

Notice of Meeting and Agenda Planning & Property Policy Board

Date	Time	Venue
Tuesday, 24 January 2017	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
Head of Corporate Governance

Membership

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

Councillor Terry Kelly (Convener): Councillor Bill Brown (Depute Convener):

Members of the Press and Public

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

Chair

In Attendance

Apology

Sederunt

Further Information

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

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

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

Items of business

Apologies

Apologies from members.

Declarations of Interest

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

- | | | |
|-----------|---|------------------|
| 1 | Revenue Budget Monitoring Report | 5 - 14 |
| | Joint report by the Directors of Finance & Resources, Community Resources and Development & Housing Services. | |
| 2 | Capital Budget Monitoring Report | 15 - 20 |
| | Report by the Director of Finance & Resources. | |
| 3 | Clippens School, Brediland Road, Linwood - Community Asset Transfer Request, Linwood Community Development Trust | 21 - 28 |
| | Report by the Director of Finance & Resources. | |
| 4 | Lochfield Road, Paisley - Barnardos, GAP Homes | 29 - 34 |
| | Report by the Director of Finance & Resources. | |
| 5 | Bridgewater Erskine, Site 2 - Proposed Lease | 35 - 40 |
| | Report by the Director of Finance & Resources. | |
| 6 | Renfrewshire Local Development Plan Main Issues Report | 41 - 110 |
| | Presentation and report by the Director of Development & Housing Services. | |
| 7 | Town Centre Strategies - Renfrew and Erskine | 111 - 156 |
| | Report by the Director of Development & Housing Services. | |
| 8 | Semple Trail Heritage Project | 157 - 162 |
| | Report by the Director of Development & Housing Services. | |
| 9 | Building Repair Task Group Update | 163 - 166 |
| | Report by the Director of Development & Housing Services. | |
| 10 | Scottish Government Consultation on Raising Planning Fees | 167 - 170 |
| | Report by the Director of Development & Housing Services. | |

- 11 Scottish Government Consultation on Building Warrant Fees** **171 - 178**
Report by the Director of Development & Housing Services.
- 12 Review of Planning and Related Appeal Decisions** **179 - 184**
Report by the Director of Development & Housing Services.
Proposal of Application Notices
Proposal of Application Notices are included for members information only. Members should note that the Notices may subsequently come before them for determination as planning applications and as such should consider the guidance contained in the Scottish Government Guidance on the Role of Councillors in Pre-Application Procedures and the Councillors Code of Conduct.
- 13 Proposal of Application Notices** **185 - 190**
Report by the Director of Development & Housing Services.
Planning Applications
Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.
- 14 Planning Applications** **191 - 230**
Report by the Director of Development & Housing Services.



To: Planning and Property Policy Board

On: 24 January 2017

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

Heading: Revenue Budget Monitoring to 11 November 2016

1. Summary

1.1 Gross expenditure is £56,000 (1.0%) higher than budget and income is £56,000 (1.8%) greater than anticipated which results in a **net breakeven position** for those services reporting to this Policy Board. This is summarised over the relevant services in the table below:

1.2

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

2. Recommendations

2.1 Members are requested to note the budget position.

2.2 Members are requested to note there have been budget realignments of £377,767 processed since the last report related to the transfer of finance personnel to Finance and Resources, partially offset by budget increase for Corporate Landlord Maintenance.

3. **Planning**

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

The Planning Division account reflects a breakeven position with greater than anticipated expenditure within employee costs due to turnover requirements and supplies and services for the provision for IT maintenance. These overspends are funded by increased levels of planning income.

3.1 **Projected Year End Position**

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

4. **Property and Construction Services**

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

At this stage in the financial year Property and Construction Services reflects a breakeven position with no variances to report on any of the budget categories.

