020 Tenant Satisfaction Survey

Repairs, maintenance and improvements

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
8 (was 11)	Average length of time taken to complete emergency repairs. (hours)	5.5	6.9	5.1	5.1	5.5	There has been a slight increase in the length of time taken to complete emergency repairs.
9 (was 12)	Average length of time taken to complete non-emergency repairs. (days)	8.4	7.4	7.1	6.9	7.8	There has been an increase in the length of time taken to complete non-emergency repairs. Performance in this area is expected to improve with the introduction of portable devices that will speed up repairs processing.
10 (was 13)	Percentage of reactive repairs carried out in the last year completed right first time.	90.8%	94.8%	90.2%	88.1%	82.6%	The Service completed over 25,500 repairs right first time from a total of around 31,000 repairs in 2019/20.
11(Revised wording for 15)	How many times in the reporting year did you not meet your	58	3	3	3	17	There were 17 Gas safety checks not completed within the 12-month anniversary of

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
	statutory obligations to complete a gas safety check within 12 months of a gas appliance being fitted or its last check?						a gas appliance being fitted or last checked in 19/20. 11 of the 17 incidents occurred during the Coronavirus pandemic; 4 where tenants were selfisolating, 6 where access was not gained and during the Pandemic entry was not being forced and 1 incident where the engineer did gain access but the tenant had no credit in their meter to allow the test to be carried out. (Normally the meter would have been capped at this time, however, during the pandemic meters are not being capped). The other six cases have been reviewed and have identified issues with the reporting system and staff procedures. Focus has been given to the "discrepancy" report which is run frequently to avoid these incidents occurring going forward.
12 (was 16)	Percentage of tenants who have had repairs or maintenance carried out in last 12 months satisfied with the repairs and maintenance service.	96.6%	91.4%	98.3%	92.5%	90.8%	Satisfaction with repairs has dipped slightly since last year. 3,530 tenants were asked about their views on this, of those surveyed 3,204 were either satisfied or very satisfied, 193 were neither satisfied nor dissatisfied and 133 were either fairly dissatisfied or very dissatisfied with the repair and maintenance service received.

(12) Source: Point of service survey

3. Neighbourhood and community

Estate management, anti-social behaviour, neighbour nuisance and tenancy disputes

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
13 (Revised Definition of 17)	Percentage of tenants satisfied with the landlord's contribution to the management of	(a) 82.5 %	(a)82.5%	(b)83.2%	(b)83.2%	(c) 84.5 %	The wording on this indicator has been revised to include the landlord's contribution to the management of

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
	the neighbourhood they live in.						the neighbourhood. The most recent return from this year's tenant satisfaction survey shows an increase in satisfaction when compared to the previous indicator.
14 (was 18)	Percentage of tenancy offers refused during the year.	46.1%	39.7%	37.7%	46.5%	40.2%	The number and percentage of tenancy offers refused has reduced over the past year. From 2,050 formal offers there were 825 refusals. This is a 6% improvement from last year.
15 (revised definition of 19)	Percentage of anti-social behaviour cases reported in the last year which were resolved.	92.9%	96.4%	95.0%	96.0%	99.4%	This indicator has been revised to measure cases resolved in the last year. The previous indicator measured cases resolved within local targets. Performance when measured against the previous indicator has shown improvement over the last year.

¹³⁾ Sources: (a) 2015 Tenant Satisfaction Survey, (b) 2018 Tenant Satisfaction Survey (c) 2020 Tenant Satisfaction Survey

4. Access to housing and support

Tenancy sustainment and tenancy turnover

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes		
	Percentage of ne		cies susta	ained for	more th	an a	Overall sustainment has remained		
	year, by source o	1	ı	stable. However, there has been a					
	Existing tenants	91.0%	88.4%	91.2%	94.2%	95.4%	slight increase in the number of		
	Homeless	72.1% 78.1%	84.6%	82.1%	80.4%	homeless households who have not			
16	applicants /2.1% /8.1% 84.6% 82.1% 80.4%	80.478	sustained their tenancy. Of those who						
(was20)	Housing List	87.4%	91.9%	89.3%	90.0%	91.7%	applied as homeless and who have not		
	applicants	07.4/0	91.970	09.3/0	90.0%	91.7/6	sustained tenancies, 18 have since		
	Other	0	0	66.7%	00.00	0	been permanently rehoused and 9		
	Overall	84.5%	87.5%	88.5%	88.5%	88.5%	have been re-accommodated in		
	Overall	04.570	67.5%	00.370	00.370	88.5%	temporary accommodation.		
	Percentage of						There was a small reduction in the		
17	lettable houses						number of lettable houses that		
(was	that became	10.2%	.2% 9.7%	9.2%	9.7%	9.5%	became vacant in the year, with 1,108		
21)	vacant in the						this year compared to 1,128 last year.		
	last year.						tilis year compared to 1,128 last year.		

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
18 (was 34)	Percentage of rent due lost through properties being empty during the last year.	1.9%	1.5%	1.3%	1.4%	1.5%	There was a slight increase in the rent lost through void properties this year. Analysis of void periods shows that properties have been vacant longer where asbestos checks and removal has been necessary prior to other void and re-letting work taking place.

Housing options and access to housing

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
19 (new)	Number of households currently waiting for adaptations to their home	N/A	N/A	N/A	N/A	46	This is a new indicator.
20 (new)	Total cost of adaptations completed in the year by source of funding (£)	N/A	N/A	N/A	N/A	£ 402,000	This is a new indicator.
21 (Was 23)	Average time to complete adaptations	44	44	33.6	56.8	36.2	This indicator has improved by 20 days on average since last year
22 (was	Percentage of the court actions initiated which resulted in eviction and the reasons for eviction.	23.1%	26.4%	25.0%	27.4%	20%	The numbers and percentage of court actions has decreased
24)	Non-payment of rent	22.2%	25.7%	24.6	26.7%	20%	
	Anti-social behaviour	0.8%	0.8%	0.4	0.7%	0	· since last year.
	Other	0%	0	0	0	0	

Homelessness

No	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
24 (new)	Homelessness (LAs only) – the percentage of homeless households referred to RSLs under section 5 and through other referral routes.	N/A	N/A	N/A	N/A	33.7%	This is a new indicator. The Council continues to work with RSL partners to refer households through the section 5 and Nomination Agreement routes.

Note: Indicator 23 is for RSLs only

5. Getting good value from rents and service charges

Value for money

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
25 (was 29)	Percentage of tenants who feel that the rent for their property represents good value for money.	(a)77.2%	(a)77.2%	(b)75.8%	(b)75.8%	(c)78.2%	The most recent data relates to the 2020 Tenant Satisfaction Survey which shows an increase of just over 2% points since the last survey.

Rents and service charges

No.	Indicator	15/16	16/17	17/18	18/19	19/20	Notes
26 (was 30)	Rent collected as percentage of total rent due in the reporting year.	100%	100.1%	100.2%	100%	99.5%	Last year £45,533,300 of rent was collected from a total of £45,754,900 rent due.
27 (was 31)	Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.	6.0%	5.35%	4.88%	5.8%	5.7%	The last year has seen an improvement in arrears performance with a small reduction in Gross rent arrears.
28 (was 32)	Average annual management fee per factored property.	£90.00	£90.00	£90.00	£90.00	£108	The average management fee has increased as VAT is now charged on the annual management fee.
29 (was 33)	Percentage of factored owners satisfied with the factoring service they receive.	50.9%	57.6%	56.7%	61.0%	60.8%	This indicator has remained relatively stable.
30 (was 35)	Average length of time taken to relet properties in the last year. (days)	42	38	38	38	45	As touched upon earlier in I18 above, the overall time taken to re-let properties has increased this year. This includes the time taken to carry out necessary repairs and re-let properties, which this year includes some long-term empty properties being brought back into use. Although this is a positive outcome from a letting and community perspective, it does have a negative impact on the average days to re-let figure.

(33) Source: Annual owners services survey

Section 6 Other Customers; Gypsies/ Travellers

No.	Indicator	15/16	16/17	17/18	18/19	19/20
31	Gypsies/travellers – Average weekly rent per					
(was 36)	pitch.	Currently there are no gypsy/traveller sites in Renfrewshire.				
32 (was 37)	For those who provide sites - percentage of gypsies/travellers satisfied with the landlord's management of the site.		wsnire.			

Page 93 of 408

SECTION 2B: CORE CONTEXTUAL INDICATORS

Last year the Scottish Housing Regulator reduced the number of contextual indicators from 32 to 6, these relate to the stock and profile of our service users. Not all of these are reported by local authorities. The core contextual indicators are included in the table below:

No.	Indicator	15/16	16/17	17/18	18/19	19/20
	Number of lets during the	-, -		, -		-, -
	reporting year, by source of let					
	Existing tenants	241	239	191	194	265
	Housing List applicants	618	666	520	509	523
C2	Mutual Exchanges					17
	Other sources	1	3	0	0	0
	Homeless applicants	315	279	301	357	352
	Total number excluding					1 1 4 0
	exchanges					1,140
	Number of lets during the					
C3	reporting year		1			1
	General Needs	1124	1144	980	1030	1101
	Supported Housing *	51	43	32	30	39
	Types of tenancies granted for					
	the reporting year		_	_	_	_
C14	Occupancy agreements	0	0	0	0	0
	Short SST	6	3	3	2	4
	SST	1169	1184	1009	1058	1136
	Housing Lists	2215		1 2422		
	New applicants	3216	3335	3189	4450	3015
C15	Applicants on list at end of	5749	5645	5532	5553	5253
	year	122	106	96	94	98
	Suspensions Cancelled	3965	3421	3281	3232	3464
C4	Abandoned properties	163	141	133	155	125
	Number of notices of	103	141	155	155	125
	proceedings issued	1755	1944	1942	1802	1494
C30	The number of orders for					
	recovery of possession granted	133	139	106	127	87
	during the reporting year					
	Average number of reactive					
C29	repairs completed per	5.4	4.7	4.4	4.5	5.1
	occupied property					
C16	The Landlords wholly owned	12393	12220	12163	12002	12066
	stock					
	Stock by house type	2627	2552	2552	2551	2515
	House	2627	2562	2558	2561	2612
C17	High Rise	1005	1003	1001	1001	1000
	Tenement	4864	4809	4777	4609	4602
	4 in block	2829	2784	2781	2781	2802
	Other flat/maisonette	1068	1062	1046	1050	1050
	Number of self-contained	431	354	289	358	391
C20	properties void at the year end Void for more than 6 months	78	77	8	9	2
C5	Rent increase	2.0%	0%	1%	2%	2%
_ <u> </u>	Nent increase	Z.U%	U%	170	Z 70	2 70

Ce	Number of households for which landlords are paid housing costs	8971	8168	7947	7323	7203
C6	Value of direct housing cost payments received during the year	£28,732,900	£28,306,500	£28,048,646	£27,737,100	£25,753,700
С7	Percentage of former tenant rent arrears written off at the year end	54.9%	37%	50.45%	26.9%	31%

^{*} Sheltered housing only

SECTION 3: MANAGEMENT INFORMATION Allocations and Managing Tenancy Change

In 2019/20, 1,140 properties were let by the Council. Most of these lets (94.2%) were made through the group system. Within the group system, 45% of lets went to applicants in Group 3 (Housing Need) and 31% of lets went to Group 1 (Homeless) applicants.

Table 1 notes the number of applicants on housing list.

	15/16	16/17	17/18	18/19	19/20
Number of applicants on housing list - at 31st March 2019	5749	5645	5532	5553	5253
of which number who have their application on hold	1269	1255	1163	1118	1016

Table 2 illustrates where the applicants are placed in the group system from the previous allocation policy;

	15/16	15/16		16/17		17/18		9
Group	Applicants	%	Applicants	%	Applicants	%	Applicants	%
Group 1 Homeless	203	3.5	231	4.1%	260	4.7%	218	3.9%
Group 2 Mobility	348	6.1	303	5.4%	317	5.7%	352	6.3%
Group 3 Housing Need	2272	39.5	2286	40.5%	2261	40.9%	2222	40.4%
Group 4 Exchanges	1105	19.2	1087	19.3%	1013	18.3%	1018	18.3%
Group 5 General	1821	31.7	1738	30.8%	1681	30.4%	1743	31.4%
Total	5749	100%	5645	100%	5532	100%	5553	100%

Table 2a provides the source of housing applicant from the new allocation policy;

Croup	19/20				
Group	Applicants	%			
Statutory Homeless	180	3.4%			
Mobility	420	8%			
General Applicants (not landlord's own tenant)	3440	65.5%			
Transfer Applicants (with housing need)	662	12.6%			
Transfer Applicants (no housing need)	551	10.5%			
Total	5253	100%			

Table 3 shows lets made through and outwith the group system;

	15/1	L 6	16/17		17/18		18/19		19/	20
	Number	%	Number	%	Number	%	Number	%	Number	%
Lets through										9
group	1068	90.89	1066	89.81%	937	92.6%	990	93.4%	1074	94.2%
system										
Lets outwith	22									V
group	107	9.11	121	10.19%	75	7.4%	70	6.6%	66	5.8%
system										
Total Lets	1175	100%	1187	100%	1012	100%	1060	100%	1140	100%

Table 4 shows lets to each group and the target for lets to each group from the previous allocation policy;

	15	/16	16	/17	17	/18	18	3/19	*19	/20	Tavast
Group	%	%	Lets	%	Lets	%	Lets	%	Lets	%	Target
Group 1 Homeless	316	29.6%	279	26.2%	300	32%	357	36.0%	33	31%	35%
Group 2 Mobility	105	9.8%	110	10.3%	94	10%	100	10.1%	14	13%	8%
Group 3 Housing Need	544	50.9%	594	55.7%	491	52%	446	45%	48	45%	47%
Group 4 Exchanges	77	7.2%	56	5.2%	37	4%	54	5.4%	7	7%	8%
Group 5 General	26	2.4%	27	2.5%	15	1.6%	34	3.4%	4	4%	2%
Total	1068	100%	1066	100%	937	100%	991	100%	106	100%	100%

^{*}The figures for 19/20 relate to April lets as the new Allocation Policy started on 1st May 2019.

Table 4a shows lets to each group and the target for lets to each group for the new allocation policy.

	19	/20	Targets
Group	Lets	%	%
Statutory Homeless	319	33%	37%
Mobility	103	10.6%	10%
General Applicants (not landlords' own tenant)	385	39.8%	28%
Transfer Applicants (with housing need)	101	10.4%	15%
Transfer Applicants (no housing need)	60	6.2%	10%
Total	968	100%	100%

Table 5 gives details for lets outwith the group system.

	15/16		1	16/17		17/18		8/19	19/20	
Category	Lets	%	Lets	%	Lets	%	Lets	%	Lets	%
Sheltered	51	20.6%	44	36.4%	32	42.7%	30	42.9%	39	59.1%
Special Lets	22	31.8%	28	23.1%	28	37.3%	25	35.7%	19	12.1%
Regeneration	34	47.7%	49	40.5%	15	20%	15	21.4%	8	28.8%
Total	107	100%	121	100%	75	100%	70	100%	66	100

Table 6 shows lets by house type.

Hausa Tuna	15/:	16	16/1	L 7	17/:	18	18/	19	19/2	0
House Type	Number	%	Number	%	Number	%	Number	%	Number	%
Tenement Flat	582	49.5%	628	52.9	512	50.6%	572	54%	543	47.6
Own Door Flat	239	20.3%	207	17.4	192	19.0%	173	16.3%	224	19.6
Multi-storey Flat	78	6.6%	75	6.3	83	8.2%	93	8.8%	77	6.8
House	73	6.2%	83	7.0	78	7.7%	62	5.8%	113	9.9
Other Flat	95	8.1%	85	7.2	62	6.1%	82	7.7%	83	7.3
Maisonette	33	2.8%	34	2.9	28	2.8%	24	2.3%	37	3.2
Bungalow	23	2.0%	31	2.6	23	2.23	22	2.1%	20	1.8
Amenity Flat	1	0.1%	0	0.0	1	0.1%	1	0.1%	2	0.2
Prefab	1	0.1%	0	0.0	0	0.0%	1	0.1%	0	0
Sheltered Bungalow	8	0.7%	9	0.8	7	0.7%	4	0.4%	11	1.0
Sheltered Flat	42	3.6%	35	3.0	26	2.6%	26	2.4%	30	2.6
Total	1175	100%	1187	100%	1012	100%	1060	100%	1140	100

Table 7 shows Section 5 and Nomination Lets for 2019/20.

Table 7	Nominatio	n & S5 Lets				
	Ó	Council nomination lets	% of overall lets	Section 5 lets	% lets to Section 5	% overall
	General stock	Specialist/sheltered/supported	to Council nominations	Tota	lets to Council	
15/16	59	17	8.4%	107	14.5%	20.3%
16/17	64	37	12.3%	78	12.2%	21.9%
17/18	100	7	14.3%	117	18.6%	29.8%
18/19	75	17	12.2%	130	20.9%	29.4%
19/20	47	9	6.9%	142	20.9%	23.4%

Section 5 = general stock only (excludes specialist)

The % of overall lets to Council nominations has dropped this year from 92 Nomination Lets in 2018/19 to 56 in 2019/20.

The total number of Lets in 19/20 for both RSL's & LAs = 812 compared to 754 in 18/19

Repairs -

In 2019/20, 57,804 repairs were carried out and 95% of these were completed within the target timescale. This is down slightly compared to 2018/19 when 96% of repairs were completed within target.

Table 8 provides data in respect of repairs completed by category of repair:

- an emergency repair is classed as one where there is a threat to health and safety or where we need to take quick action to prevent damage
- 'right to repair' qualifying repairs are urgent repairs which must be carried out within a specified timescale in terms of the Housing (Scotland) Act 2001
- routine repairs are everyday repairs which are required as a result of normal wear and tear of the property
- programmed repairs are generally non-urgent general maintenance repairs which are carried out on a programmed basis rather than carrying out individual responsive repairs (usually larger scale repairs within common ownership)

Table 8 – Repairs					
Category of Repair	1) Total Completed	Total completed in target time	% completed in target time	ARC Repairs fo	or comparison
Emergency Completed	14,385	14,072	98%	Emergency Completed	19,587
Right to Repair Completed	12,568	12,508	100%	Non- Emergencies	32,171
Urgent Completed				Total	51,758
	1,978	1,868	94%	Not included in	d in ARC but n column 1
Routine Completed	25,824	23,275	90%	No Access	2,997
Programmed Completed	3,049	2,964	97%	Programmed	3,049
Total Repairs Completed	57,804	54,687	95%	Total	57,804

Table 9 provides information on Customer Contact Centre performance in relation to housing repairs calls. This shows the volume of calls in 2019/20 and the outcomes for calls received. Over 62,000 calls were made to report repairs and 88% of these were answered. This is a decrease on performance from 2018/19 when 93% of calls were answered.

The Ren Repairs App saw an increase over the same timeframe with 6964 repairs generated from 3610 logged in this manner in 2018/19.

Table 9 - Customer contact centre							
Indicator	Number	Percentage					
Total calls attempted	62042*						
Calls answered	54441	88%					
Calls abandoned	7601	12%					
Calls answered within 40 second target time	29800	55%					
% of all attempted calls answered within 40 sec target (service level)		48%					
Average waiting time	N/A						
Maximum waiting time (average)	N/A						

'Ren Repairs' app (email correspondence)	6964**	
'Ren Repairs' registered repairs	N/A	

^{*}The Annual call figure does not include Aug and Sept 19 as this is when the system was changed

Homelessness and Housing Advice

During 2019/20 we have seen an increase in the number of people presenting as homeless that require assessment.

Table 10 - Homeless Applications	15/16	16/17	17/18	18/19	19/20
Number of homeless applications requiring assessment	832	776	860	848	874
Total number of service users – those who were homeless, threatened with homelessness, or requiring housing options advice.	2,098	2,103	1,962	1,956	1,941

Table 11 provides information on the number of applications that were assessed as being statutorily homeless or threatened with homelessness. Performance in terms of time taken to complete assessments continues to compare well with other Scottish Local Authorities.

Table 11 - Decision Making	15/16	16/17	17/18	18/19	19/20
Number of applications assessed as 'homeless or threatened with homelessness' (i.e. the Council had a duty to rehouse)	689	618	692	705	707*
Proportion of assessments completed within 28 days	95.5%	91%	96%	96.5%	98.9%

^{*}Awaiting final Scottish Government confirmation

From April 2019 – March 2020, 556 service users completed a 'satisfaction card' following their interview with a Housing Options Adviser or member of the Homeless Prevention team, and where clients gave an opinion after engaging with the service:

Table 12 measures satisfaction with Housing options service

Table 12 - Housing Options Satisfaction	15/16	16/17	17/18	18/19	19/20
% pleased with the quality of advice and information they were given	95.3%	95.8%	97.5%	97.28%	98.72%
% pleased with the overall quality of the service they received.	96%	97.4%	98.4%	98.3%	99.64%

Table 13 measures satisfaction with the standard of temporary accommodation

Table 13 – Satisfaction with Temporary Accommodation	15/16	16/17	17/18	18/19	19/20
% Satisfied with temporary accommodation	74.5%	83.2%	89%	92.1%	90.8%

^{**} emails include Ren Repairs and Housing e-mails; the figure does not include Aug and Sept 19.

Page 101 ⁶ of 408

SECTION 3: Rent Arrears

The total arrears owed increased by £221,600 from 2018/19.

Table 14 shows that the annual rental income due to be collected is almost £46.5m. At the end of March 2020, £1,363,500 was owed in arrears.

Table 14 - Current Tenant Rent Arrears								
	15/16	16/17	17/18	18/19	19/20			
Annual Rental	£46,110,300	£46,355,300	£45,654,500	£45,895,000	£46,460,700			
Income	140,110,300	140,333,300	143,034,300	143,033,000				
Number of Tenants	11,657	11,479	11,371	11,294	11,305			
Total Arrears Owed	£1,239,900	£1,194,900	£1,146,600	£1,141,900	£1,363,500			
All	11,239,900	11,194,900	£1,140,000	11,141,900				

Table 15 shows the recovery action taken and notes that there have been 6 evictions enforced by Sheriff Officers in the last year for rent arrears.

Table 15 – Recovery Action								
	15/16	16/17	17/18	18/19	19/20			
NPRP issued	1,756	1,944	1942	1802	1494			
All Cases calling at Court	947	1057	974	1112	885			
Decrees Granted	133	139	106	127	87			
Evictions enforced S/Officer	10	10	9	10	6			
Average time first calling	10 weeks	10 weeks	10 weeks	9 weeks	11 weeks			
Average time recalled at court	5 weeks	4.5 Weeks	7 weeks	4.5 weeks	11 weeks			

Table 16 provides a profile of arrears by value and table 17 shows the status of arrears debt.

Table 16 – Profile of Arrears by Value							
	15/16	16/17	17/18	18/19	19/20		
Under £250	£88,000	£99,700	£101,700	£107,300	£110,900		
Between £250 & £500	£159,800	£170,900	£169,800	£186,300	£183,100		
Between £500 & £1,000	£350,500	£386,200	£323,200	£323,600	£359,400		
Over £1,000	£641,600	£538,100	£551,900	£524,700	£710,100		
TOTALS	£1,239,900	£1,194,900	£1,146,600	£1,141,900	£1,363,500		

Table 17 – Status of Rent Debt							
	15/16	16/17	17/18	18/19	19/20		
Arrears Pre-Court	£733,700	£666,600	£634,600	£649,700	£871,500		
Arrears Post Court	£413,000	£411,300	£409,500	£368,400	£321,300		
Arrears Rent Direct	£93,200	£117,000	£102,500	£123,800	£170,700		
TOTALS	£1,239,900	£1,194,900	£1,146,600	£1,141,900	£1,363,500		

Table 18 shows the amount owed by tenants by age profile. There has been a reduction in the amount of arrears owed by those aged between 25 & 49 and 50 & 60. When compared to the previous financial year, there has been;

- Significantly fewer evictions and abandonments consequently we are holding more debt but control measures are in place;
- A considerable increase in the caseload for Universal Credit (UC) with the number of customers in receipt of UC more than doubled since 2018/19;
- A reduction in rent collection activity normally undertaken at year end which we were unable to facilitate due to Covid restrictions.

Table 17 – Profile of Arrears by Age					
	15/16	16/17	17/18	18/19	19/20
Under 25 years	£155,900	£150,500	£81,600	£90,500	£153,100
Between 25 & 49 years	£849,600	£812,700	£844,700	£826,600	£885,500
Between 50 & 60 years	£192,400	£188,300	£186,700	£176,900	£222,300
Over 60	£42,000	£43,400	£33,600	£47,900	£102,600
TOTALS	£1,239,900	£1,194,900	£1,146,600	£1,141,900	£1,363,500

Table 18 provides summary information on benefit levels comparing with previous years. Benefit uptake remains high with 72% of our tenants in receipt of some form of benefit.

Table 18 – Housing Benefit					
	15/16	16/17	17/18	18/19	19/20
Number of tenants	11,657	11,479	11,371	11,294	11,305
Tenants with benefit	8.263	8,168	7,947	7,853	8,178
Tenants without benefit	3,394	3,311	3,424	3,441	3,127
% in receipt of Housing Benefit	71%	71%	70%	70%	72%

Page 104 of 408



To: Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Housing Energy Efficiency and Carbon Reduction Programmes:

2020/21 - Award of Funding

1. Summary

1.1 Renfrewshire Council has been awarded £1,654,486 for qualifying projects under the Scottish Government's Home Energy Efficiency Programme Scotland: Area Based Schemes (HEEPS: ABS) for 2020/21.

1.2 The report updates members on the outcome of the funding application and the projects which will be supported.

2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) homologates the action taken by the Director of Communities, Housing and Planning in accepting the funding of £1,654,486 that has been awarded for qualifying projects within the Renfrewshire Council area for 2020/21 under the Scottish Government's HEEPS: ABS programme; and
 - (ii) authorises the Director Communities, Housing and Planning Services to oversee delivery and operational management of the programme.

3. Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS) 2020/21

3.1 The Scottish Government's HEEPS: ABS programme was introduced in 2013/14 and is now entering its eighth year. The programme is targeted at private sector home-owners to assist their participation and ensure projects to improve energy efficiency can proceed. The key objectives are to address fuel poverty, reduce carbon emissions and demonstrate an appropriate strategic fit and approach to improving energy efficiency.

Page 1 of 3

- 3.2 The potential benefits of HEEPS: ABS support a wide range of social housing initiatives including maintaining stock at the levels required by the Scottish Housing Quality Standard (SHQS) as well as the requirements of the Energy Efficiency Standard for Social Housing (EESSH).
- 3.3 Local authorities act as coordinating agents for all HEEPS: ABS programmes for their area. To date, a total of over £16m has been secured for Renfrewshire which has enabled arrange of external wall insulation projects to be carried out in multi tenure blocks to support the Council's housing investment programme, as well as external wall insulation programmes by Linstone Housing Association, Bridgewater Housing Association, Paisley Housing Association and internal wall insulation by Williamsburgh Housing Association.
- 3.4 On 20 April 2020 it was confirmed that Renfrewshire's allocation of the £49m available nationally for HEEPS: ABS was £1,654,486. Local authorities were required to submit qualifying projects for consideration for their allocation in line with Scottish Government guidance in this regard.
- 3.5 The Council was advised on 13 July 2020 of the outcome of the application process which confirmed the award of £1,654,486 for HEEPS: ABS projects in 2020/21.
- 3.6 As in previous years, the projects within the bid focussed on mixed tenure blocks of solid wall construction type to support social landlords in meeting the requirements of the Energy Efficiency Standard for Social Housing (EESSH) and are set out below:

Project	Value of HEEPS:ABS
External Wall Insulation (Elderslie)	755,856
External Wall Insulation (Johnstone)	487,107
External Wall Insulation (Gallowhill/Lochwinnoch/Foxbar)	411,523
Total	1,654,486

Implications of the Report

- 1. **Financial –** HEEPS: ABS allocation of £1,654,486 for 2020/21 to support owner participation in Council projects within the Renfrewshire area.
- 2. **HR & Organisational Development** None
- 3. Community/Council Planning -
 - Our Renfrewshire is thriving assisting private owners to participate in programme to improve housing conditions, making Renfrewshire a great place to live

- **Our Renfrewshire is well** improving housing conditions benefitting tenants and private owners. Addressing fuel poverty.
- 4. **Legal -** None
- 5. **Property/Assets –** Improvements in the energy performance of both social rented and private dwellings.
- 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** Contracts are in place to deliver this programme of work.
- 10. Risk None.
- 11. **Privacy Impact None.**
- 12. **COSLA Policy Position** None
- 13. **Climate Risk -** Projects will contribute to reducing carbon emissions and improving energy efficiency of both social rented and private dwellings

List of Background Papers

- (a) Report to Communities, Housing and Planning Policy Board on 20 August 2019 Home Energy Efficiency and Carbon Reduction Programmes: 2019/20
- (b) Report to Communities, Housing and Planning Policy Board on 12 March 2019 Home Energy Efficiency and Carbon Reduction Programmes: 2019/20
- (c) Report to Housing & Community Safety Policy Board on 21 August 2018 Home Energy Efficiency and Carbon Reduction Programmes: 2018/19 Update
- (d) Report to Housing & Community Safety Policy Board on 22 May 2018 Home Energy Efficiency and Carbon Reduction Programmes: 2018/19

The contact officer within the service is Louise Feely, Housing Asset and Investment Manager, 0141 618 6049, louise.feely@renfrewshire.gov.uk

Author: Louise Feely, Housing Asset and Investment Manager Tel: 0141 618 6049

Page 108 of 408



To: Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Children's Services

Heading: Community Justice Renfrewshire Annual Report 2019 to 2020

1. Summary

- 1.1 On 1 April 2018 the Renfrewshire Community Justice Outcomes Improvement Plan 2018 to 2021 was published, outlining how the partnership would work together to reduce reoffending in Renfrewshire. It highlighted key local priorities which were identified through our need's assessment and interaction with stakeholders, and national priorities contained within the National Strategy for Community Justice and the Outcomes, Performance and Improvement Framework which are required to be reported against.
- 1.2 The annual report template covering period 01 April 2019 to 31 March 2020 (Appendix A, Community Justice Renfrewshire Annual Reporting Template 2019 to 2020) must be published by 30 September 2020 and thereafter submitted to Community Justice Scotland. Publishing will be on the Community Justice website page. The reporting template was produced by Community Justice Scotland to assist local partnerships in capturing a range of important data in a way that allows local partners to highlight key aspects of community justice activities, outcomes and improvements over the specified period without it being onerous or time/resource demanding.

2. Recommendations

- 2.1 The Communities, Housing and Planning Policy Board is asked to:
 - (a) Approve the contents of the Community Justice Renfrewshire Annual Reporting Template 2019 to 2020 (Appendix A);
 - (b) Note that the Community Justice Renfrewshire Annual Report Template 2019 to 2020 is required to be published by 30 September 2020 and thereafter submitted to Community Justice Scotland.

3. Background

- 3.1 The introduction of the Community Justice (Scotland) Act 2016 triggered the formal implementation of the new model of Community Justice in Scotland. Several key documents are associated with the Act including the National Strategy, Justice in Scotland: Vision & Priorities and the Framework for Outcome, Performance & Improvement.
- 3.2 The 2016 Act places a duty on community justice statutory partners to produce a Community Justice Outcome Improvement Plan which outlines key local needs & priorities and the plans & actions to address these against a backdrop of the documents noted above. Beyond this, the partners are also tasked with reporting, on an annual basis, the community justice outcomes and improvements in their area again with reference to the associated strategy and framework documents and, when complete, submit those annual reports to Community Justice Scotland.
- 3.3 Community justice is defined in the National Strategy for Community Justice as "the collection of individuals, agencies and services that work together to support, manage and supervise people who have committed offences, from the point of arrest, through prosecution, community disposal or custody and alternatives to these, until they are reintegrated into the community. Local communities and the third sector are a vital part of this process which aims to prevent and reduce further offending and the harm that it causes, to promote desistance, social inclusion, and citizenship".
- 3.4 Community Justice Renfrewshire (CJR) was established in response to the Act and is firmly established within Renfrewshire's Community Planning arrangements, reporting to the Community Protection Chief Officers Group.

Membership includes:

- Renfrewshire Council, Children's Services
- Renfrewshire Council, Chief Executive's Service/Renfrewshire Community Planning Partnership
- Renfrewshire Council, Housing and Homeless Services
- Police Scotland
- Scottish Fire and Rescue
- Scottish Courts and Tribunals
- Scottish Prison Service
- Skills Development Scotland
- Renfrewshire Health and Social Care Partnership
- Engage Renfrewshire (TSI)
- Criminal Justice Voluntary Sector Forum
- Victim Support
- The Wise Group
- Apex Scotland
- Turning Point Scotland
- NHS Greater Glasgow and Clyde
- Renfrewshire Alcohol and Drug Partnership
- Renfrewshire Leisure

- Action for Children
- Department for Work and Pensions
- 3.5 The Renfrewshire Community Justice Outcomes Improvement Plan 2018 to 2021 was published on 1 April 2018. In preparing the plan we carried out engagement activities which were attended by several our strategic partners and wider stakeholder. Participation, engagement and consultation for the development of the community justice plan will be ongoing, ensuring that there is continued liaison and communication between statutory partners, non-statutory partners and third sector organisations.
- 3.6 CJR will continue to engage with people in communities including victims and witnesses of crime, people with convictions and their families, to gather their views on how we can reduce reoffending in Renfrewshire, so that these can be reflected in the Community Justice Outcomes Improvement Plan for forthcoming years.
- 3.7 A report on progress in achieving the outcomes in the plan must be prepared by the statutory community justice partners each year. The annual report is to cover the period 1 April 2019 to 31 March 2020. (Appendix A Community Justice Renfrewshire Annual Reporting Template 2019 to 2020). The statutory partners must publish this report by 30 September 2020. A reporting template was produced by Community Justice Scotland to assist local partnerships in capturing a range of important data in a way that allows local partners to highlight key aspects of community justice activities, outcomes and improvements over the specified period without it being onerous or time/resource demanding.
- 3.8 Community Justice Renfrewshire has been successful in its third year of operation in bringing together a range of statutory and third sector partners and is committed to building on the effective partnership approaches within Renfrewshire, to prevent and reduce reoffending. CJR will continue to build upon the positivity and commitment shown by partners and will focus on engagement with the community, this will include those who have committed offences, their families and persons affected by crime, to make Renfrewshire a safer place to live and work.

Implications of the Report

1. Financial

None

2. HR & Organisational Development

None

3. Community Planning:

None, CJR is embedded within community planning arrangements

4. Legal

None

5. Property/Assets

None

6. Information Technology

None

7. Equality & Human Rights

None

8. Health and Safety

None.

9. Procurement

None

10. Risk

None

11. Privacy Impact

None

12. Cosla Policy Position

None

13. Climate Risk

None

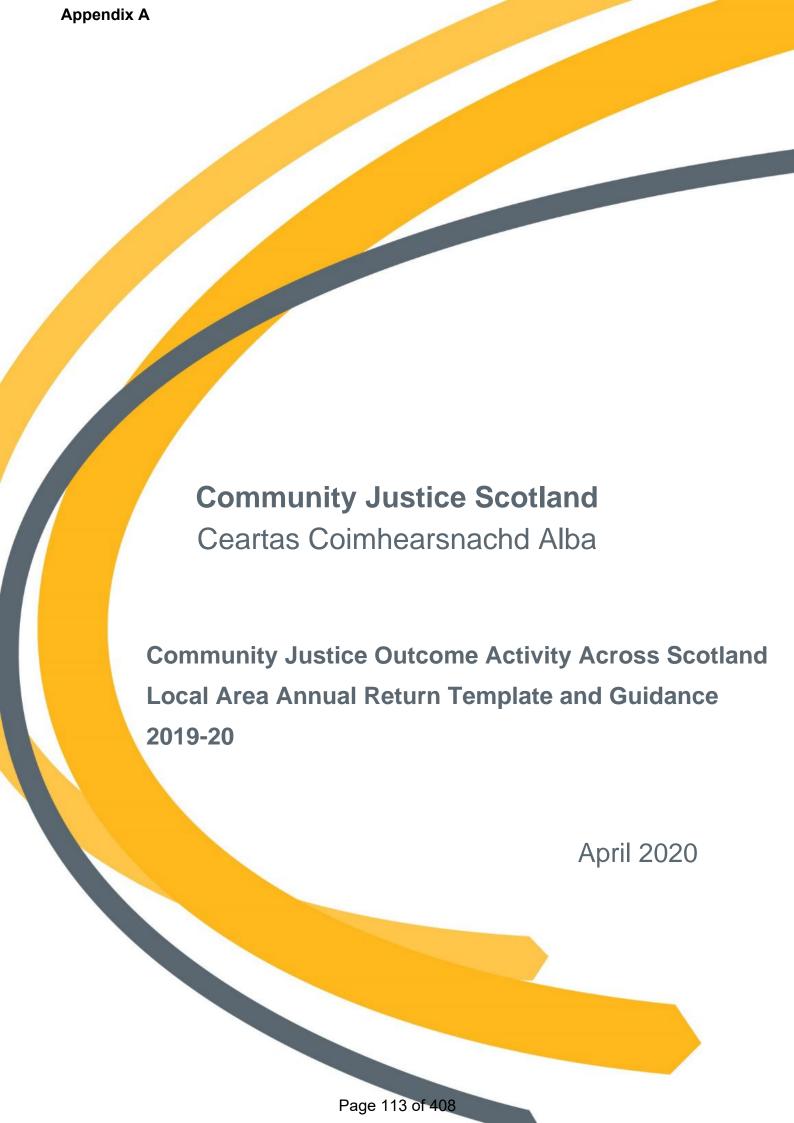
List of Background Papers

None

Children's Services

AT/JT/LG 10 August 2020

Author: John Trainer, Head of Service Childcare and Criminal Justice, 0141 618 6827.



1. Background

The introduction of the Community Justice (Scotland) Act 2016 triggered the formal implementation of the new model of Community Justice in Scotland. A number of key documents are associated with the Act including the National Strategy, Justice in Scotland: Vision & Priorities and the Framework for Outcomes, Performance and Improvement.

The 2016 Act places a duty on community justice statutory partners to produce a Community Justice Outcome Improvement Plan (CJOIP) which outlines key local needs and priorities and the plans and actions to address these against a backdrop of the documents noted above. Beyond this, the partners are also tasked with reporting, on an annual basis, the community justice outcomes and improvements in their area, again with reference to the associated strategy and framework documents and, when complete, submit those annual reports to Community Justice Scotland.

Community Justice Scotland is committed to working in partnership with community justice partners and have designed the template and guidance to support local areas in reporting on their annual outcomes and improvements in a meaningful way that captures necessary data in an effective and efficient manner.

2. Statement of Assurance

The information submitted to Community Justice Scotland using this template is for the purpose of fulfilling the requirement under s27 of the Community Justice (Scotland) Act 2016 for Community Justice Scotland to produce a report on performance in relation to community justice outcomes across Scotland.

The data submitted using this template will be used for this reporting purpose only. In the report, local authority areas will only be specifically identified with their consent. However, Community Justice Partnerships should be aware that any information held by Community Justice Scotland is subject to statutory Freedom of Information obligations.



3. General principles of the template

The template is designed to capture a range of important data in a way that allows local partners to highlight key aspects of community justice activities, outcomes and improvements over the specified period without it being onerous or time and resource demanding.

Most of the template is self-explanatory and, where this is the case, there is little guidance required. In the sections that require more direction for completion, please refer to the template completion guidance which was issued alongside this reporting template. The text (in blue) will outline what is expected in terms of reporting.

It would be helpful if responses in each of the "evidence and data" boxes within section 4 of the template ("performance reporting") is held to a maximum of 300 words per indicator to ensure the main points are captured. This allows for an efficient analysis by Community Justice Scotland on return. The use of bullet points in your answers is acceptable.

Where the template asks for evidence, a written response will suffice and there is no expectation that you send additional supporting documentation – if there are any aspects Community Justice Scotland is unclear on it will be our responsibility to request clarification where necessary.

If any response or evidence requires details about people with lived experience (e.g. evidence in respect of someone's life story) please **NO NOT** include any personal sensitive information (as outlined in Schedules 2 & 3 of the Data Protection Act 1998) as Community Justice Scotland does not require such information. If this is unavoidable then please ensure that the data is fully anonymised.

This is the third iteration of the template and guidance.



4. Template Completion

1. Community Justice	Partnership / Group Details
Community Justice Partnership / Group	Community Justice Renfrewshire
Community Justice Partnership Group Chair	John Trainer, Head of Childcare and Criminal Justice
Community Justice Partnership / Group Co- ordinator	Annie Torrance, Lead Officer Community Justice
Publication date of Community Justice Outcome Improvement Plan (CJOIP)	1 April 2018

2. Template Sign-off

The content of this annual report on community justice outcomes and improvements in our area has been agreed as accurate by the Community Justice Partnership / Group and has been shared with our Community Planning Partnership through our local accountability arrangements.

Date:

Signature of Community Justice Partnership / Group Chair:

3. Governance Arrangements Please outline below your current governance structure for the community justice arrangements in your area: HSCP IJB Member Oversight Group Officer Group Board Renfrewshire CPP Executive Group Community Forum for Empowering Protection **HSCP Strategic** Improving Communities Chief officers Planning Group Life Chances Group CJR Steering



Community Justice Renfrewshire (CJR) has representation on several strategic groups relating to community justice, which continues to raise awareness and reports on progress through briefings and presentations. It has also enabled the CJR Steering Group to keep up to date on agendas, local issues and initiatives relating to community justice.

Some of the groups include;

- MAPPA Strategic Oversight Group for the North Strathclyde area
- Social Work Scotland and Scottish Prison Service Strategy Group
- NHSGGC Community Justice and Health Improvement Strategic Group
- Community Justice Network
- Community Justice Network Working Group
- CJS Learning Development & Innovation Working Group

Renfrewshire groups include;

- Community Safety and Public Protection Steering Group
- Lead Officers Network
- Child Protection Committee
- Gender Based Violence Strategy Group
- Alcohol and Drug Partnership Delivery Group
- Public and Community Protection Thematic Board
- Adult Protection Committee
- Renfrewshire Homelessness Network
- Children and Young People Thematic Board
- Renfrewshire Local Employability Partnership

The CJR Lead Officer is situated within Children's Services and is closely linked with colleagues in Youth Justice and Child Protection, this ensures that community justice is reflected in their plans. CJR is firmly established within Renfrewshire's robust Community Planning arrangements. It reports to the Community Protection Chief Officers Group and the Communities, Housing and Planning Policy Board for oversight and governance by senior managers and elected members. These arrangements provide close alignment of priorities between the Renfrewshire Local Outcomes Improvement Plan and the Renfrewshire Community Justice Outcome Improvement Plan.



4. Performance Reporting – National Outcomes

Indicator	Evidence and Data (max 300 words per indicator)			
	Please describe the activity	Then describe the impact		
Activities carried out to engage with 'communities' as well as other relevant constituencies	Due to some significant changes within the partnership and several representatives moving on, we have focused on the reinvigoration of the partnership during this reporting period. This has included a Partnership Event 'Time for Change' which was held at Johnstone Town Hall. The event was aimed at senior and operational managers and practitioners from a range of partnership agencies. The event allowed for a diverse range of speakers to address the audience and share views and stories from different perspectives. Speakers included; • Steven Quinn – Director of Children's Services • John Trainer – Head of Childcare and Criminal Justice • Annie Torrance – Lead Officer Community Justice • Breeze Productions – A one-woman performance highlighting the impact of crime on whole families • First Time Inside – The voice of experience of the Justice system • Keith Gardiner – Community Justice Scotland	The Community Justice Renfrewshire's Partnership Event 'Time for Change' was a positive step in the reinvigoration of the partnership. The event was well attended, and feedback provided in the workshop sessions showed that delegates had a better understanding of community justice issues and the aspirations of Community Justice Renfrewshire. Feedback showed that the event had provided the opportunity for people to better understand how their role fitted with the aims and goals of the partnership. Delegates were keen to be involved in future work and welcomed the opportunity to be involved in the partnership at different levels e.g. working groups/strategic groups/ focus groups etc. This event was to be followed up with further actions, subgroups and workshops, however due to the current Covid-19 pandemic this work has been postponed at this time and will be followed up as soon as reasonably practicable.		



Activities carried out to engage with 'communities' as well as other relevant constituencies

We have continued our emphasis on awareness raising to ensure increased understanding of community justice with wider partners and the community.

This has included:

- Ongoing development of our Communications and Engagement Strategy.
- Distributing our branded merchandise, posters and leaflets to staff and public.
- Keeping the Community Justice Renfrewshire webpage up to date with relevant information, published documents and links to partners' websites.
- Publishing and disseminating Community Justice Renfrewshire newsletters, focussing on local priorities.
- Holding awareness raising sessions in public buildings within Renfrewshire, providing leaflets and information to staff members, visitors and the public.
- Participation in a range of strategic groups, raising the profile of work undertaken by Community Justice Renfrewshire. Providing presentations and briefings to update partners and ensure the community justice agenda remains a priority for all within Renfrewshire.
- Attendance at Community Planning events, providing presentations to community groups and staff teams of partner agencies.
- Linking with Community Justice Scotland's national campaign by circulating the 'Second

The distribution of branded merchandise, posters and leaflets has allowed for greater visibility of CJR and work undertaken by the partnership.

The CJR webpage which is cited on the Renfrewshire Council website enables partners and the public to easily access our published documents, plans and newsletters along with links to partner agencies and how they can access those services. This dedicated page provides all of this in one place which makes information easier to access.

The CJR Newsletter is an essential platform to update staff and the community on the work and priorities of the CJR Partnership. It also allows for focused articles showcasing joint initiatives and areas of good work within partner organisations and day in the life of staff, to broaden the knowledge of its readers to the roles and responsibilities of other workers within the CJR partnership.

Attendance at Community Planning events has been key to raising awareness and integrating CJR within the Community Planning arena. It has raised awareness of CJR with the public who have attended and allows for better alignment of priorities with Renfrewshire.

Attendance at staff teams has provided the opportunity for practitioners to ask questions and gain a better understanding of how they fit within the partnership. It has also been the starting point for our staff 'Have your



Chancers' films via partners social media channels upon launch of campaign and on release of each film. Say' sessions as staff are keen to have their say and their ideas heard and fed into the planning of services.

The development of a multi-agency Communications and Engagement Subgroup is a key priority within our Action Plan. This group will report to the CJR Steering Group and will ensure that community justice messages are widespread throughout all organisations and our community. This group will develop a framework for ongoing evaluation of community awareness and engagement.

Linking our communications with the CJS Second Chancers Campaign has allowed for a better understanding of community justice issues as the films were easily accessible and easy to understand. This allowed for the message to be cascaded throughout partners social media platforms to both staff and the public and the films gave a different dynamic to the usual documents etc.

Consultation with communities as part of community justice planning and service provision During planning for our Community Justice Outcome Improvement Plan (CJOIP), consultation was carried out at various stages of the process, including focus groups with people with convictions (many were also victims) in prison and serving community sentences. This provided the opportunity for people to learn about community justice and to give feedback about their experience of services.

Information provided during these activities was included in our updated need's assessment and informed the local priorities within our CJOIP. Consultation then took place on the draft document, to inform the final version.

The Draft CJOIP was published for consultation on the Community Justice Renfrewshire (CJR) webpage requesting comments/feedback from the public via Survey Monkey.



CJR have taken part in several Community Planning consultation events. Attendees included the public, staff from different agencies, and third sector partners.

The consultation draft CJOIP was circulated to a range of partner agencies that represent victims and witnesses encouraging feedback from a victim's perspective.

CJR have introduced 'Have your Say' sessions with people with convictions from Renfrewshire serving community sentences and in prison. The purpose of these sessions is to listen to the experiences of our service users and hear of their journey's through the justice system, from point of arrest... to appearance in court...within prison and back into the community and/or on community orders.

We want to enable them to tell us what they think needs to change and how we can better help them, with things like:

- Training and employment
- Housing
- Addiction issues
- Mental Health and Wellbeing

We want to listen to the people who access our services to help us to provide the right help at the right time, to help them feel part of their community and reduce re-offending in Renfrewshire.

Information provided during these activities was included in our updated need's assessment and informed the local priorities within our CJOIP. Consultation then took place on the draft document, to inform the final version.

The 'Have your say' sessions have proved extremely popular with service users. They feel listened to for the first time and can see the benefit of these sessions e.g. previous meetings identified 'training and help to find employment' was a strong factor which would help to stop reoffending, this was fed into our CJOIP which resulted in our 'Just Learning – Skills for Employment' project which many of the clients have since benefited from.

Almost all of those asked, said these sessions improved their understanding of community justice, it made them feel more involved in community justice in Renfrewshire and felt able to influence decision makers. Almost all said they would be keen to participate in future sessions and that this was a positive move on behalf of partners.



	CJR also have also begun to extend the 'Have your say' sessions for staff members in order to gain valuable insight into services and what can be improved.	The first of our staff sessions have taken place with Criminal Justice Social Work staff and Department for Work and Pensions. These sessions we well received and allowed for staff to gain a better understanding of other roles, responsibilities and processes. It provided an opportunity to make staff feel more part of Community Justice Renfrewshire and create an open dialogue between practitioners and the strategic group. These sessions have been delayed due to the covid-19 pandemic; however, plans are in place to continue these sessions on an ongoing basis with all partners staff groups. Community Justice Renfrewshire will continue to work to develop a framework for ongoing evaluation of community consultation in respect of community justice in Renfrewshire.
Participation in community justice, such as co-production and joint delivery	During planning of our CJOIP consultations were carried out at various stages of the process, including focus groups with people with convictions (many were also victims) in prison and serving community sentences. These sessions provided opportunity for people to learn about community justice and to give their views about services. The Consultation Draft CJOIP was circulated to a range of partner agencies that represent victims and witnesses encouraging feedback from a victim perspective.	Information provided during these consultation sessions and activities was included in our updated need's assessment and informed local priorities for our CJOIP.



Several CJR partners are members of the Renfrewshire Gender Based Violence Strategy Group and were key in the development of the first multi-agency Renfrewshire Gender Based Violence Strategy. Renfrewshire also met with the national Violence Against Women Co-ordinator to assist the continued development of the Equally Safe national performance framework.

CJR continues to support Active Communities in developing and promoting their new Renfrewshire Women's Centre. 'KAIROS 'is based in Johnstone and is funded through the Robertson Trust. It seeks to be a safe, welcoming and respectful service offering a variety of opportunities and activities for women generally, including those with convictions, providing good connections to other local services. Strong links have been made with criminal justice social work. Women undertaking community payback orders, including supervision and unpaid work, are provided with placements which have been a positive step in their rehabilitation.

Joint working between CJR and Renfrewshire Alcohol and Drug Partnership enabled a funding proposal to be submitted to the Scottish Governments Change Fund. The Just Recovery project aims to improve the clinical pathways into addiction services for People involved in the criminal justice system in Renfrewshire.

The CJR Lead Officer has assisted with the coordination and facilitation of Self-Evaluation of the Renfrewshire GBV Strategy and work of the group. This was carried in the form of focus groups with a range of multi-agency staff of all levels and provided crucial information of areas for improvement which will be factored into action plans going forward.

The women who have attended Kairos as part of their order have indicated that it has benefited their social skills and confidence. One previous service user has continued to attend as a volunteer at the centre despite having fulfilled her order, as it had such a positive impact on her life and she now wants to help others in a similar position.

The bid for our 'Just Recovery' project was successful, a Community Justice Development Worker – Addictions post was created, and candidate recruited. This post will be line managed within the addiction service and will work closely with the Lead Officer Community Justice and will report to the project steering group. Due to covid-19 the start date of the project was delayed, and work is now underway to progress the project as part of the covi-19 addictions service exit strategy.



The Just Learning – Skills for Employment Project was funded through a successful joint bid to the Scottish Governments Employability Innovation and Integration Fund. It was delivered and managed by a multi-agency steering group. The project is rooted in the concept of a cross cutting partnership approach that recognises multiple benefits can and must be delivered to help the people engaged move their lives onto a more productive and sustainable path. The successes of this project were noted at its conclusion through external evaluation.

The New Start Officer (Homeless Services) and The Just Learning Coordinator (Employability) have been working together within HMP Low Moss by holding joint sessions for Renfrewshire Prisoners.

Due to service referrals within HMP Low Moss taking a dip, the Just Learning Coordinator wanted to find a new way to engage prisoners in his service. Having met with staff within the prison it was suggested that two

It was noted at the conclusion of this funding that we had only just scratched the surface with this project, and more was required to be done. Invest in Renfrewshire agreed to continue to fund this project until 2022 due to its success through the Poverty and Social Inclusion Fund. This group had now evolved into the Employability, Homelessness and Justice Group which now feeds into The Local Employability Partnership and Renfrewshire's No one Left Behind Strategy. Work is underway to identify new initiatives which will benefit this client group through this multiagency partnership approach.

The development of Joint sessions between Homeless Services and Employability Services has resulted in an increased uptake of these services, with each coordinator having the opportunity to connect with each other's clients and offer support. Prisoners are now receiving help they might not have sought despite the need. It has also assisted SPS in scheduling these visits as they are not duplicating work. It can also be easier to find/contact client on release if they are going into a new accommodation.

As a result of the trust prisoners had in the Peer Support Prisoners, referrals and number of prisoners engaging began to increase and it was also noted how positive they were around meeting and taking things



	Peer Support Prisoners (Pass Men) would meet with the coordinator, so that they in turn could speak with Renfrewshire based prisoners. The Peers Support Prisoners were given an overview of what support was available and how this would assist on a prisoner's release.	forward. The Peers Support Prisoners continue to meet with the Just Learning Coordinator on a weekly basis and they are happy be involved and continue to support prisoners and promote the Skills for Employment service.
Level of community awareness of / satisfaction with work undertaken as part of a CPO	This is reported elsewhere as a single agency response, within the Community Payback Order Annual Report which is provided to Community Justice Scotland.	N/A
Evidence from questions to be used in local surveys / citizens' panels and so on	Community Justice questions are added to Renfrewshire Citizens Panel questionnaire to collect local views relating to community justice.	Information from this survey is used as part of the improvement cycle for community justice in Renfrewshire. We will continue to input into this survey on a regular basis to gain views of the local community.
Perceptions of the local crime data	Statistics on the perceptions of local crime data in Renfrewshire are not currently available.	N/A

Other information relevant to National Outcome One

Throughout this reporting period we have continued our engagement activities focussing on awareness raising of community justice, this is essential for it to succeed. Many of the people we spoke to had not been aware of community justice or the work previously undertaken by the Community Justice Authorities. We will be continuing our efforts to raise awareness of community justice throughout 2020 to 2021 and will continue to carry out surveys and activities to measure our progress.



Indicator	Evidence and Data (max 300 words per indicator) Please describe the activity Then describe the impact				
Services are planned for and delivered in a strategic and collaborative way	CJR is represented on a range of strategic groups relating to community justice, these are listed previously in page 5 of this report. Attendance at these groups has allowed for CJR to firmly established the partnership within Renfrewshire's robust Community Planning arrangements. It reports to the Community Protection Chief Officers Group and the Communities, Housing and Planning Policy Board for oversight and governance by elected members.	These arrangements provide close alignment of priorities between the Renfrewshire Local Outcomes Improvement Plan and the Renfrewshire Community Justice Outcome Improvement Plan.			
	A range of CJR partners are involved in multi-agency processes including MAPPA (Multi-agency Public Protection Arrangements), MARAC (Multi-agency Risk Assessment Conferences) and MATAC (Multi-agency Tasking and Co-ordination). All of which create multi-agency risk management plans.	Which ensures that all agencies are working together to protect service users and the public, and a rapid multiagency response where required.			
	The MAPPA Strategic Oversight Group (SOG) and MAPPA Unit operate across the 6 authorities of the previous NSCJA, enabling joint oversight, training initiatives and developments e.g. events, annual development sessions and regular newsletters.	This allows for consistency across the local authorities and the capacity for learning from a wider group.			
	In 2018 Renfrewshire Council Children's Services (children and families social work and criminal justice) made a strategic decision to continue to support Care Leavers in the justice system aged 18 to 20 using the existing Whole System Approach. Since then the	Over the last year 12 Care Leavers have continued to have their criminal justice orders supervised by Children's Services. This has enabled the service to provide a more holistic response to the needs and risks of young people. Having fewer services involved, and			



of young people. Having fewer services involved, and

Whole System Team has worked with several vulnerable care leavers through court support and supervising CPOs/Licences. The co-location of this service with Throughcare and Addiction service provision for young people has led to an increased level of coordinated support, and over time it is hoped that we will see improved outcomes for this particularly vulnerable cohort. As part of this development, we have succeeded in gaining agreement from Polmont YOI that they will automatically notify us when anyone under the age of 21 is admitted to Polmont. We also have agreement that Initial Custody Review meetings for any care leaver admitted to Polmont will take place in the hall so that all the key agencies involved in supporting the young person can attend and share all relevant information.

making use of well-established relationships, has improved the level of compliance with court orders. It has also improved the level and speed of information sharing with SPS where there have been specific concerns over the vulnerability of young people in custody.

Criminal justice social work staff are provided as trainers to deliver national multi-agency training in risk assessments, generic groupwork and accredited programme provision. This ensures that up to date knowledge and skills are available to Renfrewshire staff.

This ensures that up to date knowledge and skills are available to Renfrewshire staff.

CJR is continues to consider Self-Evaluation and has held development sessions which identified required improvement actions within the partnership. This work is ongoing.

As previously stated, the women who have attended Kairos as part of their order have indicated that it has benefited their social skills and confidence. One

As previously stated, in relation to women CJR continues to support Active Communities in developing and promoting their new Renfrewshire Women's



Centre 'KAIROS' based in Johnstone. Strong links previous service user has continued to attend as a have been made with criminal justice social work with volunteer at the centre despite having fulfilled her order, clients undertaking community payback orders now as it had such a positive impact on her life and she now carrying out some of their other activity hours working wants to help others in a similar position. within the centre. Council officers and elected members are members of the Kairos Advisory Group. In relation to transitions, CJR continues to have strong links with the Whole Systems Team, involved with service users up to the age of 20 years who have previously been involved with childcare services, providing age appropriate risk assessments at bail and sentencing stages, and in delivering interventions for young people, ensuring effective transitions to adult services where required. The CJR Lead Officer is situated within Children's This ensures that community justice is reflected in their Services and is closely linked with colleagues in Youth plans. Justice and Child Protection. Community justice practitioners continue to work This allows for improved sharing of information between together within Low Moss Prison on a weekly basis: the partners and ease of access to a range of services for - Homeless Services New Start officer prisoners prior to their release. community justice Housing Addictions Liaison Just Learning project Coordinator (employability services) Responsibility for provision of CJR Steering Group meeting venues and facilities are shared and rotated amongst partners.



Partners have leveraged

resources for

Renfrewshire Housing First

Renfrewshire Council in partnership with Turning Point Scotland have been delivering this initiative since 2018. Its key aim is to prevent homelessness and to support individuals to live independently within the community. The pilot started with funding for 10 service users, due to TPS securing Big Lottery funding we were able to deliver this service to up to 20 service users, this Big Lottery funding came to an end March 2020.

The target group for the Renfrewshire Council pilot is people 'with a history of issues such as repeat homelessness, non-engagement with support services, substance misuse, offending and so on.'

Referral criteria are that the person:

- Is homeless
- That current services do not meet their needs
- Has current drug/ poly drug use/ alcohol use
- Is looking to sustain a tenancy

The age criteria are that the person is 18 or over, though 16- and 17-year olds may be considered.

Together SAY Women and Renfrewshire Councils George St. youth homelessness prevention team have initiated a Tenancy Sustainment Service that provides focused, time limited support for young women (16 – 25 years) who are (identified as) survivors of child sexual abuse and/or survivors of other forms of sexual violence and who are having The benefits of this programme are that we can provide a person-centred service and be creative and flexible when supporting service users. We can respect and listen to service users and involve and encourage them to make decisions about the service they want. We can help to address housing support and addiction issues to enable a service user to make positive changes in their life. We can encourage service users to lead full and active lives, achieve their aspirations and become involved in meaningful activities and provide an equal and non-judgmental service.

The main reasons/difficulties young women are presenting with are; fleeing violence and abuse, safety and risk, relationship breakdowns. This is not surprising as VAW&G (Violence Against Women and Girls) services and the Equally Safe Strategy recognise that women often experience a lifecycle of abuse and it's



housing/homeless/tenancy related issues. The aims of this partnership are an increased tenancy sustainment preventing repeated homelessness and provision to key staff in the Local Authority area with increased skills and capacity through access to SAY Women's specialised training and consultation with allocated SAY Women staff.

Currently support is offered/provided to two young women at any one time on a bi-weekly basis. Young women are offered approximately 6-12 TS4S sessions. Liaison with the referring agent re: appointment times is ongoing. Safety Assessments are completed which will identify; young women's strengths; external risks, such as location of abusers; recommended actions by both the young woman and agencies. On-going support will be guided by the TS4S worker with identified local partner agencies also providing wrap around support.

2020 has seen unprecedented times with the spread of COVID 19. On 20th March 2020 Lockdown began for SAY Women and George street the following week. All direct face to face support sessions were unable to be provided from that point. Ongoing support arrangements have had to be reviewed as to how support can still be provided remotely. SAY Women and Renfrewshire council are now committed to working in partnership to expand the TS4S service by employing a Specific Part-time TS4S worker in 2020.

evident this clearly links to the cycles of homelessness women experience.

One young woman originally referred in February 2019 worked through her TS4S (Tenancy Sustainment for Survivors) support, made progress, took care of tenancy issues then exited TS4S service and has since referred to SAY Resource service for ongoing 1:1 emotional support around her healing process.

The young woman stated: "When it was offered, I wanted to try it out because it was a service for survivors with tenancy difficulties. I had previous help with Counselling, but I felt this service was more relevant and at the time I was having difficulty with my past and my present".



SAY Women's TS4S partnership with Renfrewshire Council's youth housing and homelessness services continues to be utilised and move forward. We have faced a decrease in referrals over the last couple of months due to COVID19 impacting across the country however, there is still a need for this service to be developed even more so now. Through this partnership SAY Women and Renfrewshire Council are now leading the way in providing support that recognises the gendered differences for females and survivors within homelessness and in their own tenancies just as the Scottish Government is now identifying the need for there to be a more gendered analysis to the "Ending Homelessness Together" action plan and collation of data.

Trauma Training opportunities have been provided by NHSGGC and Addiction Services to Criminal Justice staff and other community justice practitioners.

Sexual Health training was provided by NHSGGC to Criminal Justice staff through the Sandyford Clinic in Paisley.

The complement of services in our Women's Community Justice Service supports joint working and access to services. This includes the co-location of the Alcohol and Drug Recovery Service (ADRS), comorbidity (addiction and mental health) and criminal justice staff, alongside APEX and Shine PSP staff to



support those on community orders and prior to and upon release from custody.

Renfrewshire HSCP in partnership with Renfrewshire Council colleagues have secured premises to establish a Recovery Hub and is being developed in partnership with individuals with lived experience. The Hub will provide a programme of activities, as part of the recovery orientated system of care for individuals affected by alcohol & drugs and or mental health.

A local pathway for those higher risk service users subject to MAPPA and licenses ensures that they are referred to ADRS for initial assessment and appropriate intervention.

A protocol exists in Renfrewshire with NHS addiction services within the Scottish Prison Service, to ensure that anyone released from custody subject to substitute prescribing are seen by ADRS on the day of release. Individuals subject to MAPPA/licence are also prioritised based on identified need to ADRS for assessment and intervention.

Scottish Prison Service currently shares weekly stats on Renfrewshire prisoners within the prison estate with CJR lead Officer. Consideration is being given to how best these could be utilised going forward. SPS and Renfrewshire Council have recently signed an information sharing agreement which allows for the sharing of personalised pre-release data to be shared with CJSW and Homeless Services. This is analysed



daily and system checks ensure that those services involved with individuals prior to custody are advised of release dates to ensure appropriate support and protection.

A joint funding bid was submitted to Scottish Government Change Fund through Renfrewshire Alcohol and Drug Partnership for 'Just Recovery' Project. This project seeks to improve pathways into addiction services for people with convictions. The bid was successful, and the project will be implemented in 2020/21, working alongside the developments in addiction services arising from the Whole Systems Review of addictions in Renfrewshire.

Development of community justice workforce to work effectively across organisational/pro fessional /geographical boundaries As stated, trauma training opportunities have been provided by NHSGGC and Addiction Services to Criminal Justice staff and other community justice practitioners. Criminal justice social work staff have been freed up to support national training on risk assessment, groupwork skills and accredited programme delivery.

Training for Criminal Justice staff and Police Scotland on shared risk assessments and joint information systems (VISOR) continues to be undertaken jointly by social work and police staff within Renfrewshire.

Awareness raising and briefing sessions continue to be provided to senior management and elected members. The CJOIP is formally noted and approved by the Community Planning Partners Executive Group and



the Communities, Planning and Housing Policy Board. Briefings submitted to the various strategic groups and boards continue to receive positive feedback.

Awareness sessions carried out with staff groups including;

- Criminal Justice social Work
- SPS Staff
- Employability practitioners
- Police Scotland staff
- DWP staff members
- Renfrewshire Homelessness Partnership

The CJR newsletter is co-produced with community justice practitioners. This highlights local priorities and local service provision and encourages greater awareness and involvement from wider services.

The proposal for our 'Just Recovery' project which was awarded funding through the Scottish Governments Change Fund has allowed for the recruitment of a development worker who will work closely with CJSW but will be managed within the addictions service. The purpose of this is to better align the services and improve the clinical pathways into addiction services for criminal justice clients in accordance with the whole system review of addictions that has recently been undertaken within Renfrewshire.

As part of the Just Learning – Skills for Employment Project, a Development Coordinator was employed to engage with practitioners to develop the better



pathways approach and encourage referrals. Elements of this project have been mainstreamed within employability services following its conclusion, including the single point of contact for referrals. A practitioner's group has been set up to boost referrals and share best practice, information updates etc. Membership of the group currently includes; • Invest in Renfrewshire CJSW Unpaid work staff New Start Officer, Criminal Justice Social Work CJR Lead Officer With other organisations still to join. Training was positively received, despite fewer NHSGG&C partners worked in partnership with evaluation returns was evidenced through the feedback COPFS to deliver bespoke Mental Health Awareness and evaluation received. Additionally, further requests Training to National Initial Case Processing Unit staff. for similar training also evidence the worth of the training Further bespoke training to Trial and Jury staff was to the organisation and the value placed upon it. An planned for delivery but due to CoVid-19 restrictions evaluation report of the training sessions delivered is had to be postponed. available here: https://www.stor.scot.nhs.uk/handle/11289/580266 Partners illustrate Reported as per previous arrangements through the effective MAPPA Annual Report and overseen by the NSCJA engagement and MAPPA Strategic Oversight Group. collaborative partnership working with the authorities responsible for the delivery of **MAPPA**



Other information relevant to National Outcome Two

Whilst people with convictions already access a range of services, community justice continues to allow for a specific focus on those individuals and their needs/risks and barriers. Whilst partners are currently unable to provide resources to create additional services, they continue to ensure that existing services make every attempt to consider this group, and any barriers to access to services within service development and their priorities, and where possible opportunities for additional funding for a shared agenda have allowed for the development of projects.



NATIONAL OUTCOME THREE People have better access to the services that they require, including welfare, health and wellbeing, housing and employability **Evidence and Data (max 300 words per indicator)** Indicator Please describe the activity Then describe the impact Partners have A protocol exists in Renfrewshire with NHS Addiction identified and are Services within the Scottish Prison Service, to ensure overcoming that anyone released from custody subject to structural barriers substitute prescribing is seen by Renfrewshire drugs for people service on the day of release. accessing services A local pathway for those higher risk service users subject to MAPPA and licenses ensures that they are referred to the higher tier service for initial substance misuse assessment and appropriate intervention. The Renfrewshire housing New Start Officer attends prison to undertake Housing Option Interviews to plan for housing prior to release. Housing support services assists individuals to manage their tenancies, whilst the Housing First initiative run by Turning Point Scotland, ensures that support is available for those who require significant support to maintain a tenancy. A post exists to ensure those in homeless accommodation with addiction issues are referred by the HALO (Housing Addictions Liaison Officer) to appropriate addictions services as early as possible. The proposal for our 'Just Recovery' project which was awarded funding through the Scottish Governments Change Fund has allowed for the



recruitment of a development worker who will work

closely with CJSW but will be managed within the addictions team. The purpose of this is to better align the services, improve the clinical pathways into addiction services for criminal justice service users, and maximise the use of specific community payback order substance misuse treatment requirements in accordance with the whole system review of addictions. A Community Justice Development Worker – Addictions post has been created and filled; however the start date of the project was delayed due to Covid-19.

Partners identified that there was a need for a clearer understanding of referral routes into Mental Health Services both from within the community and those leaving prison. Work is underway to clarify these pathways and streamline the process, this work will continue within the CJOIP Action Log for 2020 to 2021.

Focus groups showed the importance of employment within desistance from offending, and the recognition of the lack of clear pathways for those with convictions in Renfrewshire. The Just Learning Skills for Employment Project was set up to understand and improve this, this service has now been mainstreamed.

Existence of jointworking arrangements such as processes / protocols to ensure access to services Within Paisley Sheriff Court social work unit;

- Arrest referral is carried out by Criminal Justice Social Work staff who offer referral into addiction service for those who require it.



to address underlying needs

- Throughcare addiction support is provided for individuals post release to support them into addictions services.
- A process to support women on bail is available for women, they can be referred to the Women's Community Justice Service.

COPFS Sheriffdom Model;

- A multi-agency group led by COPFS, across the North Strathkelvin Sheriffdom, enables a spotlight on the use of diversion from prosecution and fiscal work orders, exploring barriers and service provision, this work is ongoing.
- Criminal Justice diversion is available (Fiscal Work Orders and general diversion).

Remand/Custody Sentence;

Public Social Partnerships (PSPs) exist for those being released from custody, engaging with individuals in custody and onto release. These include national PSPs such as Shine for adult females, and local PSPs such as Moving Forward for young males and Low Moss PSP for adult males. The Low Moss PSP has recently been dissolved and New Routes PSP have now taken over this role. These provide voluntary support for individuals in custody and on release to reduce barriers and aid improved social inclusion. Positive working relationships between these organisations and criminal



justice social work allow for the PSPs to be able to access service users within premises at Backsneddon Street, Paisley.

A pathway has been developed - exists to enable those in homeless accommodation with alcohol problems to be referred by the HALO (Homeless Addictions Liaison Officer) to Renfrewshire Council on Alcohol.

The New Start Officer attends prison to undertake Housing Option Interviews to plan for housing prerelease. Housing support services assists individuals to manage their homes, whilst Housing First ensures that support is available for those who require significant support to maintain a tenancy.

A protocol exists in Renfrewshire with NHS addiction services within the Scottish Prison Service, to ensure that anyone released from custody subject to substitute prescribing seen by the drugs service in Renfrewshire on the day of release, and individuals subject to MAPPA/licence are referred to higher tier addiction services for assessment and intervention.

Partners identified that there was a need for a clearer understanding of referral routes into Mental Health Services both from within the community and those leaving prison. Work is underway to clarify these pathways and streamline the process, this work will continue within the CJOIP Action Log for 2020 to 2021.



Under the principles of the Whole System Approach Renfrewshire Council has retained more young people on supervision orders beyond their 16th birthday where the risk of further offending has been deemed high. This has enabled us to keep young people out of the adult system for as long possible to improve their life chances. It has also enabled some young people to benefit from secure care where otherwise they would have been remanded or sentenced to Polmont.

Through the Whole System Approach Renfrewshire Council has successfully promoted the use of remittal to the Children's Hearing for an increasing number of young people up to the age of 17 ½ appearing at Paisley Sheriff Court. This has only been achieved through the development of good relationships with local Sheriffs and Children's Reporters. This has enabled the service to divert young people away from the adult justice system, and have their needs assessed and met via the Children's Hearing. This enables the council to fulfil the ambition of GIRFEC and ensure that young people who offend are able to access child friendly services right up until they tur 18, or 21 if they are care experienced.

In the last year drop-in sessions have been offered at the St James Centre in partnership with INVEST outreach service. This has enabled some marginalised young people to engage with employability services that otherwise would have struggled to do so. Court and SCRA data continue to indicate that there is an increasing number of young people who are being retained within the Children's Hearing system up to the age of 18 where offending behaviour is a feature of their vulnerability. Over the last 12 months three 17-year olds have either been remanded or sentenced to secure care instead of Polmont. This has given them the opportunity for a more intensive and therapeutic level of care which has helped to reduce their longer-term risk of reoffending.



As part of the Just Learning – Skills for Employment Project, a Development Coordinator was employed to engage with practitioners to develop pathways and encourage referrals. Elements of this project has been mainstreamed following its conclusion, including the single point of contact for referrals.

Partners of service users participating in the Up2U domestic violence perpetrator programme can gain support, assessment and intervention through the Women's Community Justice Centre, by IDAA trained criminal justice staff. The service co-ordinator's involvement in the MARAC process also ensures that where required a multi-agency response is required this can be provided consistently, safely and effectively to respond to high risk victims of domestic abuse.

A range of community justice partners are part of both the MARAC and MATAC processes, to manage the perpetrators and victims of domestic violence.

Initiatives to facilitate access to services

Arrest referral is carried out but Criminal Justice Social Work court staff who offer referral into addiction service for those appearing in the custody court. Fieldwork staff refer individuals locally through the Criminal Justice protocol.

A range of national and local Public Social Partnerships operated across Renfrewshire,



supporting men and women prior to and post release from custody during this reporting period.

A Joint funding bid submitted to Scottish Government Change Fund through Renfrewshire Alcohol and Drug Partnership for 'Just Recovery' Project. The bid was successful, and the project will be implemented in 2020/21.

The CJR Steering Group identified employability as a key local priority as part of the CJOIP. A funding opportunity was identified, and a joint application submitted by The Just Learning – Skill for Employment project Steering Group which is made up of partners from several agencies including;

- Criminal Justice Social Work
- Housing and Homeless Services
- Invest in Renfrewshire
- Skill Development Scotland
- Department for Work and Pensions
- NHSGGC
- Engage Renfrewshire

A development worker has been recruited to work closely with CJSW but will be managed within the addictions team. The purpose of this is to better align the services and improve the clinical pathways into addiction services for criminal justice clients in line with the whole system review of addictions. It is anticipated that this post within Just Recovery will allow for greater consideration of appropriate disposals and use of CPO requirements at the court assessment stage. It will also explore how those at an earlier stage in their offending, with possession of drugs offences, will be appropriately diverted from prosecution through assistance from relevant addiction services.



A Development Coordinator was employed to engage with practitioners to develop the better pathways approach and encourage referrals. Elements of this project are now mainstreamed within employability services following the projects conclusion, including the single point of contact for referrals.

In developing Renfrewshire's Community Plan 2017-2022, the Community Planning Partnership made a commitment to better understand how individuals, families and communities across Renfrewshire are impacted by alcohol and drug misuse. As a result, an independent Alcohol and Drugs Commission has been established.

Since the beginning of 2019, significant work has been undertaken to establish and develop the work programme of the Commission. At the outset, Commission members agreed to consider support those with the highest need who are suffering the most severe disadvantage. In the meetings which have followed, the Commission - which comprises key national experts from across health and social care, housing, justice, third sector and higher education - has discussed how we currently support people affected by alcohol and drug use; our services across prevention and early intervention; recovery; the impact of trauma; and how we engage with children and young people.

One of the most important parts of the work of the Commission continues to be listening to the voices of



those with lived experience: talking to service users, people in recovery and their families and carers. To hear these voices, Commission members have visited Renfrewshire services including the Sunshine Recovery Café, the Renfrewshire Men's and Women's Groups, Renfrewshire Family Support Group, and Renfrewshire Adolescent Drug and Alcohol Resource (RADAR). In addition, the members of the Commission have also engaged with frontline staff and Pastoral Care teachers in a series of focus groups.

In January 2020. A Recovery Conversation event was held in partnership with the Sunshine Recovery Café. This event provided the opportunity for over 100 individuals from the recovery community (including family members) to meet with Commission members and give their views to the Commission

The Commission has also heard evidence from a range of services and organisations to inform its recommendations – including Community Justice Scotland and Renfrewshire's Criminal Justice Services, both services continue to play an important role in the commission as members and expert advisors.

Due to the impact of the COVID-19 pandemic and subsequent lockdown, work is still ongoing to refine the key messages or recommendations that are beginning to flow from the work of the Commission. However, this work will resume and during 2020/21,



Renfrewshire Community Planning Partnership will prioritise work on alcohol and drugs use across Renfrewshire and drive forward the recommendations from the Alcohol and Drugs Commission to reduce the impact on individuals, families and communities.

Over the course of 2019-2020 NHSGG&C partners have been working with partners 'Recruit with Convictions' to develop a 'Widening Access in Justice Partnership' Network with the aim of improving employability and employment opportunities for those with previous involvement in the justice system. The New Network met for the first time in Jan 2020 with representation from NHS Employability, HR and Health Improvement Leads alongside leads from Community Justice and Employability from CJ Partnerships across the region. A Network launch event that had been planned for end March/Beginning April 2020 has been postponed due to CV-19 restrictions.

The Navigator Project aims to support individuals who have been victims or perpetrators of violence to make changes to improve their lives. Two 'navigators' were employed and are managed by the Violence Reduction Unit and work within the emergency department at the RAH at the busiest times (usually over the weekend late shifts). A key aim of the project is to engage with individuals who ordinarily refuse to engage with services.

Other aims of the project are to:-

• Reduce violent incidents, in all their forms;



	 Reduce hospitalisation through violence; Support positive lifestyle change in a credible, person centred and practical way; Support hospital staff in providing a holistic service to individuals; Reduce the number of repeat attenders at A&E. 	
Speed of access to mental health services	Whilst mental health services possess this information for the general population, this data is not currently available specifically for the community justice client group.	
% of people released from a custodial sentence: a) registered with a GP b) have suitable accommodation c) have had a benefits eligibility check	This data is not currently gathered. Even where information is available regarding GP registration at the point of imprisonment, where release is to alternative accommodation within Renfrewshire the existing GP is unlikely to remain involved	
Targeted interventions have been tailored for and with an individual and had a successful impact on their risk of further offending	The Just Learning – Skills for Employment Project which has now been mainstreamed (previously mentioned) provides evidence against this indictor. Moving Forward: Making Changes – A group and individually provided treatment programme for men convicted of sexual offending is provided within Renfrewshire and provided by the Scottish Prison Service to those from Renfrewshire serving a custodial sentence. When it came time for reaccreditation of the	An evaluation of the programme in Scotland in 2018 reported that whilst most individuals had reduced risk levels by the end of the programme, the data could not be relied upon, and the lack of a control group meant that no clear conclusions could be drawn however



programme in October 2018 it was decided that MFMC required some redevelopment so since then, MFMC has continued to be provided to accreditation standards whilst the established Advisory Panel looks at the redevelopment of the programme. The Criminal Justice Services Manager in Renfrewshire sits on the Advisory Panel whilst the Project Leader of the Service that delivers the programme participates in associated work streams. Both the Service Manager and Project Leader also continue to be actively involved in the operational and strategic groups for the existing programme.

"other perceived benefits identified by staff and men interviewed for this evaluation included improved ability to sustain healthy social relationships, regulate their emotions, cooperate with supervision, and understand and change problematic attitudes. 85% of men who completed an exit survey on leaving MF:MC said they thought it would stop them reoffending in a similar manner."

Feedback from service users who undertook the programme within Renfrewshire over the last year includes responses to the following questions:

Lifestyle Impact - Do you think MF:MC will stop you reoffending in a similar manner?

Of those who answered yes:

Lifestyle Impact - Why do you say that?

- 1. understanding of risk factors and how I can keep myself safe from accusations.
- 2. I now understand how I reacted to issues in my life which led to offending. I am now better equipped to seek help if needed.
- 3. It gave good understanding on pro offending behaviour and what led to it. Also helps develop a viable, keep safe plan and good life goals.
- 4. Due to all the learning about myself/the past. How to meet common life goals appropriately.
- 5. I have a much better understanding of why I was offending and the needs it was meeting.



- 6. I have new coping strategies that will help me.
- 7. It has made me realise about my negative emotions.
- 8. I learned the skills required to stop re-offending.
- I have a better understanding of my offence with the tools to never offend again.
- I learned why I offended, what I need to prevent re-offending.
- Because it helped me understand my offending behaviour and why it happened.
- I would feel comfortable asking for help rather than offending and I know who to ask for that help if needed.
- The programme has helped me identify core beliefs and unhelpful thinking styles which drove poor decision making and offence favourable behaviours.
- The programme has helped highlight issues that I previously was not aware of and helped me develop the tools to resolve them and any others.
- I feel I now have an understanding of my offence and have the tools to prevent re-offending.

Reflection on the Service - What would you say are the best things about MF:MC?

- 1. A change in lifestyle regarding habitual drinking.
- 2. Breaking down and reviewing past behaviours and thinking styles and investigating what led to those actions and thoughts.



- 3. An understanding about yourself, putting your life back on track, listening to others.
- 4. Helping me to understand my behaviour with regards to offending and helping me to change as necessary.
- 5. The understanding of the facilitators and recognising that we're people too who have made mistakes.
- 6. Trusting in the group. It gave me more confidence to speak out.
- 7. Being open and honest about my offending, opening up about my emotions.
- Learning about yourself and why you commit these offences and learning how to reduce any future risk.
- Supportive atmosphere. Learning new skills.
- Being able to voice my thoughts without being judged and being able to discuss my problems with people in the same situation as me.
- Not being judged but at the same time being challenged
- I feel the respectful and non-judgemental atmosphere created, really helped me rebuild confidence and self belief at the start of my order, when I was at my lowest.
- being aware of responsibility, actions, consequences and care to myself and others.



 Good discussion and course material. Good and understanding facilitators. Insight from others in group

Up2U: Creating Healthy Relationships is a modular programme for people who use domestically abusive behaviours in their intimate partner relationships. This is provided by criminal justice social work to those subject to statutory licence or community supervision, who are assessed as suitable. It is an assessment lead intervention programme which responds to individual need, risk and responsivity, providing tailored packages to suit the needs of the individual. The programme recognises that people use domestically abusive behaviours for different reasons, including - power and control; learned behaviour; attitudes which promote male dominance; lack of emotional management skills and poor conflict resolution skills. Therefore, motivational interviewing techniques are used in a personalised programme to address the needs of the individual.

From April 2019 until March 2020 we have assessed 180 service users for their suitability to undertake Up2U modules. We consider Up2U for all service users who have CJSWR requests relating to domestic matters.

Weekly screening sessions take place to look at Court reports or case work being undertaken

Up2U continues to have no waiting times. In December 2019, we met with Amy Ford, Up2U author, to review our use of the modules. An outcome this meeting is that we arranged a one-day refresher training event which was due to take place on the 27th March 2020. Amy agreed to come to Renfrewshire to provide refresher training to those already trained in Up2U.

One man who has just completed the Up2U programme advised, "This work made me look at my controlling behaviour and has helped me manage my emotions better" but also reflected that undertaking this work has "helped me open up."

Another man said, "It (UP2U) makes you think more about yourself and how you behave....my jealousy and insecurity...and working to addressing them"

In relation to a specific part of the programme, one man commented, "I feel I benefitted mostly from the colours sessions in identifying my own emotions and behaviours. I initially felt a bit intimidated as I work in a male dominated environment and I had never sat and spoke to someone the way I do here. I feel like I'm here to change and not here to feel bad about myself"



Currently, we have 38 service users who are subject to Community Payback Orders/licence, whom Up2U work is ongoing.

In looking to engage in healthy relationships, another reflected, "In the future relationships I am going to slow down and build trust... I also saw in the media about men controlling their partners' phones, social media etc. That was who I was! I don't want to be that man and I am going to continue to challenge negative self-talk as I know this leads to harmful outcomes.

The Women's Service provide support to the partners of service users who are placed on orders. Our aim is to offer partner support to any service users who remain in a relationship with the victim of their offending. IDDA trained workers are involved in this work.

Wider services within Renfrewshire, including Women and Children First, a social work service, provides support to women at risk of partner violence.

Other information relevant to National Outcome Three

Community Justice Renfrewshire has identified areas where barriers exist and continues to find ways to address these across services and agencies, this includes employability, mental health and housing. Evidence based interventions such as Up2U and MFMC also ensures that staff have access to approaches that are considered to impact positively.



NATIONAL OUTCOME FOUR Effective interventions are delivered to prevent and reduce the risk of further offending Evidence and Data (max 300 words per indicator) Indicator Please describe the activity Then describe the impact Use of 'other Other activity is reported to Community Justice activities Scotland within the CPO Annual Report, requirements' in **CPOs** Effective risk For adults convicted of sexual or serious violent management for offences this is reported elsewhere by a range of public protection partners, within the MAPPA annual report. For younger service users effective risk management Five young people have been subject to CARM at some for young people in the justice system is delivered point over the last 12 months. Only one young person through the CARM approach (Care and Risk has been involved in further harmful behaviour while Management) by the Whole Systems Service. This is subject to CARM. applied to the critical few young people who pose the greatest risk of harm either through violence or sexually harmful behaviour. Through the development of a multi-agency risk assessment and management plan this has been successful in managing and reducing risk, giving confidence to key partners and lessening the impact on communities. Quality of CPOs This is reported elsewhere as a single agency and DTTOs response, within the Community Payback annual report submitted to Community Justice Scotland. Reduced use of Specific Renfrewshire statistics are not yet available custodial sentences in the format required to report against this indicator. and remand: a) Balance between



community sentences relative to short custodial sentences under one year b) Proportion of people appearing from custody who are remanded		
The delivery of interventions targeted at problem drug nad alcohol use [NHS Local Delivery Plan (LDP) Standard]	Delivery of addiction interventions is overseen by the Alcohol and Drugs Partnership in Renfrewshire. Information as to referral to such services from criminal justice services is not currently reportable, however will be taken forward within 'Just Recovery'.	
Number of Police Recorded Warnings, police diversion, fiscal measures, fiscal diversion, supervised bail, community sentences (including CPOs, DTTOs and RLOs)	These statistics are not currently reported. Community Payback Orders are reported to Community Justice Scotland within the CPO annual report. Supervised bail is not currently provided by Renfrewshire Council. CPOs and DTTOs are reported to the Scottish Government within the aggregate return and unit level CPO data.	



	Social Work Diversionary activity such as general diversion and Fiscal Work Orders are considered at a COPFS led community justice meeting.	
Number of short- term sentences under one year	These statistics are not reported to the Steering Group, however, would be helpful. Statistics published nationally are not broken down to local authority areas. With the introduction of the presumption against short sentences of 12 months it would be helpful to have these statistics, and those who were made subject to community orders as an alternative.	
Other information	relevant to National Outcome Four	

CJR continue in our attempts to utilise and develop interventions to impact positively on service user rehabilitation and desistance.



NATIONAL OUTCOME FIVE Life chances are improved through needs, including health, financial inclusion, housing and safety, being addressed Evidence and Data (max 300 words per indicator) Indicator Please describe the activity Then describe the impact Individuals have The Just Learning – Skills for Employment Project Clients have moved into the following outcomes at this made progress continues to facilitate clients taking part in a range of stage; against the activities alongside core job sharing. These include; 32 gained a qualification outcome Assistance with disclosure letters 7 moved to Invest in Renfrewshire's Strategic Think Tank (employability support, CV's etc) Skills Pipeline Yes Programme 2 into full time education Various training Opportunities 8 into Employability Fund Digital college 13 into full time employment 2 into Part Time employment 6 into internal traineeships 1 into external traineeship **Think Tank** Think Tank is a drop- in service for our clients that have recently registered with Invest and this is were we start the clients on their journey. It was decided that it was drop-in so that the client was under no pressure and would feel comfortable when in engaging. We assist with building CV's. cover letters etc, but also have guest speaker from voluntary organisations, other members of the Invest team who can offer training opportunities and employment. This soft approach allows the client to get familiar with the Advisors and the setting of The Russell Institute. Since June 2019 until March 2020 we had 57



individual participants.

Introductions, ice breakers, group rules.

- Overview of Invest Services followed by talks from Training Team, Advice Works.
- Session on what concerns they may have about moving forward into training, employment, further education.
- What impact does their convictions have on employment, when, what and how to disclose to employers. Disclosure support (When discussing disclosure issues this is done on a 1-2-1 basis)
- Identify Skills Session.
- Arrange for clients to attend various Invest training sessions. (First Aid, CSCS Training, STEPS to Excellence)
- CV creation/ update, Cover letter, Personal Statements
- Future Options Sessions, showing what is available including speakers from SBWA Coordinators, College, Volunteering Routes, and Employers.
- Forward Planning goal setting.
- Progress onto YES programme Personal & Social Development Programme

The YES (Your Essential Skills Programme was a follow on from the success of the Keys to Learn courses that was run throughout 2018. We will be working in partnership with West College Scotland and it has been requested that 6 courses will be ran periodically until December 2022.



- increased confidence, motivation and transferable skills
- increased work ethics and leadership practice.
- opportunity to progress to education, training or employment.
- SQA / SCQF levelled qualifications if appropriate.
- access to college wide resources and facilities

Your Essential Skills (YES) is a personalised learning programme within an academic framework which determines the absolute necessity to ensure full participant engagement. It utilises a design-specific skill recording mechanism, created for reflecting on the personal learning journey and which, responds effectively to ensuring that the rights and demands of the specified target group are addressed appropriately.

Make It Happen

Make it Happen runs once a week for those clients who have attended Think Tank and Yes, who have not yet moved into a positive destination. It provides them with the opportunity to complete course work from the YES course as well as revamp their CV, cover letter, offer support to apply for employment or support with any other issues that may need addressing. This would also allow clients to progress on to the main Pipeline, receive more intense support and assist them in progressing nearer employment.

Participant experience concentrates on personal, core and employability skills development and aims to increase individual academic achievement and career opportunities. At the heart of the learning, participants research, practice and model leadership traits to fully understand and appreciate the extent and impact of their previous chosen behaviours and utilise personal management tools, with the intention of reducing recognised employment barriers and increasing positive transformation and life opportunities.



Other information relevant to National Outcome Five

A range of services or programmes are provided and seek to improve the outcomes of individuals with convictions, and pathways exist to overcome barriers of access to universal services.



NATIONAL OUTCOME SIX People develop positive relationships and more opportunities to participate and contribute through education, employment and leisure activities Evidence and Data (max 300 words per indicator) Indicator Please describe the activity Then describe the impact Individuals have CJR continues to support Active Communities in made progress developing and promoting their new Renfrewshire against the Women's Centre KAIROS based in Johnstone. outcome KAIROS, funded through the Robertson Trust, seeks to be a safe, welcoming and respectful service offering a variety of opportunities and activities for women generally including those with convictions, and good connections to other local services. Strong links have been made with criminal justice social work. Children's services runs a wellbeing group for young people, some of whom are involved in offending behaviour. This uses a combination of yoga/mindfulness/trauma recovery techniques. This has proved really beneficial for the wellbeing of some young people and reduced other negative coping strategies. A Friday lunch club is also provided at St James Centre which over the last 3 years has fed a huge number of vulnerable young people, given them a safe space to spend time, and enabled important conversations to take place with them prior to the weekend. This club has boosted health and wellbeing and promoted responsibility and good decision



making. Other agencies such as employability and

mental health have also begun to use this as a means of engaging with hard to reach young people.

A number of workers based in the St James Centre have been trained to deliver the Seasons for Growth groupwork programme for young people who have experienced loss and bereavement. As soon as it is practical to do so, we will begin to offer this additional service to young people involved in offending behaviour, as this has been identified as a very prevalent issue amongst this group.

Work is required to gain more detailed case studies to inform progress. We will continue to work to develop a framework for ongoing evaluation of participants experience of interventions.

Other information relevant to National Outcome Six

Community Justice Renfrewshire continues to explore ways to develop opportunities for individuals, reducing the barriers to accessing education, employment and leisure opportunities.



NATIONAL OUTCOME SEVEN Individuals' resilience and capacity for change and self-management are enhanced		
Indicator	Evidence and Data (max 300 words per indicator) Please describe the activity	Then describe the impact
Individuals have made progress against the outcome	Participating in the Womens' Unpaid Work Group has not only reduced the breach rates of women with significant issues but increased their self-worth and craft skills.	
	Women attending the Womens' Community Justice Service have access to a range of individual and group activities and interventions that reduce social isolation and improve social skills and resilience.	
	The range of interventions offered by criminal justice social work, by PSP staff, by throughcare support officers, by Housing First all aim to support resilience and the capacity to change.	
	CPO Annual report provides feedback from those undertaking CPOs	
	We will continue to work to develop a framework for ongoing evaluation of participants experience of interventions.	
	The service user feedback in relation to MFMC and Up2U in national outcome 3 under targeted interventions, demonstrates service user perception of enhanced resilience and capacity for chang	



Other information relevant to National Outcome Seven

Case studies and service user feedback demonstrate improved outcomes across a range of services and interventions.



5. Priority Areas of Focus

As Previously mentioned, due to significant personnel changes within the partnership our main focus this year has been on the reinvigoration 7of the partnership amongst all staff within partners organisations. Our event and Have your say sessions have been a positive step forward in raising awareness and gaining active participation from partners. In the year ahead we plan to build on this with the development of our operational subgroups who will be the 'action' groups reporting to the strategic steering group.

6. Case Studies

Please Provide Case studies / Good news stories

"When I started with Invest in Renfrewshire, I had an initial meeting with an adviser who was extremely helpful and put me immediately at ease. I had been out of work for a few years due to personal circumstances and had lost all my confidence. At the time I was volunteering with a local charity called Active Communities with their women's project, Kairos. Invest helped me to update my CV and I had numerous very helpful meetings with advisers to talk through my options for the future. I never felt pressured into anything and I was allowed to go at my own pace to move forward. I was enrolled for the Steps to Excellence course to help with my confidence. This helped immensely. Then in April 2019 I was offered a 13-week paid traineeship post through Invest with Active Communities. I then had the opportunity to apply for a permanent job with Active Communities to continue in the same role. Invest helped me with my application form and preparation for interview and interview practice. I have since been employed with Active Communities and now have a positive outlook for my future. I genuinely could not have achieved this without all the assistance and support I was given by everyone at Invest."

Client 1 -

"Just a big thank you from me YES course was brilliant Have a brilliant Christmas and New year Buzzing to see what next year brings now

Thanks again "🏂



Client 2 -

"The YES programme helped me understand a lot about myself and helped me get a job. All the best guys, can't thank you enough, you have been really helpful to me, hope you all have a great Christmas and 2020 is a happy year."

Client 3 – "I found the support from Invest very good and the help that Fraser and Alison have done for me to progress onto bigger and better strategy in life. The support I got was phenomenal and couldn't ask for a better progress"

Client 4 – ""I would like to thank all the team involved in getting me back to work. Without the support and guidance i'm not sure how long it would have taken and the ups and downs can be quite depressing. Now i have qualifications that will make me more employable in the future thanks again"

7. Challenges

Challenges in taking forward community justice include:

- Personnel changes across agencies represented on the Steering Group, resulting in challenges maintaining focus.
- The capacity/commitment of some statutory agencies to resource attendance at partnership meetings.
- Resource constraints amongst the range of agencies, some of which are already contracting to provide services within available budgets, and lack of any additional resources. Plus, ability of agencies to specifically focus on this service user group within their wider priorities.
- The temporary nature of funding for the Lead Officer post creating potential retention issues.
- Short term funding for statutory and third sector services inhibiting longer term planning.
- Lack of local authority statistics to enable analysis of specific issues within Renfrewshire.

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Page 166 of 408



To: Communities, Housing & Planning Policy Board

On: 18 August 2020

Report by: Director of Finance & Resources

Heading: Disposal of Land adjacent to 4 Iona Road, Renfrew

1. Summary

1.1 The purpose of this report is to declare the area of land adjacent to 4 lona Road, Renfrew, shown on the attached plan (E3054), as surplus to requirements.

2. Recommendations

- 2.1 It is recommended that the Board: -
- 2.2 Declare the area of land located adjacent to 4 lona Road, Renfrew, shown on the attached plan, as surplus to requirements, with a view to disposing to the adjacent owner.
- 2.3 Authorise the sale thereof to the adjoining proprietor of 4 Iona Road, Renfrew, on such terms and conditions as may be negotiated by the Head of Property utilising delegated powers.
- 2.4 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.
- 2.5 Note that the Head of Planning & Housing will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

3. Background

- 3.1 This area of land, which is held on the Housing Revenue Account, extends to 19 sqm or thereby and is an area of open space, maintained by Environment and Infrastructure.
- 3.2 The applicant has expressed an interest in acquiring this land to create offstreet parking. An agreed purchase price has been reached; but this is subject to the Board declaring the ground surplus.
- 3.3 The applicant will be obliged to obtain planning permission for a change of use, if required.
- 3.4 The purchase price of the land will be at a level upon which delegated powers granted to the Head of Property for disposal purposes will be utilised.
- 3.5 The purchaser will be liable to meet the Council's reasonable professional and legal expenses incurred in processing this transaction.
- 3.6 The Head of Planning and Housing has confirmed that this area of land has no operational requirement and is not opposed to the land being declared surplus.
- 3.7 The Head of Planning & Housing will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

Implications of the Report

- 1. **Financial** The HRA will benefit from a modest capital receipt.
- 2. HR & Organisational Development None.
- 3. **Community Planning None.**
- 4. **Legal** Conveyancing of land 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. 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.
- 12. Cosla Policy Position N/A.
- 13. **Climate Risk** None.

List of Background Papers

(a) None.

Author: Andrew Smith - <u>andrew.smith@renfrewshire.gov.uk</u> Telephone - 07534154048

FINANCE & RESOURCES **ASSET & ESTATES SECTION**

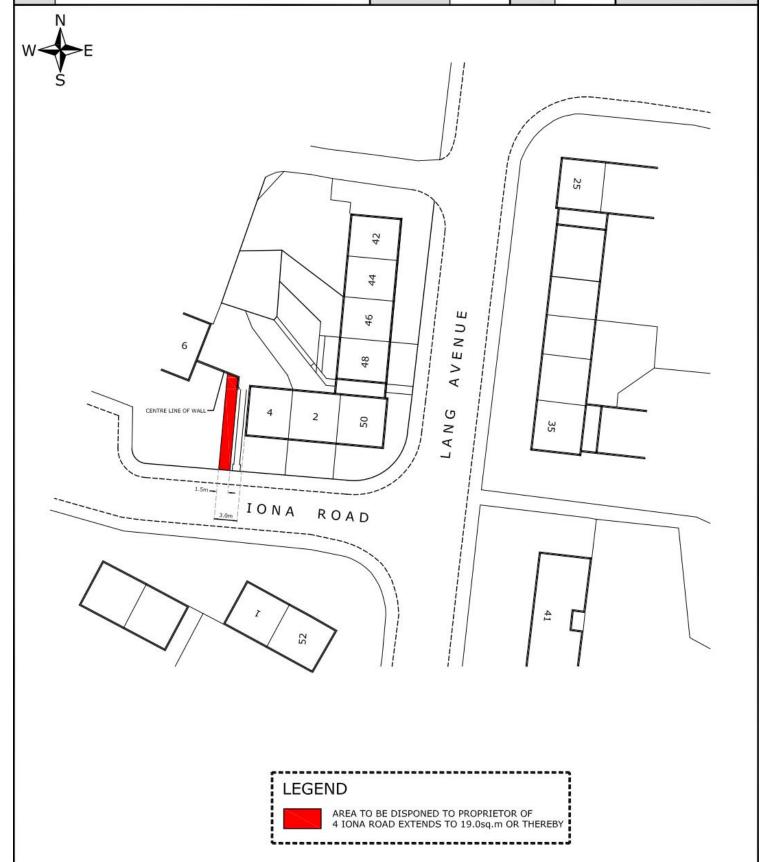
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TITLE

REPORT / DISPOSAL PLAN LAND AT 4 IONA ROAD, RENFREW PA4 0DZ

DRAWN BY JW DATE JUN 2020





To: Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Renfrewshire Local Development Plan - Development Plan

Scheme 2020

1. Summary

1.1 The Planning (Scotland) Act 2019 requires Local Planning Authorities to prepare an annual Development Plan Scheme setting out the programme for preparing and reviewing their Local Development Plan along with a Participation Statement indicating when, how and with whom consultation on the Local Development Plan will take place.

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) approves the Renfrewshire Development Plan Scheme 2020.

3. Background

- 3.1 The current Development Plan for Renfrewshire consists of the Clydeplan Strategic Development (2017) and the Adopted Renfrewshire Local Development Plan (2014).
- 3.2 The Renfrewshire Development Plan Scheme 2020 sets out the remaining stages and timetable to replace the Renfrewshire Local Development (2014).
- 3.3 The Renfrewshire Local Development Plan Proposed Plan (2019) was submitted to the Scottish Ministers on 31January 2020 and the Examination into the Plan commenced on 12 May 2020. This process will continue until such time that the Scottish Ministers conclude and provide recommendations on the Plan.

4. Next Steps

- 4.1 The Development Plan Scheme 2020 will be sent to the Scottish Ministers and will be available to view online at:

 http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-Next-LocalDevelopment-Plan.
- 4.2 A report will be presented to the Communities, Housing and Planning Policy Board once the Examination of the Proposed Plan has been completed to set-out the recommendations of the appointed Reporters prior to the Adoption of the new Renfrewshire Local Development Plan.

Implications of the Report

- 1. Financial None
- 2. HR & Organisational Development None.
- 3. **Community/Council Planning –** The Development Plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire.
- 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.
- 12. **COSLA Policy Position** Not applicable.
- 13. Climate Risk None

Background papers

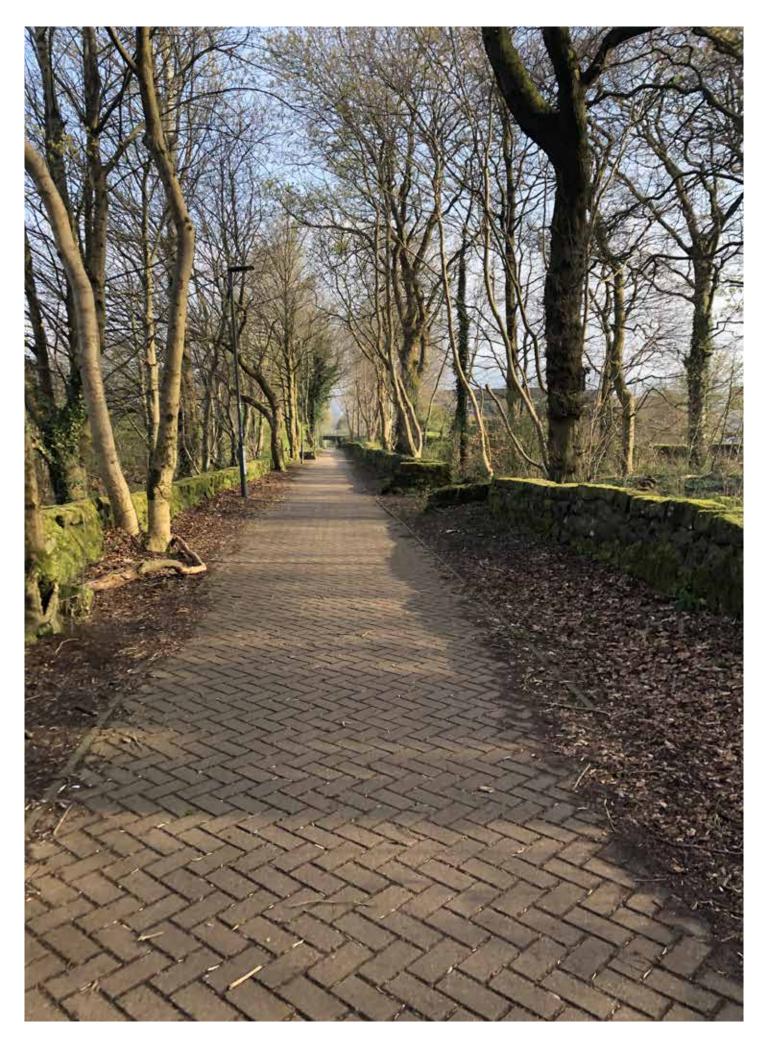
(i)

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting.

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

Renfrewshire Local Development Plan Development Plan Scheme 2020





Contents

De	velopment Plan Scheme
	The Development Plan System
	Strategic Development Plan
	Local Development Plan
	Planning (Scotland) Act 2019
	National Planning Framework 4
	Regional Spatial Strategy
	Main stages of the Local Development Plan preparation
	Strategic Environmental Assessment
	Stages of Strategic Environmental Assessment
	Other Assessments
	Timetable for review of Local Development Plan
	Renfrewshire Local Development Plan Timetable
Par	rticipation Statement
	Participation in the Local Development Plan10





Development Plan Scheme

The provisions of the Planning (Scotland) Act 2019 require Renfrewshire Council as a Local Planning Authority to prepare a Development Plan Scheme (DPS), at least annually.

A Development Plan Scheme sets out Renfrewshire Council's programme for preparing and reviewing its Local Development Plan. It outlines what is likely to be involved at each stage of the Local Development Plan process and identifies any changes or updates to the programme.

The Development Plan Scheme also includes a participation statement outlining when, how, and with whom, consultation will take place over the coming year.

The Development Plan System

The Development Plan system in Renfrewshire consists of five core statutory documents:

- The National Planning Framework for Scotland—Scottish Government's strategy for spatial development within Scotland, currently NPF3 (Work has begun on NPF4 with adoption expected in Spring/Summer 2022);
- The Strategic Development Plan—Clydeplan 2017;
- The Local Development Plan—The Renfrewshire Local Development Plan 2014;
- Supplementary Guidance—New Development Supplementary Guidance 2014; and,
- Supplementary Guidance—Housing Land Supply Supplementary Guidance 2015

The Development Plan aims to guide the use and development of land indicating where development or changes in land use should or should not take place. It sets out policies that provide the basis for planning decisions.



Map of Renfrewshire

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Strategic Development Plan

Clydeplan was approved with modifications by Scottish Ministers on 24th July 2017 and replaces the Glasgow and Clyde Valley Strategic Development Plan (2012).

Clydeplan sets out the long term development strategy for the City Region.

It provides a strategic context for the Renfrewshire Local Development Plan identifying appropriate locations for investment and development.

Clydeplan focuses on growing the economy of the City Region in a low carbon and sustainable manner, setting out a framework to encourage investment in the right locations.

The Renfrewshire Local Development Plan is being prepared to be consistent with Clydeplan.