4.1 **Projected Year End Position**

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

Implications of the Report

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

List of Background Papers

None

Author: Valerie Howie, Extension 7796
Margo Simpson, Extension 5392

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 11 November 2016

POLICY BOARD : PLANNING AND PROPERTY

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)
	£000's	£000's	£000's	£000's	£000's	%
Employee Costs	4,836	2,934	2,974	(19)	2,955	-0.7% overspend
Property Costs	3,684	1,679	1,679	0	1,679	0.0% breakeven
Supplies & Services	169	89	136	(25)	111	-24.7% overspend
Contractors and Others	814	548	522	30	552	-0.7% overspend
Transport & Plant Costs	6	51	51	0	51	0.0% breakeven
Administration Costs	1,778	83	113	(23)	90	-8.4% overspend
Payments to Other Bodies	1,478	270	272	0	272	-0.7% overspend
CFCR	0	0	0	0	0	0.0% breakeven
Capital Charges	1,550	0	0	0	0	0.0% breakeven
GROSS EXPENDITURE	14,315	5,654	5,747	(37)	5,710	-1.0% overspend
Income	(9,001)	(3,120)	(3,175)	(1)	(3,176)	1.8% over-r-recovery
NET EXPENDITURE	5,314	2,534	2,572	(38)	2,534	0.0% breakeven

£000's

0
(0)

Bottom Line Position to 11 November 2016 is breakeven of
Anticipated Year End Budget Position is breakeven of

0.0%
0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 11 November 2016

POLICY BOARD : PLANNING AND PROPERTY

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)
£000's	£000's	£000's	£000's	£000's	£000's	%
Planning	1,769	328	366	(38)	328	0.0% breakeven
Property and Construction Services	3,545	2,206	2,206	0	2,206	0.0% breakeven
NET EXPENDITURE	5,314	2,534	2,572	(38)	2,534	0.0% breakeven

Bottom Line Position to 11 November 2016 is breakeven of 0.0%
Anticipated Year End Budget Position is breakeven of 0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 11 November 2016

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
	£000's	£000's	£000's	£000's	£000's	£000's	%	
Employee Costs	1,947	1,078	1,118	(19)	1,099	(21)	-1.9%	overspend
Property Costs	58	0	0	0	0	0	0.0%	breakeven
Supplies & Services	4	0	47	(25)	22	(22)	0.0%	breakeven
Contractors and Others	23	14	(12)	30	18	(4)	-28.6%	overspend
Transport & Plant Costs	4	2	2	0	2	0	0.0%	breakeven
Administration Costs	1,364	32	62	(23)	39	(7)	-21.9%	overspend
Payments to Other Bodies	579	243	245	0	245	(2)	-0.8%	overspend
CFCR	0	0	0	0	0	0	0.0%	breakeven
Capital Charges	652	0	0	0	0	0	0.0%	breakeven
GROSS EXPENDITURE	4,631	1,369	1,462	(37)	1,425	(56)	-4.1%	overspend
Income	(2,862)	(1,041)	(1,096)	(1)	(1,097)	56	5.4%	over-recovery
NET EXPENDITURE	1,769	328	366	(38)	328	0	0.0%	breakeven

£000's

0.0%

0.0%

Bottom Line Position to 11 November 2016 is breakeven of
Anticipated Year End Budget Position is breakeven of

0
(0)

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 11 November 2016

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5) £000's	Budget Variance £000's % (7)		
Policy and Regeneration Development Standards		2,027 (258)	841 (513)	885 (519)	(44) 6	841 (513)	0 0	0.0% 0.0%	breakeven breakeven
NET EXPENDITURE		1,769	328	366	(38)	328	0	0.0%	breakeven

£000's

Bottom Line Position to 11 November 2016 is an underspend of 0 0.3%
 Anticipated Year End Budget Position is breakeven of (0) 0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 11 November 2016

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
	£000's	£000's	£000's	£000's	£000's	£000's	%
Employee Costs	2,889	1,857	1,857	0	1,857	0	0.0%
Property Costs	3,627	1,679	1,679	0	1,679	0	0.0%
Supplies & Services	165	88	88	0	88	0	0.0%
Contractors and Others	791	534	534	0	534	0	0.0%
Transport & Plant Costs	2	49	49	0	49	0	0.0%
Administration Costs	414	51	51	0	51	0	0.0%
Payments to Other Bodies	899	27	27	0	27	0	0.0%
CFCR	0	0	0	0	0	0	0.0%
Capital Charges	897	0	0	0	0	0	0.0%
GROSS EXPENDITURE	9,684	4,285	4,285	0	4,285	0	0.0%
Income	(6,139)	(2,079)	(2,079)	0	(2,079)	0	0.0%
NET EXPENDITURE	3,545	2,206	2,206	0	2,206	0	0.0%