Map of the 8 Local Authorities within the Clydeplan area



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Local Development Plan

The Renfrewshire Local Development Plan was adopted on 28th August 2014.

The Renfrewshire Local Development Plan sets out the spatial strategy that facilitates investment and guides the future use of land in Renfrewshire.

The Local Development Plan contains policies that provide a framework for decision making on planning applications to ensure that development and changes in land use are appropriate and in the right locations.

Spatial Strategy—Guides development throughout Renfrewshire in line with the vision of Renfrewshire's Community Plan.

Proposals Map—The Local Development Plan strategy and policies illustrated on maps.

New Development Supplementary Guidance

—Sits alongside the Local Development Plan and provides more detailed guidance on certain policies and/or specific proposals. The New Development Supplementary Guidance supports, complements and forms part of the Renfrewshire Local Development Plan.

Housing Land Supply Supplementary

Guidance —Sets a framework for the assessment of housing development on sites not allocated in the Renfrewshire Local Development Plan, in circumstances where the five year effective land supply is not being maintained.

Action Programme—The Action Programme sets out a list of actions required to implement the policies and proposals in the Renfrewshire Local Development Plan, indicating who will be involved in implementing these actions and the timescales.



Renfrewshire Local Development Plan Scheme 2020 | Renfrewshire Council | August 2020



Planning (Scotland) Act 2019

The Planning (Scotland) Act 2019 was introduced by the Scottish Parliament in July 2019 setting out the future structure of the planning system in Scotland. Changes proposed by the Act include: Local development Plans being replaced every 10 years and the requirement for supplementary planning guidance removed.

Under the Planning (Scotland) Act 2019, the National Planning Framework will now form part of the Development Plan with the requirement to prepare a Strategic Development Plan removed. As a Strategic Development Plan will no longer be part of the Development Plan, local authorities will work together across the Glasgow City Region to prepare a Regional Spatial Strategy.

New Regulations to accompany the Planning Act are currently being prepared by the Scottish Government which will inform the preparation of the next Local Development Plan.

National Planning Framework 4 (NPF4)

NPF4 will incorporate Scottish Planning Policy and will set out the Spatial Plan for Scotland up to 2050. The Scottish Government has commenced working on NPF4 with a Call for Ideas which ended on the 30th April 2020. A draft NPF4 is expected in September 2021 with expected adoption in spring/ summer 2022.

Regional Spatial Strategy

Renfrewshire Council is working with other local authorities across the Glasgow City Region to prepare a Regional Spatial Strategy. This strategy will help inform the emerging National Planning Framework.



Main stages of the Renfrewshire Local Development Plan preparation

The Renfrewshire Local Development Plan Proposed Plan was prepared in accordance with requirements set out in the Planning etc. (Scotland) Act 2006 with the key stages set out below.

Main Issues Report (MIR) (completed) – Sets out the Council's general proposals for development along with reasonable alternatives to these proposals.

Consultation on the Main Issues Report and accompanying Environmental Report, as the first stage in preparing the next Renfrewshire Local Development Plan, was undertaken between 6 February 2017 and 30 May 2017.

240 responses were received. These representations were taken into account in preparation of the next stage of the Renfrewshire Local Development Plan, the Proposed Plan.

Proposed Plan (completed) – The Proposed Plan was submitted to the Scottish Ministers on 31st January 2020 and the examination commenced on 12 May 2020.

The Proposed Plan represents the Council's settled view of what will be included within the final adopted Local Development Plan.

It contains all relevant strategies, policies and development proposals as well as proposals maps, place plans and other illustrative diagrams to explain the land use framework for Renfrewshire.

Examination of the Proposed Plan (current stage)

– The Local Development Plan examination deals with issues that have arisen through the Proposed Plan stage that remain unresolved.

Any outstanding objections will be subject to Examination by the appointed Reporters to act on behalf of the Scottish Government. The Reporter(s) will weigh up the issues whilst considering input from a variety of sources and stakeholders before reaching a conclusion and a recommendation.

Adoption of the Local Development Plan -

Once through Examination and any modifications are made to the Plan where required, the Council can adopt the Renfrewshire Local Development Plan replacing the existing adopted Renfrewshire Local Development Plan (2014).

Upon adoption the Renfrewshire Local Development Plan becomes a legal document used for the assessment of planning proposals.

Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 requires all plans, programmes and strategies prepared by Councils and other public bodies to be subject to a Strategic Environmental Assessment, and this includes the Renfrewshire Local Development Plan.

The purpose of Strategic Environmental Assessment is to assess how the Local Development Plan might positively or negatively affect the environment and to consider how environmental impact can be avoided, reduced, mitigated or enhanced.

The Strategic Environmental Assessment is an important process which places environmental considerations at the centre of the decision-making process.

An Environmental Report was published for consultation in March 2019 alongside the Renfrewshire Local Development Plan Proposed Plan.

This Environmental Report illustrates how Renfrewshire Council has assessed the potential effects of the Renfrewshire Local Development Plan Proposed Plan on the environment; and how the environmental assessment has influenced the development of the plan.

Stages of Strategic Environmental Assessment

Environmental Baseline Report – A State of the Environment report that establishes current baseline data necessary to characterise the environment.

Strategic Environmental Assessment Scoping -

A scoping report outlines the proposed extent, level of detail and issues that require to be covered within the Strategic Environmental Assessment Environmental Report.

Environmental Report – Identifies and describes the relevant aspects of the environment and provides an evaluation of the likely significant effects of implementing the plan's policies, proposals or alternatives. The Environmental Report is published alongside the Renfrewshire Local Development Plan.

Other Assessments

Other assessments required as part of the Local Development Plan preparation process include:

Habitats Regulations Appraisal – An assessment of the implications of the plan's policies or proposals on Special Protection Areas or Special Areas of Conservation.

Equality Impact Assessment – An Equality Impact Assessment aims to ensure that policies within plans do not significantly impact on age, disability, economic circumstance, ethnicity, gender or religion.

Timetable for Review of Local Development Plan

An up to date Local Development Plan provides certainty, decisions can be made with confidence as development plans lead and guide development and investment.

The programme for the review of the Renfrewshire Local Development Plan is set out overleaf. It details the key tasks and milestones.



Renfrewshire Local Development Plan Timetable

STAGE	RENFREWSHIRE LOCAL DEVELOPMENT PLAN	STRATEGIC ENVIRONMENTAL ASSESSMENT	TIMESCALE
1	Publish the Renfrewshire Local Development Plan Scheme.		Annually
2	Monitor existing plan policies and changes in characteristics of the Renfrewshire area; research topics; consult appropriate parties in preparation of Monitoring Statement to inform the Main Issues Report. Engage with stakeholders to identify what are the main issues emerging in Renfrewshire.	Prepare Scoping Report for submission to the Consultation Authorities and Scottish Government.	Complete
3	Prepare a Monitoring Statement. Prepare and Publish the Main Issues Report and consult over a 12 week period.	Prepare and publish the draft Environmental Report alongside the Main Issues Report. Consult over a 12 week period.	Complete
4	Prepare and publish the Renfrewshire Local Development Plan Proposed Plan taking into account the comments received on the Main Issues Report. Consultation and engagement on the	Publish an updated Environmental Report alongside the Local Development Plan Proposed Plan taking account of the comments received. Consult and engage extensively over a 12	Complete
5	Proposed Local Development Plan. Consider representations to Renfrewshire Local Development Plan Proposed Plan and requirement for modifications.	week period. Consider representations to the Environmental Report and requirement for modifications.	Complete
6	Submit the Renfrewshire Local Development Plan Proposed Plan with a report of conformity with the Participation Statement (start of Examination process)	Submit the Environmental Report alongside the Renfrewshire Local Development Plan Proposed Plan.	31st January 2020
7	Examination		Commenced 12th May 2020
8	Report on the Examination to Council to consider Reporter's findings and recommendations.		November 2020 – January 2021
9	Publish the Renfrewshire Local Development Plan, with any modifications arising out of Examination Report, and advertise intention to adopt.	Publish finalised Environmental Report.	January 2021
10	Adoption	Publish post - adoption Strategic Environmental Assessment statement, illustrating how the environmental report has influenced the Renfrewshire Local Development Plan.	Between January 2021 – February 2021

Participation Statement

A key objective of the Renfrewshire Development Plan Scheme is to illustrate when, how, and with whom, consultation will take place.

Renfrewshire Council is committed to extensive consultation and engagement, encouraging involvement throughout the preparation of the Renfrewshire Local Development Plan, and will have due regard to the provisions of the Scottish Government's Planning Advice Note 3/2010 on 'Community Engagement'.

The planning system has the potential to shape communities and the environment of Renfrewshire's towns and villages. It is important that people get involved in the Local Development Plan process.

It is often the case that the only time people get involved in planning is in relation to a planning application that they feel has a direct impact on them.

Often making comments at this stage can be after the principle of the development of a site has already been identified and adopted through the development plan process.

Although participation and active engagement in the Local Development Plan process can help shape an area, it cannot however guarantee that everyone gets the outcome they want.

It is important that everyone is aware of the proposals and areas of change as early as possible and they have the opportunity to make comments.

Renfrewshire Council also consider that it is important that stakeholders get explanations as to how and why decisions are made.

Effective consultation and engagement aims to provide an opportunity for members of the public, businesses, developers, public bodies and key agencies, interest groups and community groups to discuss proposals.

Everyone is entitled to comment and this applies as much to people who support the Renfrewshire Local Development Plan as well as those who choose to object.

The reporter concluded the examination of conformity with the Participation Statement on the 12th May 2020 at which point examination of the Proposed Plan commenced.





Participation of the Local Development Plan

The information below indicates a variety of methods that the Council will use to gather views, comments and opinions.

STAGE 1: DEVELOPMENT PLAN SCHEME (ANNUALLY)			
WHO	Scottish Ministers		
METHOD OF PARTICIPATION	The Renfrewshire Development Plan Scheme is available in public libraries, at Renfrewshire House and on the Council's website.		

PARTICIPATION	at Renfrewshire House and on the Council's website.		
STAGE 2: PRE MA	AIN ISSUES REPORT (COMPLETE)		
WHO	Members of the public, community groups, statutory organisations, key agencies, private and public sector, infrastructure providers, Scottish Government, landowners, developers, home builders and local businesses.		
METHOD OF PARTICIPATION	Council update and reporting: Development Plans update report was submitted to the Planning and Property Policy Board January 2016.		
	Social Media Engagement: Updates on the Renfrewshire Local Development Plan webpage, Local Development Plan mailing list set up, Twitter and Facebook feeds.		
	Suggestions for Land Use Change: A Suggestions for Land Use Change exercise was carried out in 2015. This allowed any interested party to identify particular sites for consideration of potential inclusion in the next Renfrewshire Local Development Plan.		
	One to One Meetings: A number of one to one meetings were held over an 8 week period with a wide range of stakeholders including key agencies, local businesses, land owners and developers. Discussions centred around emerging main issues, specific interests, resources, placemaking, future development sites, infrastructure requirements and timescales.		
	Focus engagement: Planning officers met a range of community groups, Community Council's and Development Trusts to gather the views and ideas to shape the Renfrewshire Local Development Plan.		
	Consultation Events: A Developers Day was held in October 2015 to provide updates on the Development Plan and the Council's framework for investment to a range of stakeholders.		
	Planning officers attended the Council's annual Community Planning Conferences, Local Housing Strategy consultation events and the Housing Providers Forum. These provided an opportunity to engage with a wider audience and raise awareness of the review of the Renfrewshire Local Development Plan.		
	Town Centre Strategies and Action Plan Consultation and Erskine Town Centre Charrette. Consultation on the community's ideas and priorities for improvements to their town centres and wider local areas. This engagement will help inform final Town Centre Strategies and the next Renfrewshire Local		

Development Plan.



STAGE 3: PUBLICATION OF THE RENFREWSHIRE LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT, MONITORING STATEMENT AND ENVIRONMENTAL REPORT (COMPLETE)

WHO

Members of the public, community groups, Scottish Government, statutory organisations, key agencies, private and public sector, infrastructure providers, landowners, housing associations, neighbouring local authorities, local businesess, home builders and developers.

METHOD OF PARTICIPATION

Council update & reporting:

A board report was submitted to the Planning and Property Policy Board on 24 January 2017.

17 week consultation and engagement period was carried out from 6 February 2017 to 30 May 2017.

Statutory procedures:

Publish advertisement in local press.

Renfrewshire Local Development Plan Main Issues Report, Environmental Report and supporting background papers deposited at Renfrewshire House and all local libraries.

Notification of Renfrewshire Local Development Plan Main Issues Report publication sent to neighbouring authorities, key agencies and Community Councils.

Everyone on Local Development Plan consultation database notified.

Online Publication and Social Media Engagement:

Web based consultation system set up with an electronic copy of response Main Issues Report, Environmental Report and supporting background papers along with an electronic consultation response form.

Storybook version of the Renfrewshire Local Development Plan Main Issues Report published online to focus on the main issues and make the document more accessible.

Twitter and Facebook feeds.

One to One Meetings:

Rather than hold a Developer Day the consultation period was extended from 12 weeks to 17 weeks to allow for more one to one meetings which had proved to be very successful at the Pre-MIR stage in engaging a range of stakeholders in a more personal way.

Meetings with various groups, members of the public, Community Councils, Community Planning Partners, Key Agencies, landowners, developers, local businesses, local interest groups and Council staff took place throughout the consultation period.

Focused Engagement:

Presentations to interested groups.

Officers attended the Council's annual Community Planning Conference consultation events to facilitate the use of the Place Standard tool with members of the public and community groups. This provided an opportunity to engage with a wider audience and raise awareness of the preparation of the Renfrewshire Local Development Plan – Proposed Plan.

STAGE 4: RENFREWSHIRE LOCAL DEVELOPMENT PLAN PROPOSED PLAN AND ENVIRONMENTAL REPORT (COMPLETE)

WHO

Owners / occupiers / lessees of land or neighbouring land identified in the Local Development Plan Proposed Plan for development.

Everyone who commented on Renfrewshire Local Development Plan Main Issues Report.

All other interested parties as outlined in Stage 3.

METHOD OF PARTICIPATION

Council update & reporting:

A board report was submitted to the Communities, Housing and Planning Policy Board on 12 March 2019

12 week consultation and engagement period was carried out from 18 March 2019 to 10 June 2019

Statutory procedures:

Renfrewshire Local Development Plan Proposed Plan, Environment Report and supporting background papers deposited at Renfrewshire House and all local libraries.

Adverts published in local press.

Notification sent to owners, lessees or occupiers of potential development sites, and owners, lessees or occupiers of land neighbouring any potential development sites, which the Plan proposes specifically to be developed.

Notification of Renfrewshire Local Development Plan Proposed Plan publication sent to neighbouring authorities, key agencies and Community Councils.

Everyone on Local Development Plan consultation database notified.

Social Media Engagement:

Webpages were updated with an electronic version of the Local Development Plan Proposed Plan, Environment Report and supplementary Background Reports. An electronic copy of the consultation response form was published as well.

Prior to the publication of the Proposed Plan the Planning Service worked closely with the Council's Communications Team to prepare a Local Development Plan Communications Strategy. This included various social media posts and articles in the local papers. A short video on the Local Development Plan was also posted on social media.

The social media posts reached over 300,000 people during the consultation and the video has had more than 2100 views.

Notify everyone on consultation database.

Meetings:

Meetings were held along with presentations and workshops with Community Councils, community groups and a range of stakeholders across Renfrewshire.

A number of meetings were held with key agencies to discuss the Renfrewshire Local Development Plan Proposed Plan.

Focused Engagement:

Officers attended the Business Matters in Renfrewshire event where a stand was set up in relation to the Renfrewshire Local Development Plan Proposed Plan. This provided an opportunity to engage with local businesses and other residents of Renfrewshire to raise awareness of the Renfrewshire Local Development Plan Proposed Plan.

Officers attended a number of Local Area Partnership meetings covering all of Renfrewshire. This allowed engagement with a wide range of residents, community groups and various organisations representing communities across Renfrewshire.

Officers attended the Local Housing Stakeholder Group to engage with local Housing Associations.



Renfrewshire Council submitted the Renfrewshire Local Development Plan Proposed Plan to the Scottish Ministers on the 31st January 2020.

The Council also published and made available its Action Programme for implementing the Plan.

Renfrewshire Council submitted to the Scottish Ministers a Report of Conformity with the Participation Statement which was deemed acceptable on the 12th May 2020 and marked the start of examination.

This determined that Renfrewshire Council consulted appropriately and extensively on the Renfrewshire Local Development Plan Proposed Plan.

An Examination is currently being held into the Plan as there are unresolved objections to the Plan.

On completion of the Examination, the Reporter will prepare and publish the findings and submit to Renfrewshire Council. The Examination report and the Council's responses to the Reporter's recommendations will be made available to the public.

Renfrewshire Council will then require to modify Renfrewshire Local Development Plan Proposed Plan in light of the Reporter's recommendations unless there is sufficient justification not to accept them.

Any significant amendments made to the Renfrewshire Local Development Plan Proposed Plan will be subject to Strategic Environmental Assessment.

The modified Renfrewshire Local Development Plan Proposed Plan will be published and forwarded to the Scottish Ministers.

Within 28 days from the advertisement of the intention to adopt the Renfrewshire Local Development Plan, the Council will proceed to adopt the Plan.

The Renfrewshire Local Development Plan Proposed Plan, once adopted, is constituted as the Local Development Plan for Renfrewshire and will replace the current Adopted Renfrewshire Local Development Plan (2014).

Contacts

Renfrewshire Council

Strategy and Place Team Communities, Housing and Planning Services Renfrewshire Council Renfrewshire House Cotton Street Paisley PA1 1JD

Tel: 0300 300 0144 Fax: 0141 618 7935

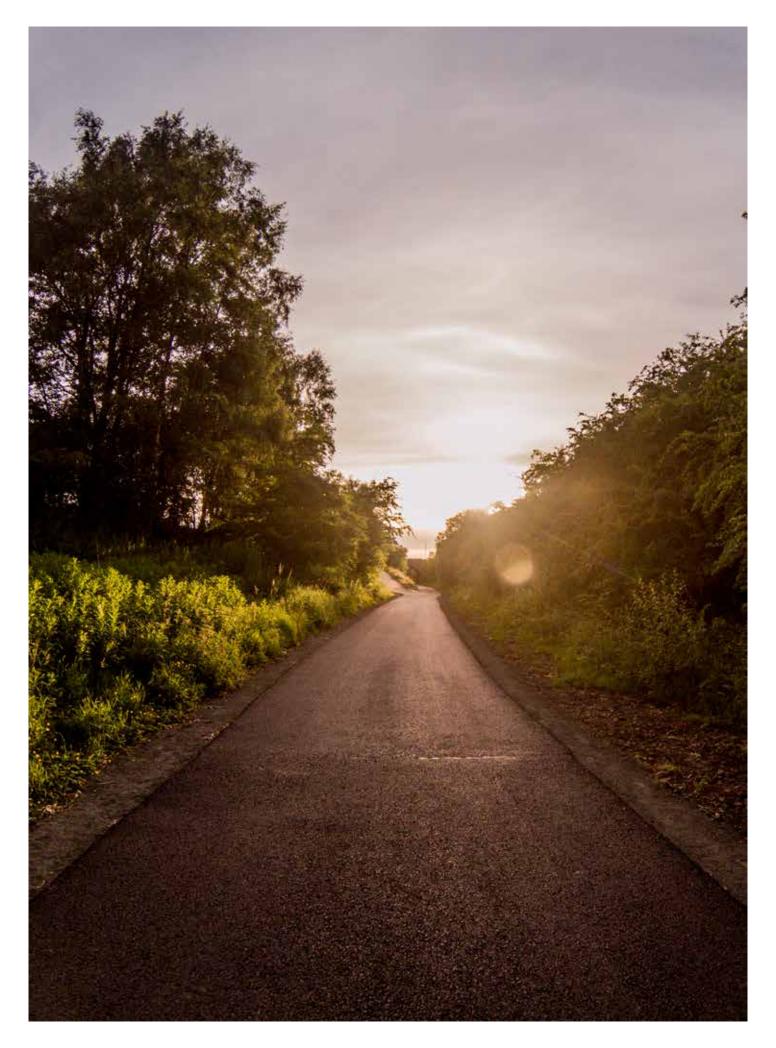
Email: localplanconsultation@renfrewshire.gov.uk Web page: www.renfrewshire.gov.uk

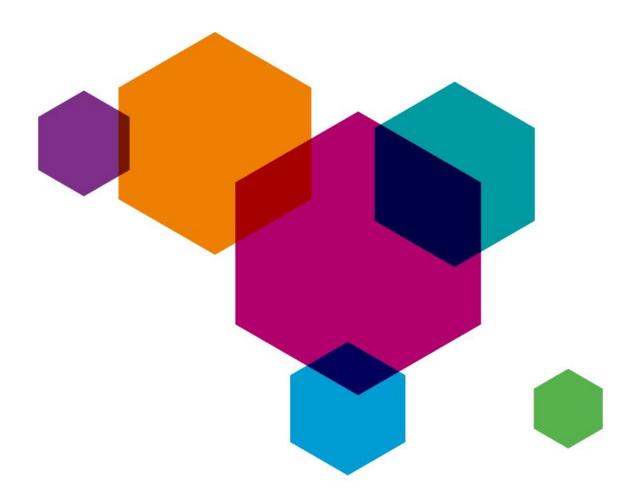






 $\textit{All photos} \\ @ \textit{Renfrewshire Council unless stated otherwise} \\$





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如欲索取以另一語文印製或另一格式製作的資料,請與我們聯絡。

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Page 192 of 408



Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Communities, Housing and Planning

Heading: Renfrewshire Planning Performance Framework 2019 - 2020

1. Summary

To:

1.1 The purpose of this report is to present the ninth Renfrewshire Planning Performance Framework that was submitted to the Scottish Government on the 31 July 2020. (Attached at Appendix 1)

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) notes the Renfrewshire Planning Performance Framework 2019 2020 as set out in Appendix 1 that was submitted to the Scottish Government on the 31 July 2020.

3. Background

- 3.1 A system of performance management has been established between local authorities and the Scottish Government, whereby every planning authority is asked to produce an annual Planning Performance Framework.
- 3.2 The Planning Performance Framework is not a policy document. It provides planning authorities an opportunity to demonstrate continuous improvement, changes implemented, achievements and lessons learnt over the year.
- 3.3 The framework was developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to the following areas:

- Speed of decision making;
- Providing certainty through timescales, process and advice;
- Delivery of good quality development and design;
- Project management;
- Communication, consultation and engagement;
- An overall 'open for business' attitude.

4 Renfrewshire Planning Performance Framework 2019 – 2020

- 4.1 This is the ninth year of reporting planning performance. Part 1, 2 and Part 3 of the Planning Performance Framework is where the Council demonstrates the evidence of continuous improvement, providing an explanation in support of Planning's performance which is highlighted through various case studies.
- 4.2 Renfrewshire Planning Performance Framework also includes statistical indicators at Part 4, 5, 6, and Part 7. Renfrewshire Council continues to perform well in terms of the Scottish average.
- 4.3 The Planning Performance Framework demonstrates that Renfrewshire Council is committed to continuous improvement in the service it provides in its role as a Local Planning Authority.

Implications of the Report

- 1. Financial None
- 2. HR & Organisational Development None
- 3. Community/Council Planning None
- 4. **Legal** None
- 5. **Property/Assets** None
- 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.
- 8. **Health & Safety** None
- 9. **Procurement None**
- 10. Risk None
- 11. **Privacy Impact** None

- 12. **Cosla Policy Position** None
- 13 Climate Risk None

List of Background Papers

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting.

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





2019 - 2020



Contents

Part 1:	Defining and Measuring a High Quality Planning Service	4
Part 2:	Supporting Evidence	32
Part 3:	Service Improvements for Renfrewshire	34
Part 4:	National Headline Indicators	38
Part 5:	Official Statistics	46
Part 6:	Workforce Information	49
Part 7:	Planning Board Information	51

Introduction

This is the ninth Planning Performance Framework for Renfrewshire and it covers the period from 1 April 2019 to 31 March 2020.

Renfrewshire Planning Performance Framework sets out how Planning has taken into account the Performance Feedback from the Scottish Government in 2018 - 2019 and aims to demonstrate how that feedback has influenced processes, procedures and practices carried out by Planning.

An important consideration in reviewing Planning's role within the Council is how Planning responds to our communities needs, aspirations and the vision for Renfrewshire.

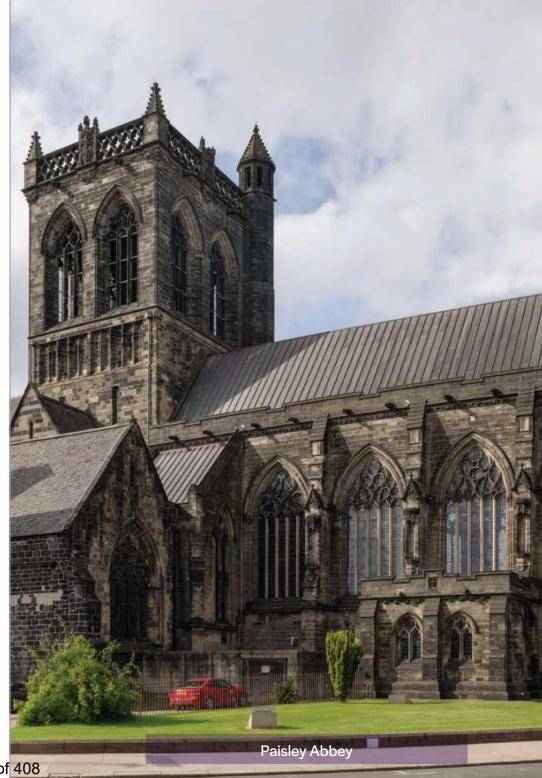
Key to a planners role is ensuring that they enable a high quality planning system to assist in the delivery of quality places with homes, infrastructure and investment in the right places.

Renfrewshire Council Planning

The Planning Performance Framework aims to demonstrate how Planning in Renfrewshire enable our communities to get involved shaping their area. This can be seen in the Foxbar Place Plan and How To Guide getting an award at the Scottish Awards for Quality in Planning and making the shortlist for the National RTPI Awards for Planning Excellence 2020. Place Plans is aimed at people truly being empowered to deliver enhancements to places in their local communities.

Planning also aim to encourage inclusive growth, which can be seen in assisting in the delivery of new Council housing across Renfrewshire as well as assisting with a more strategic overview of places such as Ferguslie.

The progressing of the Proposed Renfrewshire Local Development Plan also demonstrates how Planning is being responsive to changing places across Renfrewshire with Planning playing its part in addressing Climate Change along with sustaining and supporting communities.



Part 1: Defining and Measuring a High Quality of Renfrewshire's **Planning Service**

Part 1 of the Planning Performance Framework provides the qualitative evidence of performance in terms of the plans, strategies and projects that have been delivered over the past year. The performance of Renfrewshire Council's Planning Service over the year is measured using the following elements:

Quality of Outcomes

Demonstrates the added value delivered by Planning, outlining the high quality development on the ground and how Planning shapes places.

Illustrate how Planning continues to improve planning processes, influence outcomes and achieve excellent quality development over the year.

Governance

Illustrates how structure and processes are proportionate, effective and fit for purpose.

Demonstrates how resources and innovative working practices aimed to address priorities, through collaboration between Council Services, corporate working practices and joint working arrangements.

Case Studies

Case studies are used throughout this section to demonstrate how Planning has assisted in delivering many of the priorities and outcomes of the Service Improvement Plan.

Quality of Service and Engagement

Demonstrates how Planning's positive actions supported sustainable growth by being Open for Business, more importantly directing the right development to the right places.

Highlights how Planning created certainty through consistent advice, efficient and transparent processes, positive early consultation and engagement along with speedy decision-making, promoting good customer service. Sets out how effective communications and partner-ship working with a range of stakeholders have resulted in successful outcomes.

Culture of Continuous Improvement

Demonstrates a culture of learning and improving. It details the service improvements and changes over the last 12 months with the aim of improving performance, reflecting the importance of ensuring an excellent quality of service for all users of the Planning Service.

Performance Markers

The Scottish Government's Performance Markers have been used to cross-reference and sign post where Renfrewshire Council consider that evidence has been provided in the case studies, highlighting performance, areas of improvements along with future actions and priorities.

Advanced Manufacturing Innovation District Scotland

Performance Marker: 2, 3, 12, 13

The Advanced Manufacturing Innovation District Scotland (AMIDS) is a 52 hectare site at the Glasgow Airport Investment Area being delivered as part of the £391 million investment through the Glasgow City Region City Deal Project. The areas will see the delivery of significant infrastructure investment which aims to realise a world-class business, advanced manufacturing, innovation, research and commercial campus at the heart of Renfrewshire. LINK

Partnership Working

A national project is led by Renfrewshire Council in partnership with Scottish Enterprise and the Scottish Government. The project requires significant input from a range of stakeholders such as many of the Services in Renfrewshire Council, Key Agencies, Elected Members, Glasgow Airport, the business and local community in and around the area. LINK

Sustainable Inclusive Economic Growth

The vision for AMIDS is to create a high quality campus style environment which has a sense of place as well as an exemplar manufacturing area. Design, innovation, sustainability, reducing climate change set in a landscape necklace connecting the campus to the surrounding area is the aspiration to showcase the site and reflect the ambition of the Council, LINK

Added Value of Planning

This project demonstrates the qualitative story of how Planning adds value to delivering quality places. The evolution of the City Deal projects was being developed in the City Region at the same time that the Renfrewshire Local Development Plan (2014) was being prepared.

This ideally set the policy framework for the projects as they evolved. This meant that the City Deal Team at Renfrewshire Council were guided by a Plan Led System, providing confidence in the investment proposals coming forward. LINK

As the Glasgow Airport Investment Area then evolved into the Advanced Manufacturing Innovation District Scotland, with a specific focus on an internationally recognised hub for innovation, Planning were involved in shaping the masterplan, development guide, design guide and concept frameworks as part of the core principles for the campus. LINK

Influencing this vision, approach and quality of conceptual delivery has meant that when proposals are being discussed at pre-application stage and planning applications are submitted, a consistent, high quality approach from Planning can be demonstrated. This process can be seen in the following Case Studies.

Priority Project / Buy-in

Another important element of the City Deal projects in Renfrewshire is that there is buy-in from senior management, local members, key agencies and many other stakeholders. Therefore, it is key that Planning confidently led these projects through policy and guidance hierarchy of the National Planning Policy Framework, the Clydeplan and the Renfrewshire Local Development Plan. To do this Planning work very closely with the City Deal Team at Renfrewshire as well as sitting on project management steering groups, design forums and various other stakeholder meetings such as meetings with Key Agencies and Glasgow Airport. LINK

National Manufacturing Institute Scotland

The National Manufacturing Institute Scotland (NMIS) is an industry-led international centre of manufacturing expertise where industry, academia with public-sector support all work together to transform skills, productivity and innovation making Scotland a global leader in advanced manufacturing for investment. NMIS aims to support businesses, help attract investment and connect all of Scotland's engineering universities and colleges. LINK

The facility at the centre of AMIDS has been designed to create an open and collaborative environment where knowledge and creativity can be shared. An exemplar project showcasing the best of Scottish construction technology and engineering demonstrating new technologies and methodologies. LINK

NMIS was the first project to be granted planning consent as part of the AMIDS campus. Following extensive and focused pre-application discussions, the planning application was submitted with all supporting documents and a design concept that had been shaped through the pre-applications discussions with the applicants. Innovative working practices were put in place at the pre-app stage to ensure there was an effective working group involving the relevant services in the Council which was organised by Planning and led by the City Deal Team. Parallel to the internal working group, Planning worked in partnership with the City Deal to inform and collaborate with Key agencies and other stakeholders. This required alignment of staff resources with a planning officer dedicated to assisting all involved. LINK

Medicines Manufacturing Innovation Centre

The Medicines Manufacturing Innovation Centre (MMIC) aims to ensure the UK is a technology and innovation leader in pharmaceutical manufacturing. It will plug the gap in support for small molecule manufacturing innovation and drug manufacture. LINK

The state of the art facilities will enable a collaborative innovation culture between industry, academia, healthcare providers and regulators to address challenges and maximise technology opportunities within the medicines supply chain.

This is the second planning application to be submitted and granted for the AMIDS site. In this case Planning learning from the experience gained by the NMIS application approach had appropriate structures and processes in place that were considered to be proportionate, effective, good use of available resources and fit for purpose.

Again good and successful pre-application discussions regarding the design, sustainability, relationship with the surrounding area as well as the connections to the overall design guide and briefs for the area were key to good planning for this new development on the masterplanned exemplar campus. The submission of a very comprehensive planning application package allowed for a streamlined process and good relationship management.

Following the granting of planning permission, a similar project management approach was taken by Development Management in relation to the discharge of various planning conditions for both NMIS and MMIC where a condition tracker and project meetings were held with various parties aiming to discharge all relevant conditions to get both sites on the ground.

DESIGN - National Manufacturing Institute for Scotland (NMIS) / Medicines Manufacturing Innovation Centre (MMIC)

Performance Marker: 2, 3, 11, 12, 13

Key Areas of Work

Design
Greenspace
LDP / Supplementary Guidance
Development Management Processes
Interdisciplinary working
Project Management
Staff Training
Active travel

Environment
Masterplanning
Economic Development
Planning Applications
Collaborative Working
Process Management
Transport

Stakeholders

University of Strathclyde City Deal Team Scottish Enterprise Founding Industry Partners The Centre for Process Innovation Scottish Government Key Agencies Local Members

Overview

The innovative and exemplar design of both facilities for National Manufacturing Institute Scotland and The Medicines Manufacturing Innovation Centre certainly excited and challenged Planning. Both buildings required to create a strong presence and impact as the first buildings on the AMIDS site and to the Netherton Campus.

There was a different approach taken by both projects to link the site and surrounding area, with the use of bold design techniques, colours and materiality. Although both buildings had a very individual design, it was for Planning through the pre-apps and application process to shape the buildings and associated facilities in line with the aspirations of the masterplans, development briefs and parameters plan, place shaping as well as place shaping at the same time as balancing the considerations of various stakeholders such as airport safeguarding. A process agreement was used for both projects to given the collaborative nature required for these projects.

It is considered what was granted planning consent for both sites are high quality designed facility with a material palette which reflects the ambition of the AMIDS masterplan which also responds to sustainability, aesthetics all set within a distinctive hard and soft landscape necklace.

Part 1 Qualitative Narrative & Case Studies

Goals

- A BREEAM excellent rating building and associated grounds;
- High quality innovative design that fits and takes cognisance of the surrounding area;
- A simple, bold and contemporary approach to materials and finishes;
- Sustainability;
- Place-making and place-shaping;
- Plan/Policy/Guidance led approach.

Outcomes

Exemplar, well designed, sustainable developments.



PLACEMAKING - Netherton Square

Performance Marker: 3, 10, 11, 12

Key Areas of Work

Design Greenspace LDP / Supplementary Guidance **Development Management Processes** Interdisciplinary Working Placemaking **Process Management**

Environment Masterplanning **Economic Development** Planning Applications Collaborative Working **Project Management** Active travel

As part of the overall exemplar masterplan approach for AMIDS / Netherton Campus the design of spaces throughout the site is considered important. Place making as you enter and leave the campus, connections, sustainability and health and well being as you work, visit and meander through the area is central to project vision.

Planning have shaped spaces in Netherton Campus from the masterplan, through to influencing conceptional plans and designs. The first space to come forward in the campus is Netherton Square. This is public realm and amenity space at the centre of the site which provides the setting for both the NMIS and MMIC facilities.

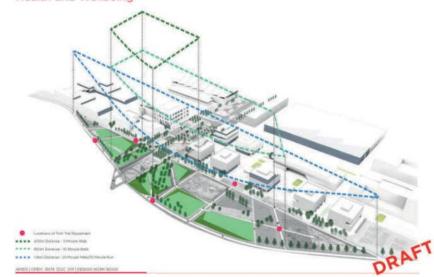
Through strong collaboration between Services within the Council, Planning have led a co-ordinated approach to enable good pedestrian and cycling friendly connections, well designed public realm which has sustainability integrated with rain gardens and other low carbon positive environmental interventions, space for seating, walking and exercise as well as areas of play at the heart of an innovative investment campus.

Stakeholders

Renfrewshire Council Planning Drainage/Flooding Glasgow Airport Safeguarding

Roads City Deal City Deal Team





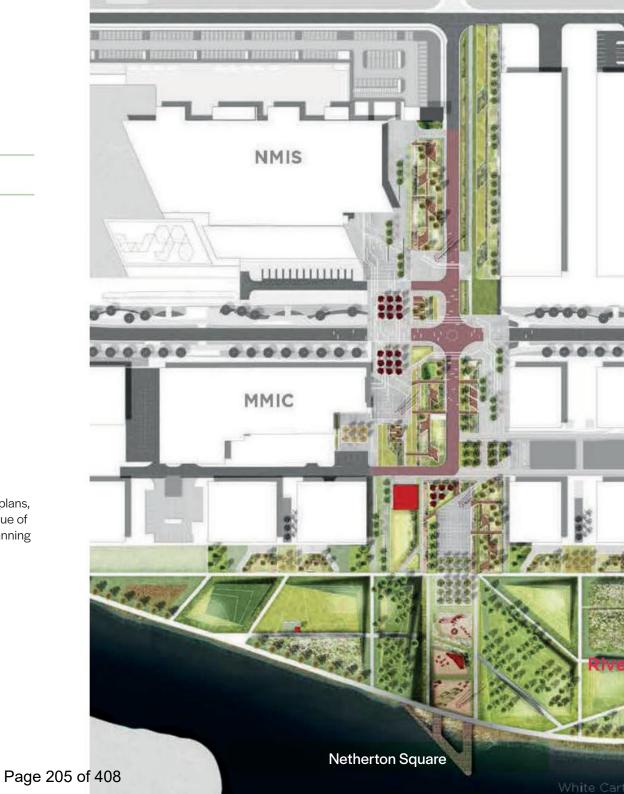
Part 1 Qualitative Narrative & Case Studies

Goals

- Place making;
- Quality;
- Safe Connections and places;
- Sustainability;
- Health and wellbeing;
- Collaboration.

Outcomes

Through shaping the masterplan, concept plans and finally the pre-application plans, the submission of an application has been received which shows the added value of Planning being at the heart of all discussion. It also showcases leadership of Planning through good design quality, environment and the centre of investment.



ECONOMIC INVESTMENT - Wright Street Bridge

Performance Marker: 2, 3, 10, 11, 12

Key Areas of Work

Regeneration LDP / Supplementary Guidance **Development Management Processes** Interdisciplinary working Community Engagement Transport

Masterplanning **Economic Development** Planning Applications Collaborative working Placemaking Active travel

Stakeholders

City Deal Team Renfrewshire Council Planning Roads Drainage/Flooding

Glasgow Airport Safeguarding/NATS City Deal

Transport Scotland

Applicant - Bidfoods, Westway, Houston's Brewery, Scottish Enterprise, Community

Overview

As part of the AMIDS development, connectivity is key. The addition of the Wright Street Bridge not only provides additional walking, cycling and vehicular connectivity it also was key to the regeneration and economic investment into brownfield sites on Wright Street as well as key to unlocking the masterplanned investment programme for Westway Business Park in Renfrew. LINK

Prior to the plans for the Wright Street, there was issues with developing the existing vacant, brownfield sites dues to road capacity issues and also amenity issues for local residents and the communities adjacent to these sites. The approval of the consent to enable the implementation of the Wright Street Bridge has meant that Planning have now receive planning applications for significant investment by Westway, Bidfoods and expect the potential expansion plans of Houston's Brewery. Processing agreements were put in place for these applications given the complex considerations in relation to various stakeholders requirements.

It is considered that innovative and collaborative working practices with the City Deal Team has meant that Planning could move forward with successful pre-application discussion and the submission of planning applications for long term regeneration sites. Corporate working as well as close collaboration with Key Agencies has also been key which has unlocked these sites and brought new investment to Renfrewshire.

Part 1 Qualitative Narrative & Case Studies

Goals

- Investment in the right locations;
- Regeneration of brownfield, available sites;
- Consideration of community concerns;

Outcomes

As the City Deal investment intended, the implementation of this infrastructure unlocks brownfield sites and brings investment into the Glasgow City Region. As this planned investment in infrastructure has been brought through a Local Development Plan framework, this has meant the granting of the associated infrastructure with AMIDS has allowed a plan led approach to regeneration and investment in the right locations.



Dargavel Village Progress

Performance Marker: 2, 3, 4, 11, 12, 13, 15

Dargavel Village is the site of a former BAE Systems Royal Ordnance Factory to the south west of Bishopton. At 964 hectares it is one of the largest brownfield sites in Scotland. LINK

The project has been led by planning from an early stage in partnership with a range of stakeholders, demonstrating successful and ongoing delivery of the spatial strategy from the Local Development Plan.

Masterplan

Delivery of Dargavel Village is through a masterplanned approach to remediate and redevelop the brownfield site. Various planning consents are in place for a range of uses including 4,000 new homes, associated retail, education, health and recreational facilities, along with a Green Network consisting of parks, path networks, woodland and habitat pockets and infrastructure including a motorway junction.

LINK 1 LINK 2

A legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 is in place between the Council and BAE Systems which identifies a range of planning obligations, delivery mechanisms and timescales. LINK

Delivery

Delivery of the masterplan at Dargavel Village is led through a Project Management Framework (PMF) and a series of thematic groups which develop and progress elements such as infrastructure, affordable housing and education. Groups meet on a regular basis and enable planning officers to co-ordinate views and resources from internal Council Services, statutory agencies and others.

In addition to the thematic groups, planning officers and BAE Systems meet on a regular cycle to review progress. Community engagement is a key element of successful delivery and planning officers also attend an independently chaired Community Liaison Group attended by local residents, businesses and key stakeholders on a quarterly basis. LINK

Site Progress

As an update to Renfrewshire Council's 2019 Planning Performance Framework, delivery of Dargavel Village continues to progress well. This has included:-

- The opening of a new motorway junction and design of the Western Link Road, final piece of key road infrastructure serving the later phases of development
- Extensive earthworks and remediation activity, supporting delivery of the next phase of plots aligned to the site masterplan
- Opening of an initial phase of a wider 450ha Community Woodland Park, extending the network of multi-functional blue and green corridors across the site
- Delivery of community facilities, with the opening of new retail units within the Village Centre and construction beginning on a new Dargavel Primary School, due for completion in summer 2021
- Delivery of 1500 homes providing a range and choice of new housing, including 140 homes for social rent

The project continues to be an exemplar of regeneration at a significant scale which has been effectively delivered through strong and sustained partnership working between the public and private sectors, alongside the local community. LINK



DELIVERING HIGH QUALITY DEVELOPMENTS / DESIGN REVIEWS -

Dargavel Design Codes

Performance Marker: 3, 6, 10, 11, 12

Key Areas of Work

Design Environment Masterplanning **Development Management Processes**

Placemaking Planning Applications Project Management

Stakeholders

BAE Systems Key Agencies Commercial & Residential Developers NHS

Renfrewshire Council **Existing and New Communities** Investors **HSCP**

Overview

A series of Design Codes for Dargavel Village demonstrate the benefits of a collaborative approach and the commitment of partners to incorporate good design to facilitate high quality development. In addition, the codes reflect a commitment to innovation and the testing of new approaches and solutions to create strong and sustainable places. LINK

Regeneration

Greenspace

Goals

The Design Codes provide guidance on the design vision and placemaking principles for the development. They set out a series of site wide and 'character area' principles in relation to green infrastructure, open space, the movement network, water management and ecology, as well as buildings and materials.



Western Housing Neighbourhood Stage One **Design Code**

Goals Continued...

This provides certainty for developers, the Planning Authority and the local community on design parameters and how new developments will support and integrate with the particular character and setting of the site, while continuing to allow for flexibility.

The Design Codes reflect both best practice and incorporate innovative approaches. This can particularly be seen in the design of a series of multi-functional spaces, which incorporate strategic drainage, access networks and habitats features in a series of blue and green corridors, as a key element of the approach to placemaking within the development.

The commitment to innovation is also reflected in the road, cycle and pedestrian network. Approaches are continually reviewed to consider incorporate new ideas, blending a mix of traditional road design and designing streets principles to support legible and well connected neighbourhoods within the wider development.

Outcomes

The Design Codes are a key element in the successful delivery of initial phases of development at Dargavel Village, supporting key placemaking principles and creating a strong and sustainable new neighbourhood at scale. They add significant value by identifying design principles at the outset, clearly demonstrating a collaborative approach supported by partners and providing certainty to the planning process.



Renfrewshire Local Development Plan

Performance Marker: 7, 8, 11, 12, 13, 15

Last year's Planning Performance Framework set-out the extensive engagement and consultation that was undertaken in preparing the Proposed Renfrewshire Local Development Plan. The twelve-week Proposed Plan consultation ended in June 2019 with 1,444 representations submitted. Subsequently, the focus during the latter half of 2019 has been on collating the submissions received and preparing the Council's response (Schedule 4s). LINK

The Proposed Renfrewshire Local Development Plan was submitted to the Directorate for Planning and Environmental Appeals on 31st January 2020 for Examination. LINK

The Proposed Plan aligns with the Council's Community Plan and other Council Strategies and sets out an ambitious strategy to support the delivery of sustainable and inclusive economic growth and includes a policy framework which seeks to create high quality places, protect and enhance the built and natural environment and seeks to address the challenges of climate change in Renfrewshire.

The Proposed Plan also recognises the important role that new developments have in investing in Renfrewshire as well as the associated infrastructure that is required to support development and create sustainable places.

The Proposed Plan sets out a proactive approach to infrastructure provision and the associated developer contributions required to deliver new development. In preparing the Plan, officers investigated potential measures to facilitate development delivery along with early discussions with stakeholders to consider the infrastructure requirements of new developments.

Through this approach developers require to address any reasonable infrastructure deficits which are required to support new development. Potential developer contributions are highlighted through the preparation of the Local Development Plan with early input from Key Agencies and other consultees or where possible at the pre-application stage prior to any application being submitted.



PROJECT MANAGEMENT -

Renfrewshire Local Development Plan Proposed Plan

Performance Marker: 7, 8, 11, 12, 13

Key Areas of Work

Interdisciplinary Working Community Engagement **Project Management** Local Development Plan / Supplementary Guidance

Collaborative Working Process Improvement Skill sharing Staff Training

Stakeholders

General Public **Local Developers Authority Planning Staff DPEA Staff**

Hard to Reach Groups **Key Agencies Authority Other Staff**

Overview

A Local Development Plan Project Management group was set-up to co-ordinate the twelve-week consultation on the Proposed Local Development Plan and supporting Supplementary Guidance and to compile and review the submitted representations before preparing the Council's response and submission of the Proposed Plan to the DPEA for Examination.

The project management group consisted of officers from across the planning team who liaised closely with other local authority staff. The group prepared a project plan related to the Local Development Plan consultation and Schedule 4 preparation with key tasks, focused timetable and potential risks to the Local Development Plan timetable identified early to ensure the Plan could proceed to Examination in line with the Development Plan Scheme.

Weekly meetings took place with all members of the group to review progress, discuss any submitted representations and consider what the Council's response would be within the Schedule 4's.

Goals

The approach adopted sought to prepare a project plan which would:

- Prepare a clear Communications strategy to facilitate extensive consultation on the Proposed Plan and associated Supplementary Guidance;
- Ensure ongoing engagement with local communities, developers, local businesses, key agencies; local members and other Council Services as the Plan progresses to examination;
- Set-up a process to electronically organise and review submitted representations learning from the experience of preparing LDP1;
- Identify any training needs of staff in relation to the preparation of Schedule 4's in close contact with the DPEA; and,
- Support the involvement of staff across planning service in the plan making process and the preparation of Schedule 4's;

Outcomes

The Proposed Plan consultation reached a wide range of stakeholders and communities with an interest in shaping the Development Plan for Renfrewshire. Social media posts reached over 300,000 people, including hard to reach groups, during the consultation and a short Local Development Plan video received more than 2100 views.

Officers delivered a positive customer experience by meeting community groups, members of the public, key agencies and developers throughout the plan preparation process. This provided an opportunity to raise awareness of the Plan, answer any questions and have informal discussions around any issues. Although this approach proved to be resources intensive it helped reduce the number of unresolved issues (in comparison to LDP1) which required to be addressed through the examination of the Plan.

1,444 representations were submitted in response to the Proposed Plan consultation which were grouped into 23 issues, a reduction from the 46 issues considered in the Examination of LDP1.

The team worked closely with officers from the DPEA in setting up the Plan's electronic filing system to compile and review the submitted rep-resentations which delivered efficiencies in organising the submission of the Proposed Plan. Officers also attended a training session and meetings at the DPEA offices to discuss the process being adopted to prepare Schedule 4's and took time to provide feedback on the draft ex-amination advice prepared by the DPEA, sharing our experience in preparing the submission of the Proposed Plan.

Officers across the Planning Service were involved throughout the preparation of the Proposed Plan and Schedule 4's and the review of development guidance. This alignment of staffing resources utilised the range of skills and knowledge available and helped build the capacity of officers and promotes a culture of continuous improvement across the planning team.

The Proposed Renfrewshire Local Development Plan was submitted to the DPEA on 31st January 2020 for Examination.

DEVELOPMENT MANAGEMENT PROCESSES

Performance Marker: 2, 3, 4, 5, 11, 12, 13, 14, 15

Development Management Planners are key to progressing priority projects, investment in Renfrewshire, ensuring the right development happens in the right locations and being the important front facing contact for Planning.

Development Management over 2019/20 continue to review and look at ways to continual improve the process and practices to ensure that they are proportionate, effective, responsive and fit for purpose. The following section provides an insight into the review of the team and the aim of continuous improvement.

Processing Agreements

There have been several Processing Agreements entered into over 2019/20 given that there was a number of major applications submitted through that period.

Renfrewshire Council have a standard template. However, there have been a few developers that have given other examples of processing agreements used elsewhere and Renfrewshire Council have updated the template accordingly. LINK

Pre-applications

Renfrewshire Council continue to encourage pre-application discussions, which remain free, to ensure developments from the erection of a rear extension to a residential development are guided by a plan led system where policies and guidance delivery high quality developments that fit well with the place.

Pre-application discussions on major applications normally require a number of meetings and Renfrewshire Council organise monthly meetings with applicants and their agents to ensure that when the application is submitted that there is a streamline process and all information is submitted timeously with the application. The main point all information being submitted alongside the application is to

ensure that when neighbour notification is carried out that all information related to the application is available so that there should be a good an understanding of the proposals from the outset.

Pre-applications are considered an extremely useful part of the planning process where planners can add the most value is shaping initial thoughts and proposals. The process also assists greatly with relationship management with developers, the community and statutory bodies where timescales, processes and procedures can be highlighted early on to provide confidence to investors through the reliability of clear advice. LINK

Legal Agreements

The requirement for Legal Agreements to be put in place to support development, in particular where there is an infrastructure requirement for education or active travel interventions through a planning application permission, then these will be sought through discussion and partnership working with developers, landowners and other relevant stakeholders.

Like processing agreements, Renfrewshire Council have been considering legal agreement templates used elsewhere, in particular where developers consider that the process has worked well. Cala Homes have suggested a template for ensuring the delivery of 25% affordable homes at a site which Renfrewshire Council consider would be ideal for this purpose.

The Council continue to work with BAE Systems in the implementation of Dargavel Village which has an extensive Legal Agreement to deliver a new place with interventions currently being delivered such as an Early Years establishment, a new primary school, a motorway junction, affordable homes, bus services, park and ride, community development fund and catering for future health services. LINK

Working consistently with stakeholders aiming to streamline structures and mechanisms in relation to development processes shows effective leadership by Planning and the ability to evolve and change through feedback and discussion.

Enforcement

Renfrewshire Council refreshed its Enforcement Charter. The Charter has evolved and now has updated Service Standards in line with the feedback from the community and other stakeholders. The refreshed Charter now contains more details on areas where Development Management get a number of enquiries such as householder developments, advertisements and trees. LINK

Renfrewshire's Enforcement Charter is an example of where a clear communication strategy is key to ensuring consistency, a well defined protocol for the steps involved in investigating potential breaches of planning control and a proportionate response to enquiries.

Development Management Guidance / Duty Planner / Free Advice

Following the extensive consultation and engagement on the Renfrewshire Local Development Plan Proposed Plan (2019), Development Management staff are now refreshing all of the Development Management Guidance. This Guidance provides more detail and best practice advice for specific areas of Planning where there are considerable enquiries such as trees and high hedges or there requires to be more design guidance which supplements the Local Development Plan such as development in Conservation Areas.

The added advantage of clear, consistent advice allows for a self-service approach to aspects of planning, allowing the Duty Planner to assist those with more complex or challenging proposals or those that require more assistance.

Renfrewshire Council operates a Duty Planning Officer system across the working week with no charge of the advice. Renfrewshire Council also operate an electronic inbox for all enquiries and advice. The impact of the COVID19 pandemic meant that being available for many stakeholders to discuss proposals over the phone, via email or by virtual meetings was central to ensuring that Planning continued a business as usual approach. LINK

Corporate Working

Planning is involved in many corporate working groups and advice and knowledge from Planning can prove invaluable to many areas. Some of the corporate working groups Planning is involved in include the City Deal Co-ordination group, Asset Management Steering Group, Housing Regeneration and New Build Steering Group and the Cultural Infrastructure Corporate Meeting Group.

Corporate working is a key priority for the Chief Executive of Renfrewshire Council, who throughout the last year has been looking at new structures and processes to reduce silo working and increase the sharing of knowledge and skills to ensure Renfrewshire Council is a forward looking, ambitious strategic thinking Council. Planning is part of this structural reorganisation through a programme known as Right for Renfrewshire to ensure processes and procedures are effective and fit for purpose as well as being the core values outlined by our communities.

Sharing Good Practice - DM Forum

The West of Scotland Planning Benchmarking Group is a good example of Councils working collaboratively in a cost effective way. The group (West Dunbartonshire, East Renfrewshire, Renfrewshire, East Dunbartonshire, North Ayrshire and Inverciyde Councils) continues to meet every 3-4 months with high attendance levels. It met three times between 1st April 2019 and 31st March 2020 to share good practice and benchmark on specific planning issues.

The meetings are minuted and chaired by the host council. Topics discussed this year included imposition of additional charges for Pre-apps, Non-material variations and Street naming and numbering, Planning Act, Planning Fees, PPF Feedback/ PPF8, SAQP Awards (Queens Quay Design Codes), and specific Development Management issues on Scottish Water's Memorandum of Understanding, mobile advertising, Amenity Notices, Roads' parking standards, Masterplanning, time extensions by DPEA, and performance levels.

In addition there was discussion on publishing sensitive material, stop-the-clock, restoration bonds for quarries, administration support for validation checks, siting adverts on roundabouts, updates on staffing levels, record retention schedules, FOI requests, site layout design reviews, Planning Act S23, Pre-determination hearings, wording on the Decision Notice to state conformity with LDP, decisions taken contrary to SEPA advice, and charges for high hedge applications.

The email group continues to be used by all levels to exchange information and to get views on specific planning issues. In addition this year a well attended training day was held by the Benchmarking Partners for Planners from each Authority at Whitelees Windfarm on renewables and climate change.

Stalled Sites

Over the years, Renfrewshire Council have only ever had a handful of sites that are stalled or considered legacy cases. This is considered to be the result of two things, dealing with Developer Contributions/Legal Agreements as efficiently as possible by close working with the Council's Legal Team as well as other stakeholders. The other is continuing to find solutions through partnership working.

The two legacy cases that Planning continues to work through is a key project for City Deal infrastructure and the other is a masterplan for a strategic business campus next to the airport. Both are complex and require strong collaboration between Services in the Council and Key Agencies, National bodies as well as significant investors. Both applications are close to being determined and this is hoped to be reported in next years Planning Performance Framework.

Developer Contributions

The Local Development Plan recognises the important role that new developments have in investing in Renfrewshire as well as the associated infrastructure that is required to support development and deliver good places.

A proactive approach to infrastructure provision is adopted, investigating potential measures to facilitate development delivery along with early discussions with stakeholders to consider the infrastructure requirements of new developments.

Development that is acceptable in terms of place making and can be delivered without significant increased burdens on infrastructure, services and facilities or whereby the developer can address any deficit will be supported.

Through this proactive approach developers require to address any reasonable infrastructure deficits which are required to support new development and are both appropriate and necessary to the nature of the development and its location. This could include:

- Education additional classrooms and associated school facilities required to support the operation of a school related to the number of pupils generated by the proposed development;
- Healthcare services and facilities where investment is required to provide healthcare infrastructure to address increased demand associated with a proposed development;

- Traffic management measures traffic signals, crossings, measures required in relation to road safety and providing safer routes to school and improvements to the road network required to support the proposed development;
- Public transport infrastructure and services where investment is required to address increased demand associated with a proposed development;
- Open space and active travel
 – Where a contribution is required to enhance open space provision off-site to support a proposed development and provide new or enhanced active travel connections to the site;
- Green infrastructure provision Where a contribution is required in relation to the sustainable management of water and were mitigation including on-site or off-site habitat creation or enhancements to watercourses are required.

Any developer contribution that is required to support a proposed development is secured through the planning application process. Potential contributions are highlighted through the preparation of the Local Development Plan with early input from Key Agencies and other consultees or where possible at the pre-application stage prior to any application being submitted.

Elected Member Engagement (LDP)

There has been extensive Elected Member engagement throughout 2019/20 in shaping the Renfrewshire Local Development Plan Proposed Plan (2019). The main aim of ensuring that Elected Members are fully up to speed in the policies, plans and proposals set out in the Plan is so that they have the confidence in a plan-led system and the ability to discuss the Plan with their constituents. There was both individual and group engagement sessions with Councillors to get them familiar with both the content of the Plan as well as all of the important associated documents such as the Strategic Environmental Assessment as well as all of the background papers which explain the evidence behind the Plan.

As part of these information sessions, there was opportunities to discuss particular proposals and what worked well and not so well in relation to planning applications

and guidance. This allowed Planning to take this constructive feedback and suggestions but more importantly it assisted with buy-in from Councillors.

Councillor Training / Community Council Training (LDP)

Over 2019/20 there have been information sessions set up for Community Council chaired by the Head of Planning and Housing and included members of the Planning team. These sessions were structured around the following themes:

- Planning (Scotland) Act 2019
- National Planning Framework
- Regional Spatial Strategies
- Renfrewshire Local Development Plan
- Housing Land Supply
- **Developer Contributions**

These information session allowed for question and answer sessions and aimed to provide an informative update on all things Planning.

Officers also attended Community Council meetings consulting on the Renfrewshire Local Development Plan Proposed Plan (2019) and in particular any proposed sites for each individual community area.

Prior to the restrictions as a result of the COVID19 Pandemic, other sessions had been organised with Community Councils to provide training and knowledge building these included:

- Planning Act what does it mean for our communities;
- How to do a Local Place Plan;
- Guide to Development Management.

It is hoped that these information session will be re-arranged and can be included in the next Planning Performance Framework.

ADDED VALUE OF PLANNING - Design in Planning Applications

Performance Marker: 3

Key Areas of Work

Design Environment

Greenspace Development Management Processes

Stakeholders

Applicants/Agents

Neighbouring Properties

Overview

Development Management Planners provide much need added value in planning applications through their design skills that have been built up over the years as well as learning from best practice from elsewhere through attendance at training events and seminars as well as sharing good ideas through other forums.

Goals

Added value through design assist both good quality of a proposal on a site as well as good placemaking for the street scene and surrounding area.

Outcomes

Images attached show the added value of Planners contributing to good design outcomes for sites.









ENVIRONMENT & GREENSPACE

Performance Marker: 3, 6, 9, 10, 11

The Planning Team has progressed a variety of actions supporting local environmental improvements across Renfrewshire over the past year, supporting delivery of the spatial strategy within the Renfrewshire Local Development Plan and contributing to the Council's corporate objectives.

Climate Emergency

The Council declared a climate emergency in June 2019 and set up a Cross Party Working Group to set out actions which could drive change across Renfrewshire. The Planning Team provided evidence to the Working Group and contributed to the development of emerging actions. These included:-

- Using effective spatial planning to mitigate the impact of climate change, for example supporting the reuse of brownfield land, encouraging sustainable transport modes and incorporating renewable energy technologies in new developments
- Developing a Carbon Offset plan, setting out opportunities for actions such as additional tree planting and improvements to Renfrewshire's rich biodiversity resources, such as peat bogs, to support them as 'carbon sinks'

The Action Plan was presented to the Council in early 2020 and Planning are now working in collaboration with a range of internal Council services and stakeholders to support delivery. LINK

Renfrewshire Food Growing Strategy

The Planning Team work collaboratively with the Renfrewshire Health and Social Care Partnership to manage the Renfrewshire Growing Grounds Forum. The Forum represents more than 50 organisations including allotment and community garden associations, development trusts and voluntary sector bodies, supporting local residents and groups to maintain and increase the quantity and quality of growing opportunities across Renfrewshire. LINK

In autumn 2019 the Planning Team worked in partnership with the Forum to develop a Food Growing Strategy in line with duties under the Community Empowerment (Scotland) Act 2015. LINK

The strategy provides a positive framework for increasing the quality and quantity of growing opportunities across Renfrewshire and has supported the enhancement of existing and the creation of new spaces, in line with the spatial strategy set out in the Renfrewshire Local Development Plan.

Glasgow and Clyde Valley Green Network Partnership - Blueprint

The Glasgow and Clyde Valley Green Network Partnership (GCVGNP) are developing a Green Network 'Blueprint', providing for the creation of a strategic Green Network for the Glasgow City Region. The Blueprint will identify existing green network assets, gaps and opportunities to address these. LINK

Renfrewshire Council is a member of the GCVGNP and the Planning Team have worked closely with the Partnership, supporting the development of the Blueprint and associated Action Plan, identifying key access and habitat assets across Renfrewshire and future opportunities for their protection and enhancement.

Planning are now working with GCVGNP and stakeholders to develop a business case to support delivery of opportunities identified within the Blueprint.

The Blueprint aligns with proposals in the Renfrewshire Core Path Plan 2020 and the outcomes of habitat assessment undertaken with GCVGNP are informing the development of emerging Renfrewshire Council Open Space and Green Network Strategies.

Progressing the Renfrewshire Biodiversity Action Plan

Planning have continued to work with partners progress actions within the Renfrewshire Biodiversity Action Plan. In particular this has included work with BAE Systems to develop a management strategy for a 450ha Community Woodland Park within Dargavel Village, Bishopton. LINK1 LINK2

The emerging strategy provides a framework for range of actions which support the protection and enhancement of species and habitats across the woodland, such as restoration of Barochan Moss, a peat bog of high ecological value designated as a Site of Importance for Nature Conservation (SINC), as well as works to enhance the Dargavel Burn water corridor identified as a Site of Special Scientific Interest (SSSI).

To continue to raise awareness of biodiversity, the planning team is developing an interactive GIS based 'storymap' of the Biodiversity Action Plan. This will use clear mapping, careful use of colour, images and short explanatory text to enable users to clearly understand aims and actions within the plan and to interrogate and find detail on nature designations across Renfrewshire.

CLEAR COMMUNICATIONS STRATEGY - Core Path Plan

Performance Marker: 3, 6, 9, 10, 11

Key Areas of Work

Environment Green Networks Collaborative Working Placemaking

Local Development Plan and Supplementary Guidance

Stakeholders

Renfrewshire Council Communities

Farmers

The Local Access Forum

Land Owners

Country Park Rangers

Overview

The Renfrewshire Core Paths Plan was first published in 2008. A review and update of the Core Paths Plan has been progressed by the planning team over 2019 to ensure that it reflects an up to date network of key access routes across Renfrewshire which connect communities, places of interest and greenspace, provide opportunities for active travel and promote healthy lifestyles.

The revised plan has been produced in partnership with Renfrewshire Local Outdoor Access Forum as well as internal Council Services and will be reported to a future Board and then be subject to Statutory Consultation and engagement.

Goals

A key consideration in the preparation of the revised plan was clear communication. The approach developed set out a visual and succinct plan which clearly reflected where changes were proposed, using clear mapping, careful use of colour, images, symbols and short explanatory text.

To support this visual approach, an interactive GIS based 'storymap' was developed to accompany the physical plan, enabling users to interrogate and find detail on the characteristics of each individual path within the Plan, over 300 routes in total.

Part 1 Qualitative Narrative & Case Studies

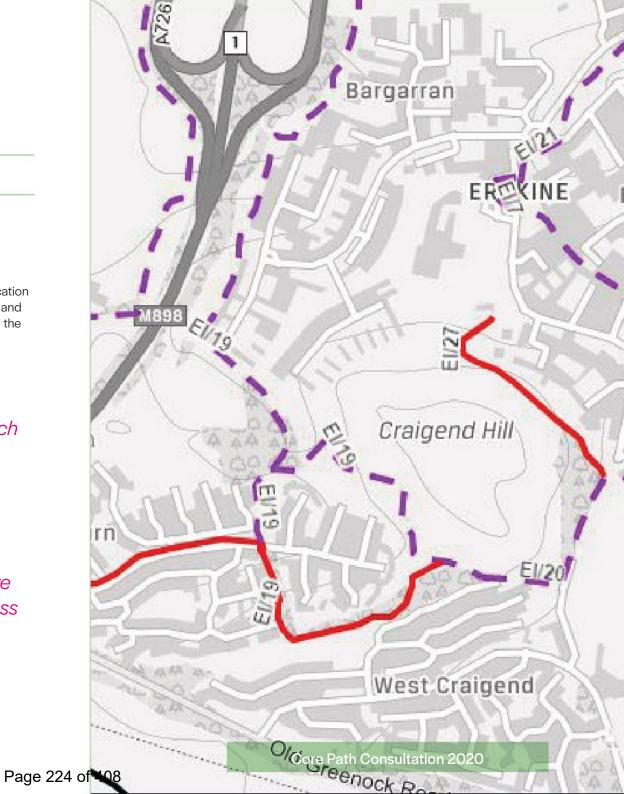
Outcomes

The plan demonstrates Planning's commitment to clear and concise communication as well as innovation in how information is presented and accessed, supported and informed by strong partnership working with both internal Council services and the local community.

"The Planning Team's work with the Local Access Forum has led to a revised Core Paths Plan which is clear, concise and reflects the guidance and expertise of Forum members.

It is a great example of collaborative working between local community stakeholders and planners to prepare a plan which will support active travel opportunities and health and wellbeing across Renfrewshire".

Donald Cochrane, Chair, Renfrewshire Local Access Forum



COMMUNITY EMPOWERMENT – Spateston Place Plan

Performance Marker: 3, 6, 9, 10, 11, 12, 13

Key Areas of Work

Local Development Plan and Supplementary Guidance
Community Empowerment Collaborative Working

Placemaking Environment Regeneration Local Forums

Corporate Working

Overview

Following the preparation of a pilot Local Place Plan within the urban neighbourhood of Foxbar over 2018, Planning has continued to take the lead role in empowering local communities to become actively involved in the shaping of their neighbourhoods, reflecting the aspirations of the Planning (Scotland) Act 2019.

Over 2019 Planning supported some members of the community of Spateston, a residential neighbourhood within the town of Johnstone, to prepare a local Place Plan for the area, providing a framework for a range of social and economic initiatives, community activities and local environmental improvements.

Goals

As part of the pilot in Foxbar, Planning prepared a Local Place Plan 'How To' Guide which provides clear and concise guidance on the key requirements of Place Plans and steps in their preparation. LINK

Stakeholders

The Local Community

Renfrewshire Council

A key goal for planning was to support the local community prepare the plan in the context of the guidance, for example in the development of a strategy for community consultation.

Planning provided guidance in respect of the wider corporate policy framework, in particular the Renfrewshire Community Plan and Proposed Renfrewshire Local Development Plan.

Guidance was also provided in relation to Local Area Partnerships (LAPs), the delivery mechanism for actions within the Community Plan. Aligning with LAPs is significant as this provides potential funding avenues for projects emerging from the plan.

Planning acted as the lead contact for both local community representatives and internal services within the Council, ensuring that emerging actions were developed on the basis of co-production.

Outcomes

The Spateston Local Place Plan was published by the local community in late 2019, identifying a vision and eight actions which build on the existing assets of the area, supporting a sustainable, well connected and sustainable place which reflects the priorities of the community.

These include physical projects such as a enhancements to the local park, as well as social and environmental actions such as planting wildflower meadows. The plan provides a flexible framework to guide action by the local community, supported by the Council and its partners, to deliver the vision.

Outcomes of the plan have been developed in cognisance of the Proposed Renfrewshire Local Development Plan and the priorities of the Johnstone and Linwood Local Area Partnership, helping the Council and its partners to identify where resources and investment are best targeted to meet community aspirations and deliver positive outcomes.

Spateston Tenants and Residents Association (TARA) have since secured £10,000 from the Council's Community Empowerment Fund and £50,000 from the Council's Greenspaces Fund to develop proposals for a community facility within the area and to undertake enhancements to the local community park. This demonstrates the success of the approach to develop the plan and in particular the strong and positive role of planning within this process.

The Planning Team provided positive guidance and support to Spateston Tenants and Residents Association during the preparation of the Local Place Plan for our neighbourhood.

This was very helpful in supporting us to shape plan outcomes and accessing funding sources which has helped to realise initial actions".

Lewis Nesbitt, Chair, Spateston Tenants and Residents Association

Part 2:

Supporting Evidence

Good Examples of Added Value of Planning

In preparing the Renfrewshire Planning Performance Framework for 2019/20, all Planning staff put forward ideas into the PPF electronic suggestion folder. This is a folder wherein staff contribute and deposit their examples of new or improved processes, where Planning has delivered good proposals and outcomes and where there has been improvements in practices or procedures which should be highlighted in the PPF Report.

Images, statistics, quotes from emails, are all contained within this folder and case studies are developed and the most appropriate case studies are then chosen by senior management to highlight the added value by the team.

Impact of COVID19 Pandemic

From the end of March onwards to the end of May, the normal practice of preparing the Planning Performance Framework is a collection of meetings with the Planning Team as well as senior managers with input from colleagues from other Services as well as external stakeholders assisting with case studies as well as providing constructive feedback on the performance of Planning over the year.

This year, this process has been undertaken as best we can by virtual platforms. This has curtailed getting feedback from a range of sources, however stakeholders have still influenced the final Planning Performance Framework Report as we have shared text, images and case studies as we produced this year's report.

Management/Processes Reviews

As Renfrewshire's Planning Performance Framework is reported to the Communities, Housing and Planning Policy Board each year, the report goes through a number of management reviews from the Head of Planning & Housing to the Director of Communities, Housing and Planning Services, thereafter for review by the Convenor and the Vice Convenor of Communities, Housing and Planning Policy Board, before being presented to the 15 Board members for final consideration.

Part 2 Supporting Evidence

Case Study Topics	Issue Covered (pg no.)	Case Study Topics	Issue Covered (pg no.)	
Design	7, 9, 15, 24,	Interdisciplinary Working	7, 9, 11, 18,	
Conservation		Collaborative Working	7, 9, 11, 18, 28, 30,	
Regeneration	11, 15, 32,	Community Engagement	11, 18, 30,	
Environment	7, 9, 15, 24, 28, 30,	Placemaking	9, 11, 15, 28, 30,	
Greenspace	7, 9, 15, 24,	Charrettes		
Town Centres		Place Standard		
Masterplanning	7, 9, 11, 15,	Performance Monitoring		
LDP & Supplementary Guidance	7, 9, 11, 18, 28, 30,	Process Improvement	18,	
Housing Supply		Project Management	7, 9, 15, 18,	
Affordable Housing		Skills Sharing	18,	
Economic Development	9, 11,	Staff Training	7, 18,	
Enforcement		Online Systems		
Development Management Processes	9, 11, 15, 24,	Transport	7, 11,	
Planning Applications	7, 9, 11, 15,	Active Travel	7, 9, 11,	
Other: please note: Green Networks P28, Community Empowerment P30, Local Forums P30, Corporate Working P30				

Part 3:

Culture of Continuous Improvement

The following outlines what Renfrewshire Council Planning is setting out to achieve in 2020 and the following tables outline progress made during 2019-2020 as well as review those actions from 2018-2019 which were on-going.

Innovative way of working

 Building on the lessons learned from the COVID19 Pandemic, the end to end customer experience will be evaluated with improvements to the current webpages, clear instructions on neighbour notification letters in relation to how to view plans online and how to make comment on application proposals.

Consultation and engagement with communities, Community Councils and other stakeholders will also be considered with innovative ideas tested and trialled.

Building on expertise and skills within the team we will look to get more interactive story boards mapping along with a great use of images displayed on webpage and social media platforms.

Hopefully all this work will be assisted by the introduction and better understanding of Digital Planning techniques, working in partnership with the Scottish Government to implement new ways of working, consultation and engagement.

Implementation of new Planning Application System

 Successfully implement the planning application system 'Uniform' migrating from the current Acolaid system along with the accompanying Document Management System as an electronic means to retain all existing records and all future records.

In implementing this new system, Planning is looking to see where there could be resource efficiencies as well a more streamlined and responsive system for applicants, agents, members of the public and other stakeholders.

Local Place Plans

 Continue to work with local communities, groups and stakeholders to produce more local place plans.

Produce local place plans for Renfrewshire's Local Partnership areas to demonstrate a spatial representation of the Community Plan and communities priorities for their areas as detailed in each Local Partnership Area.

Committed Improvements	Action Required
1. Making Plans for the future - Community Planning & Planning	Mapping of Community Assets for publication on the Council's website which outlines what land is available for community groups, development trusts, stakeholders to take ownership through the Community Empowerment powers. Highlighting the potential uses which are considered acceptable and any opportunities and constraints that need to be considered. To produce a 'How to Guide' to assist groups through process, working in collaboration with other Services in the Council.
Progress from 2019 / 2020	All land in Renfrewshire is mapped on the Council's GIS system with each land parcel provided a description such as land associated with the housing land audit, vacant and derelict land, commercial land, business and industrial land, etc. Land in the ownership of the Council has also been mapped with constraints and opportunities outlined such as current infrastructure constraints, drainage issues, etc. Land in Council ownership which is in the midst of our communities has also been identified and this has enabled communities to come forward and propose good community uses or greening on sites. This mapping system has assisted the Community Asset Transfer process as well as providing a good evidence base for assessing bids from communities and groups for the Council's Community Empowerment fund. It was decided to postpone the 'How to Guide' and this will be added to the refresh guidance for the Community Empowerment Fund which Planning will work with colleagues in Corporate Services. ACTION COMPLETE
2. Making Plans for the future - Place Plans	Working with local communities, groups and stakeholders to produce more Local Place Plans.
Progress from 2019 / 2020	As highlighted in Section 1 of this Planning Performance Framework, Planning continues to work with various groups to produce Local Place Plans. ACTION COMPLETE

Committed Improvements	Action Required
3. Making Plans for the future – Renfrewshire Review Panel	Introduce a Renfrewshire Review Panel for pre-application proposals and planning application review looking at all aspects of the development including design, access, connectivity, inclusivity, low carbon aspects, etc to assist a better understanding of developments for communities, elected members and stakeholders, providing an opportunity for developers to present the complete vision of their proposals.
Progress from 2019 / 2020	Good progress has been made on this action with Planning officers visiting other Council and observing how review panels are run and operated. Learning from others and considering what would be appropriate for Renfrewshire and what staff and elected members want to gain out of a review panel, a paper has been produced which sets out the possible structure, set up, governance, attendance and resource implications. This paper has been reviewed from a Legal perspective to ensure processes and procedures are fit for purpose and code of conduct issues reviewed. The set up was paused due to the COVID 19 Pandemic, however this may also present an opportunity to consider this review panel in a more virtual platform with the ability for the display of presentations and images and more control over what is presented and input as well as discussions controlled. ACTION ON-GOING DUE TO COVID19
4. Conservation Area / Listed Building Good Practice Guide	Conservation Area / Listed Building Good Practice Guide to protect and enhance Renfrewshire's Assets, an illustrative dos and dont's guide.
Progress from 2019 / 2020	A draft Conservation Area / Listed Building Good Practice Guide has been prepared. It requires to be presented to the Communities, Housing and Planning Policy Board. This presentation to the Board has been delayed due to the impact of the COVID 19 Pandemic. New, updated and refreshed guidance will be presented to the Board in due course. ACTION ON-GOING DUE TO COVID19

Committed Improvements	Action Required
5. Renrewshire Development Guide	Replacing the Renfrewshire Residential Design Guide with a Renfrewshire Development Guide which will set guiding principles, design criteria and placemaking principle, good design examples and best practice ideas for all development.
Progress from 2019 / 2020	A draft Renfrewshire Development Guide has been prepared. It requires to be presented to the Communities, Housing and Planning Policy Board. This presentation to the Board has been delayed due to the impact of the COVID 19 Pandemic. New, updated and refreshed guidance will be presented to the Board in due course. ACTION ON-GOING DUE TO COVID19
1.Making Plans for the future – City Deal	Continue to work with other teams in the Council such as City Deal and Regeneration Team to produce guiding principles, design criteria and placemaking principles for development.
Outstanding Actions from 2018 / 2019	Guiding principles, design criteria and placemaking principles for development have now been included in the draft Renfrewshire Development Guide. As highlighted above the draft Renfrewshire Development Guide will be presented to a future Board. ACTION COMPLETE
2.Culture of Continuous Improvement	Produce Process Mapping / Advice for increasing the validation rate of applications.
Outstanding Actions from 2018 / 2019	The level of validation rate for applications has increased and it was considered that there was not requirement for the production of process mapping. ACTION REMOVED

Part 4:

National Headline Indicators

A: NHI Key Outcomes - Development Planning

Development Planning	2019-20	2018-19			
Local and Strategic Development Planning					
Age of local/strategic development plan(s) at end of reporting period Requirement: less than 5 years	Local Development Plan The Renfrewshire Local Development Plan (Adopted 28 August 2014) = 5 years and 7 months (31 March 2020) Strategic Development Plan Glasgow and the Clyde Valley Strategic Development Plan (Adopted 24 July 2017) = 2 years and 8 months	Local Development Plan The Renfrewshire Local Development Plan (Adopted 28 August 2014) = 4 years and 7 months (31 March 2019) Strategic Development Plan Glasgow and the Clyde Valley Strategic Development Plan (Adopted 24 July 2017) = 1 year and 8 months			
Will the local/strategic development plan(s) be replaced by their 5th anniversary according to the current development plan scheme?	No	No			
Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year?	Yes	Yes			
Were development plan scheme engagement/consultation commitments met during the year?	Yes	Yes			

Part 4: National Headline Indicators (NHIs)

Development Planning	2019-20	2018-19		
Effective Land Supply and Delivery of Outputs				
Established housing land supply	Information not available	9626 units		
5-year effective housing land supply programming	Information not available	4506 units		
5-year effective land supply total capacity	Information not available	6392 units *land supply doesn't include new housing sites allocated in the LDP Proposed Plan		
5-year housing supply target	Information not available	3196 units *remaining housing supply target to 2024		
5-year effective housing land supply (to one decimal place)	Information not available	7 years		
Housing approvals	Information not available	746 units		
Housing completions over the last 5 years	Information not available	3698 units		
Marketable employment land supply	Information not available	132.9 hectares		
Employment land take-up during reporting year	Information not available	3.42 hectares		

B: NHI Key Outcomes – Development Management

Development Planning	2019-20	2018-19		
Project Planning				
Percentage of applications subject to pre-application advice	47%	24.6%		
Number of applications subjects to pre-application advice	358	180		
Percentage of major applications subject to processing agreement	0.1%	0.2%		
Number of major applications subjects to processing agreement	1	2		
Decision Making				
Application approval rate	97.3%	97.7%		
Delegation rate	98.1%	97.5%		
Validation	71%	66.7%		

Development Planning	2019-20	2018-19		
Decision Making Timescales				
Major developments	13.3 Weeks	35.4 Weeks		
Local developments (non-householder)	7.4 Weeks	8.9 Weeks		
Householder developments	6.1 Weeks	6.9 Weeks		
Lawrence Occasion				
Legacy Cases				
No mala an al a ana al alomina na na matina a sa ani a al	0	2		
Number cleared during reporting period	0	2		
Number remaining	2	1		

Part 4: National Headline Indicators (NHIs)

C: Enforcement Activity

	2019-20	2018-19
Time since enforcement charter published / reviewed Requirement: review every 2 years	Update to Communities, Housing and Planning Policy Board - August 2021	Published August 2019
Complaints lodged and investigated	15	1
Breaches identified – no further action taken	0	0
Cases closed	0	Ο
Notices served	2	3
Direct Action	0	0
Reports to Procurator Fiscal	0	1
Prosecutions	0	1

D: NHI Key outcomes - Commentary

Commentary

Short contextual statement

The Renfrewshire Local Development Plan

Good progress continues to be made on replacing the adopted Renfrewshire Local Development Plan (2014). The Renfrewshire Local Development Plan Proposed Plan was submitted to the Communities, Housing and Planning Policy Board on the 12 March 2019 as the settled view of the Council. It was agreed that the Proposed Plan be subject to extensive consultation and engagement for 12 weeks until the 10 June 2019. 12 March 2019 Board Report

Following the close of the consultation 1487 representations were received, with 90% of those related to the future land supply and potential new sites in the Plan. 20 August 2019 Board Following the analysis of all representations, 23 main issues were identified. Schedule 4 Reports detailing each of the 23 issues were prepared and along with all evidence was packaged up and submitted to the Scottish Ministers on the 31 January 2020.

The Examination into the Plan is expected to progress over the year. Preparation of the next LDP

Effective Land Supply and Delivery Outputs in Renfrewshire

Due to the COVID19 Pandemic, Planning has been unable to undertake the necessary site visits to compile the figures for the Housing Land Audit and the Business and Industrial Land supply for 2019/2020.

Pre-application advice

Pre-application advice has increased quite significantly which is mainly due to improvements to the recording system. As outlined in the Planning Performance Framework, Planning is involved in a substantial amount of pre-application discussions with stakeholders. The new recording system reflects this important part of the overall planning process. http://www.renfrewshire.gov.uk/article/2323/Applications-for-Planning-Permission

D: NHI Key outcomes – Commentary

Commentary

Short contextual statement

Processing Agreements

Although the number of processing agreements remains static and relatively low, they are offered to applications which are considered major or complex. http://www.renfrewshire.gov.uk/article/2785/Processing-Agreements

Decision making

The application approval rate and the delegation rate at Renfrewshire remains consistent.

Validation Rate

As outlined in Part 3 of the Planning Performance Framework, there has been good progress on the level of the validation rate which is due to the hard work by Planning staff in working with applicants and agents.

Decision-making timescales

There has been a significant improvement on the timescales for determining planning applications at Renfrewshire. This has been due to all post being filled in the Development Management section and the team working collectively to ensure a good level of service.

D: NHI Key outcomes - Commentary

Commentary

Short contextual statement

Legacy Cases

As outline in Part 1 of the Planning Performance Framework, there is two new Legacy Cases this year. One of the Legacy Cases is in relation to a complex masterplan site for a business park in Renfrew. At the time of preparing the Planning Performance Framework significant progress had been made on the application and Planning were close to a decision being made. The other application was in relation to a City Deal proposal which is complex.

Enforcement Activity

The activity and planning officer time in relation to dealing with general enquiries for potential breaches of planning control is not captured in Section C: Enforcement Activity a set out above. This therefore does not provide a fair reflection of the amount of investigative work carried out by Renfrewshire Council Planners.

As reported in last year's Planning Performance Framework, a new method of recording potential breaches of planning control was carried out, however this has not captured the workload accurately.

For the forthcoming year, another system will be trialled to ensure enforcement activity at Renfrewshire is properly reported. Enforcement of planning control

Part 5:

Official Statistics

A: Decision-making timescales (based on 'all applications' timescales)

	Total number of decisions	Average time	scale (weeks)
Category	2019-20	2019-20	2018-19
Major developments	2	13.3 Weeks	35.4 Weeks
Local developments (non-householder) Local: less than 2 months Local: more than 2 months	227	7.4 Weeks	8.9 Weeks
	82.8%	6 Weeks	6.5 Weeks
	17.2%	13.7 Weeks	15 Weeks
Householder developments Local: less than 2 months Local: more than 2 months	300	6.1 Weeks	6.9 Weeks
	97.7%	6.0 Weeks	6.5 Weeks
	2.3%	10.3 Weeks	9.7 Weeks
Housing developments Major Local housing developments Local: less than 2 months Local: more than 2 months	1	14 Weeks	60.7 Weeks
	46	8.6 Weeks	9.2 Weeks
	69.6%	5.7 Weeks	6.2 Weeks
	30.4%	15.1 Weeks	12.1 Weeks

	Total number of decisions	Average timescale (weeks)	
Category	2019-20	2019-20	2018-19
Business and industry Major Local business and industry Local: less than 2 months Local: more than 2 months	1 19 89.5% 10.5%	12.6 Weeks 6.8 Weeks 5.8 Weeks 14.9 Weeks	21.9 Weeks 7.7 Weeks 6.2 Weeks 12.1 Weeks
EIA developments	O	-	0
Other consents ¹	142	5.7 Weeks	7 Weeks
Planning/legal agreements ² • Major: average time • Local: average time	0 0 0	- - -	68.3 Weeks 70.5 Weeks 63.8 Weeks

¹ Consents and certificates: Listed buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & & relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

² Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973

Part 5: Official Statistics

B: Decision-making: local reviews and appeals

		Original decision upheld			
Туре	Total number of decisions	2019-20		2018-19	
	2019-20	No.	%	No.	%
Local reviews	1	1	100%	6	66.7%
Appeals to Scottish Ministers	2	2	0%	3	0%

C: Context

Renfrewshire Council Planning consider that the decision making timescales are consistent with the Scottish average. The team have worked together to show an improvement from last year's average timescale performance.

Part 6:

Workforce Information

Workforce information should be a snapshot of the authorities planning staff in position on the 31st of March.

	Tier 1	Tier 2	Tier 3	Tier 4
	Chief Executive	Director	Head of Services	Manager
Head of Planning Services			1	

RTPI Qualified Staff	Headcount	FTE
Development Management	6.5	
Development Planning	4.5	
Enforcement	0	
Specialists	0	
Other (including staff not RTPI eligible)	11	

Staff Age Profile	Headcount
Under 30	6
30-39	5
40-49	7
50 and over	4

Part 6: Workforce Information

Context

The Structure shows how Planning is made up of three areas Development Planning, Placemaking and Development Management. Staff work together across the teams within Planning as well as working with the team in housing.

This approach has been excellent in promoting a culture of continuous improvement across both Planning and Housing staff with each team learning from each other's experience.



Part 7:

Planning Committee Information

The template below allows the information on the number of meetings and site visits during 2017-18 to be recorded in a consistent format, additional guidance on what to include is within the template itself

Committee & Site Visits	Number per year
Full council meetings	8
Planning committees	6
Area committees (where relevant)	-
Committee site visits	3
LRB	1
LRB site visits	0

Planning P 2019 -2020

Page 248 of 408

RENFREWSHIRE COUNCIL

SUMMARY OF PROPOSAL OF APPLICATION NOTICES TO BE PRESENTED TO THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 18/08/2020

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
20/0353/NO	Statkraft UK Ltd	Site 400 metres North West of Sergeantlaw,	Erection of an Energy Management Facility	Α
7 - Paisley Southwest		Gleniffer Road, Paisley	management r demity	
20/0365/NO	WRC Recycling	6 Newmains Avenue, Inchinnan, Renfrew, PA4	Erection of recycling shed, and increase in	В
12 - Erskine and Inchinnan		9RR	facility volume to 75,000 tonnes per annum	

Total Number of Applications to be presented =

2

Printed: 05/08/2020 Page 1 of 1

Reference No. 20/0365/NO



KEY INFORMATION

Ward (7)

Paisley South West

Prospective Applicant Statkraft UK Ltd

RECOMMENDATION

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

Fraser Carlin Head of Planning and Housing Report by Director of Communities, Housing and Planning Services

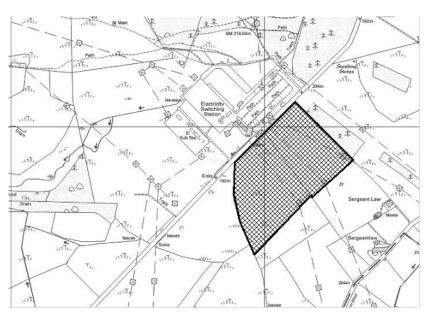
PROSPECTIVE PROPOSAL:

Erection of an Energy Management Facility

LOCATION:

Site 400 metres North West of Sergeantlaw, Gleniffer Road, Paisley

APPLICATION FOR: Statkraft UK Ltd



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as Policy ENV1 – Green Belt.
- Part of the application site falls within the Bardrain Glen, Sergeantlaw Moss & Gleniffer Braes West Site of Importance for Nature Conservation and therefore Policy ENV 2 – Natural Heritage is also an important consideration.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.

Reference No. 20/0365/NO



Site Description and Proposal

The application site comprises open grassland extending approx. 14.5 hectares in area. It slopes uphill from Glennifer Road which bounds the site to the north west. The Neilston Grid Electricity Sub-Station complex is located directly opposite the site.

There is a buffer of mature conifer trees which bound the site to the north east, with rolling open grassland beyond the site boundary to the south east and south west.

The south western edge of the site straddles the boundary of a Site of Importance for Nature Conservation.

The Glennifer Braes Country Park boundary also adjoins the site to the north east and south west.

The proposed development is for an Energy Management Facility. This will comprise of batteries housed in containers, with associated ancillary equipment, fencing and landscaping.

Relevant Site History

None.

Community Consultation

The proposal of application notice has been issued to Elderslie Community Council and Foxbar and Brediland Community Council, as well as Local Ward Councillors.

A report, prepared by the applicant, on the results of the community consultation 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 and any other material considerations:

- (2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;
- (3) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether there are any other environmental considerations that require to be addressed,

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it considers 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 **Public** Ethical Standards in Life 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 Sharon Marklow on 0141 618 7835.

Reference No. 20/0365/NO



KEY INFORMATION

Ward: (12)

Erskine and Inchinnan

Prospective Applicant

WRC Recycling 6 Newmains Avenue Inchinnan PA4 9RR

RECOMMENDATION

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

Fraser Carlin Head of Planning and Housing Report by Director of Communities, Housing and Planning Services

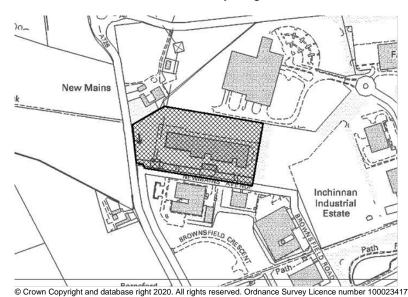
PROSPECTIVE PROPOSAL:

Erection of recycling shed, and increase in facility volume to 75,000 tonnes per annum

LOCATION:

6 Newmains Avenue, Inchinnan, Renfrew, PA4 9RR

APPLICATION FOR: WRC Recycling



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as Policy E1 – Renfrewshire's Economic Investment Locations.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Reference No. 20/0365/PP



Site Description and Proposal

The WRC facility is located within the north western corner of Inchinnan Business Park, a Strategic Economic Investment Location.

The site is approx. 3.4 hectares in area, bound by the A726 Barnsford Road to the west, Newmains Avenue to the south with an industrial facility, with further commercial and industrial facilities to the east and north. The nearest residential properties are on India Drive 450m to the east of the site.

The proposed development is to erect an additional storage shed measuring approx. 32m by 72m. The additional storage shed is associated with the proposed increase in waste from 25,000 tonnes per annum to 75,000 tonnes per annum.

Relevant Site History

14/0328/PP - Use of premises as waste reprocessing and recycling facility. Granted subject to conditions Nov 2014.

16/0026/PP - Removal of lean-to extensions and erection of extension to front of building, alteration to doors and formation of doorways, formation of ramped loading bay, installation of weighbridge, formation of roadway and erection of boundary fence. Granted subject to conditions May 2016.

16/0832/PP - Formation of vehicle wash area, formation of yard, erection of covered external storage areas and erection of concrete walling. Granted subject to conditions Sept 2017.

18/0117/PP - Variation of condition 4 (enclosure and operation of storage bays) of planning permission 16/0832/PP. Granted subject to conditions Jan 2019.

Community Consultation

Notice of the application has been issued to Inchinnan Community Council as well as the Ward Councillors.

A report, prepared by the applicant, on the results of the community consultation 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 and any other material considerations:
- (2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;
- (3) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (4) Whether infrastructure can accept the requirements of the proposed development;
- (5) Whether there are any other environmental considerations that require to be addressed.

Recommendation

That the Board note the key issues identified and advise of any other issues that it considers 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 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 impartiality and keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.

Renfrewshire Council Communities, Housing and Planning Policy Board

Page 254 of 408

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 18/08/2020

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0184/PP	Persimmon Homes Limited	Erskine Bridge Hotel, Erskine Harbour, Erskine,	Erection of residential development	А
12 - Erskine and Inchinnan		PA8 6AN	comprising 246 dwellinghouses and flats, with associated infrastructure, open	
RECOMMENDATION	: GRANT subject to a	a Section 75 Agreement	space and landscaping	

https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DM&folder1_ref=19/0184/PP

19/0843/PP Cairn Hotels Group Land to East of No 1, Erection of hotel with B Marchburn Drive, car parking, access, landscaping and other associated works.

RECOMMENDATION: GRANT subject to conditions

"> DOC_CLASS_CODE=DM&folder1_ref=19/0843/PP>"> DOC_CLASS_CODE=DM&folder1_ref=19/0843/PP=19/0843/PP=19/0843/PP=19/0843/PP=19/0843/PP=19/0844/PP=19/084/PP=19/0

20/0102/PP Mr Campbell Land at Haddockston Formation of C

Estate, West Glen Road, commercial fishery with associated access, parking, modular building and

RECOMMENDATION: GRANT subject to conditions

https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DM&folder1_ref=20/0102/PP

20/0120/PP 3663 Developments 127 Wright Street, Erection of Class 4 D

Ltd Renfrew, PA4 8AN (Business), Class 5

2 - Renfrew South
and Gallowhill (General Industrial) and Class 6 (Storage &

and Gallowhill

Class 6 (Storage & Distribution)
development, with associated access,

parking and landscaping

(in principle).

https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DM&folder1_ref=20/0120/PP

Printed: 10/08/2020 Page 1 of 3

Page 255 of 408

APPN. NO: APPLICANT: LOCATION: PROPOSAL: WARD: Item No. 20/0171/PP Arnold Clark Land at Phoenix Park, Formation of vehicle Ε Linwood Road, Paislev Automobiles Limited delivery and storage 8 - Johnstone South compound with and Flderslie associated works. including boundary fencing. **RECOMMENDATION:** GRANT subject to conditions

https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DM&folder1_ref=20/0171/PP

20/0217/PP JR Construction TA Centre, 76 High Erection of student F

Scotland Ltd Street, Paisley, PA1 2BA accommodation, partial

4 - Paisley

Northwest

demolition of existing
building with façade
retention and
associated external

RECOMMENDATION: GRANT subject to conditions alterations, and erection

of bin store.

ODE=DM&folder1_ref=20/0217/PP

https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH TYPE=1&DOC CLASS C

20/0218/LB JR Construction TA Centre, 76 High Erection of student G

Scotland Ltd Street, Paisley, PA1 2BA accommodation, partial

4 - Paisley

Northwest

demolition of existing
building with façade
retention and

RECOMMENDATION: GRANT subject to conditions associated internal and external alterations (including retrospective emergency stabilisation works), and erection of

bin store.

https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_C_ODE=DM&folder1_ref=20/0218/LB

20/0070/PD

20/0278/PP Manorview Group Bowfield Hotel and Erection of 10 glamping H Country Club, Bowfield pods.

9 - J'stone N, Road, Howwood,
Kilbarchan, H'wood, Johnstone, PA9 1DZ
LochW

RECOMMENDATION: GRANT subject to conditions

https://pad.renfrewshire.gov.uk/northgateim.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DM&folder1_ref=20/0278/PP

Total Number of Applications to be considered = 8

Printed: 10/08/2020 Page 1 of 3

Planning Application: Report of Handling

Reference No. 19/0184/PP



KEY INFORMATION

Ward (12):

Erskine and Inchinnan

Applicant:

Persimmon Homes Ltd 180 Findochty Street Gathamlock Glasgow G33 5EP

Registered:

22 March 2019

RECOMMENDATION

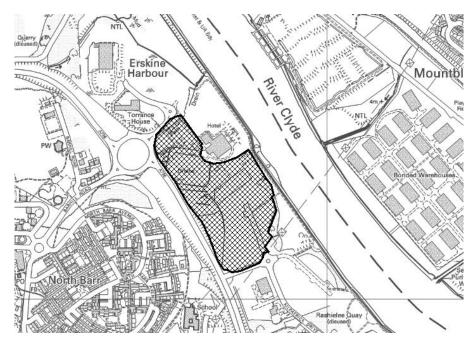
Dispose to Grant

Report by Director of Communities, Housing and Planning Services

PROPOSAL: Erection of residential development comprising 246 houses and flats, with associated infrastructure, open space and landscaping

LOCATION: Erskine Bridge Hotel, Erskine Harbour, Erskine

APPLICATION FOR: Full Planning Permission



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Fraser Carlin Head of Planning and Housing

IDENTIFIED KEY ISSUES

- The proposals accord with Policy E3 Transition Area of the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019).
- The proposal is also in line with Policy P2 Housing Land Supply in the Proposed Renfrewshire Local Development Plan (2019).
- There have been 28 representation, 25 against and 3 in favour of the proposals.
- There were no objections from statutory consultees.
- The layout of the proposed development is acceptable and would provide range of house sizes and types. Connectivity and good access to open space, services and facilities, including schools, has been set out. On balance the impact on flora, fauna and biodiversity is acceptable
- A financial contribution is required to ensure education requirements associated with the development are delivered.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES REPORT OF HANDLING FOR APPLICATION 19/0184/PP

APPLICANT:	Persimmon Homes Limited
SITE ADDRESS:	Erskine Bridge Hotel, Erskine Harbour, Erskine
PROPOSAL:	Erection of residential development comprising 146 dwellinghouses and flats, with associated infrastructure, open space and landscaping
APPLICATION FOR:	Full Planning Permission

NUMBER OF
REPRESENTATIONS AND
SUMMARY OF ISSUES
RAISED:

28 representations have been received, 25 raised objection while 3 expressed support for the development.

The substance of the objections can be summarised as follows:-

1.Loss of local green space, green network and space for play and dog walking.

Response: It is agreed that open green space will be lost should the development proceed. However, the site has been zoned for development for many years through different iterations of Development Plans.

The proposed layout for the residential development includes a range of green/open space elements which will weave through site as well as the surrounding area, these include the creation of a riverside park, three areas of equipped play, a new kick pitch, green buffers around all sides of the site and green fingers which go through the site which will have footpaths connecting to existing paths and open space.

All of these green/open space elements will be safe routes/areas which would be passively overlooked as part of the integral design and layout of the site.

2. Impact on climate change, loss of floodplain, impact from rising flood level in the Clyde, air quality issues due to development.

Response: The impact on climate change is integral to decision making on every development.

This site was included in the Renfrewshire Local Development Plan as an area that supports sustainable growth, fitting into the existing built up area rather than building on Green Belt in

Renfrewshire.

Scottish Planning Policy and the Policies and Guidance set out in the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) state that a layout that supports low carbon design is key to assisting in climate change mitigation.

The applicant has submitted an Energy Statement outlining how the layout, orientation of the homes, the construction and materials used in the build as well as the use of low carbon technology in the residential units have been incorporated into the proposed development and together will contribute towards reducing carbon emissions.

In relation to flooding and impact on the flood plain, the development layout has evolved over a period of time since the first submission of the application. The layout now has been designed to be outwith the flood plain. Both SEPA and Environment and Infrastructure Services (Flooding/Drainage) have no objections to the proposals. A comprehensive Flood Risk Assessment and Drainage Assessment accompanied the application. This information was subsequently updated following the release of up to date National climate change flooding data and was also subject to a comprehensive analysis by SEPA. The development will not have an adverse impact on flooding and drainage at the site.

The Environmental Protection Section has not expressed any concern in relation air quality as a result of the proposed development.

3. There appear to be no plans to increase local infrastructure requirements (medical, schooling, public transport, leisure facilities) to take account of this development. It is not certain that local infrastructure could cope.

Response: The applicant has undertaken a comprehensive assessment of the educational requirements in relation to the proposed development.

The developer will make a financial contribution if there is confirmation that there are educational impacts as a result of the development.

The site is in close proximity to service and facilities in Erskine.

Provision has also been made in the layout to allow buses to go

through the site which will allow the site to be connected to facilities and services.

Connectivity via foot/cycle and public transport from the site will ensure adequate access to services and facilities.

4. There would be a vast increase in traffic using the local road network, junction capacity issues which is already a cause for concern in relation to congestion and pollution.

Response: The site has been designed to ensure that walking, cycling and public transport are integral to the overall layout.

The applicant proposes crossings and upgrades to footways connecting to the site to ensure that the site is well connected by pedestrian links to school, community, commercial and recreational facilities.

The applicant has aimed to ensure that the connections and linkages are in line with the Getting It Right For Every Child approach which accords with the Proposed Renfrewshire Local Development Plan (2019).

The Transport Assessment submitted by the applicant demonstrates that there will be no significant impact on the safe and efficient operation of the local or Trunk Road Network.

Environment and Infrastructure Services (Traffic & Transportation) has no objections to the proposals. The site is in both the current Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as a development site. Transport Scotland have never raised any concerns regarding the development of the site.

As part of the preparation of the Proposed Renfrewshire Local Development Plan (2019) a Renfrewshire wide transport appraisal was undertaken looking at all developments in the Renfrewshire area. It was concluded that adding the current proposal would not have an significant impact and the development could be accommodated within the existing road network.

5. The development will make the junction at Pandamonium worse.

Response: The external works proposed by the applicant to the carriageway of the A726 will allow for the reduction in speed of vehicles travelling up and down the distributor road.

There is to be a reduction in the speed limit on this road as well

as interventions such as the formation of a footway and cycleway alongside the road as well as pedestrian crossings.

The layout of the site has also been designed to provide frontage and passive surveillance over this road.

The inclusion of crossings across the road will also slow the traffic speeds along this section of the A726.

All of these interventions will allow the junction and road layout to work better and safer.

6. The proposed density of the housing represents over development of the site.

Response: The development density is considered appropriate and fits well with surrounding dwellings and the wider area.

The proposed form, layout, design and scale are all commensurate with the character of the surrounding area which is mixed in terms of age, design, materials and size.

There are extensive areas of open space around the development and linkages from the site create permeability through the development and connectivity to the commercial centre, public transport, public amenities, schools and recreational facilities.

7. House should not face onto such a busy main road which would be out of character with the area and pose a safety issue.

Response: The development has been planned to incorporate outward facing dwellings especially along the A726 to afford a residential presence on this road in an attempt to slow traffic.

Such orientation of dwellings also helps to connect the development with the surrounding area and townscape.

8. The homes proposed do not fall within the category of social or low-cost housing both of which are essential for any new build.

Response: The applicant has provided information alongside the application which sets out how this development would achieve the requirements of the policy in the Proposed Renfrewshire Local Development Plan (2019) relative to housing mix and house types including bungalows, terraced and flatted properties which will be available at affordable prices.

9. The proposal would extend development into the existing hotel car park with no alternative provision.

Response: An alternative car park to service the parking requirements for the hotel has been granted planning consent.

10. If the proposed development is granted permission there is potential to adversely affect European Protected Species (EPS) bats, both in the hotel buildings and the wood. There is a badger set present which the Ecological Assessment has failed to identify.

Response: Scottish Natural Heritage (SNH) were consulted on this application regarding potential impacts on the Inner Clyde Special Protection Area (SPA) and Sites of Special Scientific Interest (SSSI).

SNH have no objection with regard to impacts. They considered that the effects on these interests would be temporary and would be acceptable subject to precautionary conditions being imposed.

11. There are two Sites of Importance for Nature Conservation (SINCS) within the proposed development which should be considered carefully, due to the potential loss of significant habitats, uncommon species, wide and varied plants, birds, mammals and invertebrates and a significant loss of biodiversity. The site is enjoyed by many local residents for its wildlife value and development here would contravene the Renfrewshire's own Biodiversity Plan and green network proposals.

Response: The development of the site would result in the loss of Erskine Bridge Hotel Old Wood SINC. A detailed consideration in relation to the two SINCs on this site is contained later in this report.

12. Black whiskey mould from bonded warehouses in West Dunbartonshire may compromise aesthetics of the houses built, as well as turn cars and trees black.

Response: This issue was not raised by any of the statutory consultees. The impact is not a material consideration that can be controlled under Planning Legislation.

In relation to the representations in support of the proposals, the following points were raised:

1.Great boost to the local economy, community and businesses.

Response: It is agreed that a range and choice of new homes

into this area will boost the local area.

2. The development will provide much needed homes for Erskine at a good, affordable price.

Response: It is agreed that a range and choice of homes across Renfrewshire is required to meet the required need and demand for homes in line with the Clydeplan Housing Need and Demand Assessment as well as the housing targets set out in the Renfrewshire Local Housing Strategy and Renfrewshire Local Development Plan.

CONSULTATIONS:

Erskine Community Council - Object to the proposals. An Ecology Assessment of the site was also submitted as part of the information with Erskine Community Council's consultation reply.

Issues raised include lack of social and low-cost housing within the development.

Inadequate local infrastructure including medical, schooling, public transport, leisure and shopping facilities.

Consider there to be a risk to health and safety with housing so close to the river.

Concerned is raised that the application site is an important area of community interest known as a wildlife haven containing flora and fauna of special scientific interest, including badgers and the flower known as Eye Bright.

The proposal will result in the loss of significant habitats, uncommon species, wide and varied plants, birds, mammals and invertebrates would be a significant loss of biodiversity.

They highlight that the site is designated under Policy ENV2 'Natural Heritage, as an SSSI site, within the Proposed Renfrewshire Local Development Plan and that the site is also designated as a SINC.

The Community Council are concerned that there would be risk of whisky black fungus to more properties in proximity to the whisky bonds across the river.

Response: Most of the issues raised by Erskine Community Council have been addressed above apart from the concern raised regarding the safety of future residents given the close proximity of the development to the riverside.

It is considered, although the proposed residential homes are closer to the River Clyde than other homes in Erskine, it is not uncommon for homes to be located beside the river given developments at Renfrew and others along the stretch of the Clyde.

It should also be noted that the Ecological Report provided by the Community Council was a valuable and helpful resource used in considering this application.

Inchinnan Community Council – Object to the application as any further housing in and around the Erskine area would be detrimental to the community and surrounding communities.

In particular the Community Council has concerns with the impact on roads, flooding, environment, school, wildlife, shops and parking.

Until existing infrastructure is improved it would be careless to approve any application for housing in this area.

Response: The issues raised by Inchinnan Community Council have been addressed above.

It shows that both Community Councils are reflecting the concerns raised by others in the communities in and around the Erskine and Inchinnan area.

SEPA - No objection subject to no development within the flood plain and a minimum Finished Flour Level (FFL) of 0.5% Annual Exceedance Probability (AEP), plus climate change and freeboard allowance.

Response: Noted. The layout has been altered by the applicant through detailed discussion with SEPA to take account of the flood plain restrictions.

Scottish Water - No objection.

Response: Noted

Scottish Natural Heritage - No objection and are satisfied that the Inner Clyde European Special Protection Area (SPA) classified to protect its internationally important over wintering population of redshank would not be adversely affected by the proposal.

There is no objection with regard to impacts on the Inner Clyde Site of Special Scientific Interest (SSSI) designated to protect a range of nationally important wintering bird populations and some of the habitat that they use. It is considered that the effects on these interests would be temporary and could be acceptable.

Response: Appropriate safeguarding conditions would be applied to any planning permission granted.

Renfrewshire Council Communities, Housing and Planning Policy Board

Glasgow Airport Authority – No objections subject to a condition regarding the type of landscaping.

Response: Noted. A condition would be applied.

NATS Safeguarding - No objection.

Response: Noted.

West of Scotland Archaeological Service - No objection subject to a condition requiring the submission of an archaeological watching brief.

Response: Noted. An appropriate condition would be applied to any planning permission granted.

RSPB Scotland - Object to the proposal primarily on the basis that it is likely to result in significant effect on the Inner Clyde Special Protection Area (SPA).

Renfrewshire Council is required to carry out an Appropriate Assessment of the effects of the development on the integrity of the SPA.

RSPB state that the information submitted does not enable the Council to conclude beyond reasonable scientific doubt that there will not be an adverse effect on the integrity of the SPA.

It has not been demonstrated that the proposed development will not compromise the integrity of the Inner Clyde SSSI and have serious concerns at the loss of Erskine Hotel Wood Old Wood SINC, which is a mature, broad leaved woodland of local biodiversity value.

RSPB are concerned that the proposed layout represents a missed opportunity to retain open space along the river front and deliver benefits for wildlife and that further consideration to the layout and access arrangements could also reduce disturbance issues.

Response: Scottish Natural Heritage (SNH) were consulted on this application as well as throughout the Development Plan process in the preparation of the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan(2019).

SNH were also notified and asked for input into the Erskine Transition Zone Development Brief, the Erskine Town Centre Action Plan, where this site was also included as a development site adjacent to the Town Centre, as well as being asked to comment on the proposals from the Erskine Charrette.

This site has been identified in various iterations of the Development Plan as a development site. The main

consideration when identifying this site as a development site has been to have significant regard to potential impacts on the Inner Clyde Special Protection Area (SPA) and Sites of Special Scientific Interest(SSSI).

In the preparation of both the Adopted Renfrewshire Local Development Plan, the Proposed Renfrewshire Local Development Plan, Erskine Transition Zone Development Brief and the Erskine Town Centre Action Plan, each plan was subject to a Strategic Environmental Assessment (SEA) and a Habitats Regulations Appraisal (HRA). All documents and assessment of the site for potential development has had the necessary Appropriate Assessments undertaken and assessed by SNH and in the case of the Adopted Renfrewshire Local Development Plan, this has been independently assessed by the Reporter through the Examination of the Adopted Renfrewshire Local Development Plan.

SNH have no objection with regard to impacts on the Inner Clyde Special Protection Area (SPA) and Sites of Special Scientific Interest(SSSI).

With regard to the loss of the Erskine Bridge Hotel Old Wood SINC it is considered that the retention of the Old Lane SINC combined with other woodland to the north and managed grassland to the east would ensure that there is a range of alternative habitats for potentially displaced breeding birds.

Additionally, the parkland along the frontage to the River Clyde would ensure that there is a green link between the retained SINC and Boden Boo to the north.

The Director of Children's Services – It is considered that the development will generate around 20 new pupils St John Bosco. As a minimum an extra classroom would be required. A fuller detailed survey of the school will require to be undertaken to look at the need to provide associated ancillary space.

A financial contribution will require to be agreed once this full detailed assessment at the school has been undertaken.

Response: If accepted, a Section 75 Agreement would be considered to secure the provision of a financial contribution to mitigate for educational impacts directly arising from the development.

Environment and Infrastructure Services (Traffic & Transport) – No objections subject to conditions regarding the connections and off-site works required to ensure the site is enhanced with good connections and linkages to the surrounding areas as well as ensuring that enhancement to the A726 is put in place to provide an attractive and safe environment for existing and new residents.

Response: Noted. Conditions will be attached.

Environment and Infrastructure Services - (Design Services) - No objection in relation to flooding. Satisfied that the assessments provided by the applicant adequately demonstrate that the proposals will not have an impact on drainage or flooding in and around the site.

Sustainable Urban Drainage System require to be integrated in the overall layout and design of the site.

Response: Noted. The Sustainable Urban Drainage System requirements would be subject to a condition of any planning consent granted.

Environmental Protection Section - Consider that the proposal would result in the introduction of a noise sensitive development to an area effected by noise from a nearby road and nearby hotel.

Concern was raised in relation to some of the mitigation measures proposed, essentially in relation to the introduction of non-opening windows in some properties nearest to the hotel.

The light from the adjacent hotel may impact on residential properties and therefore it is recommended that the development is not brought into use until the applicant submits a survey to determine the impact of external lighting/flood lighting and any mitigation which may be required.

Response: Mitigation measures to ensure that the proposed new residents will not be impacted by the hotel functions, has been confirmed by the developer, which would ensure appropriate noise levels within the new homes.

A finalised Noise Impact Assessment demonstrates that the majority of new residential homes would have no impact from the existing hotel. There would be noise exceedance within 4 flats and one dwellinghouse which, although minimal, can still be fully mitigated against by a windows closed scenario with alternative ventilation. Such a mitigation measures are considered acceptable through PAN 11/2011 'Planning and Noise'.

With regard to garden noise from, amongst others, road traffic, the exceedances are slightly greater but could be further mitigated with the use of acoustic barriers. In locations adjacent to roadsides a fence on top of a wall combination and increased planting is required.

Mitigatory measures are proposed and they would be conditioned as part of any consent.

	A condition regarding a survey of the impact from external lighting would also be attached.
PRE-APPLICATION COMMENTS:	Extensive pre-application meetings have taken place over a period of 4 years with various parties representing both the applicant and the owner of the Erskine Bridge Hotel regarding potential development of this site.
	 The main issues discussed was the impact of the development in relation to: The impact on the hotel and car parking; Flooding/Drainage; Walking/cycling/public transport; Internal and external road network; SINC and other natural environment designations as well as biodiversity; Educational requirements; Layout/design/play and open space provision; Range and types of housing.

DESIGN/PLANNING STATEMENT:

It is stated that the design for the site has been developed from a desire to create a development which connects the site and existing residential developments in the local area to the waterfront whilst embracing the design principles of Designing Places and Designing Streets.

The statement considers that the existing and proposed landscaping will enhance the development's setting which is in keeping with the environment.

Response: The detail of the document is adequate for the purpose of assessing the application. It covers all the relevant policy considerations. Provides a site analysis which outlines how this has influenced the layout and design of this site in line with the opportunities and constraints.

It should be noted that the layout has went through several iterations since submission to ensure that all of the design and layout considerations, as outlined by comments received on the application as well as consultation replies, has shaped the final layout.

ACCESS STATEMENT:

The Access Statement outlines that the layout submitted with the application aims to ensure the principles of accessibility and sustainability are integrated into the form and design of the proposals, which caters for differing circumstances and physical abilities and disabilities.

Response: The access to and from the site is to be greatly enhanced through detailed discussions throughout the period of consideration of this application.

Renfrewshire Council Communities, Housing and Planning Policy Board

The applicant was requested to demonstrate how the submission would be in line with Getting It Right for Every Child approach. It is considered that the access to this site has been enhanced through the layout.

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 62 people attended the event and 31 comment cards completed and submitted.

The majority of responses received were objecting to the principle and other effects of the proposal including suitability of the road network, capacity in local schools or doctors surgeries, existing wildlife, the proposal will prevent residents from using the riverside path, known flooding problems at the site, no footpath access, lack of housing choice for older residents, more affordable housing and that the development should include community facilities.

Response: The content of the report meets the requirements set out in statute for a major development.

Energy Statement: This statement outlines that Persimmon Homes support the principle of reducing carbon emissions by reducing energy demand through first approach to the provision of energy efficient housing.

This approach will result in a minimum 17% reduction in carbon emissions for the site as a whole when compared to the 15% reduction sought in Policy I7 of the Local Development Plan.

Response – Content of the report considered to be acceptable and to demonstrate compliance with appropriate policies.

Habitat Regulations Appraisal Screening Report: It is stated that the Inner Clyde Special Protection Area (SPA) qualifies under Article 4.2 of the EC Directive 79/409 on the Conservation of Wild Birds by regularly supporting an internationally important wintering population of redshank.

The Inner Clyde Ramsar Site is recognised as a single ecological unit. Almost the entire Inner Clyde Ramsar Site consists of tidal mudflat with a shoreline of unmanaged seminatural coastal vegetation.

The qualifying species identified are wintering species populations as for the Special Protection Area (SPA).

The report states that the conservation objectives listed for the qualifying species of the Inner Clyde SPA are to avoid

deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.

The Screening Report concludes that the proposed development is located approximately 50m from the Inner Clyde SPA at its nearest point.

This development will not result in significant habitat loss off-site or result in significant increases in potential disturbance of redshank compared with the existing baseline for the area.

It states that the wintering bird surveys carried out in winter 2017/18 did not record usage of any qualifying species (redshank) of the SPA or adjacent habitats within 150m of the proposed development boundary.

The report concludes that the proposed development is unlikely to result in a significant effect upon any Natura 2000 site either alone or in combination.

Response: The conclusion of this report is in line with the extensive work already undertaken by Renfrewshire Council in consultation with SNH through the preparation of Local Development Plans wherein this site is identified as being acceptable in principle for development.

Preliminary Ecological Appraisal: The report states that the Inner River Clyde Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest is located adjacent to the site and is in the main designated for its winter bird interest.

It is stated that the site is not considered to provide habitats typically associated with the species and there is a general lack of significant mudflats in the area around the site that would form core areas for wintering wildfowl, and as such the development is unlikely that there would be significant impact upon the qualifying features of the SPA.

The report outlines that overall, the habitats identified within the site boundary are of low ecological value and their loss would not have a significant impact on local nature conservation. The exception being the area of woodland, particularly semi-natural woodland which is included within a local Site of Importance for Nature conservation (SINC).

It is stated that no evidence of protected species was recorded during the survey, though the occasional presence of badger and otter cannot be totally discounted, and no potential bat roosts were identified within the site of more than negligible potential.

The report accepts that the local bat population may utilise the

site as part of a wider foraging resource, and the River Clyde adjacent to the site is likely a commuting and potential foraging corridor.

The report recommends that a suitable lighting scheme should be designed for the site that should minimise light spill on to areas that are likely to be important for bats and other wildlife, particularly the River Clyde and woodland edges and that any de-vegetation works should be undertaken outwith the nesting bird season.

Response: The detail provided in this assessment was considered through the determination of this application. The statement had been prepared by Cosmopolitan Hotel Ltd following significant discussion with Renfrewshire Council regarding flora, fauna and biodiversity associated with this site.

Officers involved in the detailed and lengthy discussions refute the claims on page 1 of this statement that 'It had been agreed with Renfrewshire Council that the Erskine Bridge Hotel Old Wood SINC will be removed as part of the development proposals.' This is not correct, and it has been acknowledged by all parties that this was not the case.

The applicant subsequently revisited the SINC evaluation and submitted their own updated assessment on both SINC's taking into account the updated SINC assessment that had been undertaken by Renfrewshire Council in 2016.

SINC Assessment (September 2019):— The report states that through the re-assessment of the Hotel Old Wood SINC using updated and historical information it has been shown that even given the presence of additional positive features and better connectivity to other sites, the SINC still does not meet minimum threshold for SINC status under recognised criteria.

The report acknowledges that Renfrewshire Council has recorded the presence of common twayblade within the site, and although a common and widespread species within the UK, the species in the context of Renfrewshire is only known at five or less sites and hence the site is considered to have local significance in terms of species rarity.

By way of mitigation, it is stated that the applicant is willing to transplant the common twayblade to the Old Lane SINC or another location proposed by the Council.

Also noted through recent visits for revaluations of the SINCs was the increased in invasive species in particular in the Hotel Old Wood SINC which had increase to 50% of the shrub layer of the woodland in this SINC, an increase in just three years. The impact of this invasive species is said to be significantly detrimental on the biodiversity of the woodland.

Also noted in the report is that there was no confirmed breeding bird species at the time of the recent site visit.

The report considers that the retention of the Old Lane SINC combined with the other woodland around the site, the provision of a managed grassland and native planting associated with development along with the riverside parkland will ensure that there is a range of alternative habitats for biodiversity.

Response: Although the report has used a particular method for scoring the importance of the site as a SINC, it is can only provide an indication of what the author of the report has found on the site and an interpretation of the authors particular conclusions.

The report is adequate to provide information on the SINC, the species which are present and an indication as to how these species could be catered for elsewhere.

All documents have been considered and assessed by both Statutory Consultee, other consultees, local experts and Renfrewshire Council and this analysis is outlined in detail later in the report.

Flood Risk Assessment: The River Clyde at the site is tidally dominated and tidal waters are shown to encroach on the southern section of the site.

The layout has been altered to ensure that the site is outwith the flood plain and outwith any potential impact from flooding.

Response: The proposals put forward are to the satisfaction of SEPA and Renfrewshire Council's Environment and Infrastructure Services (Design Services) through consultation.

Drainage Strategy: The development will be limited to and outwith the 1 in 200-year flood extent and the extent of the development dictated by the flood contours established as part of the Flood Risk Assessment, in line with SEPA guidance and Scottish Planning Policy.

Response: The proposals put forward are to the satisfaction of SEPA and Renfrewshire Council's Environment and Infrastructure Services (Design Services) through consultation.

Transportation Assessment: The assessment highlights how the development is integrated into existing and planned networks for pedestrians, cyclists and public transport in accordance with Government policy and that there is appropriate access to sustainable transport networks within the vicinity of the site in accordance with local transport strategy aims.

The development layout is designed in accordance with the Designing Streets Policy which is intended to enhance the environment for pedestrians and cyclists and mitigate against the private car dominating the development.

Response: The provisions proposed, and conclusions submitted are to the satisfaction of Environment and Infrastructure Services (Roads/Traffic) through consultation.

Supporting Statement – Affordable Homes: In line with the Proposed Renfrewshire Local Development Plan, the developer considers that the proposal satisfies Policy P3 – Housing Mix and Affordable Housing through the mix of housing types proposed which include meeting the needs of housing for older people and less able residents along with starter homes and smaller units.

The development will include bungalows and terraced properties which will be £130,000 or less with assisted schemes such as Help to Buy. 33% of the new homes would be less than the average house prices in North Renfrewshire.

Response: The statement provides justification in relation to compliance with Policy P3 - Housing Mix and Affordable Housing of the Proposed Renfrewshire Local Development Plan (2019).

LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS

<u>Development Plan - Adopted Renfrewshire Local Development</u> Plan 2014

Policy E3: Transition Areas

Policy ES. Transition Aleas
Policy ENV 2: Natural Heritage
Policy P8: Open Spaces

Policy I1: Connecting Places
Policy I5: Flooding and Drainage

New Development Supplementary Guidance 2014

Places Development Criteria

Infrastructure Development Criteria

Trees, Woodland and Forestry

Contaminated Land Flooding and Drainage

Proposed Renfrewshire Local Development Plan 2019

Policy E3: Transition Areas

Policy P3: Housing Mix and Affordable Housing

Policy P5: Green/Blue Network

Policy P6: Open Space

Policy ENV 2: Natural Heritage

Policy I1: Connecting Places

Policy I3: Flooding and Drainage

Policy I4: Renewable and Low Carbon Energy Developments

Proposed New Development Supplementary Guidance

Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land
Material considerations Renfrewshire's Places Residential Design Guide March 2015.

PLANNING HISTORY	18/0176/NO – Erection of residential development, associated infrastructure and landscaping. Accepted July 2018.
	18/0270/EO – Request for screening opinion on need for Environmental Impact Assessment for erection of residential development. EIA not required April 2018.
DESCRIPTION	The site is located on the southern side of the River Clyde on the northern edge of Erskine within the grounds and adjacent to the Erskine Bridge Hotel and spa.
	The existing hotel car park would form part of the application site and an alternative car parking area which has been used previously by the hotel, which is within the grounds of the hotel would be commissioned to accommodate sufficient parking needs for the hotel.
	The site extends to approximately 7.8 hectares and generally slopes downwards from the western boundary to the east towards the River Clyde.
	The majority of the site comprises of grassland, trees, some hardstanding and part of the existing hotel car park. There is an overhead electricity pylon that traverses the south eastern corner of the site.
	Planning permission is sought for a residential development of 246 dwellings and flats incorporating pedestrian and cycling links, amenity space, play facilities and a riverside park as well as vehicular access capable of accommodating buses.
	Vehicular access to the development would be via the north western arm of the Barholm roundabout and from Kilpatrick Drive to the south. Whilst both roads link to the A726, which borders the site to the west, Kilpatrick Drive provides a direct route to Erskine Town Centre.
	Although most of the site comprises scrub land, grassland and wooded areas designated within the Adopted Renfrewshire

Local Development Plan as a Transition Area, there are two local Sites of Importance for Nature conservation (SINCs) the Hotel Old Wood SINC, located on the north west of the site and the Old Lane SINC to the south east of the site.

The Erskine Old Lane SINC is located immediately to the east of the application site between the site and the River Clyde walkway and although outwith the application site is within the ownership of the applicant.

Adjoining the site to the east is the Inner Clyde Special Protection Area (SPA), Ramsar Site and Site of Special Scientific Interest (SSSI).

Barrhill Plantation and Boden Boo SINC are within 1km to the north and Rashielee Strip is about 450m to the south.

The site is located 0.95km from Bargarran and St John Bosco Primary Schools and nursery facilities, 1.6km from Park Mains High School and 7.1 km from Trinity High School. Erskine Town Centre is located to the south of the site and connected to it by footways.

The development comprises of 1.5 to 2.5 storey houses and 3-4 storey flats.

The development would incorporate a Riverfront Amenity Parkland on its eastern edge adjacent to the River Clyde through the creation of paths, planting, maintenance and informal recreational facilities and there would be 3 equipped play areas throughout the site.

ASSESSMENT

The application site is identified in the Adopted Renfrewshire Local Development Plan (2014) and of the Proposed Renfrewshire Local Development Plan (2019) under Policy E3 - Transition Area.

Both policies state that this area can support a mix of uses and development proposals should be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area including adverse effect on the integrity of any Natura 2000 sites.

Figure 9 of the Adopted Renfrewshire Local Development Plan and Figure 2 of the Proposed Renfrewshire Local Development Plan indicate appropriate uses to include residential development.

The principle of residential development on the site is accepted and in line with the Development Plan.

With regard to the detailed design, layout and access arrangements, the proposal requires to be assessed against

Renfrewshire Council Communities, Housing and Planning Policy Board

Page 19

the approved guidance set out and is considered as follows:

Residential Amenity – the proposal adopts the place qualities that are set out in the Renfrewshire Local Development Plan Supplementary Guidance and the Council's own Residential Design Guidance.

The proposal sets out a residential layout which respects privacy, provides a good outlook to all side of the site, with appropriate garden sizes.

The layout is considered acceptable in achieving a good level of amenity for each dwelling, ensuring the creation of a safe and pleasing environment.

There are extensive areas of open space around the development and linkages from the site create permeability through the development and connectivity to the commercial centre, public transport, public amenities, schools and recreational facilities.

Although there is a change in levels between the application site and the adjacent A726 to the west, design, positioning and landscaping has enabled an attractive environment and a street scene to be created.

The site benefits from a degree of enclosure provided by wooded boundary treatments to the sides (north, the east and the west) which would be augmented through additional landscaping to be implemented by the applicant.

House types are varied in their layout, roof form, orientation and finishing materials.

Street and Surface Finishes – Traffic calming measures including varying road widths, and changes in road material have been utilised. These would aid to reduce driver speed and create a safe residential environment.

Road/Cycle/Pedestrians Network and access to Amenity Spaces – Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists.

Active travel routes would be adequately overlooked in line with the requirement of the Places Development Criteria set out in the Proposed Renfrewshire Local Development Plan Supplementary Guidance.

Access to the site for vehicles would be taken as per the existing road network from the A726 via roundabout access slip roads to both the north and south of the site with upgrading to be undertaken as necessary.

Sufficient visitor parking would also be provided and adequately distributed throughout the site.

Design, Plot Configuration and Finishing Materials - At the site entrances, and along the internal access roads, properties adequately address both the pedestrian and road network.

In terms of density and form the units proposed vary from bungalows to four storey flats which is acceptable and respects the form of the general surrounding area.

Boundaries and Open Space - Within the application site itself, it is proposed to create a number of areas of open space and play space.

Soft boundary treatments (hedging and shrubbery) are to feature within the development, with fencing locations to create plot definition to be confirmed as a condition of any consent granted.

Flooding/Drainage - Policy I5 (Adopted and Proposed Renfrewshire Local Development Plans), The applicant has submitted comprehensive Flood Risk Assessments and Drainage Assessments which have been analysed and considered acceptable, both by SEPA and Environment and Infrastructure Services (Design Services).

Scottish Water have confirmed that they have no objections to the proposal subject to a suitable connection to their infrastructure.

Active Travel & Transportation - The proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements.

Environmental and Infrastructure Services (Roads) is satisfied that the proposal meets the relevant parking, access and traffic requirements and has no objection to the proposal subject to a condition requiring the provision of footpath linkages.

Environmental Considerations - In terms of the Supplementary Guidance relative to contamination, the Environmental Protection Section has no objection to the proposals.

With regard to potential noise associated with the Erskine Bridge Hotel and the A726, a Noise Impact Assessment submitted in support of the application has demonstrated that appropriate measures can be employed to mitigate noise impact to an acceptable level.

Natural Heritage - Policy ENV2 Natural Heritage of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) sets

out that sites require to be protected for their nature conservation and considers that development proposals should not affect their integrity.

In this regard, the application site contains one Site of Interest for Nature Conservation, the Erskine Hotel Old Wood SINC located within the north western section of the site adjacent to Erskine Bridge Hotel and within the ownership of the applicant.

The Erskine Hotel Old Wood SINC will form part of the developable land.

The Old Lane SINC would be retained, protected and enhanced as part of the development through the recreational strategy for the site which includes the creation of a riverside park.

In considering the potential loss of the Erskine Hotel Old Wood SINC as part of the proposals, it is considered that the entire Erskine Riverfront site has been zoned for development through a commercial designation through successive Development Plans.

It also has to be recognised that the Erskine Bridge Hotel Old Wood SINC has retained its nature conservation designation throughout.

Both SINCs were surveyed by Renfrewshire Council in 2016, given the potential for development on this site. Through analysis and review of the SINCs it was recommended that both SINC designations be retained as the sites remain locally important for biodiversity.

This continuation of the SINC designation can be seen in the proposal maps for the Proposed Renfrewshire Local Development Plan (2019).

This analysis is challenged by the applicant's consultants suggesting that the woodland is of a common type and although contributes to biodiversity in the local context, the effects of development on the wider area would be temporary.

The SINC assessment of Renfrewshire Council has also been challenged in relation to the methodology used to undertake the assessment. In particular as the Council does not have a single system to measure and monitor conditions of sites as well as assess and score SINCs.

The point raised about the methodology Renfrewshire Council's SINC assessment is considered to be correct, however the analysis by Renfrewshire Council has been undertaken through extensive local knowledge of the site which has been backed up by local expertise and knowledge.

It is accepted that through poor maintenance, this site has become overgrown, inaccessible and 50% of the site has a significant invasive species issue.

The recent survey carried out on behalf of the applicant also seen a reduction in breeding birds.

Should it be accepted that the Erskine Bridge Hotel Old Wood SINC be removed through the development of the site there requires to be significant compensatory measures put forward by the applicant to enhance the local biodiversity, flora and fauna in the surrounding area.

In addition, public access to the remaining sites require to be improved through better and safer pedestrian linkages made possible through the application proposal, benefiting both the existing and future community.

It is considered that the proposal does not fully comply with the aims of Policy ENV2 and associated Supplementary Guidance, however on balance, should the applicant significantly compensate for the loss of the Erskine Bridge Hotel Old Wood SINC through translocation of species and significant compensatory planting, then this is considered acceptable.

Open Space - Policy P8 Open Space of the Adopted Renfrewshire Local Development Plan and P6 Open Space of the Proposed Renfrewshire Local Development Plan states that the Council will support the protection of open space, recreational provision and amenity space from development unless it can be demonstrated that its loss, or replacement with alternative provision in a sustainable and accessible location is acceptable and in accordance with the criteria set out in the New Development Supplementary Guidance.

The application proposal would incorporate a Riverfront Amenity Parkland on the eastern edge of the site adjacent to the River Clyde which together with improved planting and maintenance and a network of paths through the area would ensure improved accessibility and the relationship created by the proposed housing would introduce an element of surveillance which would improve the perception of safety on the River Walkway. The proposal also incorporates three equip play areas and green fingers of open space that spread throughout the site.

The proposal complies with Policy P8 of the Adopted Renfrewshire Local Development Plan.

The proposal would be in line with both the Adopted Renfrewshire Local Development Plan and the Proposed Renfrewshire Local Development Plan.

Proposed Local Development Plan 2019

Housing Requirements - Policy P3 Housing Mix and Affordable Housing and the associated Supplementary Guidance states that development proposals which provide a mix of housing types and tenures to meet the current and future housing needs and support sustainable mixed communities will be supported.

It considers that proposals should demonstrate how they meet local housing need and demand including housing for older people and less able residents, along with the delivery of starter homes and smaller units.

This site forms part of the housing land supply for Renfrewshire and is required to meet housing need and demand in the short to medium term for Renfrewshire.

In a detailed analysis and assessment of the type and tenure of homes required for the Renfrewshire Local Housing Strategy, North Renfrewshire (Erskine and Bishopton) was seen as an area where people needed starter homes for those trying to get onto the property ladder.

What has been proposed by the applicant is starter homes, family homes and homes for an aging population, which is in line with both the Renfrewshire Local Housing Strategy outcomes and the required housing mix as set out in the Proposed Renfrewshire Local Development Plan.

In line with Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan, affordable housing provision can be across a range of tenures including low cost housing without subsidy. 33% of the site is therefore considered to be within this definition. This is therefore more than the provision set out in the Development Plan which states up to 25% of the site should consist of an affordable product.

Statements from the developer set out how this development would achieve the requirements of Policy P3 - Housing Mix and Affordable Housing with a mix of housing types including bungalows, terraced and flatted properties which will be available at affordable prices when compared to the average house price in North Renfrewshire (Erskine/Bishopton Area). The developer sets out figures and statistics to demonstrate the 33% affordable homes that would be delivered on the site.

In assessing the applicant's approach to delivering affordable homes, this is an option that is supported by both Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan Policy P3 – Housing Mix and Affordable Housing.

It is noted that objections from the community including Erskine

Community Council have raised the point that the applicant has not included social rented homes.

It is considered although there is waiting list for Bridgewater Housing Association homes both the Housing Association with assistance from Renfrewshire Council is considering alternative sites for a new supply of affordable homes that will be supported by Scottish Government Strategic Housing Investment Programme finances.

In this case, the developer is financing all of the private and affordable provision on site.

The proposal complies with Policy P3 of the Proposed Renfrewshire Local Development Plan (2019).

Policy I4 'Renewable and Low Carbon Developments' and the associated Supplementary Guidance requires all major proposals to consider the feasibility of meeting the development's heat and demand through a district heating network or other low carbon alternatives.

There are no district heating networks which could be utilised as part of the proposal or opportunities to provide for heat demand through the creation of such a facility. The applicant did investigate this as part of the development proposal.

The statement submitted in support of the application has confirmed that all new dwellings would have solar panels resulting in an overall reduction of 128 tonnes of carbon dioxide annually through the proposed fabric first approach to construction.

This equates to a 17% of reduction in carbon emissions for the site as a whole.

Developer Contribution/Education Requirements – Throughout the pre-application and planning application process there has been ongoing discussion between Renfrewshire Council and the developer regarding the education requirements linked to this development. Through the passage of time, these requirements have changed with changes to school rolls, consideration of the Early Years Programme, etc.

The developer undertook a comprehensive analysis of the catchment area for schools associated with this development. This analysis has been considered by Renfrewshire Council's Children Services. There was a realisation that the Council also required to undertake some analysis, particular after the impact of the COVID19 Pandemic and school rolls for the new school year.

The developer has confirmed that they are willing to pay a

	contribution to ensure education requirements are in place and will continue to work with the Council to ensure that these adequately reflect the potential number of school children expected to be generated by this development. Conclusion In summary, it is considered that the proposal would be in a
	sustainable location within an area allocated for development in the Adopted and Proposed Renfrewshire Local Development Plan. It would deliver a well-designed housing site within an attractive setting close to recreational and other amenities.
	It is therefore recommended that members dispose to grant the application subject to the successful conclusion of a Section 75 Legal Obligation to secure the provision of a financial contribution to mitigate potential educational impact directly arising from the development.
RECOMMENDATION	Dispose to Grant subject to a Section 75 Agreement.

Reason for Decision

A Section 75 Agreement requires to be concluded to secure financial contributions or delivery mechanisms in relation to education provision requirements.

Conditions

- Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority:
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remediation works are recommended therein
 - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, all prepared in accordance with current authoritative guidance.

Reason: To ensure that the site will be made suitable for its proposed use.

- 2 Prior to occupation of any unit, the developer shall submit for the written approval of the Planning Authority:
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

That prior to the commencement of any development works within 150m of the SSSI boundary and in consultation with a suitably qualified ornithologist, details of proposals to ensure that disturbance to the wintering bird population during construction can be discounted shall be submitted for the written approval of the Planning Authority in consultation with SNH. Such proposals should include as a minimum standard visual screening such that the site operatives are not visible to birds feeding within the SSSI and measures for acoustic screening adequate to ensure that noise levels experience by birds utilising the SSSI during construction (e.g. from any piling etc.) do not exceed those to which they are currently habituated.

Reason: To protect the population of wintering birds and to prevent their displacement.

That prior to the occupation of any dwelling hereby approved, the developer shall ensure the installation of signage highlighting the national importance of the adjacent intertidal habitat to migratory birds and therefore requesting that dog walkers in the area keep their dogs on the lead during the wintering months of September to March inclusive, to the satisfaction of the Planning Authority.

Reason: To ensure the appropriate protection of 'over wintering' birds.

That the development shall be implemented in accordance with the mitigation measures outlined in the REC Noise Impact Assessment Erskine Bridge Hotel, dated 20th September 2019, Ref AC 107560IRZ, prior to the occupation of any of the houses hereby approved.

Reason: In the interests of residential amenity and to mitigate internal noise levels at night from external sources.

That before development starts, full details of the design and location of the acoustic fences required under condition 6 above to be erected on the site shall be submitted to, and approved by, the planning Authority. The details thereafter agreed shall be implemented on site in the approved manner prior to the occupation of the houses on plots 14 to 18; 19,20 and 23; 60; and 122 to 125 inclusive.

Reason: In the interests of residential amenity and to mitigate internal noise levels at night from external sources.

That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Details must comply with Advice Note 3 'Potential Bird hazards from Amenity Landscaping & Building Design' (available at

www.aoa.org.uk/publications/safeguarding.asp).

Reason: In the interests of the visual amenity of the area.

That prior to occupation of the last twenty dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 8 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of conditions 10 above, shall be erected;

Reason: To safeguard the amenity of future residents.

That the drainage arrangements including SUDS shall be implemented in accordance with the details contained within the Flood Risk Assessment by AECOM dated March 2019 and the Drainage Strategy Report by AECOM dated February 2018 and illustrated in the following drawings; PWEB-PDL-01(A);PWEB-PDL-02(A);PWEB-PDL-03(A);PWEB-PDL-04(A);PWEB-PDL-05(A);PWEB-EW-01(A) & PWEB-EW-02(A) and shall comply with the Councils approved guidance on Drainage Impact Assessments. The drainage arrangements shall be formed and be fully operational prior to the occupation of the dwellinghouses hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

- That prior to the commencement of development, full details of a soft and water landscaping scheme which must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:
 - Any Earth Works

- Grassed Areas
- Details of any water features
- The species, number and spacing if trees and shrubs
- Drainage details including SUDs which shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDs).

No subsequent alterations to the approved landscaping or SUDS scheme shall take place unless submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

Prior to the development commencing, the developer shall secure the implementation of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

- That before development commences, the developer is required to undertake a survey to determine the impact of external lighting/floodlighting from the existing Erskine Bridge Hotel grounds and car parks. The survey should use the principles set out in British Standard BS EN 12193:2007 Light and Lighting Sports Lighting, or a method agreed by the Planning Authority. The survey shall be submitted to and approved by the Planning Authority and shall include details of:
 - A description of the lighting units including height, type, shape and luminous flux;
 - The luminance levels, both horizontal and vertical, on the illuminated share
 of the site to demonstrate that obtrusive light and glare does not adversely
 affect residential properties;
 - The direction and aiming angle of each light/floodlight and the upward waste light ratio for each light;
 - The Environmental Zone, as defined in the Institution of Lighting Engineers Publication – Guidance Notes for the Reduction of Obtrusive Light, within which the site falls.

It is recommended that where mitigation is required to prevent loss of amenity for the proposed development arising from the lighting, this is fully implemented prior to any of the proposed residential properties being occupied, unless otherwise agreed by the Planning Authority.

Reason: In the interests of residential amenity.

That before development commences, the developer is required to submit a scheme which details the methodology and aftercare of the translocation of the common twayblade from the Old Hotel Wood SINC to the Old Lane SINC in

accordance with the SINC Assessment (September 2019, by IKM Consulting). In addition to the above, and prior to the commencement of development, the developer shall submit a statement, for the written approval of the Planning Authority, to detail the compensatory planting that is proposed and will be implemented at the Old Hotel Wood SINC. A timetable for the translocation of the common twayblade and the compensatory planting the Old Lane SINC will also require to be submitted by the developer and thereafter implemented in line with the approved details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

That prior to the commencement of development on site full details of the signalised pedestrian and cycle crossings on the A726 shall be submitted for the written approval of the Planning Authority. The details thereafter agreed shall be fully implemented on site in the approved manner prior to the occupation of any residential unit hereby approved.

Reason: In the interests of pedestrian and traffic safety.

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0843/PP



KEY INFORMATION

Ward (4):

Paisley Northwest

Applicant:

Cairns Hotels Group 31- 40 West Parade Newcastle upon Tyne NE4 7LB

Registered:

6 January 2020

RECOMMENDATION

Grant subject to conditions

Fraser Carlin Head of Planning and Housing Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of hotel with car parking, access, landscaping and other associated works

LOCATION: Land to East of No 1, Marchburn Drive, Glasgow Airport, Paisley

APPLICATION FOR: Full Planning Permission



IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted Renfrewshire Local Development Plan (2014) and are consistent with Policies E1 'Local Investment Areas and E2 'Glasgow Airport investment Zone'. The proposals also accord with Policies E1: 'Renfrewshire's Economic Investment Locations' and E5: 'Glasgow Airport' of the Proposed Local Development Plan (2019).
- Two letters of objection have been received.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposal involves the development of a vacant, brownfield site to erect a new hotel to serve the recognised need for visitor accommodation facilities in Renfrewshire and at Glasgow Airport.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES REPORT OF HANDLING FOR APPLICATION 19/0843/PP

AGENT:	Iceni Projects Ltd
APPLICANT:	Cairns Hotels Group
SITE ADDRESS:	Land to East of No 1, Marchburn Drive, Glasgow Airport, Paisley
PROPOSAL:	Erection of hotel with car parking, access, landscaping and other associated works.
APPLICATION FOR:	Planning Permission Full

NUMBER OF
REPRESENTATIONS AND
SUMMARY OF ISSUES:

Two letters of objection have been received, the substance of which can be summarised as follows:-

1. The height of the proposed hotel is not in keeping with surrounding buildings which range from single storey in some cases.

Response – The design of the hotel has been altered significantly during the assessment process to reduce the height adjacent to residential development. The scale and bulk of the proposed hotel building is now on the opposite side of the site which is closer to the existing hotel building.

2. There are no trees existing along the boundary with all of the neighbouring dwellings.

Response – Noted from site visit. A landscape scheme is proposed as part of the proposal.

3. Overshadowing appears to be significant from the applicant's supporting information and would have a detrimental impact on solar panels too.

Response – Following discussions with the applicant during the assessment process and taking into consideration the comments of the objectors, the height of the building proposed was reduced to address these concerns.

4. The positioning of windows would overlook domestic properties.

Response – Alterations to the building design and window positionings from the original plans have ensured the potential for overlooking has been addressed.

5. The positioning of the drop off area would create disturbance

to residential properties.

Response – Changes to the overall layout has ensured that the drop off and servicing of the hotel will be at the opposite side from the existing residential properties.

6. The proposals will result in a loss of light to gardens.

Response – The reduction in scale of the development adjacent to existing residential properties has addressed this concern and impact.

7. Displacement of wildlife (vermin) will result, which may seek refuge in neighbouring properties.

Response – Noted, however this would require to be referred to Environmental Protection Section should an incident occur as this is not a material planning consideration.

8. Will have an adverse affect on the value of property.

Response – This is not a material planning consideration in the assessment of proposals.

CONSULTATIONS:

Transport Scotland - No objections.

Response – Noted.

Glasgow Airport Safeguarding – No objections, subject to the submission of a Bird Hazard Management Plan.

Response - Noted.

NATS - No objections.

Response – Noted.

SEPA - No objections.

Response – Noted.

Scottish Water - No objections.

Response – Noted.

Health and Safety Executive - Do not advise against.

Response – Noted.

Director of Environment and Infrastructure (Roads Traffic)

– No objections.

Response – Noted.

Director of Environment and Infrastructure (Design Services) - No objections.

Response – Noted.

Environmental Protection Section – No objections, subject to conditions relating to the submission of a site investigation report, remediation strategy and verification report and that illumination and noise be restricted.

Response – Noted.

SUPPORTING STATEMENTS

Pre-Application Consultation Report - The applicant submitted a proposal of application notice (19/0607/NO) to the Council on 11 September 2019, given this is a major planning application.

A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.

The report provides an overview of all pre-application consultations which were undertaken, including details of the pre-application consultation event held on 8 October 2019.

The public consultation event was held at the Courtyard by Marriott Hotel, adjacent to the site, with Paisley North West Local Members and Community Councils and local residents invited.

The event was also open to all other interested parties and was advertised in the local press.

The summary provided by the applicant's agents states that 5 people attended the event. No adverse comments were made in relation to the development by those attending the event.

Response

The content of this report meets the requirements set out in statute for a major development.

Planning Statement – The supporting statement by the applicant highlights that the proposal involves the development of a vacant site to erect a new hotel to serve the recognised need for new visitor accommodation facilities in Renfrewshire.

In terms of the principle of development, it is considered that the location would be sustainable and in close proximity of Glasgow Airport, with the nature of the development complementing the existing character of the area.

The design, massing, access and parking arrangements for the proposed development are also considered. The applicant states that the proposal has been designed carefully to fit with the site taking into consideration planning policy and the existing context of the surrounding buildings.

Response

It is considered that the occupancy rates for hotels at this location and requirement to augment existing provision demonstrate a need for additional hotel accommodation at this location.

Preliminary Ecological Appraisal - A Preliminary Ecological Appraisal has been undertaken as there are two statutory designated sites within 2 km of the application site boundary.

The appraisal finds no suitable habitats for Badgers or evidence of Bats within the site. Nesting birds could be attracted by potential habitat and no records were found of reptiles within 1km of the site.

Response

Noted and relevant legislation to be adhered to should consent be issued. In relation to the nesting birds, any works will require to be undertaken outside bird nesting season.

Phase One Geo-Environmental Desk Study - The Phase One Desk Study provides an initial analysis of the ground conditions of the site and makes recommendations for the secondary investigation works as a result.

Response

Details provide an acceptable basis for the secondary investigation works required to provide a detailed site investigation report for the development site.

Noise Assessment - A noise assessment has been provided which considers potential impact from aircraft and road traffic noise on the proposed development as well as from the fixed plant associated with the proposed use on surrounding residential development.

Following assessment, it has been concluded that the use of suitably glazed windows and the use of mechanically ventilated systems would ensure no impact from surrounding uses on the proposed development.

Response

Following consultation with Environmental Protection Section it is agreed that the terms of this report are satisfactory to allow the continued assessment of the proposals.

Flood Risk Assessment and Drainage Impact Assessment - The Drainage Impact Assessment advises that should relevant recommendations as outlined within the report, be implemented the proposed development would not be at an unacceptable risk from flooding, will not increase the risk of flooding elsewhere and can be drained in a manner to meet the requirements of all relevant authorities.

Response

In consultation with the Director of Environment and Infrastructure (Design Services) the Flood Risk and Drainage Impact Assessment proposals are confirmed as adequate and are integral to submitted documents.

Design and Access Statement - The Design and Access Statement provides a context to the site and application and considers the applicant's approach to the design of the building, it's scale in response to the surrounding area and the use of materials.

The site is located within close proximity to Glasgow Airport, The Airport can be reached from the site by a 10 minute walk along a sign-posted, pedestrian route. There is also an existing shuttle bus service. Public transport accessibility to the site is also good, with bus stops located in the vicinity.

Response

The detail of this document is considered to be adequate for the purposes of assessing the application.

Transportation Statement - The Transportation Statement provided assesses the potential for minimising private car usage by promoting the use of sustainable transportation modes.

Whilst it is acknowledged that the distance from the nearest bus stop is in excess of 400mm, the applicant considers that this is unlikely to deter users of the proposed hotel from utilising this service if necessary.

Pedestrian linkages to the airport are also already in place for the use of adjacent hotel customers.

The document also considers that a low volume of created trips would be expected as a result of the development having an insignificant impact on the local road network.

Response

In consultation with the Director of Environment and Infrastructure (Roads Traffic) the proposals are found to be in accordance with the relevant Roads policies and standards.

DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS

Adopted Renfrewshire Local Development Plan 2014

Policy E1: Local Investment Area

Policy E2: Glasgow Airport Investment Zone

Policy E4: Tourism

Policy I1: Connecting Places
Policy I5: Flooding and Drainage

New Development Supplementary Guidance 2014

Delivering the Economic Strategy: Economic Development Criteria; Local Industrial Areas; Airport; and Tourism

Delivering the Infrastructure Strategy: Connecting Places and

Flooding and Drainage

	Proposed Renfrewshire Local Development Plan 2019 Policy E1: Renfrewshire's Economic Investment Locations Policy E4: Tourism Policy E5: Glasgow Airport Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I5: Waste Management
	New Development Supplementary Guidance 2019 Delivering the Economic Strategy: Economic Investment Locations; Glasgow Airport; and Tourism Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise; Air Quality; and Contaminated Land
PLANNING HISTORY	06/0250/PP – Formation of vehicular access to site from existing roundabout. Granted subject to conditions July 2006.
	11/0265/PP – Renewal of consent 06/0250/PP for formation of vehicular access to site from roundabout for a further 3 years. Granted subject to conditions July 2011.
	14/0270/PP – Renewal of consent 11/0265/PP for formation of vehicular access to site from roundabout. Granted subject to conditions June 2014.
	17/0292/PP – Formation of vehicular access to site (renewal of planning permission 14/0270/PP). Granted subject to conditions June 2017.
	19/0607/NO - Erection of hotel with car parking, access, landscaping and other associated works. Accepted September 2019.
DESCRIPTION	Planning permission is sought for the erection hotel at Marchburn Drive, Paisley.
	The proposed building would incorporate 181 guestrooms with public areas, as well as a gym and public bar.
	Fifty eight parking spaces would also be created by the development (including 3 disabled).
	The proposed development would be located to the east of the Travelodge Glasgow Airport, with the Courtyard by Marriott to the north west. Loganair lies to the north, with commercial uses to the north east and residential development to the south and south east, with access taken directly off Marchburn Drive.
	The building footprint itself would be located to the southernmost and western sections of the site, with parking provision to the frontage. Guestrooms would be located on the upper floors with the ground floor encompassing a kitchen area, storage facilities, main reception, gym and changing facilities,

toilets and plant space.

The building itself would have an overall footprint of 6481 sq m and would reach a maximum height of 21.5m (5 storey element) and 11.1m (3 storey element closest to residential properties).

Finishing materials proposed include brick cladding, buff coloured facing brick, fibre cement, glazing panels, aluminium louvres and aluminium frame windows.

COMMENTS

Adopted Renfrewshire Local Development Plan 2014
The proposal site is covered by Policy E1 of the Adopted Renfrewshire Local Development Plan.

This policy seeks to promote Local Business and Industrial Areas for the development of Class 4 - Business, Class 5 - General Industry, Class 6 - Storage and Distribution, and ancillary service provision.

Policy E2 is also applicable and relates to the areas surrounding Glasgow Airport specifically (such as this site), as key locations which will support economic growth and the operational requirements of the airport.

In this case the applicant has identified a requirement in the market for additional hotel accommodation to assist the operational requirements of the Airport and continue to promote it as one of the UK's top 10 airports for passenger and aircraft movements.

Given the location of the site, between two existing hotel buildings, it's proximity to the terminal building and the compatibility of the proposal with Policy E2 of the Adopted Local Development Plan, it is considered that the principle of development of this nature is acceptable.

In terms of Policy E4 relating to tourism, specific development criteria is identified within the Delivering the Economic Strategy of the New Development Supplementary Guidance. The criteria to be assessed, is as follows:-

Make a contribution to the local economy with a social and/or cultural benefit to the area;

The proposals would see employment creation, both through the construction phase and the continued operation of the hotel complex itself, which would include bar facilities contributing to social benefit as well as economic.

It does not result in a significant impact on visual amenity and local landscape character;

Given the alterations to the design and massing of the proposed hotel and its location it is not considered that it would have a significant impact on visual amenity or local landscape character to the detriment of the wider area.

The development can demonstrate a site specific locational need;

The primary function of the hotel is to serve Glasgow Airport, however the applicant would also like to serve Renfrewshire as a whole through the additional tourism market that is being created, therefore a locational need is justified.

The road network is able to accommodate the development:

The hotel is located in close proximity to the M8 motorway and is served by a well maintained, urban road network.

Parking provision and delivery movements within the site are also considered to be acceptable.

Suitable infrastructure and services can be provided to serve the proposal;

Following consultation, suitable infrastructure and services have been confirmed as available to serve the proposed development.

There is high quality design which is appropriate to the site and in keeping with the surrounding area;

During the assessment process, significant alterations to the original building design have been implemented, with a revised design and layout now being adopted, which adequately reflects the wider area in terms of use of materials and scale and massing which would be in-keeping with the surrounding area.

The scale, positioning and location of the development is appropriate:

The proposed development is of an appropriate scale and form in the context of the existing built form surrounding the site. The positioning and location are also acceptable.

The amenity of the surrounding area will not be significantly affected by the loss of open space and by the nature of the development;

It is not considered that there would be any impact on utilised open space as a result of the development. No overlooking of existing operations is likely given the separation distances between the buildings, positioning of glazing and internal configuration.

The development will provide facilities which will encourage and assist business;

As previously assessed, the proposals would assist existing hotel facilities to contribute to this aim.

In terms of Policy I5 'Flooding and Drainage', the Director of Environment and Infrastructure (Design Services) have raised no objections, with the Drainage Impact Assessment proposals confirmed as adequate.

	Proposed Renfrewshire Local Development Plan 2019 The policies contained within the Proposed Local Development Plan are broadly similar to the requirements set out within the currently Adopted Local Development Plan and as such the proposals are also considered compliant with the relevant policies of the Proposed Local Development Plan. Policy I5 relates to waste management in new developments and is specific to the Proposed Development Plan. The information provided within this application submission is also considered to be compliant with the principles of this policy.
RECOMMENDATION	Grant subject to conditions

Reason for Decision

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.

Conditions

- 1 That no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report

prepared in accordance with current authoritative technical guidance.

Reason: To ensure that the site will be made suitable for its proposed use.

- 2 Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

That the design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development shall not exceed Noise Rating Curve NR25 between the hours of 2300 and 0700 hours and NR 35 at all other times., when measured within any dwelling in the vicinity of the development. Structure borne vibration from the development hereby approved shall also be imperceptible within any dwelling in the vicinity of the development.

Reason: In the interests of residential amenity.

That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

That before the development hereby permitted is occupied, or brought into use, all the fences, or walls, for which the permission of the Planning Authority has been obtained under the terms of condition 4 above, shall be erected;

Reason: In the interests of amenity.

That prior to commencement of operation of the hotel use hereby approved, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, also hereby approved, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

Prior to the commencement of any development works on site, the developer shall provide for the written approval of the Planning Authority, a Bird Hazard Management Plan, which shall include details of the proposed management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' and shall thereafter be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

Prior to the installation of any lighting associated with the car park hereby approved or any security lighting on the building, the developer shall submit for the written approval of the Planning Authority, full details of the scheme to be implemented which shall accord with the provisions of the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light.

Reason: In the interests of residential amenity.

9. That the mitigation measures identified within the applicant's Noise Assessment, - Rev 03, dated 12th December 2019, by New Acoustics shall be fully implemented prior to the commencement of operation of the hotel complex hereby approved.

Reason: In the interest of residential amenity.

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 Sharon Marklow on 0141 618 7835.	
Renfrewshire Council Communities, Housing and Planning Policy Board Page	12

Planning Application: Report of Handling

Reference No. 20/0102/PP



KEY INFORMATION

Ward: (11)

Bishopton, Bridge of Weir and Langbank

Applicant:

Mr Campbell 42 Carman View Dumbarton G82 3AU

Registered:

20 Feb 2020

RECOMMENDATION

Grant subject to Conditions

Fraser Carlin Head of Planning and Housing Report by Director of Communities, Housing and Planning Services

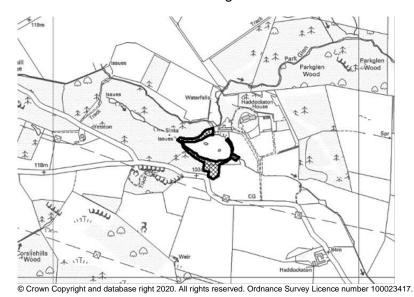
PROSPECTIVE PROPOSAL:

Formation of commercial fishery with associated access, parking, modular building and landscaping

LOCATION:

Land at Haddockston Estate, West Glen Road, Houston,

APPLICATION FOR: Full Planning Permission



IDENTIFIED KEY ISSUES

- The development complies with Policy ENV1 of the Adopted and Proposed Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance supporting recreational uses within the green belt which are compatible with a natural setting.
- A protected species survey has been submitted which demonstrates that the proposed fishery can co-exist with protected species in the area. The operation of the fishery will not have a significant impact on biodiversity at the site.
- There have been 12 representations against the development and 6 representations in favour of the development.
- There have been no objections to the development from consultees.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES REPORT OF HANDLING FOR APPLICATION 20/0102/PP

APPLICANT:	Mr Campbell 42 Carman View Dumbarton G82 3AU
SITE ADDRESS:	Land at Haddockston Estate, West Glen Road, Houston,
PROPOSAL:	Formation of commercial fishery with associated access, parking, modular building and landscaping
APPLICATION FOR:	Full Planning Permission
INTRODUCTION	This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer. The Head of Planning & Housing considered that due to previous enforcement proceedings in relation to the site, it would be appropriate for the application to be presented to the Board for consideration.
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	Eighteen letters of representation have been received, 12 against the development 6 in favour. The points raised against the development can be summarised as follows: 1 - Work has already been undertaken prior to permission being granted. This includes felling of trees, erection of a fence around the car park, and cutting back roadbeds and foliage around the edge of the loch; Response - It is acknowledged that clearance works have been undertaken prior to the application being determined. Some of these works constitute routine maintenance and do not require planning consent, while others were associated with preparing the lochan and its surrounds for the commercial fishery operation. These works have been assessed with respect to their ecological and biodiversity implications and no significant issues have been identified. No enforcement action was required. The fence around the existing car park does not form part of the application, and will be removed when the car park is enlarged.
	Landscaping will be used to define the edge of the enlarged car park.

2 - The applicants have allowed multiple dogs to roam around the loch edge;

Response - The Planning Authority has no control over dogs being brought to the lochan.

3 - The conditions imposed on the 2010 planning permission should still apply;

Response - Conditions regarding operating hours and fishing from the lochan edge are considered in the body of the report.

Conditions relating to provision of toilet facilities and treatment of sewage are not required as the applicant has provided this information with the planning application. A portaloo is proposed as toilet facilities, and this is self-contained with respect to sewage. Maintenance and emptying of the portaloo is a management consideration and not a planning matter.

4 - There is a history of applications being rejected;

Response - The planning history of the site is noted, and while Certificate of Lawful Use applications were refused a previous planning application was granted.

5 - Previous conditions have not been complied with and were not enforced by the Council;

Response - The previous planning permission has lapsed and the associated conditions can no longer be enforced.

6 - An unauthorised caravan was abandoned on the site and subsequently set on fire, with residents left to deal with the clean-up;

Response - This is not considered to be material to the assessment of the current application.

7 - The proposed security cabin is not acceptable in visual terms;

Response - The proposed cabin is considered to be acceptable in visual terms, and will not have a significant impact on landscape character or visual amenity.

8 - The single portaloo is not adequate in terms of toilet facilities, sewage;

Response - The applicant has advised that the single portaloo will be adequate to serve the development. It is considered given the proposed operation of the facility that a single portaloo will be adequate.

9 - Traffic, access, parking and impact on local infrastructure. A Transport Assessment is required to fully assess these issues;

Response - The Director of Environment and Infrastructure Service (Roads - Traffic) has offered no objection to the development.

10 - Loss of privacy;

Response - It is not considered that the operation of the fishery will have a significant impact on the amenity of neighbouring properties with respect to privacy. This matter is addressed in detail in the accompanying assessment.

11 - Rubbish collection, disposal and recycling;

Response - The applicant has advised that rubbish will be collected and disposed of on a regular basis.

12 - Noise;

Response - It is not considered that the operation of the fishery will have a significant impact on the amenity of neighbouring properties with respect to noise and disturbance. This matter is addressed in detail in the accompanying assessment.

13 - Proposed hours of operation are not known, and late operating hours would impact amenity;

Response - Issues relating to the proposed operating hours have been addressed in the above assessment.

14 - Trespassing on private property and associated safety implications, vandalism and theft;

Response - The Planning Authority cannot control trespassing on private property, and this issue is not a material planning consideration.

15 - Use is not compatible with rural residential area;

Response - Issues relating to the residential amenity of neighbouring properties have been addressed in the accompanying assessment. The proposed development is compatible with existing uses in the area.

16 - There has been no attempt at commercial fishing since the site was abandoned in 2010;

Response - The history of the site is noted. Planning permission has previously been granted for a commercial fishery at the site.

17 - People using the loch can be aggressive and intimidating;

Response - The behavior of individuals cannot be controlled by the Planning Authority.

18 - The proposal is out of keeping with the context and scale of the area;

Response - The proposal is not considered to be out of keeping with the context of the area and will not have a significant impact on landscape character or visual amenity.

19 - Overshadowing and loss of daylight;

Response - It is not considered that the development will have a detrimental impact on residential amenity with respect to overshadowing and loss of daylight.

20 – Smells, Dust, Vibration;

Response - The Environmental Protection Section have not raised any objections to the development with respect to smell, dust or vibration.

21 - Light pollution;

Response - The Environmental Protection Section have not raised any objections to the development with respect to light, and it is noted that the applicants have not specified a requirement for lighting within the submission. Details of any lighting associated with the buildings or car park area could be controlled through the use of conditions.

22 - Repositioning of pontoons will impact on privacy;

Response - It is not considered that the operation of the fishery will have a significant impact on the amenity of neighbouring properties with respect to privacy. This matter is addressed in detail in the accompanying assessment.

23 - Proposal will attract possible illegal activities such as poaching;

Response - The Planning Authority cannot control illegal activity such as poaching, and this would be a matter for Wildlife Crime Officers to enforce.

24 - Approval would set a precedent for other potential commercial operations in the area;

Response - Approval of the development would not set a precedent as every application is determined on its own merit.

25 - Removal of structures at cessation of operation;

Response - Removal of all buildings should the commercial fishery operation cease can be stipulated by condition.

26 - Layout and density is inappropriate;

Response - The layout and density of the development is acceptable at this location, and there are no significant issues raised with respect to landscape character or visual amenity.

27 - Loss of trees and damage to the natural environment;

Response - Loss of trees and damage to the natural environment has been considered in the accompanying assessment. It is accepted that works have taken place in and around the loch, however they are not considered to have a significant impact on biodiversity or natural heritage.

28 - Contravention of the Wildlife and Countryside Act;

Response - Contravention of the Wildlife and Countryside Act is a matter for Wildlife Crime Officers to investigate. The relevant Wildlife Crime Officer in this instance has confirmed that the works undertaken at the site to date have not resulted in any crime or breach of the Act.

29 - Number of parking spaces would allow up to 70 people to be at the site at any one time which would be unmanageable;

Response - The applicant has confirmed that the number of anglers using the fishery at any one time will be limited to 24.

30 - Detrimental impact on views;

Response - Views are not a material planning consideration.

31 - Parked cars will be unsightly;

Response - The visual impact of parked vehicles is not considered to be significant given the topography and layout of the site. The applicant has also committed to additional planting along the eastern boundary to further screen the car park area.

32 - Proposed fencing will be unsightly;

Response - The only fencing proposed as part of the development is to either side of the access gate. The drawings specify that this will be post and wire fencing to match the existing. Details will be requested as part of the visibility splay condition. There is no other fencing proposed, and it should be noted that the car park edge will now be defined by

landscaping.

33 - Breaches of lockdown instructions and non-compliance with social distancing by people visiting the site;

Response - These are not matters that the Planning Authority can control.

34 - Title deeds prohibit the pond from being used as a commercial fishery;

Response - Title deed provisions are not a material planning consideration.

35 - Proposals will prevent the use of the existing gate as an alternative pedestrian exit;

Response - It is not considered that the development will prohibit existing routes in the area or prevent access to existing areas of open space.

36 - Proposal is contrary to the Development Plan;

Response - The proposal has been found to comply with the relevant policies within the Local Development Plan and associated New Development Supplementary Guidance.

37 - Displacement of nesting birds, otters and bats;

Response - A protected species survey has been submitted in support of the application. The survey confirms that the fishery can co-exist with protected species in the area, and that no significant mitigation is required.

38 - Damage to the natural environment and biodiversity;

Response - Issues relating to the natural environment and biodiversity have been addressed in the accompanying assessment.

It should be noted that the site does not benefit from any statutory designations with respect to its natural heritage.

It is not considered that the impact of the fishery on protected species or biodiversity will be significant.

39 - No demonstration of need in the local area;

Response - The applicant is not required to demonstrate that there is a need for the commercial fishery as demonstration of need is not a requirement of the relevant Local Development Plan policies and guidance.

40 - Will not be a significant source of employment;

Response - Employment generation is not considered to be a significant factor in the assessment of the application, and employment generation is not identified as a requirement within the relevant Local Development Plan policies and guidance.

41 - Proposed surface finish for the car park will be damaged easily;

Response – The proposal of hardcore for the surfacing is acceptable.

42 - Proposed landscaping including the banking will be uncharacteristic;

Response - It is not considered that the principle of additional landscaping or earth mounding will be uncharacteristic at this location especially given the backdrop of managed landscaping to the east of the site which is associated with a golf course. A landscaping scheme which is sympathetic to the area can be sought through the application of conditions.

43 - Risk assessment required given the depth of the pond;

Response - This is a matter for the operators of the fishery to consider in conjunction with relevant health and safety advice, and is not a material planning consideration.

44 - There should be no camping or overnight stays;

Response - There is no indication within the application that the fishery would include provision for camping or overnight stays. If camping or overnight stays were to take place the Planning Authority would investigate to determine if they constituted a breach of planning control.

45 - Fishing should be done from the pond edge and not from boats:

Response - Fishing from boats has been addressed in the accompanying assessment. A condition prohibiting the use of boats for the purposes of commercial fishing can be attached.

46 - No indication as to how people using the site will be managed and supervised;

Response – The Planning Authority cannot control the behavior of individuals.

47 - Removal of rubbish and on site sale of food and drink;

Response - The application does not include provision for the sale of food and drink.

48 - Drainage;

Response - The Director of Environment and Infrastructure Service (Roads - Design) has advised that the development is not of a scale to require a formal drainage impact assessment.

49 - Cars should be prevented from parking on the road verge;

Response - The Director of Environment and Infrastructure Service (Roads - Traffic) has not raised any objection to the capacity of the proposed car park. It is anticipated that car parking provision is sufficient to serve the proposed fishery, and this should mitigate the risk of vehicles parking on the road verge.

50 - No details of boundary treatment around the pond;

Response - Boundary treatment around the lochan is not required as part of the planning application.

51 - No environmental impact assessment or scoping opinion has been provided;

Response - Screening of the development has been undertaken in respect of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. The outcome of the screening exercise is set out within the above assessment.

52 - Work to renew and rebuild the pontoons has been undertaken in advance of the application being granted;

Response - It is acknowledged that work to the pontoons, including construction of a new pontoon for disabled anglers, has been undertaken in advance of the application being determined. These works are not considered to constitute a significant breach of planning control, and the pontoons will be assessed as part of the current planning application.

53- A blue green algae has developed on the surface of the lochan;

Response - The presence of algae has been investigated by the Environmental Protection Section, and the matter has been brought to the attention of the Scottish Environmental Protection Agency (SEPA). Neither have voiced concern over the algae. The applicants have recently employed measures to mitigate the recurrence of the algae as noted in the protected species appraisal.

54 - Evidence of protected species has been destroyed in advance of the protected species survey taking place;

Response - The protected species survey has found evidence of protected species at the site, in addition to evidence provided in the representations.

It should be emphasised that the presence of protected species does not mean that development cannot take place. The purpose of the protected species survey in this regard was to establish the prevalence of protected species, assess the impact of the proposed development, and recommend mitigation if required. The outcome of the survey is that the operation of the fishery can co-exist with protected species at the site.

55 - The protected species survey does not take into account habitat surrounding the lochan e.g. Dargavel Burn;

Response - The protected species survey included Dargavel Burn up to a distance of 200m from the lochan.

56 - A caravan has been located at the lochan without planning permission:

Response - It should be noted that the temporary use of land and the associated siting of moveable structures is permitted for a period of 28 days under Class 15 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended. The siting of the caravan would not therefore constitute a breach of planning control until after this 28 day period.

The applicants have confirmed that the caravan is a temporary measure to enhance security at the site. Should the application be approved it will be replaced by the security cabin which is included as part of the application. If the application is refused then enforcement action will be undertaken to ensure the caravan is removed from the site.

57 - Applicants have not ceased work at the site despite being advised to by the Council;

Response - The applicants were advised to cease work at the site until the application is determined. In this instance the works undertaken are not considered to be significant in their own right having been inspected by both planning officers and wildlife crime officers from Police Scotland. The works undertaken to date will therefore be included as part of the current application.

58 - A motorised boat is being used to remove habitat from the lochan:

Response - The boat is being used to remove Canadian pond

weed from the water on the advice of the ecologist who confirmed that it would be a 'positive action' in respect of water quality at the lochan. The removal of this weed is not considered to have a significant impact on biodiversity or protected species.

59 - Works undertaken are having a detrimental impact on protected species, specifically otters;

Response - The protected species survey confirms that otters are present at the site and will continue to visit the site in future to prey on the fish. The survey advises that no measures should be put in place to control the otters and that they should be left to their own devices. A condition will be attached to ensure the operation of the fishery is undertaken in accordance with the recommendations within the protected species survey.

60 - A license is required if protected species are present in the area;

Response - Scottish Natural Heritage, who administer the licensing process, have confirmed that a license is not always required. It would depend on the nature of the works and their proximity to the protected species. The protected species survey has included recommendations such as pre-start checks to ensure that works undertaken do not impact on protected species in a manner that requires a license.

The points raised in favour of the development can be summarised as follows and are noted and taken into consideration in the report:

- 1 Enhancement of the fishery will be a welcome asset to the area;
- 2 Fly fishing is a tranquil past time which encourages positive mental health:
- 3 Proposal will have no detrimental effect on the green belt;
- 4 The operation will be a professionally run enterprise;
- 5 Structures will not be visible from the roadside:
- 6 Applicant is undertaking measures to enhance the natural wildlife:
- 7 Proposal will benefit local businesses;
- 8 Visual impact will be minimal;
- 9 Traffic will not have a detrimental effect on West Glen Road due to limited numbers attending;

10 - Many surrounding fisheries are unavailable to the general angler, this fishery will be accessible to those who are interested in the sport;

CONSULTATIONS:

Scottish Natural Heritage (SNH) - Advise that a protected species survey is undertaken for the site and surrounding area, detailing relevant mitigation measures if required. SNH provided a list of parameters for the survey in this regard.

On receipt of the survey, SNH advised that they support its recommendations and additional comments noting as well that the survey does not highlight any species licensing requirements.

SNH also support the preparation of a habitat management plan for the site, and have provided a list of recommendations for inclusion within the management plan.

Response – It is noted that SNH support the findings of the survey. Recommendations relating to the management of the fishery will also feed into the overall habitat management plan for the site which will be submitted via condition.

Environmental Protection Section - No comments.

Director of Environment and Infrastructure Service (Roads - Traffic) - No objection subject to conditions regarding the minimum visibility splay of 4.5m x 70m x 1.05m, position of access gates, and provision of a turning facility.

Response – These conditions will be attached to the planning permission.

Director of Environment and Infrastructure Service (Roads - Design) - No Drainage Assessment or Flood Risk Assessment required.

APPLICANTS SUPPORTING INFORMATION

Protected Species Survey – Survey undertaken for badgers, otters, water voles, bats and birds. Survey area included the loch edge, a buffer of 100m around the site, and 200m in each direction along the Dargavel Burn corridor.

Otter: Nine otter spraints were recorded. No holts or resting places were present either around the loch or along the burn, and no slides, feeding remains or prints were recorded. Otters will be commuting along the Dargavel Burn to prey on fish, amphibians and other items within the lochan. The territory of the otters will extend to the River Gryffe, however their presence would be expected at the lochan. The lack of holts or nesting places is likely to be due in part to human activity around the loch.

It is recommended that pre-start checks should take place for holts or resting places that may establish between survey and site start, although this is considered unlikely.

The otters shall continue to visit the lochan for fish, and no measures should be put in place to manage the otters unless first agreed with SNH. The otters should be left to their own devices.

<u>Badger:</u> No evidence of badgers presence around the lochan or in the wider area of search, and they are not considered to be an issue for the proposed development.

It is recommended that pre-start checks are undertaken in case badgers have arrived at the site and established a sett within licensable distance of any proposed works.

<u>Water vole:</u> No evidence of water vole around the lochan or in the wider search area. Removing edge vegetation will reduce habitat availability, though some areas of the loch edge would be suitable. Water vole are not considered to be an issue for the development.

No specific measures are required. Habitat management of the lochan, banks and the outfall could be undertaken to improve prospects for this species in the eventuality that they arrive at the site.

<u>Bats:</u> There are no trees with potential roost features that will be affected by the development. Bats have been recorded in the area in the past, however they will be roosting elsewhere and commuting to the loch. Bats are likely to continue to visit the lochan for foraging, and a fishery will not prevent this from continuing. There is no hibernating potential.

Bat boxes should be erected on trees along the woodland edge to improve scope for roosting habitat for bats.

<u>Birds:</u> Various species of bird were recorded in the lochan and the surrounding woodland. There is scope for nesting in and around the lochan, and any works to establish the fishery will need to take the nesting season into consideration.

Works within the nesting season should be avoided, or if not possible then nesting checks should be undertaken. However, nests that are being built or in active use will need to be avoided. Provision of nest boxes within the conifer woodland could reap significant benefits for nesting birds.

Whilst not a specialist in blue green algae, a surface plant film was noted at the point where the water enters the loch. Barley straw bales have been placed here to assist with removing

nutrients from the water. It is recommended that dogs are always kept on leads to reduce disturbance to wildlife, and that a habitat management plan would be useful to direct management in a focused way. Response – The protected species survey confirms the presence of otters, bats and nesting birds in the area. It is not considered that the operation of the fishery will have a significant impact on these species subject to compliance with the survey recommendations. Compliance in this regard will be required as a condition. LOCAL DEVELOPMENT Adopted Renfrewshire Local Development Plan 2014 Policy ENV1 - Green Belt PLAN POLICIES/ OTHER MATERIAL Policy ENV2 - Natural Heritage Policy ENV4 - The Water Environment CONSIDERATIONS New Development Supplementary Guidance 2014 Delivering the Environment Strategy - Green Belt, Natural Heritage, Trees, Woodland and Forestry, Biodiversity and the Water Environment Proposed Renfrewshire Local Development Plan 2019 Policy ENV1 - Green Belt Policy ENV2 - Natural Heritage Policy ENV4 - The Water Environment New Development Supplementary Guidance 2019 Delivering the Environment Strategy - Green Belt, Natural Heritage and The Water Environment

PLANNING HISTORY	09/0671/CL - Certificate of lawfulness for trout fishery operating 9am to dusk. Withdrawn.
	10/0404/CL - Certificate of lawfulness for use of land, being the loch bank, as commercial trout fishery operating from 9am to dusk (open 7 days) with associated car park. Refused.
	CLUD-350-2000 - Appeal against refusal of 10/0404/CL. Withdrawn.
	10/0372/PP - Formation of commercial fishery and associated parking provision and 9 pontoons. Granted subject to conditions 03/11/2010.
	11/0006/E - Unauthorised siting of caravan.
	11/0007/E - Breach of condition 2 of planning permission 10/0372/PP (Failure to submit details of sewage treatment).
	11/0008/E - Suspected operation of commercial fishery outwith

	permitted hours.
	13/0011/E - Suspected unauthorised breach of condition 4 of planning permission 10/0372/PP.
DESCRIPTION	This application seeks planning permission for the formation of a commercial fishery with associated access, parking, modular security cabin, pontoons and landscaping on land at Haddockston Estate, West Glen Road, Houston. The fishery will be associated with a lochan which is located to the south west of Haddockston House.
	The lochan is accessed from West Glen Road, a single track road approx 60m to the south. There is an existing informal area of hard standing at the access which previously functioned as a car park. It is bound by a fence to the east. Beyond the fence the loch is bound by a mix of semi mature woodland and grassland which once formed part of a golf course. To the west and north the loch is bound by mature woodland. There is also a single dwelling house on the northern bank of the lochan.
	The proposed development includes enlarging the existing area of hard standing to an area of approx 690 square metres to provide parking for 14 vehicles. This includes removal of the existing fence and the formation of an earth banking along the eastern boundary. Access gates will be set back 8.3m from the road edge, with existing gorse and scrub cut back to form visibility splays. A post and wire fence along the western boundary of the car park will be retained.
	In terms of new buildings the application proposes a steel security cabin measuring 7.5m x 3.5m x 3.5m to be positioned at the northern end of the car park, and a portaloo measuring 1.2m x 1.6m x 2.3m to be positioned in woodland to the west of the car park. An existing timber structure within the woodland will be refurbished.
	There are five pontoons on the southern bank of the lochan. It is proposed to renew four of these, with the pontoon furthest to the west being removed and rebuilt to the front of the security cabin. This pontoon will be slightly enlarged to approx 1.6m x 2.0m so as to accommodate disabled anglers and fishing lessons.
	It is proposed to operate the fishery from 9am to 10pm.
PLANNING ASSESSMENT	Adopted Renfrewshire Local Development Plan 2014 Policy ENV1 states that the green belt aims to identify appropriate locations to support planned growth, maintain the identity of settlements, protect and enhance the landscape setting of an area and protect and promote access opportunities to open space. Appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the

Renfrewshire Council Communities, Housing and Planning Policy Board

New Development Supplementary Guidance. It is noted that the supplementary guidance lists a number of acceptable forms of development in the green belt which are acceptable in principle, one of which is recreational uses compatible with an agricultural or natural setting.

A commercial fishery is considered to be a form of recreational use which is compatible with a natural setting, and is an acceptable form of development in principle within the green belt in this regard.

Planning permission for a commercial fishery has also previously been granted at the site. On this basis it is considered the operation of a commercial fishery at this location to be acceptable in principle.

All developments must thereafter be assessed against the Green Belt Development Criteria. The relevant criteria are considered below.

The development will not result in the loss of prime quality agricultural land.

In terms of traffic and access, the Director of Environment and Infrastructure Service (Roads - Traffic) has advises that the development is acceptable in principle. Conditions are recommended with respect to a minimum visibility splay requirement, position of access gates and provision of a turning facility.

The applicant has submitted revised plans in response to the above comments. The revised plans show that the access gate will be repositioned 8.3m back from the road edge.

The applicant has also confirmed that the proposed parking area provides sufficient space for delivery and service vehicles to enter, manoeuvre and exit the site in a forward gear.

It is considered that the site line requirements specified by the Director of Environment and Infrastructure Service (Roads - Traffic) can be achieved.

To the west of the access the existing visibility along West Glen Road extends to over 80m so no works are required to meet the 70m splay requirement. Works will be required to the south as the 70m splay will cut across an area where there are semi mature trees, gorse bushes and other planting which exceeds 1.05m in height. The removal of these features to form the splay is accepted, and the extent of the works and the ongoing maintenance of the splay can be controlled via condition.

It is not envisaged that the development will have a significant effect on public water supply and water courses with respect to

pollution risk. The application does not include any new pipe outfall to the loch, with foul water from the portaloo being self contained and emptied on a regular basis. Any outfall connection to the loch would be regulated by SEPA under the Controlled Activities Regulations.

There is no requirement for a Drainage Assessment or a Flood Risk Assessment.

The application site is within an area characterised as Rugged Upland Farmland (Glasgow and the Clyde Valley Landscape Assessment, SNH Review No 116). Within the immediate locality of the lochan the landscape is characterised by mature woodland which wraps around the western and northern boundaries of the lochan and provides extensive screening. To the east the lochan is bound by grassland within the grounds of Haddockston House. This includes the layout of a golf course with associated pockets of semi mature woodland. Rugged farmland characterises the area to the south of the pond beyond West Glen Road.

In terms of impact on landscape character, the proposed parking area and modular building will be located adjacent to existing mature woodland which will act as a screen. The land opens up to the east and south and the development may be visible from West Glen Road particularly at the point where vegetation is cleared to form the visibility splay.

The parking area and modular building are on land which slopes down from the road edge towards the lochan. This will reduce the prominence of these elements within the landscape. The portaloo and refurbished cabin will be located within the woodland which will screen them from view.

The applicant is also proposing landscaping along the eastern edge of the car park which will supplement the existing pockets of semi mature woodland within the former golf course. A detailed landscaping strategy can be requested via condition.

Taking the above into consideration, it is concluded that the visual impact of the development is acceptable and local landscape character will not be significantly affected.

It is not anticipated that the operation of a commercial fishery will prohibit existing access to open space within the area.

In terms of layout and siting, it is noted above that the portaloo and refurbished cabin will be sited within the adjacent woodland. The modular building will be located on ground which slopes away from the road where its visual prominence will be reduced.

Works to refurbish four of the existing five pontoons are

accepted, and it is noted that a replacement pontoon will be formed at the edge of the lochan adjacent to the modular building. This pontoon will be larger than the others so it is able to accommodate disabled anglers and teaching. The formation of the larger pontoon is acceptable in this regard.

It is noted that works to the pontoons has commenced in advance of the application being determined. The refurbishment of the pontoons would not constitute a breach of planning control. Development of the larger pontoon in advance of the application being determined would constitute a breach of planning control. The larger pontoon is considered to be an acceptable development which forms part of the current application, and formal enforcement action is not therefore required.

In terms of design, the applicant has provided visuals of the proposed modular security cabin. Details of the final finish and any lighting to be attached to the cabin can be controlled by condition. The design of the modular building is considered to be acceptable in visual terms at this location.

The applicant has indicated that additional landscaping will be implemented along the eastern boundary of the car park. This will provide some screening to the car park in a way that is potentially more aesthetically pleasing than a fixed boundary fence. Details of the proposed landscaping will be requested via condition.

The applicant has advised that a connection to the public water supply and sewerage system is not required. A connection to the electricity network has not been specified. Such a connection would be controlled by Scottish Power Energy Networks if required.

In relation to nature conservation interest, there are no statutory designations in place on the site. A number of representations have pointed to the fact that works to trees and habitat in and around the lochan have been undertaken in advance of the planning application being determined. Concerns over the potential impact on protected species are also raised in this regard.

The applicant has submitted a protected species survey in support of the application. It is noted that SNH support the findings of the protected species survey.

The applicant has advised that tree felling has been limited to trees which were diseased or rotten, and such work would constitute routine maintenance of the woodland. Other trees around the periphery of the pond have been pruned to allow room for casting. It is likely that works of this nature would continue to be undertaken for the duration that the fishery is

operational. There is extensive tree coverage in and around the pond. There is no Tree Preservation Order on the site.

Such works are not considered to be significant when measured against the extent of mature tree coverage in the area. A maintenance plan for woodland around the edge of the lochan will be requested as part of the landscape strategy.

The protected species survey advises that the woodland that is likely to be affected by the development does not have any potential roost features. Bats will therefore be roosting elsewhere and commuting to the area. Treeworks associated with the fishery will not therefore have an impact on bats as they will likely still continue to access the area for foraging. Bat boxes could be installed to improve the roosting habitat for bats, and this can be requested as part of a habitat management plan for the site.

The protected species survey has recorded the presence of otters and birds in the area. The presence of otters in particular was raised on a number of occasions through representations. It should be noted that the presence of protected species does not automatically prevent development from taking place, and activities within the vicinity or protected species do not always require to be licensed under that above regulations.

The survey advises that the loss of commercially valuable fish to otters is an unavoidable hazard of a well stocked fishery. The otters should be left entirely to their own devices, and no measures should be put in place to manage them. The fishery will therefore have to co-exist with the otters. The operation of the fishery will not therefore have a detrimental impact on otters which will continue to visit the lochan to prey on fish and other amphibians.

Various species of birds were noted, and it is advised that any further works will need to take the nesting season into consideration. If work has to be undertaken then nesting checks will be required, and any nest in use or being built will need to be avoided. This can be included as a management requirement within the habitat management plan for the site.

While badgers and water voles were not recorded, it is still advised that pre-start checks take place to establish whether these species have arrived in the area since the survey was undertaken. Potential impact on bats has been addressed above in relation to tree works. Various works to enhance the area for protected species including nest boxes and habitat management are also recommended, and again these can form part of a habitat management plan for the site.

The protected species survey has established that protected species are in the vicinity of the site. However, there is no

suggestion that the commercial fishery cannot co-exist with these species, or that its operation will have a significant impact on these species.

The applicants have advised that their intention is to work with the protected species at the site in a sensitive manner, and they have committed to a number of habitat improvement works including those specified within the protected species survey.

It is noted again that SNH support the findings of the protected species survey, and that there are no species licenses required in association with the proposed development. SNH have provided a list of recommendations with respect to the future management of the site, and these will feed into the management plan for the site which will be prepared and submitted via condition.

It is acknowledged that work at the site has been undertaken in advance of the protected species survey being undertaken. This has included removal of pond weeds, areas of reeds and other vegetation on the water edge. The applicant has confirmed that all clearance work has been undertaken in accordance with all applicable guidelines and codes of practice, and additionally that the work they have undertaken does not require permits.

The applicants have also advised that the clearance work has been inspected by a Wildlife Crime Officer from Police Scotland, and that the officer was satisfied that the work did not raise any issues with respect to protected species. This assertion has been verified by the Wildlife Crime Officer who confirmed that the works and activities do not constitute a wildlife crime and do not require permits.

It is accepted that clearance work has been undertaken, and that this work is associated with the formation of the fishery. It is considered that the work which has been undertaken has not had a significant impact on the area with respect to its nature conservation interests or on protected species.

It has been demonstrated that the proposed development complies with the green belt development criteria. It is therefore considered to be an acceptable development within the green belt in accordance with Policy ENV1.

While Policy ENV1 does not make specific reference to residential amenity, the impact of the commercial fishery operation on the amenity of a dwellinghouse on the northern bank of the lochan must be considered. Haddockston House is approx 80m to the north east of the lochan beyond mature trees, and it is less likely that the fishery will directly impact upon the amenity of this property.

In this instance, the Environmental Protection Section have not offered any comments with respect to statutory nuisances. The proposal is not therefore considered to generate any potential statutory nuisances that would have a significant impact on amenity.

With respect to noise, it is important to distinguish between noise generating uses where the noise would be constant or during the nighttime period (defined as being between 11pm and 7am) which are most likely to constitute a statutory nuisance, and the proposed fishery where any noise would be intermittent and not within the nighttime period.

Noise associated with the fishery is most likely to arise from the coming and going of vehicles and anglers. It is noted that the fishery would have capacity for up to 24 anglers at any one time. While the behavior of individuals cannot be controlled by the Planning Authority, it is accepted that some noise could be generated by the coming and going of this number of anglers which may impact the amenity of surrounding properties.

In the interests of balancing the operation of the fishery with the amenity of the adjacent property it is considered that the potential noise impact could be mitigated by a restriction in operating hours.

It is considered that a suitable balance will be struck if fishing activity were to cease at 9pm. This can be controlled by condition.

Potential impact on the neighbouring property can also be reduced through controlling the areas in which fishing can take place. In this regard there are three well defined areas; the area along the southern banks adjacent to the car park which includes the pontoons, and two smaller areas on the eastern and western banks of the lochan.

The areas on the western bank includes a buffer of trees and vegetation of approx 15m between the fishing area and the neighbouring properties boundary fence. The area on the eastern bank has no such buffer, with vegetation clearance taking place up to the boundary fence. To reduce the potential impact on the neighbouring property it is considered that a similar buffer could be created on the eastern bank. The formation of a buffer will be part of a landscape strategy for the site which will be requested via condition.

In relation to the potential loss of amenity in terms of privacy and overlooking. For the purposes of application 10/0372/PP the main source of potential overlooking was considered to be from anglers fishing from boats. A condition was therefore attached to ensure that fishing would be done from the lochan

shore and pontoons only. The applicant has reiterated that for the purposes of their operation fishing would again be restricted to the lochan shore and no boats would be allowed. The reimposition of the previous condition will safeguard this.

With respect to overlooking from anglers using the lochan shore or pontoons, it is noted that the garden ground associated with the neighbouring property extends to the lochan edge and is predominantly open along this frontage. It is noted that the side of the curtilage is screened by boundary treatment. Any direct overlooking of the garden ground and dwellinghouse will only therefore be possible from the southern banks of the lochan.

There is a minimum separation distance of approx 65m between the northern and southern banks. In addition to the above, the dwellinghouse itself is set back at least an additional 15m from the lochan edge. The separation distance in this regard will ensure that privacy is not significantly affected.

Policy ENV2 states that developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest or which have the potential to protect and enhance designated sites and the wider biodiversity and geodiversity of the area. This has been addressed above.

The applicant has also committed to various biodiversity improvements including bird boxes, bird feeders and bee hives. These will form part of a landscaping strategy which will seek to enhance biodiversity where possible through appropriate planting. The introduction of fish will also provide an additional source of food for ospreys and otters, and on this basis the positive management of the fishery may bring about biodiversity enhancements.

Taking the above into consideration, the overall effect on biodiversity is not considered to be significant.

In view of the above, it can be concluded that the proposed development does not breach the requirements of Policy ENV2 nor the associated supplementary guidance on biodiversity.

Policy ENV4 states that there will be support for proposals which encourage protection of the water environment as well as improvement to the control and management of water along with the enhancement of biodiversity, flora and fauna surrounding blue corridors. Proposals will require to be assessed against the criteria set out in the New Development Supplementary Guidance.

Issues relating to the ecological status of the lochan have been discussed above, and it is not considered that the impact of the development will be significant taking into account the existing

characteristics of the area and the anticipated change associated with the commercial fishery operation. Representations have highlighted the presence of blue green algae on the water, and that the algae have only appeared following works by the applicant. As noted above, it is in the interests of the applicant to maintain a high level of water quality at the lochan. On this basis it is noted that barley straw bales have been placed where water enters the lochan to assist with removing nutrients from the water and preventing a recurrence of the algae. Proposed Local Development Plan 2019 The policies within the Proposed Local Development Plan and the associated Supplementary Guidance reflect those of the current adopted plan, and there are no new policies or guidance which are material to the assessment of the application. The proposal is therefore also found to be compliant with the proposed plan. Conclusions The proposed development complies with green belt policy which identifies recreational uses that are compatible with a natural environmental setting as being acceptable in the green belt. The operation of a commercial fishery at the site has been granted planning permission before, and there are no material changes between the previously approved development and the development currently under consideration.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

Conditions

RECOMMENDATION

That fishing activity associated with the commercial fishery hereby approved shall only be undertaken between the hours of 9.00 am and 9.00 pm on any day, with no fishing activity undertaken outwith these times without the prior written approval of the Planning Authority.

Grant subject to conditions.

Reason: In the interest of the amenity of neighbouring residents.

That the commercial fishing of the lochan shall be done from the lochan shore and pontoons only, and shall not be done from any boat on the lochan.

Reason: In the interests of the privacy of the neighbouring householders in order

to prevent boats used by anglers being in close proximity to the front of the house.

That prior to the commercial fishery hereby approved being brought into use, a specification detailing the design, layout and geometry of the site access shall be submitted for the written approval of the Planning Authority. The specification shall include a plan showing provision of a visibility splay of 4.5m (x) by 70m (y) by 1.05m in height, and shall specify all works require to form the visibility splay, including those to the existing field boundary, to ensure that no features within the splay shall measure over 1.05m in height. The specification shall also include a maintenance plan for the area within the visibility splay. Finally the specification shall detail the design, finish and position of all access gates and associated boundary treatments.

All works contained within the approved specification shall be implemented on site prior to the commercial fishery hereby approved being brought into use, with the visibility splay maintained thereafter in accordance with the maintenance plan.

Reason: To ensure that the required visibility splay and associated access gates are implemented on site prior to the commercial fishery coming into use, in the interests of ensuring that the site can be accessed in a safe manner.

That within 3 months of the commercial fishery hereby approved being brought into use, a scheme of landscaping shall be submitted for the written approval of the Planning Authority. The scheme shall include (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, species, size and spacing of trees and shrubs to be planted; (c) an indication of further proposed works to any existing trees and hedgerows; (d) details of the management and maintenance of all landscaped areas and the lochan including confirmation of replacement planting; (e) details of any paths or other areas of hard landscaping; (f) details of any amenity lighting associated with the car park area, paths or the lochan edge; and (g) details of the phasing of all works.

The approved landscaping scheme shall thereafter be implemented in accordance with the phasing plan, and shall be maintained thereafter in accordance with the approved maintenance and management plan.

Reason: To screen the development and ensure it is managed appropriately in the interests of visual amenity and biodiversity.

That prior to the modular security cabin hereby approved being brought to site, the developer shall first provide details of the finishing colour of the cabin and the design, location and specification of any associated lighting which would be fixed to the exterior of the cabin for the written approval of the Planning Authority. Only the approved finish and lighting shall thereafter be used in the development of the site to the satisfaction of the Planning Authority.

Reason: In the interests of residential and visual amenity.

That in the event that the commercial fishery hereby approved ceases trading, all equipment and buildings associated with the fishery including the modular security cabin and portaloo shall be removed from the site to the satisfaction of the Planning Authority within 3 months of the fishery ceasing to operate.

Reason: In the interests of visual amenity.

That all works which are associated with the implementation of the commercial fishery shall be undertaken in accordance with the recommendations set out within the Protected Species Survey by JDC Ecology dated 8th July 2020.

Reason: To ensure works on site are undertaken in a responsible manner in the interests of safeguarding protected species.

That in conjunction with the landscaping scheme submitted under condition 5, the developer shall also submit a Habitat Management Plan for the written approval of the Planning Authority within 3 months of the commercial fishery hereby approved being brought into use. The plan shall specify the management of the habitats associated with the commercial fishery including enhancements for biodiversity, and shall take cognisance of the recommendations within the Protected Species Survey by JDC Ecology dated 8th July 2020 and the consultation response from Scottish Natural Heritage. The approved Habitat Management Plan shall remain in force for the duration that the commercial fishery is in operation to the satisfaction of the Planning Authority.

Reason: To suitably manage and enhance the habitat in and around the fishery in the interests of biodiversity and supporting protected species.

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 Sharon Marklow on 0141 618 7835.

Page 324 of 408

Planning Application: Report of Handling

Reference No. 20/0120/PP



KEY INFORMATION

Ward: (2)

Renfrew South and

Gallowhill

Applicant:

3663 Developments Ltd Access 26 Business

Park

Enterprise Way

Nottingham

NG16 4HY

Registered:

25 Feb 2020

RECOMMENDATION

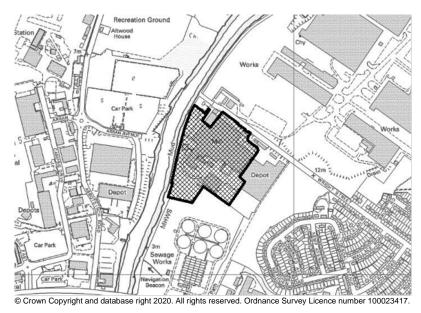
Grant subject to conditions

Fraser Carlin Head of Planning and Housing Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage & Distribution) development, with associated access, parking and landscaping (in principle).

LOCATION: 127 Wright Street, Renfrew, PA4 8AN

APPLICATION FOR: Planning Permission in Principle



IDENTIFIED KEY ISSUES

- The application site is designated as a Transition Area under Policy E3 of the Adopted Renfrewshire Local Development Plan (2014), and as a Strategic Economic Investment Location under Policy E1 of the Proposed Renfrewshire Local Development Plan (2019). The proposed development complies with these policies in principle.
- The proposal will redevelop a vacant brownfield site, generating approx. 135 jobs.
- The site can be accessed by a range of transport modes including walking, cycling and public transport.
- There have been no objections from consultees.
- There have been no representations made.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES REPORT OF HANDLING FOR APPLICATION 20/0120/PP

APPLICANT:	3663 Developments Ltd Access 26 Business Park Enterprise Way Langley Mill Nottingham NG16 4HY
SITE ADDRESS:	127 Wright Street, Renfrew, PA4 8AN
PROPOSAL:	Erection of Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage & Distribution) development, with associated access, parking and landscaping (in principle).
APPLICATION FOR:	Planning Permission in Principle

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	None received.
CONSULTATIONS:	Glasgow Airport Safeguarding - No objection subject to conditions relating to the mitigation of any detrimental impact on the Glasgow Brownsfield SSR Radar through the submission of a Radar Mitigation Scheme, submission of further details for the residual plot to establish whether mitigation would be required. The submission of a bird hazard management plan, and the submission of full details of all soft and water landscaping works which must comply with the advice note on Potential Bird Hazards from Amenity Landscaping and Building Design is also required.
	Response – Comments are noted, and conditions will be applied accordingly.
	NATS - Initially objected to the development on the basis that the proximity, physical size and relative orientation of the development will generate false tracks and infringe NERL safeguarding criteria on this basis.
	On discussion of the objection with NATS it was identified that the impact on the radar could be mitigated through the installation of a Fixed Reflector. Conditions can be used to ensure the required mitigation is installed and brought into use in accordance with NATS requirements.
	Response – The initial objection from NATS has been removed, and the requirement for a radar mitigation scheme will be imposed as a condition.

Renfrewshire Council Communities, Housing and Planning Policy Board

SEPA - No comments.

Scottish Water - No objection.

Environmental Protection Section - No objection subject to conditions regarding the submission of contaminated land surveys.

The submitted Noise Impact Assessment has been approved subject to the implementation of mitigation measures.

It is also noted that an Air Quality Assessment is not required as traffic associated with the development will travel west towards Glasgow Airport and not east along Wright Street and through residential areas.

Response - Comments are noted, and conditions will be applied accordingly.

Director of Environment and Infrastructure Service (Roads -**Design) -** Drainage Impact Assessment and Flood Risk Assessment approved.

Response – Comments are noted.

Director of Environment and Infrastructure Service (Roads -**Traffic) -** No objection subject to conditions regarding connection of the site to the Renfrew to Paisley Core Path, and that the development should access Wright Street in a way which demonstrates that any future development of the site opposite will not be compromised.

Response – Proposed conditions are noted. The suitability of these conditions is assessed in the main body of the report.

PRE-APPLICATION COMMENTS:

General advice was given with respect to the relevant policies within the Local Development Plan, and the scope of infrastructure associated with the Glasgow Airport Investment Area project.

INFORMATION:

APPLICANTS SUPPORTING Pre-Application Consultation Report - A public consultation event was held on the 9 January 2020. A total of 8 people registered as having attended the event, with two written feedback forms provided in support of the development particularly in bringing a vacant site back into use and creating a significant number of new jobs.

> **Response** - Pre-application consultation has been undertaken in accordance with the regulations, and the support for the proposed development arising from the public event is noted.

Renfrewshire Council Communities, Housing and Planning Policy Board

Page 3

<u>Transport Assessment</u> - The transport assessment focusses on the proposed Bidfood. It is stated that the development generally has access to good quality walking and cycling routes, and that these will be enhanced through development of the new Wright Street bridge crossing as well as proposals to resurface the frontage and incorporate internal cycle parking facilities.

At present there are bus stops approx 750m walking distance to the east. Once the new Wright Street bridge is completed the development will also be within a reasonable walking distance of bus services from Glasgow Airport.

A detailed traffic modelling exercise has been undertaken to assess the impact of the development on the local road network.

Trip generation associated with the development and the associated impact on local junctions is considered to be low, with the impact of queuing at these junctions negligible and within daily variation.

The proposed development is not a large peak hour vehicle trip generator. It is concluded that traffic related to the development will have a minimal impact on the operation of the local and strategic road network.

The layout demonstrates that junction spacing, visibility and turning head requirements can all be met. A full travel plan will also be provided to support the development.

An addendum to the transport assessment has also been prepared in response to the consultation from the Director of Environment and Infrastructure Service (Roads - Traffic). The addendum identifies both opportunities and constraints with respect to the provision of direct link onto the potential core path link. The addendum includes a 'Potential Option for Future Access Arrangements' drawing which shows that the access proposed for the Bidfood site can be integrated into a potential upgraded access to the Westway site on the opposite side of Wright Street.

Response - The findings of the Transport Assessment are noted, and it is agreed the site is in a sustainable location with respect to walking, cycling and public transport.

The sustainability of the location could be enhanced through development of the Paisley to Renfrew core path link, when delivered. It is noted that there would be operational constraints associated with a direct connection through the site and the core path and that there are other safer options in the vicinity of the site to deliver a future connection.

The site will be serviced by the new road bridge, and it is noted that the Bidfood development will not have a significant impact on the road network given its low peak hour trip generation. The future access arrangement drawing is also accepted.

<u>Preliminary Ecological Assessment</u> - Six phase 1 habitat types have been identified within the site boundary, and potential features for roosting bats, otters and a range of nesting birds was identified. A range of mitigation measures and opportunities for biodiversity gain are also identified.

Response - All works on site should be undertaken in accordance with the recommended mitigation measures, and opportunities for biodiversity gain will be sought through the submission of further details.

<u>Planning Statement</u> - Provides information on the proposed development and the site. A review of the development against applicable policies within the adopted and proposed Local Development Plan is also provided.

The statement concludes that the development satisfies the various policy requirements within both Local Development Plans, and that the development also aligns with the ongoing city deal projects in the surrounding area.

Response - The conclusions within the Planning Statement are noted.

<u>Design and Access Statement</u> - Provides an appraisal of the site and its context, and further information on the reasoning behind the site layout and building design.

The layout has been designed to meet Bidfood's bespoke needs, and considerable attention has been given to the building appearance to provide a modern high-tech image.

Approx. 135 jobs will also be created by Bidfood.

Overall, the proposal is considered to be a positive development for the area.

Response - The conclusions within the Design and Access Statement are noted.

<u>Flood Risk Assessment</u> - The site lies within the tidal reaches of the White Cart Water, and SEPA projections recommend a sea level rise allowance of +0.85m up to the year 2100 for the Clyde River Basin Region. This, in conjunction with the base allowance for a 1 in 200 year event and an additional freeboard of +0.6m, specifies a minimum finished floor level for development of 6.26mAOD.

The proposed development has a minimum finished floor level of 6.95mAOD which is above the minimum recommended finished floor level. Drainage Impact Assessment - It is proposed to discharge foul water via a new onsite pumping station to the Scottish Water facility to the south of the site. Surface water runoff will discharge to the White Cart Water, with the use of below ground attenuation and SUDS systems providing water quality treatment. **Response** - The Flood Risk Assessment and Drainage Assessment have both been approved by the Director of Environment and Infrastructure Service (Roads - Design). The strategy for flooding and drainage is therefore considered to be acceptable. Noise Impact Assessment - A baseline noise survey was undertaken across the site, and this has been used to inform the noise impact assessment. A noise prediction model has been prepared which considers various activities taking place across the site. The assessment indicates that the warehouse and depot operations may result in neutral to slight adverse effects, however these effects are unlikely to be of importance in the decision making process. **Response** - The Environmental Protection Section have approved the noise assessment subject to the imposition of mitigation measures including no tonal reversing alarms, general good practice site practices and that fixed plant should not exhibit any form of tonal or impulsive characteristics. CLYDEPLAN POLICIES: Policy 5 - Strategic Economic Investment Locations Schedule 3 - Strategic Economic Investment Locations (Glasgow Airport Investment Area) Schedule 14 - Strategic Scales of Development Schedule 15 - Spatial Development Strategy Core Components (Indicative Compatible Development) Diagram 4 - Strategic Economic Investment Locations Diagram 10 - Assessment of Development Proposals LOCAL DEVELOPMENT Adopted Renfrewshire Local Development Plan 2014 Policy E3 - Transition Areas PLAN POLICIES/ OTHER MATERIAL Policy ENV2 - Natural Heritage Policy I1 - Connecting Places CONSIDERATIONS Policy I5 - Flooding and Drainage

New Development Supplementary Guidance 2014

Delivering the Economic Strategy - Economic Development Criteria and Transition Areas

Delivering the Environment Strategy - Natural Heritage Delivering the Infrastructure Strategy - Infrastructure Development Criteria, Connecting Places, Flooding and Drainage

Proposed Renfrewshire Local Development Plan 2019

Policy E1 - Strategic Economic Investment Locations

Policy E2 - City Deal Investment Framework

Policy ENV2 - Natural Heritage

Policy I1 - Connecting Places

Policy I3 - Flooding and Drainage

New Development Supplementary Guidance 2019

Delivering the Economic Strategy - Economic Investment Locations

Delivering the Environment Strategy - Natural Heritage Delivering the Infrastructure Strategy - Connecting Places, Flooding and Drainage

PLANNING HISTORY

19/0792/EO - Request for screening opinion as a requirement for an Environmental Impact Assessment relating to the erection of class 4 (Business), class 5 (General Industrial) and class 6 (Storage and Distribution) development. Environmental Assessment not Required.

19/0789/NO - Erection of class 4 (Business), class 5 (General Industrial) and class 6 (Storage and Distribution) development. Accepted 03/12/2019.

17/0485/PP - The realignment of Abbotsinch Road, the construction of a bridge over the White Cart Water and the construction of cycleways, associated landscaping and ancillary infrastructure, and the stopping-up of consequential redundant sections of roads, footpaths and accesses. Granted subject to conditions 08/11/2017.

16/0083/PP - Erection of residential development (in principle). (Section 42 application to delete conditions 1 and 2 of planning permission 13/0154/PP). Granted subject to conditions 23/08/2016.

13/0154/PP - Amendment to condition one of consent 09/0514/PP to extend time limit for commencement of development. Granted subject to conditions 18/06/2013.

12/0781/NO - Erection of residential development (Variation to condition 1 of application 09/0514/PP - to extend time limit for a further 3 years). Accepted 06/12/2012.

09/0514/PP - Erection of residential development (in outline). Granted subject to conditions 28/04/2010.

09/0063/EO - Request for screening opinion on the need for an Environmental Impact Assessment for residential development. Environmental Assessment not Required.

03/1315/PP - Use of land for storage of cars (Class 6), the erection of a temporary building for use as an office, the provision of a prefabricated steel building for use as a car valet area, the construction of an access, the provision of a transporter loading and unloading area together with a series of eight metre high lighting columns around the outer edge of the car park area, some of which carry CCTV cameras. Granted subject to conditions 16/09/2004.

DESCRIPTION

This application seeks planning permission in principle for the erection of a Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) development with associated access, parking and landscaping on a vacant site at the North Western end of Wright Street, Renfrew.

The application site extends to approx 5.4 hectares in total. The site is vacant brownfield having previously been used as a mill, with all buildings having been demolished.

It is bound to the West by the White Cart Water, a small distribution depot and Wright Street to the north with Westway Business Park beyond, a bottling plant to the east and woodland to the south with a Sewage Works beyond. The nearest residential properties are on Methuen Road approx. 150m to the south east.

For the purposes of the application the site will be split in two. The western two thirds of the site nearest the White Cart Water include detailed plans for a warehouse to be occupied by Bidfood, a storage and distribution (Class 6) operation.

There are no detailed plans at this stage for the remaining third of the site nearest the bottling plant. It is proposed that this area is suitable in principle for either Class 4, 5 or 6 uses.

The proposed class 6 warehouse has a rectangular footprint of approx. 8,412 square metres. It will incorporate a curved roof which is approx. 15m in height at its highest point. Finishing materials comprise of silver and grey profiled cladding to the walls, grey insulated cladding to the roof and grey galvanised steel gutter and verge trim. The warehouse will be positioned adjacent to the White Cart Water, with lorry parking to the south, the distribution yard to the east and vehicle parking to the north.

The proposed access to the site is from Wright Street. It should be noted that works under the City Deal 'Glasgow Airport Investment Area' project to upgrade the western end of Wright Street have commenced. This includes provision of a new bridge link across the White Cart Water to Glasgow Airport.

PLANNING ASSESSMENT:

Clydeplan - Strategic Development Plan 2017

The proposed development is identified within Schedule 14 as a strategic office (Class 4), general industry (Class 5) and storage and distribution (Class 6) development as the site area exceeds 2 hectares.

Schedule 15 sets out indicative forms of development which are in line with the spatial development strategy. The strategy identifies the Glasgow Airport Investment Area (GAIA) as a Strategic Economic Investment Location (SEIL). Indicative forms of development which are acceptable at SEIL's include those relating to economic activity and support for key employment sectors.

Policy 5 goes on to state that SEIL's have been identified as the regions strategic response to delivering long-term sustainable economic growth. To support the strategy, local authorities should safeguard and promote investment in the SEIL to support their dominant role and function. This includes economic activity and support for key employment sectors.

The proposed class 4, 5 and 6 development would fall within the category of economic development as it involves the redevelopment of a vacant brownfield site and the delivery of new jobs within the distribution sector.

The development constitutes significant investment at a SEIL location. It is therefore considered to support the spatial strategy, and complies with the Strategic Development Plan on this basis.

Adopted Renfrewshire Local Development Plan (2014)

Within the adopted Local Development Plan the application site is designated within a Transition Area. Policy E3 states that development proposals within Transition Areas should be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area.

The guidance on Transition Areas states that such areas may be suitable to incorporate various uses.

The western end of Wright Street is characterised by class 4, 5 and 6 development. This includes the bottling plant on Wright Street and the industrial and commercial uses within the Westway Business Park. The approved masterplan for Westway also makes provision for further class 4, 5 and 6 development along Wright Street.

A further consideration with respect to the regeneration of the Transition Area is the new infrastructure associated with the City Deal investment at GAIA, particularly the new bridge link from Wright Street to Glasgow Airport. One of the key aims of this new infrastructure is to stimulate commercial and industrial development at the western end of Wright Street.

The proposed development will facilitate the reuse of a vacant brownfield site. It will also result in employment creation, and will bring economic benefit to the area through the creation of approx 135 new jobs at the Bidfood warehouse as detailed in the Design and Access statement.

Redevelopment of the vacant site will improve the quality of the built environment. Details for the Bidfood warehouse show that it will be finished in high quality cladding which is appropriate in this setting. A good quality landscaping strategy to complement the building will also be sought.

In terms of compatibility with surrounding land uses, it is noted that the site is bound to the east and north by similar commercial uses. A Noise Impact Assessment (NIA) has been submitted which demonstrates that any impact on residential properties in the vicinity will be slight. The NIA has been approved by the Environmental Protection Section subject to the imposition of mitigation measures at the site. There are no implications with respect to air quality.

With respect to the potential impact of the development on Glasgow Airport, it is noted that both NATS and Glasgow Airport Safeguarding have raised concerns regarding the impact of the development on the Glasgow Brownsfield Radar. However following discussions with these consultees, it was determined that mitigation of the impact would be possible. The applicant will be required to prepare a Radar Mitigation Plan prior to development commencing on site. The other points raised by Glasgow Airport Safeguarding relating to landscaping and a bird hazard management plan can be addressed via condition.

The proposed building has been designed to the latest Building Regulation energy saving specification. It will incorporate translucent roof sheeting to provide natural daylight, and motion activated LED lighting. The proposal will also include covered cycle storage, showers and lockers in order to encourage journeys by bicycle.

Taking the above into consideration, it has been demonstrated that the proposed development is appropriate for the site and will be able to co-exist with existing uses.

The development will also improve the quality of the built environment by regenerating a brownfield site, and will bring significant economic benefit through the creation of over 100 full time jobs at Bidfood.

The proposed development, including both the detailed Bidfood element and the use of the remainder of the site for class 4, 5 and 6 uses is therefore considered to comply with Policy E3 and the associated New Development Supplementary Guidance.

Policy I1 states that getting to and from employment uses by a range of modes is an important consideration when developing places and will require to be demonstrated in the submission of proposals. Appropriate provision is required for connections to active travel and public transport networks as well as allowing for walking, cycling and public transport accessibility.

The site is accessible by a range of transport options. This accessibility will be enhanced by the delivery of the new crossing over the White Cart Water which incorporates a link for pedestrians and cyclists. This link will also improve accessibility to the public transport hub at Glasgow Airport, and this will supplement the existing public transport connections on Paisley Road to the south east of the site.

The transport Assessment also includes a green travel plan framework which sets out how a travel plan for the site will be developed. The purpose of the travel plan would be to encourage journeys to the site by more sustainable options. It is acknowledged that the preparation of a travel plan is most effective when the exact requirements of the business operation are known. The submission of a travel plan will therefore be requested via condition.

The Transport Assessment includes a swept path drawing which demonstrates that the site can be accessed by an articulated lorry. It is considered therefore that the site can be suitably serviced.

In terms of vehicle journeys, the Transport Statement confirms that the proposed development is not a large peak hour vehicle trip generator. Traffic related to the development will therefore have a minimal impact on the operation of the local and strategic road network.

The traffic assessment has been completed on the basis that the new bridge crossing has been completed and is operational. Vehicles will access the site via the new bridge crossing, with Wright Street due to be stopped up to prevent vehicle through traffic.

The new bridge and associated stopping up form part of planning application 17/0485/PP, and it is anticipated that the new bridge will be operational by summer 2021. A condition

can be used to ensure the development is not brought into use until the new bridge is operational and the stopping up island is installed.

The Director of Environment and Infrastructure Service (Roads - Traffic) has offered no objection to the development subject to the imposition of two conditions. The proposed conditions require a direct connection to be formed between the site and the potential Paisley - Renfrew core path, and that the development should not compromise access to other sites at the western end of Wright Street.

The Paisley - Renfrew core path is proposed to run along a disused railway line to the south east of the site. The section of path between Wright Street and Abercorn Street is identified as an aspirational route within the Core Path Plan and is not yet constructed.

While a direct connection to this route would be desirable, it would take pedestrians and cyclists through a distribution depot. For safety considerations there are alternative options which would allow future potential workers at Bidfoods connections to the potential active travel route and these are favored in this instance.

With respect to the second condition, the applicant has submitted a plan which shows that the proposed access to the site can be modified so as to not impinge on future access options at this end of Wright Street, namely improved access to Westway Business Park opposite the application site.

In view of the above, it is considered that the development complies with Policy I1 and the associated New Development Supplementary Guidance.

Policy I5 states that development should avoid areas susceptible to flooding. Proposals are required to demonstrate promotion of sustainable flood risk management measures by implementing suitable drainage infrastructure. Development must not have an impact on existing drainage infrastructure or increase the risk of flooding.

The application is supported by both a Flood Risk Assessment and a Drainage Assessment. The development does not increase the risk of flooding elsewhere, and the capacity of the functional flood plain will not be reduced.

The Drainage Assessment confirms that the site can be satisfactorily drained through the incorporation of sustainable urban drainage techniques.

Both the Flood Risk Assessment and the Drainage Assessment have been approved by the Director of Environment and

Infrastructure Service (Roads - Design). The development is therefore considered to comply with Policy I5 and the associated New Development Supplementary Guidance.

Policy ENV2 states that all proposals will be assessed in terms of the cumulative impact of development, considering the effect on protected species, trees and biodiversity.

A Preliminary Ecological Survey has been undertaken in support of the application. The survey concludes that redevelopment of the site would not affect the conservation status of bats or otters in the locale on the basis that mitigation, further assessments and habitat enhancements are incorporated into the proposal.

With respect to biodiversity, the site features extensive areas of hard standing associated with its previous industrial use. There are pockets of natural habitat particularly in the south of the site and along the riverside.

The ecology survey notes that the site would continue to offer suitable habitat post development through the incorporation of suitable planting and the retention of some habitat particularly along the riverside. There would also be opportunities for biodiversity gain in this regard.

The development is therefore considered to comply with Policy ENV2 and the associated New Development Supplementary Guidance.

Proposed Renfrewshire Local Development Plan (2019)

For the purposes of the proposed Local Development Plan, the application site has been included within the Advanced Manufacturing and Innovation District Scotland (AMIDS) SEIL designation. Policy E1 states that SEILS are promoted for class 4, 5 and 6 development.

Figure 1 within the New Development Supplementary Guidance sets out the role and function of each economic investment location. At AMIDS this includes distribution and logistics uses. Both the Bidfood development, and the use of the remainder of the site for class 4, 5 or 6 uses would therefore fully accord with Policy E1 in principle.

The proposed development will support the role and function of AMIDS as identified in figure 1. It will also be compatible with the character of the surrounding area. The proposal will support sustainable economic growth and will not have a significant detrimental impact on existing uses or potential economic investment within the area.

Proposals must also be considered in relation to Policy E2 and the Economic Development Criteria.

	Policy E2 states that development proposals associated with the City Deal Investment Framework will be supported to ensure that anticipated economic benefits arising from the investment are fully realised. Figure 4 designates the application site as a Development Opportunity Site within AMIDS in this regard. As the proposed development is compatible with the role and function of AMIDS, it is compliant with Policy E2.
	In view of the above, it is considered that the proposed development is fully compliant with the policies and guidance relating to the delivery of the Proposed Renfrewshire Local Development Plan economic strategy.
	Policy I1 and I5 are also reflective of those within the adopted Local Development Plan, and it is considered that the development complies with these policies in this regard.
RECOMMENDATION	Grant subject to conditions

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

Conditions

That the area referred to as development zone 1 in approved phasing drawing 4740-00-109 titled 'Zone Plan' shall be developed only for uses within Class 6 (with ancillary class 4 office) of The Town and Country Planning (Use Classes) (Scotland) Order 1997.

The area referred to as development zone 2 in approved phasing drawing 4740-00-109 titled 'Zone Plan' shall be developed only for uses within Class 4, 5 or 6 of The Town and Country Planning (Use Classes) (Scotland) Order 1997.

Reason: To define the consent.

2 Development Zone 1

Development in zone 1 shall accord with the following drawings unless otherwise agreed in writing with the Planning Authority:

- Drawing 4740-00-101 'Site Layout'
- Drawing 4740-00-102 'Warehouse Plan'
- Drawing 4740-00-103 'Elevations Sheet 1 of 2'
- Drawing 4740-00-104 'Elevations Sheet 2 of 2'
- Drawing 4740-00-105 'Sections Through Warehouse'
- Drawing 4740-00-107 'Main Office Floor Plans'
- Drawing 4740-00-108 'Pod Office Floor Plans'

Prior to the commencement of development within Development Zone 1, an

Approval of Matters Specified in Conditions Application in respect of the following specified matters shall be submitted to and approved in writing by the Planning Authority:

- 4.1 A Site Investigation Report (characterising the nature and extent of any soil, water and gas contamination within the development zone); and if remedial works are recommended therein, a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report. All reports shall be prepared in accordance with current authoritative technical guidance.
- 4.2 A scheme of soft and water landscaping which shall include (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, species, size and spacing of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of the development; (d) details of the phasing of all landscape works; and (e) details of the management and maintenance of the landscape scheme. The soft and water landscape scheme must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design'.
- 4.3 Details of the design and location of all boundary walls, fences and any other means of enclosure:
- 4.4 Details of external lighting required during construction and following completion, such details to comply with the relevant advice note on 'Lighting Near Aerodromes';
- 4.5 A Radar Mitigation Scheme (including a timetable for its implementation during construction) to mitigate any detrimental impact upon the Glasgow Brownsfield SSR Radar and the operation of Glasgow Airport.
- 4.6 A Bird Hazard Management Plan which includes details of the management of any flat, shallow pitched or green roofs on buildings within the development zone which may be attractive to nesting, roosting and "loafing birds", and the management of any SUDS within the development zone. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.
- 4.7 Details of refuse serving arrangements including swept path analysis.
- 4.8 A Travel Plan developed in accordance with the Travel Plan Framework and associated 'Potential Measures to be Implemented' as detailed in Section 7 of the approved Transport Assessment by Systra ref: 109284 and dated 21/02/2020.
- 4.9 Details of the frontage enhancements along Wright Street including works to the existing footway and carriageway.
- 4.10 Details of any renewable or low carbon energy schemes.

Development within zone 1 shall thereafter be undertaken in accordance with these approved details.

Reason: The current application is in principle only.

3 **Development Zone 2**

Prior to the commencement of development within Development Zone 2 as shown in approved phasing drawing 4740-00-109 titled 'Zone Plan', an Approval of Matters Specified in Conditions Application in respect of the following specified matters shall be submitted to and approved in writing by the Planning Authority:

- 5.1 Details of the design, height and external appearance of the buildings;
- 5.2 Details of all external finishing materials;
- 5.3 The layout of the site, including details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones as well as any works required outside of the zone to provide this access;
- 5.4 The provision of parking and servicing including all hard surface finishes;
- 5.5 A scheme of soft and water landscaping which shall include (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, species, size and spacing of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of the development; (d) details of the phasing of all landscape works; and (e) details of the management and maintenance of the landscape scheme. The soft and water landscape scheme must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design'.
- 5.6 Details of the design and location of all boundary walls, fences and any other means of enclosure:
- 5.7 Details of external lighting required during construction and following completion, such details to comply with the relevant advice note on 'Lighting Near Aerodromes':
- 5.8 A Site Investigation Report (characterising the nature and extent of any soil, water and gas contamination within the development zone); and if remedial works are recommended therein, a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report. All reports shall be prepared in accordance with current authoritative technical guidance.
- 5.9 Details of refuse collection, storage and serving arrangements including swept path analysis;
- 5.10 A Radar Mitigation Scheme (including a timetable for its implementation during construction) to mitigate any detrimental impact upon the Glasgow Brownsfield SSR Radar and the operation of Glasgow Airport unless it has otherwise been demonstrated that the development would have no detrimental impact upon the operation of the Glasgow Brownsfield SSR Radar and the operation of Glasgow Airport.

- 5.11 A Bird Hazard Management Plan which includes details of the management of any flat, shallow pitched or green roofs on buildings within the development zone which may be attractive to nesting, roosting and "loafing birds", and the management of any SUDS within the development zone. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.
- 5.12 A Noise Assessment to determine the impact of the development on adjacent property. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment as described within the Scottish Governments Technical Advice Note: Assessment of Noise. The assessment should normally assume open windows for ventilation purposes. Appropriate mitigation shall be included as part of the noise assessment where the rating level exceeds the measured background noise level (measured at the most sensitive time of day when the proposed development will be operational). Notwithstanding this, where the LAmax is predicted to exceed 60dB (external) during the night period at the facade of any nearby property the survey shall include appropriate mitigation. The development shall not come into operation until the mitigation measures have been completed in full. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.
- 5.13 A Transport Assessment to identify any potential future traffic and transportation issues related to the proposed development, assessing the impact on the local and trunk road network, and identifying suitable mitigation measures where appropriate. The Transport Assessment shall also include a Travel Plan Framework (unless otherwise agreed in writing with the Planning Authority) to promote initiatives that will support sustainable travel modes to the new development.
- 5.14 A Travel Plan developed in accordance with the Travel Plan Framework approved as part of the Transport Assessment submitted under part 5.13.
- 5.15 A detailed drainage strategy taking cognisance of the approved Drainage Impact Assessment by RSK ref: 890315-R01 (01) dated March 2020 and Renfrewshire Councils published Drainage Assessment Guidelines.
- 5.16 Details of the frontage enhancements along Wright Street including works to the existing footway and carriageway.
- 5.17 Details of any renewable or low carbon energy schemes.

Development within Zone 2 shall thereafter be undertaken in accordance with these approved details.

Reason: The current application is in principle only.

All development within development zone 1 shall operate in accordance with the noise mitigation measures detailed in Section 7.6 of approved Noise Impact Assessment by KMG Partnership, Titled 'Bidfood Depot, Wright Street, Renfrew', Ref. 297698-RSK-RP-001-(01), dated April 2020.

Reason: To mitigate noise impact on sensitive receptors within the vicinity of the site in the interests of amenity.

That all development within development zones 1 and 2 shall be undertaken in accordance with the recommendations in Section 4 of the approved Preliminary Ecological Survey by Envirocentre ref:172817 dated September 2019 unless otherwise agreed in writing with the Planning Authority. This includes a requirement for further survey work in accordance with Section 4.2, and implementation of the mitigation measures detailed in Section 4.3.

Reason: To ensure any potential impact on protected species is mitigated in the interests of safeguarding the sites natural heritage.

That all development within development zone 1 shall be undertaken in accordance with the approved Drainage Impact Assessment by RSK ref: 890315-R01 (01) dated March 2020 and associated 'Drainage Strategy' drawing 4740-00-109 revision B. Additionally all development within development zones 1 and 2 shall be undertaken in accordance with the recommendations set out in Section 5 of the approved Flood Risk Assessment by Enviro Centre ref:172807 dated August 2019 unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure the development is implemented in accordance with the approved Flood Risk Assessment and Drainage Impact Assessment in the interests of flood risk management and the sustainable management of surface water.

Details of the design and finish of the new foul sewer pump station as referred to in approved drawing 4740-00-101 titled 'Site Layout' (including associated boundary treatment and landscaping) shall be submitted for the written approval of the Planning Authority prior to the commencement of any drainage works on site. Only the approved details shall thereafter be implemented on site.

Reason: To ensure the pump station is appropriately screened, in the interests of visual amenity.

That no development in either development zone 1 or 2 shall be brought into use until the infrastructure improvements comprising the provision of the Wright Street Link Bridge across the White Cart Water, the realignment of Abottsinch Road, and the stopping up of Wright Street as proposed under planning permission 17/0485/PP have been constructed and brought into use to the satisfaction of the Planning Authority.

Reason: To ensure the development operates in accordance with the approved Transport Assessment, in the interests of mitigating impact on the local and trunk road network.

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 Sharon Marklow on 0141 618 7835.

Page 344 of 408
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Planning Application: Report of Handling

Reference No. 20/0171/PP



KEY INFORMATION

Ward (8):

Johnstone South and Elderslie

Applicant:

Arnold Clark Automobiles Limited 454 Hillington Road Glasgow G52 4FH

Registered:

5 May 2020

RECOMMENDATION

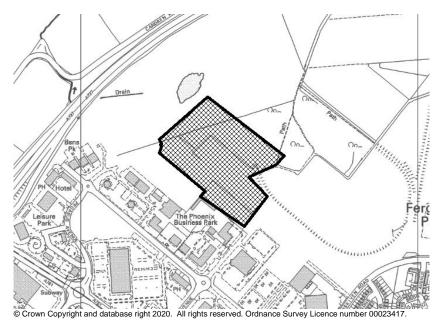
Grant subject to conditions

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Formation of vehicle delivery and storage compound with associated works, including boundary fencing

LOCATION: Land at Phoenix Park, Linwood Road, Paisley

APPLICATION FOR: Full Planning Permission



Fraser Carlin Head of Planning and Housing

IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted Renfrewshire Local Development Plan (2014) and are consistent with Policy E1 'Local Investment Areas. The proposals also accord with Policy E3: 'Transition Areas' of the Proposed Renfrewshire Local Development Plan (2019).
- No objections have been received.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposal involves the development of a vacant site to form a vehicle delivery and storage compound with associated works.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES REPORT OF HANDLING FOR APPLICATION 20/0171/PP

AGENT:	Arnold Clark Automobiles Limited
APPLICANT:	Ryden
SITE ADDRESS:	Land at Phoenix Park, Linwood Road, Paisley
PROPOSAL:	Formation of vehicle delivery and storage compound with associated works, including boundary fencing
APPLICATION FOR:	Full Planning Permission

NUMBER OF	
REPRESENTATIONS AND	None received.
SUMMARY OF ISSUES:	
CONSULTATIONS:	SEPA – No objections.
	,
	Response – Noted.
	110000
	Scottish Water - No objections.
	Social Pater No objections.
	Response – Noted.
	Nesponse – Noteu.
	Classey Airport Safaguarding No objections
	Glasgow Airport Safeguarding – No objections.
	Decrease Noted
	Response – Noted.
	The Coal Authority - No objections.
	Response – Noted.
	T
	Transport Scotland - Do not proposed to advise against.
	Response – Noted.
	Director of Environment and Infrastructure (Design
	Services) - No objections.
	Response – Noted.
	Environmental Protection Section - No objections, subject to
	the submission of a site investigation report, remediation
	strategy, verification report and air quality report as a condition
	of any consent given.
	Response – Noted.
	1

Renfrewshire Council Communities, Housing and Planning Policy Board

Director of Environment and Infrastructure Services (Roads / Traffic) - Improvements to wider infrastructure sought relating to a previous planning approval in principle for the overall redevelopment of this area.

Response – The applicant has submitted a comprehensive Transport Statement outlining the potential impact of the proposals on the local and trunk road network. A Design and Access Statement was also submitted to highlight the sustainable measures to be put in place to encourage walking and cycling to the workplace. Requirements associated with the historic outline consent relate to a number of interventions around the entire Phoenix site, many of which have already been implemented and some are not relevant to this application site. All the necessary traffic and transportation interventions associated and relevant to this application have been put forward by the applicant through this proposal.

SUPPORTING STATEMENTS

<u>Pre-Application Consultation Report</u> - The applicant submitted a proposal of application notice (19/0482/NO) to the Council on 11 July 2019 as the application is a Major Development.

A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.

This provides an overview of all pre-application consultations which have been undertaken, including details of the pre-application consultation event held on 26 August 2019.

The public consultation event was held at Arnold Clark Linwood Ford, adjacent to the site, with Johnstone South and Elderslie Local Members, the local MP and MSP and Community Councils invited.

The event was also open to all other interested parties and was advertised in the local press.

The summary provided by the applicant's agents states that the event was attended by 25 people, including Arnold Clark employees. No adverse comments were made in relation to the development by those attending the event.

Response - The content of this report meets the requirements set out in statute for a major development.

<u>Design and Access Statement</u> – The Design and Access Statement provides a history to the site, details how the facility would be utilised and considers the location of the site in the wider context of the area.

Response – The detail set out in this document is considered to be adequate for the purposes of assessing the application.

Mining Stability Report Including Coal Mining Risk Assessment
- Considers that there is a likelihood of mine workings having

taken place on site. The assessment confirms that the location of the proposed development is considered to be minerally stable.

Response – The detail of this document is considered to be adequate for the purposes of assessing the application.

<u>Tree Survey & Arboricultural Constraints</u> – No protected specimens are located within the development site. It is recommended that any trees within the site, which are not deemed as suitable for removal, will be adequately protected during construction works.

Response - Noted and relevant legislation to be adhered to should consent be issued.

<u>Transport Statement</u> - The applicant's Transport Statement states that the primary objective of the proposal is to create a centralised vehicle compound for the transporter vehicles presently delivering to the established Arnold Clark dealerships at Phoenix Retail Park, reducing movements on Saturn Avenue and Griffen Avenue.

The document also considers that the existing site accessibility is of a good standard and that the development can be accessed by all modes of transport.

Traffic generated by the development is not likely to be significant and would not result in any adverse impact on the surrounding road network.

Response - Principles of document identify a development compliant with the relevant assessment policies and guidance.

<u>Planning Statement</u> – The proposal involves the redevelopment of a vacant brownfield site to create a vehicle compound area for Arnold Clark.

In terms of the principle of development, it is considered that the location would be sustainable. The applicant recognises the need to reduce on street parking and accommodate vehicles outwith forecourts within established dealerships.

The nature of the development is not uncharacteristic for the area.

The applicant states that the proposal has been considered carefully to fit within the site, taking into consideration planning policy, the existing context of the surrounding buildings and the comments received in pre-application discussions with the Planning Authority.

Response - The conclusions made by the applicant are agreed when an assessment of the development is made.

Drainage Assessment – A Drainage Assessment has been provided which considers the existing drainage position on site and proposed measures to accommodate the current proposals. **Response -** In consultation with the Director of Environment and Infrastructure (Design Services) the Drainage Assessment proposals are confirmed as adequate and are integral to submitted documents. **DEVELOPMENT PLAN** Adopted Renfrewshire Local Development Plan 2014 POLICIES/ Policy E1: Strategic Economic Investment Locations Policy I1: Connecting Places OTHER MATERIAL CONSIDERATIONS Policy I5: Flooding and Drainage New Development Supplementary Guidance Delivering the Economic Strategy: Economic Development Criteria and Strategic Economic Investment Locations Delivering the Infrastructure Strategy: Infrastructure and Development Criteria; Connecting Places; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land Proposed Renfrewshire Local Development Plan 2019 Policy E3: Transition Area Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I5: Waste Management Proposed New Development Supplementary Guidance Delivering the Economic Strategy: Transition Areas Delivering the Infrastructure Strategy: Connecting Places: Flooding and Drainage; and Provision for Waste Recycling in **New Developments** Delivering the Environment Strategy: Noise and Contaminated Land PLANNING HISTORY 03/1006/VR - Variation of condition 2 of outline planning permission 01/806/VR to extend the period within which applications for approval of reserved matters may be made up until to 28 October 2005 in respect of mixed use development to include business park, commerce park, industry, autopark, restaurants, leisure park (including hotel), retail, new roads, car parking and landscaping. Granted subject to conditions November 2003. 05/1101/PP - Mixed use development including classes 4, 5 and 6 business/industrial development, residential development, landscaping and amenity space. Granted subject to conditions March 2009. 11/0580/PP - Variation and deletion of conditions attached to outline planning permission 05/1101/PP for mixed use development including classes 4, 5 and 6 business/industrial development, residential development, infrastructure improvement, landscaping and amenity space. Granted subject

to conditions October 2012. 17/0637/PP - Section 42 application to amend conditions 1 and 3 of planning permission 11/0580/PP to extend time period for submission and approval of matters specified in conditions and commencement of development from date of approval of planning permission. Granted subject to conditions January 2018. 19/0445/PP - Formation of vehicle delivery and short-term storage compound, erection of vehicle valet building and transport office and associated works. 19/0482/NO - Formation of vehicle delivery and storage compound with associated works. Accepted July 2019. DESCRIPTION This proposal relates to the continued redevelopment of a vacant industrial site located to the north east of The Phoenix Retail & Leisure Park. The application site extends to approximately seven hectares. It is bounded to the north by the A737 to the south by car showrooms, to the east by vacant industrial land and to the west by business units. Access to the site is proposed from Pegasus Avenue. Planning permission in principle was granted under the provisions of application 11/0580/PP in 2011, for a mixed use development including classes 4, 5 and 6 business/industrial development, residential development, infrastructure improvements, landscaping and amenity space. The current application seeks permission for the formation of a vehicle storage compound (with associated works and boundary fencing) for Arnold Clark, which is a secondary application to a consent granted in 2019, for ancillary development associated with this proposed use. The storage parking compound for vehicles would comprise 2440 spaces (to cater for 11 Arnold Clark dealerships within Phoenix Park, including Vauxhall, Skoda and Seat and Ford), with a vehicle preparation area comprising 170 staff parking spaces, with ancillary lighting and fencing. Hours of operation would be 0500 hours – 2200 hours, five days per week with additional weekend operation when required. Overall, the development would result in an additional 75 employment positions operating across two shift patterns. COMMENTS Policy E1 covers the application site within the Adopted Renfrewshire Local Development Plan (2014), whilst Policy E3 'Transition Areas' covers the site within the Proposed Renfrewshire Local Development Plan (2019).

Policy E1 seeks to promote development of Class 4, 5 and 6 uses within Strategic Economic Investment Locations such as this, which the current proposals demonstrate.

Policy E3 supports a range of uses, providing they can co-exist with existing uses, having no significant affect on the character or amenity of the surrounding area.

Taking into account the provisions of both policies, the principle of development of the nature proposed is acceptable for the location, subject to further consideration against the relevant provisions of the New Development Supplementary Guidance on Delivering the Economic Strategy.

With regard to the Council's Economic Development Criteria, the development would respond to the locational needs of existing established operators within the wider Phoenix Park, providing them with storage capacity to lessen the impact vehicles associated with these car dealerships, display space within their forecourts used appropriately as well as lessening the overspill of vehicles outside and on the roads around the wider Phoenix Park.

The proposal will also generate an additional 75 employment opportunities (cumulatively between this proposal and the earlier consent under Phase 1, approved in 2019) and facilitate the reuse of vacant land.

Within the applicant's supporting documentation, it has also been demonstrated that good accessibility to a reasonable choice of walking, cycling and public transport modes can be offered to staff.

The development would also assist in improving the current amenity of the area, by reducing on-street parking, whilst bringing forward the reuse of a long term vacant site, which is reflective of the wider areas character.

In terms of traffic generation, it is unlikely that any increase would result, given that the development has been proposed to centralise many of the functions which currently operate within the curtilage of the existing dealerships owned by the applicant at the Phoenix. Indeed, existing parking conflicts are likely to reduce as a result of the development, bringing betterment to the area.

The design of security fencing, lighting and waste management arrangements proposed are also considered appropriate for the location.

RECOMMENDATION

Grant subject to conditions

Reason for Decision

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.

Conditions

- 1 That no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report

prepared in accordance with current authoritative technical guidance.

Reason: To ensure that the site will be made suitable for its proposed use.

- 2 Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, a desktop review simple air quality assessment in terms of the air quality impact, taking into account the location of the site, the nearest 'relevant exposure', and the information contained within the transport assessment. The simple air quality assessment should provide confirmation that 'the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur'.

Where this is not possible, a full detailed air quality assessment will be required in accordance with the above criteria.

Reason: In the interests of protecting air quality at this location.

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 20/0217/PP



KEY INFORMATION

Ward (4) Paisley North West

Applicant: JR Construction Scotland Ltd Cardea House 5 Sandyford Road Paisley

Registered: 20 April 2020

PA3 4HO

RECOMMENDATION

Grant subject to Conditions

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of student accommodation, partial demolition of existing building with façade retention and associated external alterations, and erection of bin store.

LOCATION: TA Centre, 76 High Street, Paisley, PA1 2BA

APPLICATION FOR: Full Planning Permission



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Fraser Carlin Head of Planning and Housing

IDENTIFIED KEY ISSUES

- The proposals accord with Policy C1 'Strategic Town Centres' within the Adopted Renfrewshire Local Development Plan (2014), and Policy C1 'Renfrewshire's Network of Centres' within the Proposed Renfrewshire Local Development Plan (2019).
- The TA Centre is category B listed. The neighbouring Coats Memorial Church and Paisley Museum are category A listed.
- The site is within Paisley Town Centre Conservation Area.
- There have been 10 representation, 8 against and 2 in favour of the development.
- There have been no objections from consultees.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES REPORT OF HANDLING FOR APPLICATION 20/0217/PP

APPLICANT:	JR Construction Scotland Ltd Cardea House 5 Sandyford Road
	Paisley PA3 4HO
SITE ADDRESS:	TA Centre, 76 High Street, Paisley, PA1 2BA
PROPOSAL:	Erection of student accommodation, partial demolition of existing building with façade retention and associated external alterations, and erection of bin store
APPLICATION FOR:	Full Planning Permission

NUMBER OF
REPRESENTATIONS AND
SUMMARY OF ISSUES
RAISED:

10 representation have been received, 8 raised objections while 2 expressed support of the development.

The points raised against the development can be summarised as follows:

1 - Inappropriate building materials;

Response: Brick is considered to be an appropriate finishing material. Samples of the brick will be requested via condition to ensure that the colour of the brick blends well with the listed building.

2 - New build element is too high and the scale over dominates the retained frontage, the design is not in keeping with the adjacent listed buildings and the character of the wider conservation area including the streetscape and the Oakshaw skyline;

Response: The impact of the development on the character of the area, the setting of adjoining listed buildings and the streetscape is described in the body of the report.

It is also noted that through application discussions, the roof terrace and additional brick roof design structure on the proposed building has been deleted from proposals which will reduced the overall height.

3 - Overdevelopment of the site;

Response: There is capacity within the site to accommodate the development without significant impact on the amenity of surrounding uses or the character and appearance of the area.

Renfrewshire Council Communities, Housing and Planning Policy Board

4 - Adverse impact on residential amenity including overshadowing and loss of sunlight, overlooking loss of privacy, and overbearance;

Response: The development has been assessed with respect to its potential impact on adjoining residential properties. It has been found to pass the applicable daylight test, and will not have a significant overshadowing impact.

Potential overlooking will be mitigated by the installation of obscure glazing. The dual wing design of the extension with a central void area also reduces overbearance.

5 - Not enough open space is being provided;

Response: The developer has sought to provide a level of amenity space to serve the residents on what is a constrained site. Proposed amenity space takes the form of a courtyard between the two accommodation wings.

6 - Accommodation is too small;

Response: The size of the accommodation is not a material planning consideration. This would be a matter to be assessed as part of the Houses in Multiple Occupation license process.

7 - Proposal is not adaptable to future uses;

Response: The development could be adapted to other uses in future if required.

8 - CGI's are misleading;

Response: The proposed CGI's are sufficient for the purposes of assessing the application, and provide an accurate indication of the scale and massing of the proposed development. The 'before' and 'after' visuals in particular provide a valuable indication as to the visibility of the proposed extension within the streetscene.

9 - Operators reputation;

Response: The reputation of the operator is not a material planning consideration.

10 - Lack of job creation;

Response: The development will support over 150 jobs during the construction phase. While it is acknowledged that job creation post construction is not significant, the development will increase the resident population within the town centre helping to contribute to its economic viability. Increasing both the resident and student population is a key objective of the Paisley

Town Centre Action Plan for 2016 – 2026.

11 - Loss of biodiversity;

Response: The ecological survey states that the site is of low ecological value. Existing mature trees are noted to be within neighbouring plots, and will not be affected by the development. The trees within the site (except for one in the south west corner) will be felled to accommodate the development. The applicants propose a high quality landscape strategy which includes replanting of trees, shrubs and plants for biodiversity gain.

12 - Nuisances such as noise, smell, fumes, glare and air quality;

Response: The Environmental Protection Section have not raised any objections with respect to potential statutory nuisances such as noise, smell, fumes and glare. An Air Quality Assessment has also not been requested. The development will not therefore have a significant impact with respect to these issues.

13 - Scale and use of development is not compatible with surrounding area, and does not promote inclusivity or accessibility within town centre;

Response: The scale of the development is acceptable, and the proposal is compatible with surrounding uses.

14 - Development does not accord with the National Planning Framework, Scottish Planning Policy, the Local Development Plan and the Managing Change in the Historic Environment Guidance Notes;

Response: The development has been found to accord with Scottish Planning Policy and the Development Plan hierarchy. The proposal has also been assessed against relevant supplementary guidance which is material including the Managing Change in the Historic Environment Guidance Notes. There are no material considerations which outweigh the presumption in favour of development that accords with the development plan. The National Planning Framework is not a material consideration in the assessment of the application as the proposed development does not fall within the 'national' category of developments.

15 - Neighbours were not consulted during pre-application;

Response: The applicants have undertaken pre-application consultation in accordance with the requirements of the regulations.

16 - Impact on parking and other infrastructure requirements;

Response: The development is in a town centre location where public transport is available and amenities are within walking distance. Students will not therefore be reliant on private vehicles. Furthermore it is noted that the proposed operators include a no car policy within tenancy agreements which will further suppress demand for private vehicles at the site. The development will not therefore have a significant impact on local road infrastructure. Scottish Water have confirmed there is sufficient capacity within the existing wastewater treatment infrastructure.

17 - Impact on setting of adjacent listed buildings;

Response: The proposed development will not have a detrimental impact on the setting of the adjacent listed buildings. It is noted that Historic Environment Scotland have advised that they are content that the proposal will have a minimal impact on the setting of the nearby listed buildings.

18 - Development granted in 2007 was much smaller, and should be used as a baseline for any new development proposals;

Response: The proposed development must be considered on its own merits. The planning permission for previous redevelopment schemes have expired, and these applications are not considered to be significant material considerations.

19 - Contravention of human rights act;

Response: The application must be assessed against the legislative framework set out within The Town and Country Planning (Scotland) Act 1997, namely that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. Material considerations include those related to the Human Rights Act, namely residential amenity. There are no material considerations which outweigh development that is in accordance with the development plan.

20 - Impact on neighbouring trees including pruning works and during construction;

Response: The arboricultural report recommends that a tree retention plan is prepared in advance of construction works so that all trees for retention (including those on neighbouring plots) will be safeguarded during construction. A tree protection plan will be requested via condition. The proposed landscaping drawing shows that neighbouring trees will be pruned back to the boundary line. All works will be undertaken by a qualified arborist.

21 - Economic viability of the project;

Response: The viability of the project is not a material planning consideration.

22 - No community benefits;

Response: The proposals bring many benefits including the redevelopment of a vacant site, retention of a listed façade, and an increase in the resident population of Paisley town centre which will contribute to its vitality and viability.

23 - Loss of property value;

Response: Property values are not a material planning consideration.

24 - Visibility of bin storage;

Response: The bin store will be constructed from appropriate materials and will not therefore have a significant detrimental impact on the character or appearance of the listed building or conservation area.

25 - Access during construction and future maintenance of the building.

Response: Access during the construction phase has not been identified by the Director of Environment and Infrastructure Service (Roads - Traffic) as an issue that requires to be addressed at the planning application stage. Similarly the future maintenance of the building is primarily a matter for the applicants to consider, and is not a material planning consideration.

The points raised in favour of the development can be summarised as follows:

1 - Retention of the existing facade and redevelopment of the site is welcomed.

CONSULTATIONS:

Director of Environment and Infrastructure Service (Roads - Design) - Proposed drainage network and soakaway are DIA / SIA compliant. No conditions are necessary as all required measures are detailed in the submitted documents.

Response: Comments are noted.

Director of Environment and Infrastructure Service (Roads - Traffic) - Clarification sought over matters relating to the gradient and width of the access ramp, servicing including bin collection, fire access and parking.

Renfrewshire Council Communities, Housing and Planning Policy Board

Page 6

Response: The applicant has provided a response to the comments raised in the consultation from Roads. The response states that the proposed access ramp is intended for disabled access and is suitable in this regard. Most pedestrians and cyclists will use the existing access.

The applicant has confirmed that discussions have been undertaken with the Councils Waste Management Department and waste collection system has been agreed.

A swept path analysis shows that a box van and fire tender vehicle can enter and exit the site in an appropriate manner.

Finally, in terms of parking, the applicant emphasises the rental agreements that would prohibit cars from being brought to the site. Only four accessible parking bays are provided on site in this regard. The accessibility of the site is again emphasised.

The response from the applicants is acknowledged and accepted.

Environmental Protection Section – A Noise Impact Assessment is required to assess the impact of noise from the Coats Memorial Church on the proposed development.

An Air Quality Assessment is not required. Standard conditions with respect to contaminated land are also recommended.

Comments have also been provided with respect to the HMO licensing process.

Response: The Noise Impact Assessment can be submitted via condition.

Comments relating to the HMO license process are not material to the consideration of the planning application, however they usefully highlighted that the rooms sizes and associated accommodation meet the necessary standards for student accommodation.

Historic Environment Scotland - Content that the proposals would have a minimal impact on the setting of the nearby A listed Coats Memorial Church and Paisley Museum.

Historic Environment Scotland have suggested that a darker brick than currently proposed which would assist the new build element sit more comfortably within its surroundings.

Response: Comments regarding the setting of the neighboring A listed buildings are noted.

With respect to the colour of the brick, it is noted that the applicant has provided visuals to show the relationship between

the existing façade and the new build element. However, it is considered that samples would need to be provided before the final brick specification can be agreed. This can be controlled via condition.

Glasgow Airport Safeguarding - No objection subject to conditions regarding the submission of a Bird Hazard Management Plan.

Response: A Bird Hazard Management Plan will be requested via condition.

Scottish Water – There is currently sufficient capacity within the wastewater treatment network to serve the development. A flow and pressure test is required with respect to water supply.

Response: The flow and pressure test is a matter to be determined between the applicant and Scottish Water, and does not therefore need to be controlled via a planning condition.

NATS - No objection.

The Coal Authority - No objections.

PRE-APPLICATION COMMENTS:

Several meetings and a site visit were undertaken prior to the application being submitted.

Pre-application discussions centred on the principles which should be followed and the level of information that would be required to support the application.

Pre-application comments were also sought from the Environmental Protection Section, the Director of Environment and Infrastructure Service (Roads – Traffic and Design) and Historic Environment Scotland.

SUPPORTING INFORMATION:

<u>Pre-Application Consultation Report</u> - A public event was held on the 16th January at UWS. Exhibition board were provided, and members of the project team were present to discuss the project. Feedback forms were also provided.

Approx 35 people attended the event, with general feedback welcoming the principle of the redevelopment of the site particularly in terms of bringing the front part of the building back into use.

Specific issues raised include the scale of the extension, number of rooms, overdevelopment of the site and car parking provision. The applicants have taken these comments on board as part of the pre-application process.

Response: Pre-application consultation meets the

Renfrewshire Council Communities, Housing and Planning Policy Board

Page 8

requirements of the regulations. Issues raised as part of this process have been taken on board and addressed as part of the application.

<u>Arboricultural Report</u> - The report identifies nine trees within the site boundary, with 41 trees on neighbouring plots surveyed on a precautionary basis.

It is noted that the current building and associated wall retention between plots will have restricted the canopies and rooting zones of these trees. The impact on trees associated with the proposed development is therefore low.

A tree protection plan and arboricultural method statement will be required to prescribe protection measures during the construction phase.

Response: The potential impact of the development on trees within the site is low, and with an appropriate protection plan it would in theory be possible to retain the trees. However, it is noted that the application proposes to remove most of the trees on site including those along the High Street frontage. The proposed treeworks are assessed in detail in the main body of the report.

<u>Transport Statement</u> - The application site is within a highly accessible area and is an easy walk from numerous local amenities and public transport facilities.

It is noted that the proposed operators operate a strict no car policy for all tenants, and there are no standard dedicated internal parking facilities. It is considered that the development will operate with limited private vehicle movements.

Access to the site will be maintained as per the current arrangement. The very low traffic volumes ensure that the existing access is appropriate.

A DDA compliant access ramp will ensure the site is accessible by all modes.

It is considered that cycling will be a feasible mode choice, and this will be accommodated through the provision of cycle facilities at the site.

Response: The site is in a highly accessible location where town centre amenities and public transport connections are available. Active travel and public transport are feasible travel modes in this regard.

The restriction in private vehicle parking provision and ownership is noted and accepted in this regard on the basis that the site is accessible by a range of other more sustainable

transport options.

Additionally the requirement for further on site parking and the space this would occupy would potentially compromise the deliverability of a workable redevelopment scheme on the site.

<u>Sustainability Statement</u> - The development will incorporate energy efficiency measures to reduce resource demand through best practice design strategies. This is to achieve compliance with Section 6 of the 2015 building standards regulations. Proposed measures include natural ventilation of occupied spaces, high efficiency combined heat and power unit with effective controls strategy, LED lighting, and maximising the amount of natural daylight penetration.

Response: Compliance with Section 6 of the 2015 building standards regulations is welcomed.

Structural Inspection Report 9th January 2020 - Report focuses on the drill hall area, and concludes that repair of the drill hall would not be economically viable. This is due to the extent of damage and water ingress especially to the steel trusses, and the extent of repairs required to the building to bring it to modern standards.

Structural Inspection Report 1st April 2020 - An additional structural inspection was undertaken following a fire at the building on the 11th March. It is stated that the fire caused significant damage to the frontage of the building with the loss of the roof.

Use of a suitable designed facade retention system, regular monitoring, and supervision of the stabilisation and demolition works will allow the sandstone facade to be retained as part of the redevelopment project.

Response: The structural reports state that retention of the drill hall area is not viable. Retention of the sandstone facade however will still be possible (even in light of the recent fire) provided a suitable designed facade retention system is implemented.

The findings of the report have been accepted by Historic Environment Scotland, and it is recognised that viable redevelopment of the site can only involved retention of the sandstone facade. Demolition of the drill hall area is therefore accepted.

<u>Planning Statement</u> - The planning statement primarily focuses on the relevant development plan policies and other material considerations. It is concluded that the development accords with the development plan and is supported by a number of material considerations of significant weight. The key factors in

this regard are:

- delivery of high quality student accommodation in a sustainable location:
- enhancement of Paisley town centre through the generation of new footfall and spend, and positive contribution to the vitality and viability of the High Street;
- redevelopment of a vacant and derelict listed building;
- positive enhancement of the setting of the adjacent heritage assets as well as the wider conservation area.

Response: The planning statement provides a robust assessment of the proposal against the development plan. All relevant development plan policies have been considered, and material considerations identified.

<u>Phase 1 Ground Investigation (Desk Study)</u> - Desk study report used to assess the likelihood of finding contamination at the site, its nature and extent, evaluate the environmental setting of the site and identify sensitive receptors, and consider the requirements for an intrusive site investigation.

<u>Phase 2 Ground Investigation</u> - No contamination or potential sources of contamination were encountered, and no ground gas emissions were found which exceeded nominal values. Remediation and gas protection measures are not therefore required.

<u>Coal Mining Risk Assessment</u> - Based on the archive information and the rotary drilling works undertaken it is considered that the site can be viewed as 'stable' from a mining support perspective.

Response: The scope of ground investigations have been accepted by The Environmental Protection Section and the Coal Authority.

<u>Heritage and Townscape Visual Assessment</u> - The assessment provides valuable context to the site including the historic development of the site and surrounding area, description of the site, its condition and heritage assets, and an assessment of special interest. The assessment then goes on to discuss the scope of the proposed development and assess the impact on the site itself and the character of the townscape.

To illustrate the impact of the development the assessment provides visuals from several vantage points which compare the existing situation before showing how the proposed development will look. The effect of the development at each viewpoint is also discussed.

The assessment creates a distinction between the sandstone frontage of the building which is of greater value, and the drill

hall to the rear which is primarily functional. While the demolition of the drill hall will result in some loss of historic value, it is necessary to deliver the restoration and refurbishment of the sandstone frontage.

The assessment has informed the design of the proposed extension. The assessment states that the extension is well considered in terms of both scale, massing and design, creating a new 21st century architectural layer to the site which will enhance the existing townscape.

The proposal is considered to enhance the character and appearance of the designated heritage assets.

Response: This is a comprehensive assessment which provides valuable contextual information.

In terms of the proposed development, the 'before' and 'after' visuals in particular are welcomed and provide a valuable insight and interpretation of the proposed development and its effect on the streetscape.

Comments with respect to design, massing and materials are noted, and there is a clear underlying design concept which is to create a modern yet contextual building which will positively enhance the area and its heritage assets.

<u>Assessment</u> - The site is of low ecological value overall. The mature trees are the only natural habitat of any value, and these trees should be retained wherever possible.

Although the building has suffered fire damage, there are areas that remain with a moderate suitability for roosting bats.

It is recommended that further bat surveys are undertaken within the active bat season. Any tree identified with features which could support roosting bats should be inspected prior to any works being undertaken.

A nesting bird survey should also undertaken prior to any tree, vegetation or building removal within the bird besting season. Recommendations are also made with respect to invasive plant species.

Various habitat enhancements are also suggested for inclusion within the project to improve the biodiversity value of the final development. These include planting for wildlife, generic enhancements for birds and bats, lighting for bats and enhancement for other species.

Following submission of the ecological survey further bat survey work was undertaken. Through this work it was determined that

the building had negligible suitability for supporting roosting bats due to the high level of vegetation covering roof sections of the building. No further bat activity surveys are therefore required.

Response: It is accepted that the building has negligible suitability for supporting roosting bats. The main issues thereafter are ensuring vegetation clearance does not displace nesting birds or bats, and incorporating some of the habitat enhancements into the final development. These matters can be addressed via condition.

<u>Detailed Fire Strategy Report</u> - Report has been prepared by 'Astute Engineering Fire Engineering Consultants', and details the fire safety design approach and associated fire engineering. In the main the design satisfies the requirements of the building regulations.

There are several areas where the design does not meet these requirements, and these are discussed along with proposed alternative solutions.

Response: It is acknowledged that fire safety is primarily a matter which is addressed at the building warrant stage.

The report advises that once the areas of noncompliance have been discussed and alternative solutions agreed the building will offer an acceptable level of safety in terms of fire risk.

<u>Design and Access Statement</u> - The statement provides further contextual information relating to the site and its setting, the existing site conditions and listed building survey including further site deterioration.

It is noted that the buildings presence makes a positive contribution to the conservation area and is a well-known landmark within the town. The principal frontage is a key part of the overall setting.

The design approach is to retain the frontage, with a strategic approach then taken to compliment the retained frontage with new accommodation.

It is proposed to remove the trees along the frontage as this will open up view of the building from the High Street.

The key aspect of the proposals is to place the new accommodation subservient to and to the rear of the retained frontage. The principal elevation of the extension is designed to site behind the retained frontage, and a strong vertical emphasis akin to the character of the existing building is deployed.

The proposed material palate is composed of subtle, high

quality complementary materials. When viewed in context the material palette is considered to offer a subtle considered contribution to the setting of the listed building and wider conservation area, with the new extension viewed as a backdrop to the retained facade.

Access to the building will be substantially improved. Incorporation of a new access ramp will aid access by offering an alternative to the steeper incline at the existing access. Accessible spaces will be provided immediately in front of the entrance to the main building.

Refuse collection will be from a newly provided, covered refuse collection point which is accessible from the public footway.

Secure, covered cycle storage will be provided within the common courtyard area.

In terms of landscaping the proposed concept is to create a robust landscape setting which will fit seamlessly with the existing mature landscaping surrounding the site. This includes planting to the front of the site, and within the new extension internal courtyard area and roof terrace.

Surface materials have been selected to complement the character of the site and adjacent developments.

The majority of trees within the site will be removed including those to the front of the building (with the exception of one tree in the south west corner of the site). The tree removal is in order to facilitate the creation of a new accessible route to the building as well as opening up the building frontage. A single semi mature Lime tree is proposed to the frontage to compensate for the trees which will be felled.

Response: Further background to the evolution of the design concept is welcomed, as are the details regarding materials, landscaping and access.

<u>Tenement Toolbox Report</u> - Provides further detail on the history of the building, its architecture and special interest, historical associations and use.

Key detailing and features on the building are also categorised with respect to their condition.

The purpose of the report is to infer costing and to provide key information to allow the ongoing management and maintenance of the building in an appropriate manner.

Response: Further insight into the history of the building is welcomed.

LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS

Adopted Renfrewshire Local Development Plan (2014)

Policy C1 - Strategic Town Centres Policy ENV2 - Natural Heritage

Policy ENV3 - Built Heritage

Policy ENV5 - Air Quality

Policy I1 - Connecting Places

Policy I5 - Flooding and Drainage

Policy I7 - Low Carbon Developments

New Development Supplementary Guidance 2014

Delivering the Centre Strategy - Centre Development Criteria,

Strategic Centres and Core Town Centres

Delivering the Environment Strategy - Environment

Development Criteria, Trees, Woodlands and Forestry. Conservation Areas, Listed Buildings and Air Quality

Delivering the Infrastructure Strategy - Infrastructure

Development Criteria, Connecting Places, Fooding and

Drainage

Proposed Renfrewshire Local Development Plan 2019

Policy C1 - Renfrewshire's Network of Centres

Policy ENV2 - Natural Heritage

Policy ENV3 - Built and Cultural Heritage

Policy ENV5 - Air Quality

Policy I1 - Connecting Places

Policy 13 - Flooding and Drainage

New Development Supplementary Guidance 2019

Delivering the Centres Strategy - Strategic Centres and Core

Town Centres

Delivering the Environment Strategy - Natural Heritage,

Conservation Areas, Listed Buildings and Air Quality

Delivering the Infrastructure Strategy - Connecting Places,

Flooding and Drainage, and Provision for Waste Recycling in

New Developments

Material Considerations

Historic Environment Scotland Policy Statement

Historic Environment Circular

Historic Environment Scotland's Managing Change in the

Historic Environment Guidance Notes

Paisley Town Centre Conservation Area Appraisal and

Management Plan

Renfrewshire's Places Residential Design Guide

Paisley Town Centre Action Plan 2016 - 2026

PLANNING HISTORY

20/0218/LB - Erection of student accommodation, partial demolition of existing building with facade retention and associated internal and external alterations (including retrospective emergency stabilisation works), and erection of bin store. Concurrent application yet to be determined.

Renfrewshire Council Communities, Housing and Planning Policy Board

Page 15

19/0809/NO - Erection of student accommodation and associated uses, partial demolition of existing building with facade retention, and other associated works. Proposal of Application Notice accepted 13/12/2019.

07/0131/PP - Refurbishment and sub-division of main building to form 8 flats; refurbishment of chapel to form 1 house; demolition of rear buildings and erection of 17 new build flats and maisonettes with associated parking and landscaping. Granted subject to conditions 02/10/2007.

07/0132/LB - Refurbishment and sub-division of main building to form 8 flats; refurbishment of chapel to form 1 house; demolition of rear buildings and erection of 17 new build flats and maisonettes with associated parking and landscaping. Granted subject to conditions 21/11/2007.

05/1435/LB - Refurbishment and sub-division of main building to form 8 flats; refurbishment of chapel to form 1 house; demolition of rear buildings and erection of 17 new build flats and maisonettes with associated parking and landscaping. Withdrawn 19/04/2006.

05/1421/PP - Refurbishment and sub-division of main building to form 8 flats; refurbishment of chapel to form 1 house; demolition of rear buildings and erection of 17 new build flats and maisonettes with associated parking and landscaping. Withdrawn 19/04/2006.

DESCRIPTION

This application seeks planning permission for the erection of student accommodation, partial demolition of existing building with facade retention and associated external alterations, and the erection of a bin store at the TA Centre on the High Street within the Paisley Town Centre Conservation Area.

The TA Centre is a category B listed building which has been vacant for a number of years. It is included on the Buildings at Risk Register for Scotland which describes it as being in a poor condition. The condition of the building deteriorated further following a fire in March this year.

The building comprises of a drill hall which is housed within a steel frame structure. This is to the rear of a sandstone facade which fronts the High Street. The facade comprises of a three and a half storey centre block with wall dormers, flanked by four storey gabled wings which are slightly advanced. The pitched roof is finished in clay tiles.

The proposed development involves retention of the sandstone facade, demolition of the drill hall the erection of an extension in its place.

The extension is six storey in height immediately to the rear of

the retained facade, rising to seven storeys in height towards the rear of the site. The extension comprises two wings of accommodation with a central void which includes a courtyard at ground floor level. It will be finished in stone coloured brick with sections of aluminium panelling, and precast stone feature elements around doorways.

The development is to accommodate up to 338 students with associated communal facilities. The accommodation within the extension is arranged over two wings, with a central courtyard providing amenity space.

No vehicle parking will be provided on site with the exception of four accessible parking spaces.

Cycle parking for 84 bicycles will be incorporated in covered areas within the internal courtyard.

The proposed bin store will be located in the south east corner of the site.

ASSESSMENT

Adopted Renfrewshire Local Development Plan (2014)

Policy C1 states that the Council will welcome development that strengthens the network and enhances its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary as well as compatible with surrounding land uses.

All proposals will be considered in line with the hierarchy and role and function of the centre as detailed in figure 11, and against the development criteria set out within the New Development Supplementary Guidance.

Figure 11 states that Paisley is Renfrewshire's main civic and cultural centre, offering the most diverse mix of uses and attributes and providing a hub for transport, retail, business, community, leaser, heritage, health and educational uses. The key challenges/opportunities include area regeneration and diversification as the retail offer contracts, residential development and promotion of the university and heritage areas.

In terms of the general guidance on centre development, the proposed development will support the role and function of Paisley town centre.

The town centre is recognised as being a hub for a mix of uses, and the proposed student accommodation will contribute positively to this mix.

The development will contribute to the viability of Paisley town centre by bringing a vacant building back into use.

Renfrewshire Council Communities, Housing and Planning Policy Board

Page 17

The proposed use will also generate additional residence and footfall within the town centre, contributing positively to economic viability.

Increasing the number of students living in the town centre is a key objective for the High Street and University area as defined in the Paisley Town Centre Action Plan, and it is recognised that increasing the resident population within the town centre plays a vital role in supporting the day and night time economy.

While the architectural importance of the TA building is widely acknowledged, its existing vacant and semi derelict condition does detract from the amenity of the area.

Redevelopment of the building including retention of the facade will positively enhance the public realm and wider townscape. Significant weight is attached to this public realm enhancement given the high profile extension to the adjacent museum, and the additional footfall this will bring to the area.

The redevelopment of the TA building will be considered in detail under Policy ENV3 and the associated listed building consent application.

The proposed height of the building is not uncharacteristic of this town centre location. The UWS Campus directly opposite the site includes a tall building of modern design, while traditional buildings including the adjacent Coats Memorial Church are also of a significant scale.

In terms of plot coverage, the footprint of the proposed extension is similar to that of the drill hall. The site is therefore no more overdeveloped than it is currently in terms of site coverage.

The site is within a sustainable location, and is highly accessible with respect to walking, cycling and public transport routes. The wide range of amenities within the town centre are all within walking distance of the site.

It is considered that a higher density of development should be encouraged in town centre locations given these sustainability factors which mean journeys can be undertaken without the requirement for a private car.

With respect to impact on the surrounding area, a key consideration in the assessment of the application is how compatible the development is with surrounding uses particularly the residential properties on Oakshaw Street West. The rear elevations of the flats on Oakshaw Street West are approx. 35m from the northern boundary of the site.

With respect to daylight, the separation between the

development and the properties to the rear is such that the proposal passes the 25 degree test. The proposal will not therefore result in a significant loss of daylight within the neighbouring flats.

In terms of overshadowing of garden ground, it is acknowledged that the new extension will result in some loss of sunlight within neighbouring garden ground to the north given the orientation of the site and the height of the extension in comparison to the existing drill hall.

It is noted that the dual wing design and central void associated with the extension will allow some sunlight to penetrate through to the neighbouring gardens. Furthermore, given the depth of garden ground associated with the flats it is considered that suitable areas of useable garden ground adjacent to the flats will still receive sufficient sunlight between spring and autumn.

With respect to overlooking, it is noted that the rear elevation of the extension contains windows associated with kitchens. These kitchens are likely to function as the main communal areas within the building especially through winter when outside spaces are less desirable. However, in order to mitigate any significant overlooking the applicants have agreed to partly obscure the glazing. Details of the windows in this regard can be requested via condition.

In terms of overbearance, it is again acknowledged that the new extension will be more overbearing on the neighbouring properties to the north as it is higher than the existing drill hall. Given the change in level between the site and the neighbouring properties, five of the seven stories will be visible above ground level.

The massing of the extension on the rear elevation is reduced through its design which incorporates two wings with a central void.

Taking this into consideration and again considering the depth of garden ground associated with the neighbouring properties, it is not considered that the overbalance of the development will significantly compromise the outlook of the neighbouring properties.

With respect to noise, it is noted that the Environmental Protection Section have requested that a Noise Impact Assessment (NIA) is undertaken to establish the impact of noise from the adjacent Coats Memorial Church on the development. It should be noted that the outcome of the NIA does not have a bearing on the principle of the development and will instead infer design details such as window specification and ventilation.

In addition to the above, whilst leasing and tenancy

arrangements are not material considerations it should also be noted that the prospective operator of the building includes specific clauses and codes of conduct within tenancy agreements to combat noise and anti-social behavior.

Taking the above into consideration, it has been satisfactorily demonstrated that the proposed development is compatible with surrounding uses and will not have a significant impact on the amenity of neighbouring residential properties.

In view of the above assessment, the development has been found to comply with Policy C1 and the associated New Development Supplementary Guidance on Delivering the Centres Strategy.

Policy ENV2 states that developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest.

The guidance states that natural heritage makes an important contribution to the character of the area and to the sense of place.

In this instance, the application site is enclosed by trees on all sides. The majority of trees along the northern, western and eastern sides are situated within the adjoining plots. Trees within neighbouring plots will be pruned back to the boundary line under supervision of an arboriculturalist.

Of the trees which are located within the application site, the three mature Sycamores along the High Street frontage make the strongest contribution to the character of the area. While the Tree Survey notes that these trees are suitable for retention, it is proposed to fell two of them primarily to make room for the additional access ramp but also to open up views of the building from the High Street.

While retention of these trees would be desirable, the benefits of improving access to the site are considered to justify the felling of the trees. It is acknowledged that one of the Sycamore trees will be retained, while a replacement Lime tree will be planted adjacent to the access ramp.

The remainder of the existing trees to the side of the building do not make a significant contribution to the character of the area, with tree coverage to the side of the site mainly attributed to the trees in the adjoining plots.

With respect to the wider biodiversity of the site, the proposed landscape strategy includes an area of ornamental planting to the front of the building with further soft landscaping and tree planting within the internal courtyard.

The Design and Access Statement advises that the purpose of the soft landscaping is to provide a safe and visually attractive environment that will encourage biodiversity and provide an attractive all year round setting.

To achieve this the landscape scheme will comprise a mix of perennials and thornless shrubs. This mix is detailed within a comprehensive planting strategy that is characterised by hardy flowering plants and shrubs. The landscaping scheme will contribute positively to the setting of the building as well as provide amenity for residents.

Overall the scope of proposed treeworks are acceptable, while the approach to soft landscaping will improve levels of biodiversity at the site.

On this basis the development is considered to comply with Policy ENV2 and the associated New Development Supplementary Guidance.

Policy ENV3 states that built heritage, which includes listed buildings and conservation areas, will be safeguarded, conserved and enhanced where appropriate. Development proposals within or in the vicinity of built heritage assets are required to demonstrate that there is no negative impact to their site or setting.

The Policy also states that the Council supports the retention and sympathetic restoration of listed buildings to enable them to remain in active use. Layout, design, materials, scale and siting should be sensitive to the buildings character and appearance. All developments should accord with the provisions set out in the New Development Supplementary Guidance.

Turning first to the Conservation Area, the TA building in conjunction with the Coats Memorial Church and the Paisley Museum sits within one of the most valuable areas of townscape within the Conservation Area.

Bringing the building back into use will significantly enhance the visual amenity of the Conservation Area. The sandstone facade which makes the strongest contribution to the character of the area will be retained as part of the development.

The loss of the drill hall to the rear does not have a significant impact on the character of the area as it is largely screened from external vantage points. However, removal of the drill hall provides an opportunity for the development of a new extension to the building.

The proposed extension is considered to be of a high standard of design in its own right. Careful consideration has been given

to its impact on the setting of both the sandstone frontage and the wider townscape.

It is considered that the extension will complement and enhance the retained sandstone frontage and the surrounding buildings through the use of good quality materials and a focus on design, fenestration and massing.

The development will also enhance local distinctiveness in this regard.

Additional features to the front of the building which will be visible within the Conservation Area include the access ramp, parking and maneuvering areas and the bin store.

The Design and Access statement advises that hard landscaping to the front of the building will consist of a combination of high quality pavers and setts to complement the existing building and the character of the site.

The proposed surface finishes are contemporary and will complement the new extension well. However, their appearance in respect of the retained sandstone frontage requires further consideration, and samples of the block paving will be sought via condition to ensure that it is appropriate for use at the site.

The proposed ramp will improve accessibility to the building for pedestrians and those with disabilities. The proposed setts are suitable with respect to the access ramp. However, the submission makes no indication of whether handrails will be required. High quality handrail design would be imperative given the prominence of the access ramp. Details of any proposed handrails can be requested by condition to ensure they are suitable for use at the site.

A refuse store will be located in the south east corner of the development to allow collection of waste directly from the public road. The refuse store will be highly visible in this regard. The applicants have responded to this, and several features have been incorporated to enhance the appearance of the bin store. These include the store being partially dug into the slope, utilisation of a green roof, and a stone finish to the exterior walls. It is anticipated that down takings from the existing building could be used to construct the bin store, and clarification of finishing materials in this regard can be sought via condition.

Visibility of the development from external locations has been considered in detail, and the application includes several before and after images taken from key vantage points. These images illustrate and reinforce the positive contribution the redevelopment of the site will make to the Conservation Area.

With respect to the guidance on listed buildings, detailed consideration of the proposals in relation to the TA building will be undertaken as part of the concurrent listed building application. However, the impact of the development on the setting of the building and the neighbouring A listed Coats Memorial Church and Paisley Museum must be considered as part of the planning application.

Historic Environment Scotland (HES) Guidance Notes on Setting state that the setting of the historic asset must be defined and understood before assessing the impact of new development.

In this instance the historic assets are the Coats Memorial Church, the TA building and Paisley Museum which cumulatively are of significant townscape value.

HES have advised that they are content that the proposal will have a minimal impact on the setting of the nearby listed buildings. They have suggested that a darker coloured brick than currently proposed would help the new build element sit more comfortably with its surroundings.

The comments from HES are noted, and it is considered that the extension will not have a significant impact on the setting of these buildings with respect to its scale, position and design.

With respect to materials, it is noted that the Coats Memorial Church is built of red sandstone and the museum from honey coloured sandstone. HES advise that these types of sandstone are the predominant building material used in Paisley, and that the TA is constructed from a combination of both types.

The extension will be finished in brick which the applicants confirm will be colour matched to the paler honey coloured sandstone on the façade of the TA. The proposed brick will therefore purposefully contrast with the red sandstone.

The applicants state that using the lighter colour will ensure that the extension is legible as separate and will not visually merge with the defining features of the historic façade.

On balance, it is considered that colour matching the paler stone is appropriate with respect to the finish of the extension. In order to ensure the match is as close as possible, it would be prudent for samples to be inspected on site. This would ensure that the proposed brick is an appropriate match to the existing lighter stone also considering any cleaning of the existing stone which may take place. Samples of the brick can be requested via condition.

In view of the above assessment, it is considered that the development will make a positive contribution to the setting of

these important listed buildings. The development is therefore considered to comply with Policy ENV3 and the supplementary guidance on Listed Buildings and Conservation Areas.

The application site falls within the Paisley town centre Air Quality Management Area. Policy ENV5 states that development proposals shall not individually or cumulatively have an adverse effect on air quality. The New Development Supplementary Guidance states that development proposals which have the potential to have a significant impact on air quality will not be accepted unless measures to mitigate the impact or air pollutants are proposed.

The Environmental Protection Section has not requested an Air Quality Assessment to assess the potential impact of the development on air quality, mainly due to the limited number of private vehicle journeys which will be associated with the development. The potential impact on air quality is not therefore significant enough to warrant formal assessment.

The proposal is therefore considered to comply with Policy ENV5 and the associated New Development Supplementary Guidance on air quality as it will not have an adverse impact on air quality within Paisley town centre.

Policy I1 states that appropriate provision must be made for connection to active travel and public transport networks. The Council will support development proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local or trunk road network.

With respect to the New Development Supplementary Guidance on connecting places, the density of the proposed development (with respect to numbers of students) is suitable at this location given the high level of accessibility to walking, cycling, public transport routes and local amenities. The accessible site location also justifies the proposed parking strategy. Local amenities and the university are all within walking or cycling distance, while public transport routes along High Street will also cater for onward journeys.

To support cycling as a viable transport option, the development includes designated storage space for 84 bikes. This is in excess of the standard required by the National Roads Development Guide. The storage areas are in covered accessible areas on the ground floor of the extension.

The constraints of the existing access are noted with respect to servicing the site. The applicant has provided correspondence from the Councils Waste Management Department confirming that waste collection from the public road is acceptable. The applicant has also provided swept path analysis which shows

the site can be accessed by a box van and a fire engine if required.

With respect to private vehicles, it is noted that the proposed layout makes provision for four accessible parking spaces with no standard parking spaces provided. The proposed parking strategy can be accepted due to the site's sustainable location within the town centre.

Journeys by public transport are viable with both high frequency bus routes and Gilmour Street Station within close proximity. A mix of amenities is also within walking and cycling distance. The site is not therefore car dependent in terms of journeys, and this will limit the need for parking.

It is also noted that the prospective operators include a no car policy within the leasing arrangements, and this will further suppress demand for private vehicles at the site. Significant weight cannot be attached to leasing arrangements as the Planning Authority have no control over them.

The comments made by the Director of Environment and Infrastructure Service (Roads - Traffic) with respect to access, servicing and parking have been satisfactorily addressed by the applicants.

In view of the above, it is considered that the proposed development accords with Policy I1 and the associated New Development Supplementary Guidance on Connecting Places.

Policy I5 states that new development is required to implement suitable drainage infrastructure. It must not have an impact on existing drainage infrastructure, and new or improved drainage requires to employ Sustainable Urban Drainage Systems (SUDS) measures.

The proposed drainage strategy has been approved by the Director of Environment and Infrastructure Service (Roads - Design), and is considered to comply with Policy I5.

Policy I7 seeks to encourage energy efficiency in new buildings, and the installation of technology that produces low or no amounts of carbon dioxide emissions. While historic buildings are exempt from this requirement, it does apply to the new extension.

The applicants have submitted a sustainability statement which sets out a number of efficiency measures that will be employed in the design and operation of the extension. These measures are considered to be acceptable, and will ensure the development accords with Policy I7.

Proposed Local Development Plan 2019

The policies within the Proposed Local Development Plan and the associated Supplementary Guidance reflect those of the currently adopted plan.

The only additional guidance to consider is that relating to provision for waste recycling in new development.

While the proposed bin storage arrangements have been discussed above in this regard, it is noted again that the bin store will incorporate good quality finishing materials. While the bin store will be prominent given its position at the front of the site, its overall design and finish will ensure that it is suitably in keeping with the character of the area. Collection arrangements have been agreed with the waste collection authority.

In view of the above, the proposed development complies with the policies and guidance within the Proposed Local Development Plan.

Conclusion

The proposal will bring about the welcome redevelopment of a prominent but vacant site within Paisley town centre. The historic façade of the TA centre will be retained, with a complementary extension added to the rear. The development will contribute positively to the vitality and viability of Paisley town centre, whilst also enhancing the character and appearance of the town centre Conservation Aria.

Having considered the above assessment, it is found that the proposal complies with Scottish Planning Policy, Clydeplan Strategic Development Plan, the policies and guidance of the Local Development Plan, and the provisions of other significant material considerations including the Managing Change in the Historic Environment Guidance Notes, Paisley Town Centre Conservation Area and Management Plan, and the Paisley Town Centre Action Plan 2016-2026.

RECOMMENDATION

Grant subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

Conditions

The proposed development is not brought into use until the applicant submits to, and has approved by the Planning Authority a noise assessment

to determine the impact of noise on the development arising from the proposed entertainment venue at the Coats Memorial Church. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note:

Assessment of Noise. The assessment should normally assume open windows for ventilation purposes. Where the maximum rating levels of noise exceed the external site standards as below, a scheme for protecting the proposed dwelling(s) from industrial / stationary noise shall be included as part of the noise survey with no dwelling being constructed at any location at which the Rating Levels cannot be met. Additionally, the scheme shall ensure that internal noise levels do not exceed 40dB daytime and 30dB night-time. Notwithstanding this, where the LAmax level is predicted to exceed 45dB (internal) during the night period within the property the survey shall include appropriate mitigation.

Site Standard					
	Rating Level (L _{Ar,Tr}) dB				
	1.	Day	2.	Night	
Open site / external	55		45		

The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority. All mitigation measures identified within the noise assessment shall thereafter be implemented on site for the duration that the development is occupied, to the satisfaction of the Planning Authority.

Reason: To mitigate noise impact in the interests of the amenity of residents within the accommodation.

- No development except demolition works shall commence on site until written approval of:
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

- Prior to occupation of the development hereby approved:
 - a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; and/or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use

shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

That prior to commencement of above ground works a Bird Hazard Management Plan shall be submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport.

The Bird Hazard Management Plan shall be implemented as approved on completion of the development, and shall remain in force for the life of the development.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operations of Glasgow Airport.

That prior to the commencement of construction works on site, samples of all external finishing materials associated with the student accommodation hereby approved shall be submitted for the written approval of the Planning Authority. Only the approved materials shall thereafter be used in the development of the site.

Reason: To ensure the proposed materials are suitable for use in the interests of the setting of the adjacent listed buildings, and the character and appearance of the Conservation Area.

That prior to the commencement of construction works on site, samples of all hard surface materials associated with the development hereby approved shall be submitted for the written approval of the Planning Authority. Only the approved materials shall thereafter be used in the development of the site.

Reason: To ensure the proposed materials are suitable for use in the interests of the character and appearance of the Conservation Area.

That prior to the erection of the bin store as detailed in approved drawing AL(22)020, the developer shall first provide further details (including

samples if required) for the written approval of the Planning Authority of the stone finish to be used on the walls of the bin store. Only the approved materials shall thereafter be used in the development of the bin store.

Reason: To ensure the proposed materials are suitable for use in the interests of the character and appearance of the Conservation Area.

That prior to the installation of the access ramp as illustrated on approved drawing AL(20)009, the developer shall provide confirmation as to whether any wall, fence, handrail, balustrade or any other structure or form of support is required in conjunction with the ramp. If such a feature is required then details of the design, materials and finish of the feature shall be submitted for the written approval of the Planning Authority prior to the installation of the ramp. Only the approved details shall thereafter be implemented on site.

Reason: To ensure the design and finish of any wall, fence, handrail, balustrade or any other structure or support required in conjunction with the access ramp is suitable for use in the interests of the character and appearance of the Conservation Area.

That prior to the commencement of construction works on site, the developer shall submit a Tree Protection Plan and Arboricultural Method Statement to prescribe measures that will be implemented on site to protect all trees during the construction phase which will be retained as part of the development. This includes trees within the site and in the adjoining sites as identified within the Arboricultural Report dated the 14th February 2020. Measures to protect the trees shall thereafter be implemented on site during the construction phase.

Reason: To ensure sufficient protection is given to trees that will be retained as part of the development, in the interests of amenity.

That the approved landscaping strategy as detailed in approved drawing 5261-OOB-ZZ-00-DR-L-030 titled 'Planting Strategy' shall be completed on site to the satisfaction of the Planning Authority prior to the development hereby approved being brought into use. Landscaping shall be maintained thereafter in accordance with the schedule of softworks maintenance as detailed in the approved drawing, and any plants, shrubs, trees or areas of turf which die, become damaged, diseased or are removed within 3 years of the development being brought into use shall be replaced in the next planting season by plants, shrubs, trees or turf of a similar species to be agreed in writing with the Planning Authority. No other variations shall take place to the approved landscaping strategy without first being approved in writing by the Planning Authority.

Reason: To ensure the landscape strategy is implemented as approved and maintained thereafter in the interests of amenity.

That prior to the installation of windows on the rear elevation of the extension as shown on approved drawing AL(22)012 titled 'Elevations North as Proposed', the developer shall first provide a specification of the windows for the written approval of the Planning Authority. The specification shall provide confirmation of measures to partly obscure the glazing in order to mitigate overlooking of the adjacent garden ground to the north. Only the approved window specification shall thereafter be implemented on site to the satisfaction of the Planning Authority, with the greed mitigatory measures maintained on site for the life of the development.

Reason: To mitigate overlooking of garden ground to the north of the development in the interests of residential amenity.

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 20/0218/LB



KEY INFORMATION

Ward (4)
Paisley North West

Applicant:JR Construction

Scotland Ltd Cardea House 5 Sandyford Road Paisley PA3 4HO

Registered:

20 April 2020

RECOMMENDATION

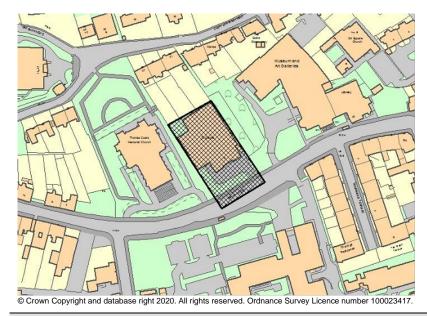
Grant subject to Conditions

Fraser Carlin Head of Planning and Housing Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of student accommodation, partial demolition of existing building with façade retention and associated internal and external alterations (including retrospective emergency stabilisation works), and erection of bin store.

LOCATION: TA Centre, 76 High Street, Paisley, PA1 2BA

APPLICATION FOR: Listed Building Consent



IDENTIFIED KEY ISSUES

- The development proposal accords with Policy ENV3 of the Local Development Plan and the associated New Development Supplementary Guidance on Listed Buildings.
- The TA Centre is category B listed.
- The building is included on the Buildings at Risk Register for Scotland. The condition of the building has further deteriorated following a fire in March 2020.
- Demolition and façade retention of the building must be justified against one of the four tests set out within the Historic Environment Scotland Policy Statement
- Historic Environment Scotland have not objected to the development.
- There has been one objection to the development.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES REPORT OF HANDLING FOR APPLICATION 20/0218/LB

APPLICANT:	JR Construction Scotland Ltd Cardea House 5 Sandyford Road Paisley PA3 4HO
SITE ADDRESS:	TA Centre, 76 High Street, Paisley, PA1 2BA
PROPOSAL:	Erection of student accommodation, partial demolition of existing building with façade retention and associated internal and external alterations (including retrospective emergency stabilisation works), and erection of bin store.
APPLICATION FOR:	Listed Building Consent

NUMBER OF
REPRESENTATIONS AND
SUMMARY OF ISSUES
RAISED:

One representation has been received. The points raised in the can be summarised as follows:

 1 - Development should be scaled back to avoid direct line of sight from the high street and to reduce impact on the Coats Memorial Church;

Response: Views from external locations and the impact of the development on the setting of the adjoining listed buildings is considered fully in the concurrent planning application. It is considered that the proposed development will generally enhance the character and appearance of the area.

2 - Tree coverage is misrepresented in the Design and Access statement:

Response: Tree coverage is considered fully in the concurrent planning application which also includes a supporting tree survey.

It is acknowledged that the development will result in the loss of the majority of trees located within the site, while trees in adjoining sites will be pruned back under supervision of a qualified arborist.

A comprehensive planting strategy is proposed to compensate for the loss of any trees.

3 - Lifetime of trees is finite, and thinning of trees could potentially open up line of sight from the High Street;

Response: Potential line of site during periods where trees are bare or if trees are felled has been factored into the

Renfrewshire Council Communities, Housing and Planning Policy Board

assessment.

4 - Students may choose to live elsewhere as all rooms are twin rooms.

Response: This is not material to the assessment of the listed building consent application or the concurrent planning permission application

CONSULTATIONS:

Historic Environment Scotland - Welcome the principle of the proposed development, and accept the principle of the demolition and facade retention.

Further details are required with respect to the proposed works to the retained facade. Detail is lacking in certain areas including rebuilding of decorative ridge ventilators and turret cupolas.

It is evident that none of the previous schemes proposed were found to be viable, and given the current state of the building it is considered that refurbishment should be carried out as soon as possible to prevent further decay.

It is accepted that demolition of the drill hall is necessary to provide enabling development for repairing the front of the building.

A salvage strategy is encouraged to establish whether any historic fabric can be retained and reused as this would help to retain the character of the building.

A darker shade of brick for the extension is also suggested so as to tone more sympathetically with the historic building.

Response: Historic Environment Scotland's support for the principle of the development is welcomed.

They also do not raise any significant issues with the new build element. Instead the consultation mainly focuses on detailed issues relating to the repair and refurbishment of the façade.

Comments with respect to a salvage strategy and the colour of the brick on the new build element are also noted.

It is considered that conditions can be used to address the points raised in the consultation. This includes submission of a Conservation Method Statement to guide the detailed repair and refurbishment of the façade, submission of a salvage strategy, and submission of brick samples which can be assessed on site.

SUPPORTING INFORMATION

Structural Inspection Report 9th January 2020 - Report focuses on the drill hall area, and concludes that repair of the drill hall would not be economically viable. This is due to the extent of damage and water ingress especially to the steel trusses, and the extent of repairs required to the building to bring it to modern standards.

Structural Inspection Report 1st April 2020 - An additional structural inspection was undertaken following a fire at the building on the 11th March. It is stated that the fire caused significant damage to the frontage of the building with the loss of the roof.

Use of a suitable designed facade retention system, regular monitoring, and supervision of the stabilisation and demolition works will allow the sandstone facade to be retained as part of the redevelopment project.

Response: The structural reports state that retention of the drill hall area is not viable.

Retention of the sandstone facade however will still be possible (even in light of the recent fire) provided a suitable designed facade retention system is implemented.

The findings of the report have been accepted by Historic Environment Scotland, and it is recognised that viable redevelopment of the site can only involved retention of the sandstone facade. Demolition of the drill hall area is therefore accepted.

<u>Heritage and Townscape Visual Assessment</u> - The assessment provides valuable context to the site including the historic development of the site and surrounding area, description of the site, its condition and heritage assets, and an assessment of special interest. The assessment then goes on to discuss the scope of the proposed development and assess the impact on the site itself and the character of the townscape.

To illustrate the impact of the development the assessment provides visuals from several vantage points which compare the existing situation before showing how the proposed development will look. The effect of the development at each viewpoint is also discussed.

The assessment creates a distinction between the sandstone frontage of the building which is of greater value, and the drill hall to the rear which is ordinarily and primarily functional. While the demolition of the drill hall will result in some loss of historic value, it is necessary to deliver the restoration and refurbishment of the sandstone frontage.

The assessment has informed the design of the proposed

extension. The assessment states that the extension is well considered in terms of both scale, massing and design, creating a new 21st century architectural layer to the site which will enhance the existing townscape. The proposal is considered to enhance the character and appearance of the designated heritage assets.

Response: This is a comprehensive assessment which provides valuable contextual information. In terms of the proposed development, the 'before' and 'after' visuals in particular are welcomed and provide a valuable insight and interpretation of the proposed development and its effect on the streetscape.

Comments with respect to design, massing and materials are noted, and there is a clear underlying design concept which is to create a modern yet contextual building which will positively enhance the area and its heritage assets.

<u>Design and Access Statement</u> - The statement provides further contextual information relating to the site and its setting, the existing site conditions and listed building survey including further site deterioration.

It is noted that the buildings presence makes a positive contribution to the conservation area and is a well-known landmark within the town. The principal frontage is a key part of the overall setting.

The design approach is to retain the frontage, with a strategic approach then taken to compliment the retained frontage with new accommodation. It is proposed to remove the trees along the frontage as this will open up view of the building from the High Street.

The key aspect of the proposals is to place the new accommodation subservient to and to the rear of the retained frontage. The principal elevation of the extension is designed to site behind the retained frontage, and a strong vertical emphasis akin to the character of the existing building is deployed.

The proposed material palate is composed of subtle, high quality complementary materials. When viewed in context the material palette is considered to offer a subtle considered contribution to the setting of the listed building and wider conservation area, with the new extension viewed as a backdrop to the retained facade.

Access to the building will be substantially improved. Incorporation of a new access ramp will aid access by offering an alternative to the steeper incline at the existing access. Accessible spaces will be provided immediately in front of the

entrance to the main building.

Refuse collection will be from a newly provided, covered refuse collection point which is accessible from the public footway. Secure, covered cycle storage will be provided within the common courtyard area.

In terms of landscaping the proposed concept is to create a robust landscape setting which will fit seamlessly with the existing mature landscaping surrounding the site.

The majority of trees within the site will be removed including those to the front of the building (with the exception of one tree in the south west corner of the site). The tree removal is in order to facilitate the creation of a new accessible route to the building as well as opening up the building frontage. A single semi mature Lime tree is proposed to the frontage to compensate for the trees which will be felled.

Response: Further background to the evolution of the design concept is welcomed, as are the details regarding materials, landscaping and access.

<u>Tenement Toolbox Report</u> - Provides further detail on the history of the building, its architecture and special interest, historical associations and use. Key detailing and features on the building are also categorised with respect to their condition.

The purpose of the report is to infer costing and to provide key information to allow the ongoing management and maintenance of the building in an appropriate manner.

Response: Further insight into the history of the building is welcomed.

LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS

Development Plan

Adopted Renfrewshire Local Development Plan 2014
Policy ENV3 - Built Heritage

New Development Supplementary Guidance 2014
Delivering the Environment Strategy - Listed Buildings

Proposed Renfrewshire Local Development Plan 2019
Policy ENV3 - Built and Cultural Heritage

New Development Supplementary Guidance 2019
Delivering the Environment Strategy - Listed Buildings

Material Considerations

Historic Environment Scotland Policy Statement

Historic Environment Circular

Historic Environment Scotland's Managing Change in the

Renfrewshire Council Communities, Housing and Planning Policy Board

Page 6

	Historic Environment Guidance Notes
PLANNING HISTORY	20/0217/PP - Erection of student accommodation, partial demolition of existing building with facade retention and associated external alterations, and erection of bin store. Concurrent application yet to be determined.
	19/0809/NO - Erection of student accommodation and associated uses, partial demolition of existing building with facade retention, and other associated works. Proposal of Application Notice accepted 13/12/2019.
	07/0131/PP - Refurbishment and sub-division of main building to form 8 flats; refurbishment of chapel to form 1 house; demolition of rear buildings and erection of 17 new build flats and maisonettes with associated parking and landscaping. Granted subject to conditions 02/10/2007.
	07/0132/LB - Refurbishment and sub-division of main building to form 8 flats; refurbishment of chapel to form 1 house; demolition of rear buildings and erection of 17 new build flats and maisonettes with associated parking and landscaping. Granted subject to conditions 21/11/2007.
	05/1435/LB - Refurbishment and sub-division of main building to form 8 flats; refurbishment of chapel to form 1 house; demolition of rear buildings and erection of 17 new build flats and maisonettes with associated parking and landscaping. Withdrawn 19/04/2006.
	05/1421/PP - Refurbishment and sub-division of main building to form 8 flats; refurbishment of chapel to form 1 house; demolition of rear buildings and erection of 17 new build flats and maisonettes with associated parking and landscaping. Withdrawn 19/04/2006.
DESCRIPTION	This application seeks listed building consent for the erection of student accommodation, partial demolition of existing building with facade retention and associated internal and external alterations (including retrospective emergency stabilisation works), and erection of a bin store at the TA Centre which is located on Paisley High Street.
	The TA Centre is a category B listed building dating from around 1899. Designed by Thomas Graham Abercrombie.
	The building has been vacant for a number of years, and is included on the Buildings at Risk Register for Scotland which describes it as being in a poor condition. The condition of the building deteriorated further following a fire in March this year.
	The building comprises of a drill hall which is housed within a

steel frame structure. This is to the rear of a sandstone facade which fronts the High Street.

The facade comprises of a three and a half storey centre block with wall dormers, flanked by four storey gabled wings which are slightly advanced. The pitched roof is finished in clay tiles.

The proposed development involves retention of the sandstone facade, demolition of the drill hall the erection of an extension in its place.

The extension is six storey in height immediately to the rear of the retained facade, rising to seven storeys in height towards the rear of the site. The extension will be finished in pale stone coloured brick with sections of aluminium panelling, and precast stone feature elements around doorways.

The TA building is located within an area of significant streetscape value. To the west the site is bound by the A listed Thomas Coats Memorial Church, and to the east by the A listed Paisley Museum and Art Gallery. The museum is currently undergoing a programme of refurbishment and extension.

LISTED BUILDING ASSESSMENT

Adopted Renfrewshire Local Development Plan 2014

The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.

A key material consideration in the assessment of the application is the consultation response from Historic Environment Scotland (HES). HES advise that they accept the principle of the demolition and the retention and refurbishment of the facade as part of a development of student flats. It is evident that previous schemes were not viable, and that demolition of the drill hall is likely to be necessary to provide enabling development for repairing the front of the building

A number of detailed comments are made with respect to the bracing and restoration of the facade, the join between old and new fabric, stone repair and replacement, a salvage strategy and the finishing colour of the brick associated with the new accommodation.

In terms of local development plan policy, policy ENV3 and the associated New Development Supplementary Guidance on Listed Buildings seek to protect and enhance the listed building. Development proposals relating to listed buildings are required to meet various criteria including the use of sympathetic and appropriate materials and finishes, and that the massing, scale and form of development should be appropriate.

Renfrewshire Council Communities, Housing and Planning Policy Board

Page 8

In terms of the proposed demolition, it is accepted that demolition of the drill hall to allow enabling development is the only viable redevelopment option for the site.

Demolition of the drill hall was accepted for the listed building application submitted in 2007, and HES continue to be of the view that the principle of demolition is acceptable.

As the proposal involves the substantial demolition of the building with only the facade being retained, it must be assessed against the criteria for demolition as set out in Historic Environment Scotland's Policy Statement. Planning Authorities should only approve applications for demolition where they are satisfied that:

- (a) The building is not of special interest: or
- (b) The building is incapable of repair; or
- (c) The demolition of the building is essential to delivering significant benefits to economic growth and the wider community; or
- (d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

These tests are restated in the Local development Plan and associated New Development Supplementary Guidance. The policy statement and supplementary guidance require that only one of these tests need to be satisfied. When the proposed demolition is assessed against these requirements the following conclusions can be made.

The building is not of special interest

In the heritage statement the applicants assert that the interest of the building is in the sandstone face which is more grand and aesthetic in appearance compared with the drill hall which is utilitarian and ancillary. An attempt has been made to distinguish between these two elements of the building.

On assessment, there is agreement with HES that the drill hall is an integral and fundamental part of the building as a whole. It contributes positively to the special interest of the building in this regard. Demolition is not therefore justified on the basis that the building is not of special interest

The building is incapable of repair

It is not contended that the building is beyond repair.

The demolition of the building is essential to delivering significant benefits to economic growth and the wider community

Demolition will release land for enabling development that will then provide funds for the repair and refurbishment of the sandstone facade. The facade will then be incorporated into the new development in this regard. This approach is considered to be the only way to prevent the loss of the historic asset in its entirety.

In releasing land for enabling development, the substantial demolition of the building will facilitate the redevelopment of the site as a whole. Bringing the site back into active use will bring significant economic benefit to the area both in terms of the immediate enhancement to the public realm, and also through the provision of student accommodation that will contribute to the vitality and viability of Paisley Town Centre.

The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

The building has been vacant since 1996, with the heritage statement asserting that its condition has deteriorated since then to the point that the costs associated with its repair are so significant so as to make the works economically unviable.

Three reports have been submitted which give an indication as to the current condition of the building. This includes a survey undertaken following the most recent fire in March 2020. This fire resulted in the loss of the roof, and it is assumed that the vast majority of the interior structure is beyond economic repair.

Extensive restoration works would be necessary in order to stabilise the building with the view to bringing it back into active use.

Whilst the building is still considered to be of special interest, there is a risk that given its deteriorating condition it will be lost in its entirety without significant intervention. The scope of intervention proposed is considered to be the only viable way of ensuring that any of the historic fabric of the building can be retained.

It has been demonstrated that repair and subsequent reuse of the building in its entirety is not economically viable.

The substantial demolition of the building will allow enabling development to take place that will provide funds to ensure that the facade of the building can be saved.

Retention of the facade and its incorporation into the development of the site will be of significant economic and cultural benefit to the area.

In view of the above, it is considered that the proposed substantial demolition of the building meets two of the four tests set out within the policy statement and the Local Development Plan in that the repair of the building is not economically viable, and the substantial demolition of the building will facilitate enabling development that is of significant benefit to the area. The substantial demolition of the building with facade retention is therefore considered to be justified.

As noted above, the proposed development can be divided into two parts: the retention of the sandstone facade and the enabling development to the rear. Each part of the development will be considered in turn.

Firstly with respect to the facade retention, it is noted that emergency stabilisation works have been undertaken following the recent fire. This included removal of loose masonry, roof members, sarking and tiles. Further down takings are also proposed. HES have advised that they are content with the down taking works that have been undertaken to date and those still to take place. Dismantled stone should be stored so that it can be reinstated at a later date.

Following the down takings a series of facade monitoring devices were installed to detect any further movement in the external walls. It is noted that monitoring has shown slight movement in the building since the fire, and as such the applicants have brought forward the stabilisation of the facade to ensure that it can be retained.

The proposed facade retention scaffold is detailed in building warrant application 20/0730/eBC. The scaffolding will be fixed to the facade either by drilling through the stone or using the window openings. HES have discouraged the fixing of bracing to the building via drilling into the masonry. However, if such an approach is necessary the drilling should avoid decorative masonry and a strategy for repairing damaged stone should be agreed. These matters can be controlled via condition.

Retention scaffolding is required in order to ensure the facade can be saved. The proposed method of retention is accepted, as is the installation of the scaffolding in advance of the current application being determined. Health and safety issues as well as a desire to save the facade should take precedence in this regard.

Installation of the retention scaffold will allow full repair of the facade and reinstatement of elements which were removed following the fire. The extent of repairs and reinstatement work

is illustrated in the submitted drawings and the heritage statement. HES have advised that the submission is essentially a set of conservation principles and recommendations which are generally good but lack detail.

While the principles set out are welcomed, in order to fully control the repair and reinstatement of the facade it is considered that the principles outlined in the submission should be used to infer a Conservation Method Statement. The statement will set out in detail the scope of required works, and guide the repair and reinstatement of the facade. The Conservation Method Statement can be submitted via condition.

Behind the retained facade it is proposed to rebuild the interior to suit the proposed use and allow for integration into the new development. It is asserted that the interior has no surviving features of interest. However, as the submission indicates that interior inspection of the building has not been undertaken it is possible that items may have survived that could be salvaged and reused in the new development.

In their consultation response HES encourage the preparation of a salvage strategy. A salvage strategy can be submitted via condition, and subsequently implemented on site during demolition to ensure that any items of interests are retained and reused.

In order to retain the facade, it is recognised that enabling development (in this instance a student accommodation block) is required to the rear. While the principle of enabling development has been accepted on the basis that it will prevent the loss of the building in its entirety, the enabling development itself still has to comply with the requirements of Scottish Planning Policy namely that it is designed and sited carefully to preserve or enhance the character and setting of the historic asset.

The requirements of Scottish Planning Policy are reinforced by Policy ENV3 and the associated New Development Supplementary Guidance which states that enabling development must not materially harm the heritage values of the place, and that development proposals in general must use sympathetic and appropriate materials and should be of an appropriate form, scale and mass. The Managing Change in the Historic Environment guidance notes must also be considered.

The heritage statement advises that the proposed student accommodation has been designed as a contemporary addition that sits well within the wider context.

A vertical emphasis akin to the character of the existing building

is deployed in the design, with the material palette comprising of high quality complementary materials that will provide a well-detailed backdrop to the main building.

While the proposed accommodation is modern in design, it can be considered as a complementary addition to the retained facade. The design of the accommodation takes visual cues from the retained facade with respect to massing, fenestration and proportions. It is not a direct replication, and instead creates a clear distinction between old and new.

Overall the new accommodation is considered to be a contextual and robust addition that sits behind the retained facade but does not overwhelm it. The combination of old and new is considered to positively enhance the character and setting of the historic asset.

HES have made comment on the proposed colour of brick that will be used to construct the new accommodation. It is stated that a slightly darker brick would be more appropriate, and that choosing a brick that is lighter than the historic masonry will make the building less subservient to the historic building.

While the use of brick is accepted in principle as a key component of the new accommodations contemporary design, the importance of choosing the appropriate colour match is noted. The best way to ensure an appropriate match is to view samples on site, and it is considered that this process can be managed via condition.

It has been demonstrated that the new accommodation is of a high standard of design that is contextually appropriate to the area and will enhance the character and setting of the historic asset. It is therefore considered to comply with the requirements of Policy ENV3 and the associated New Development Supplementary Guidance on listed buildings.

It is noted that the impact of the development on the setting of the neighbouring listed buildings and the character and appearance of the town centre Conservation Area is assessed in the concurrent planning application 20/0217/PP.

Proposed Renfrewshire Local Development Plan (2019)

The policies within the Proposed Local Development Plan and the associated Supplementary Guidance reflect those of the currently adopted plan. The proposal is therefore found to be compliant with the proposed plan.

Conclusion

It is acknowledged that the proposed development represents a significant intervention into the historic fabric of the site. It is an intervention that is required in order to ensure that the asset is not lost in its entirety.

	The substantial demolition of the building will provide land for enabling development which will allow the facade to be retained and combined with contemporary but complementary student accommodation.
	The development as a whole will positively enhance the character and setting of the historic asset, and will generate significant economic benefit by bringing the vacant site back into use. It is found that the proposal complies with the policies and guidance of the Local Development Plan and all applicable material considerations.
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

Conditions

That prior to the commencement of works to the retained façade beyond those required as part of the emergency stabilisation works, the developer shall submit a Conservation and Restoration Method Statement for the written approval of the Planning Authority. The statement shall detail the schedule of works associated with the repair and restoration of the retained façade. It shall be guided by the principles set out in approved drawings EE(01) and EE(02) by John Gilbert Architects, and shall include works to repair stonework following removal of the retention scaffolding. Only the works approved as part of the statement shall thereafter be implemented on site to the satisfaction of the Planning Authority.

Reason: To ensure the repair and restoration of the façade is appropriate in the interests of the character and appearance of the building.

That prior to the commencement of development on site, the developer shall submit a Salvage Strategy for the written approval of the Planning Authority. The strategy shall set out measures to identify items that can be salvaged from the building and where possible re-used within the new development. The agreed upon measures shall thereafter be implemented on site during the demolition of the building.

Reason: The reinstatement of salvaged historic fabric will contribute positively to the character of the new development.

That prior to the commencement of construction works on site, samples of all external finishing materials associated with the student accommodation hereby approved shall be submitted for the written approval of the Planning Authority. Only the approved materials shall thereafter be used in the development of the site.

Reason: To ensure the proposed materials are suitable for use in the interests of the character and appearance of the building.

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 Sharon Marklow on 0141 618 7835.

Page 398 of 408

Planning Application: Report of Handling

Reference No. 20/0278/PP



KEY INFORMATION

Ward (9)

Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant:

Manorview Group Bowfield Hotel Bowfield Road Howwood Johnstone

Registered:

21 May 2020

RECOMMENDATION

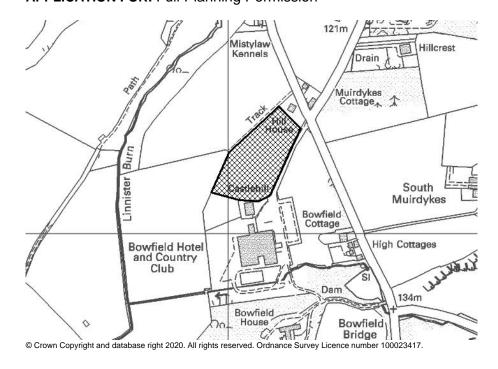
Grant subject to conditions

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of 10 Glamping Pods

LOCATION: Bowfield Hotel and Country Club, Bowfield Road, Howwood

APPLICATION FOR: Full Planning Permission



Fraser Carlin Head of Planning and Housing

IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) and the associated New Development Supplementary Guidance.
- 23 representations have been received where concerns over amenity, noise, privacy and parking have been raised.
- Howwood Community Council gave support to the objections from the residents that live around the development. There have been no objections from any other consultees.
- The proposal will not result in a significant impact on visual amenity or local landscape character, while the road network is able to accommodate the development.
- The form, siting, design, density, external finish and layout of the proposed development is acceptable.

RENFREWSHIRE COUNCIL

APPLICANT:

COMMUNITIES, HOUSING AND PLANNING SERVICES REPORT OF HANDLING FOR APPLICATION 20/0278/PP

Manorview Group

SITE ADDRESS:	Bowfield Hotel and Country Club, Bowfield Road, Howwood
PROPOSAL:	Erection of 10 Glamping Pods
APPLICATION FOR:	Full Planning Permission
INTRODUCTION	This report relates to an application for planning permission which proposes the erection of 10 Glamping Pods. This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer.
	However, a request has been submitted by three Members, within 21 days of an application appearing on the Weekly List, that the matter be removed from the Scheme of Delegation for determination by the Board.
	This request was submitted in line with the Scheme submitted to Scottish Ministers and approved by Council on March 1 st 2018 and has been subject to discussion between the Convenor of the Communities Housing & Planning Board and the Head of Planning & Housing who have agreed that in this instance it would be appropriate for the Board to consider this application.
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	23 representations have been received which can be summarised as follows: - 1. The site is in Green Belt in a rural / countryside location which is contrary to policy. Any economic benefit should not outweigh this allocation.

The Supplementary Guidance specifies tourism development is acceptable in principle within the Green Belt subject to compliance with the tourism criteria set out in the

demonstrate diversification with the Green Belt and rural areas.

Response: Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) states that appropriate development within the Green Belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance. The Policy outlines that support will be given to developments that

Supplementary Guidance.

Therefore, tourism development providing an extension and enhancements to an established facility, which is also in the Green Belt, is acceptable in principle. It is the detail of the proposals for the 10 Glamping Pods which required further consideration which is set out in the body of the report.

2. Impact on landscape.

Response: This site is relatively flat with existing hedging, landscaping, trees to the field boundaries. The glamping pods will inevitably create an impact on the immediate landscape when viewed from the existing access road.

However, the site will also be nestled in-between the backdrop of the hotel facility as well as existing housing. Given that the proposal is an extension to the existing establishment, the impact on the local landscape character is not considered to be significant.

On the wider landscape setting, the intrusion of the landscape character is minimal.

3. Environmental consequences such as air pollution, light pollution

Response: This matter is addressed in the response from the consultees below.

4.Impact on residential amenity caused by noise and disturbance from pod occupiers.

Response: Noise levels or anti-social behaviour would be a matter for the applicant to address through the management practices and the license to operate.

The applicant also agreed to move the nearest pod at the north end of the site from 18m to 22m from the residential property at Hill House and to plant a conifer hedge along this boundary against the existing mature tree line.

5. Connection to drainage, water supply issues.

Response: The applicant has confirmed that in discussions with Scottish Water the proposal can be accommodated. A condition will be attached to ensure evidence that there is capacity to serve each pod.

6. Residential Amenity - The pods may have a detrimental impact on privacy.

Response: There are mature trees between the nearest

residential property at Hill House to the north. The applicant also proposes to screen each pod with landscaping. 7. There would be an impact on the road network, junction/access issues, increase traffic and there is insufficient parking. **Response:** Environment and Infrastructure Services (Roads/Traffic) were consulted and have no objections to the proposal. 8. Concerns over waste management and traffic management. **Response:** This would be a matter for the applicant to address through the management and operation of the hotel operation. 9. Consultation/lack of notification Response: The statutory requirements under the Planning Act(s) and Regulation were met. 10. Disturbance/distress to local livestock **Response:** Given this proposal sits in-between the existing hotel establishment and residential homes with existing landscaping, field hedges and trees as well as the proposals to increase the landscaping on the site and surrounding the individual pods, the impact is not considered to be significant. 11 Construction disturbance, health and safety risk from fires, hot tubs and BBQs, litter, crime, conditions on legal title for site. Response: These are all issues which are not material planning considerations that can be taken into account when considering the application. CONSULTATIONS: Environmental Protection Section - No objections subject to conditions which require survey work in relation to ground conditions. **Response:** Noted. This can be addressed with the imposition of appropriate planning conditions. Director of Infrastructure and Environment (Roads): - No objections. Response: Noted. DESIGN/PLANNING The applicant's agent has submitted a statement which explains

Renfrewshire Council Communities, Housing and Planning Policy Board

STATEMENT:

Page 4

that the pods would be managed by the Bowfield Hotel and

	Country Club which is an established facility.
	Country Glub writer is an established facility.
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	The statement explains that the pods will be a part of the hotel operation and not a separate business. They will be under the supervision of the Bowfield Hotel and the hotel reception will be the contact point for all gusts staying in the accommodation.
	The pods are single storey timber structures consisting of a living area/bedroom, another bedroom, washing facilities, decking area and hot tub. They propose to provide additional capacity, and an alternative to traditional hotel accommodation.
	The document states that the layout and arrangement of the pods on the site have been orientated to maximise privacy.
	Response: The document is considered to be adequate for the purpose of assessing the application.
	Adopted Renfrewshire Local Development Plan August (2014) Policy ENV1 - Green Belt Policy E4 - Tourism
	New Development Supplementary Guidance Delivering the Environment Strategy - Environment Development Criteria, Acceptable forms of Development in the Green Belt and the Green Belt Development Criteria
	Delivering the Economic Strategy – Tourism
	Proposed Renfrewshire Local Development Plan (2019) Policy ENV1 – Green Belt Policy E4 – Tourism
	Proposed New Development Supplementary Guidance Delivering the Environment Strategy – Green Belt, Acceptable forms of Development in the Greenbelt
	Delivering the Economic Strategy - Tourism

PLANNING HISTORY	There have been various planning applications over the years at this site with the most recent being an application for extensions to the hotel which was approved with conditions following an Appeal to the Scottish Ministers in June 2015 (Ref: 14/0367/PP). This consent has not been implemented and the consent has subsequently expired.
DESCRIPTION	Planning permission is sought for the erection of 10 glamping pods in a field immediately to the north of Bowfield Hotel, Bowfield Road, Howwood, Johnstone.
	The pods would be lightweight timber frame construction on concrete pads and would be stained in natural colours with a

felt shingle roof.

Each pod would be approx. 4.0m at the highest point over the central living area which lowers in height to approx. 2.8m with a pitched roof over the bedroom and shower areas. The floor area would be approx. 45sqm and each pod would have decking of approx. 20sqm to provide space for a hot tub. The hot tubs would be positioned to the south of the pods and screened by a partition elevation.

It is also proposed to screen the pods with mature conifers.

It is not proposed to form a new vehicular access into the site and parking associated with the pods would be provided within the hotel car park.

The pods would be accessed via paths constructed from materials such as bark, with large areas of rough cut grass, and closer cut nearer to the pods.

Access paths would be lit by ground-level energy efficient edge lighting to provide safe routes. Exterior lights, including those at front doors of the pods, would be in accordance with the 'Dark Skies' design principles.

The application site relates to a relatively flat, roughly managed grassed field to the north of the hotel approx. 1km south of Howwood and approx. 25m west of the B776.

The nearest residential property (Hill House) is situated approx. 22m from the nearest pod. During discussions with the case officer, the applicant agreed to move this pod further south from the boundary with the residential property and to plant a mature conifer hedge along this boundary.

There are already existing mature trees along this boundary, and it is not proposed to remove any existing trees within the site.

ASSESSMENT

The application site is located within Green Belt as identified in the Adopted and Proposed Renfrewshire Local Development Plans where Policy ENV1 (Green Belt) would be applicable.

Policy ENV1 in states that appropriate development within Green Belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.

Policy ENV1 also outlines support for developments that are able to demonstrate diversification within Green Belt and rural areas which promote new employment, tourism opportunities and/or community benefits.

Renfrewshire Council Communities, Housing and Planning Policy Board

Page 6

Specifically in relation to the Supplementary Guidance on Green Belt, 'Acceptable Forms of Development in the Green Belt include tourism development which is acceptable under Policy E4 of the Local Development Plan and complies with the Tourism Criteria set out within the supplementary guidance.

Policy E4 outlines that sustainable tourism development including new or expanded tourism-related facilities will be supported where it can be demonstrated that:

- Proposed development is capable of strengthening the appeal and attraction of Renfrewshire to a range of visitors;
- the scale of the development is proportionate, fits well with the location and would be compatible with neighbouring uses;
- the development will complement existing tourist facilities,
- additional visitors can be accommodated by existing infrastructure, and;
- the development can demonstrate a site specific locational need.

Turning firstly to the requirements of Policy E4, the glamping pods would enhance the tourism offer at the site.

The proposed development is considered to be proportionate to its location. This would be both in terms of the scale of the development in a visual sense, and the impact on local infrastructure.

With regard to visual impact, the pods are low profile (4m in height at the highest point). Finishing materials are considered to be acceptable. The applicant also proposes screening of each pod with mature conifers including additional landscaping along the norther boundary.

In instances where views of the pods and associated infrastructure will be available it is not considered that they will have a significant detrimental impact on the landscape setting of the area, the openness of the green belt of the visual amenity of the place.

With respect to local infrastructure, the Director of Environment and Infrastructure (Roads) has not objected to the development on grounds of access, traffic or parking as additional visitors can be accommodated within the existing infrastructure.

The Council's Environmental Protection Section has also offered no objection to the application with respect to noise.

With regard to demonstrating a site specific locational need, the use would be ancillary to a well established hotel and can be

Renfrewshire Council Communities, Housing and Planning Policy Board

justified on the basis that there is likely to be demand for tourist accommodation in the area.

In view of the above, it is considered that the proposed development complies with Policy E4. The proposal is also therefore considered to be compliant with Policy ENV1 in principal as the development can be considered as an acceptable form of development in the Green Belt.

The proposal must also be assessed against the relevant criteria within the New Development Supplementary Guidance.

With regard to the criteria on green belt development, there will be no loss of prime quality agricultural land.

It has been demonstrated above that the local road network can accommodate the development with respect to traffic and access.

With regard to tourism, the supplementary guidance states that the creation of new tourist facilities including caravan, camping and chalets should be supported where the development is justified against the majority of the identified criteria.

The proposal will make a contribution to the local economy by providing accommodation for tourists which will allow them to reside in the area and support local businesses.

The proposal will not result in a significant impact on visual amenity or local landscape character, while the road network is able to accommodate the development.

The design of the pods is appropriate to the site, and the amenity of the surrounding area will not be significantly affected by the nature of the proposed development.

Finally, the scale, positioning and location of the development is considered to be appropriate, and a site specific locational need has been demonstrated.

In view of the above, the proposed development is considered to comply with the new development supplementary guidance on delivering the economic and environmental strategies and is in accordance with Policies ENV1and E4 of the Adopted (2014) and Proposed (2019) Renfrewshire Local Development Plan and Supplementary Guidance.

In summary, it is considered that the proposal would offer a positive tourism development resulting in a well – laid out and designed site to encourage visitors into the area, all to the benefit of local businesses.

RECOMMENDATION

Grant subject to conditions.

Renfrewshire Council Communities, Housing and Planning Policy Board

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

Conditions

- 1 That no development shall commence on site until the written approval of: -
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

- That prior to the occupation of the glamping units hereby approved:
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; and/or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

That prior to the occupation of the glamping units hereby approved, all planting as detailed on Drawing No.01 (Rev D) shall be completed; and any trees, shrubs which are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

4 Prior to the commencement of operation of the development hereby approved, the developer shall provide evidence of sufficient capacity in the private water supply to serve the additional holiday lodge properties.

Reason: To ensure the site can be made suitable for the proposed use.

That the structures hereby approved are granted consent for a maximum of 10 years from the use of the first pod on site commencing. After which time Planning Consent should be sought to retain the structures or they should be removed and

the land restored to the satisfaction of the Planning Authority.

Reason: In the interests of amenity as this consent refers to non-permanent structures.

Not more than 10 pods shall be accommodated on the site and the units shall be positioned within the site as demonstrated on approved Proposed Site Plan Drawing No1 Rev D.

Reason: In the interests of visual amenity and to protect the openness and character of the green belt.

The units hereby approved shall be used only for tourist accommodation as part of the adjoining Hotel Complex and shall not be used for permanent residential accommodation or sub-divided as a separate business.

Reason: To define the permission, in the interests of amenity and to ensure that the development remains consistent with the green belt policies of the development plan.

Prior to the commencement of use of the facility hereby approved, details of the proposed lighting scheme shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of visual and residential amenity to control the lighting arrangements and to ensure appropriate luminance.

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 Sharon Marklow on 0141 618 7835.