£000's

0.0%

0.0%

Bottom Line Position to 11 November 2016 is breakeven of
Anticipated Year End Budget Position is breakeven of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 11 November 2016

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
		£000's	£000's	£000's	£000's	£000's	£000's	%
Directorate		(124)	63	63	0	63	0	0.0%
Investment & Technical Services		154	140	140	0	140	0	0.0%
Finance & Support Services		(336)	97	97	0	97	0	0.0%
Corporate Landlord		3,824	1,625	1,625	0	1,625	0	0.0%
Office Accommodation		27	281	281	0	281	0	0.0%
NET EXPENDITURE		3,545	2,206	2,206	0	2,206	0	0.0%

£000's

0.0%

0.0%

Bottom Line Position to 11 November 2016 is breakeven of

Anticipated Year End Budget Position is breakeven of



To: PLANNING & PROPERTY POLICY BOARD

On: 24 JANUARY 2017

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 11th November 2016 totals £2.129m compared to anticipated expenditure of £2.127m for this time of year. This results in an over-spend position of £0.002m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Planning Services	£0.048m u/spend	10% u/spend	£0.043m o/spend	12% o/spend
Corporate Projects (Property)	£0.050m o/spend	3% o/spend	£0.028m u/spend	2% u/spend
Total	£0.002m o/spend	0% o/spend	£0.015m o/spend	1% o/spend

- 1.2 The expenditure total of £2.129m represents 46% of the resources available to fund the projects being reported to this board. Appendix 1 provides further information on the budget monitoring position of the projects within the remit of this board.
-

2. Recommendations

- 2.1 It is recommended that Members note this report.

3. **Background**

- 3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Development & Housing Services.
- 3.2 This capital budget monitoring report details the performance of the Capital Programme to 11th November 2016, and is based on the Capital Investment Programme which was approved by members on 3rd March 2016, adjusted for movements since its approval.

4. **Budget Changes**

- 4.1 Since the last report budget changes totalling £3.676m have arisen which reflects the following:-

Budget re-profiled from 2016/17 to 2017/18 reflecting updated cashflows received for the projects (£3.557m):

- Local Green Area Network (£0.024m).
- Townscape Heritage Initiative 2 (£1.440m).
- Energy Efficiency Fund (£0.658m).
- Lifecycle Capital Maintenance Fund (£1.435m).

Budget transferred out in 2016/17:

- Lifecycle Capital Maintenance Fund (£0.119m) reflecting a transfer to the SEMP Programme for energy efficiency measures which were part of the original funding package.

Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.
2. **HR & Organisational Development** – none.
3. **Community Planning** –
Greener - Capital investment will make property assets more energy efficient.
4. **Legal** – none.
5. **Property/Assets** – none.
6. **Information Technology** – none.
7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

List of Background Papers

- (a). Capital Investment Programme 2016/17 & 2017/18 – Council, 3rd March 2016.

The contact officers within the service are:

- Geoff Borland, Extension 4786
- Joe Lynch, Extension 6159
- Fraser Carlin, Extension 7933

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

Planning & Property - Appendix 1

RENFREW SHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: PLANNING & PROPERTY

Project Title	Approved Programme @03/03/16	Current Programme MR 8	Year To Date Budget to 11-Nov-16	Cash Spent to 11-Nov-16	Variance to 11-Nov-16	% Variance	Cash to be Spent by 31-Mar-16	% Cash Spent
DEVELOPMENT & HOUSING SERVICES(THI/LGAN)								
Townscape Heritage Initiative	0	292	151	150	1	0%	142	51%
Townscape Heritage Initiative 2	1,512	72	0	0	0	0%	72	0%
Local Green Area Networks Projects	0	360	350	303	47	13%	57	84%
Total Development & Housing(THI/LGAN)	1,512	725	501	453	48	10%	272	63%
CORPORATE PROJECTS(Property)								
Energy Efficiency Programme	0	451	188	249	-61	-32%	202	55%
Lifecycle Capital Maintenance (LCM) Fund	4,000	3,457	1,439	1,427	11	1%	2,030	41%
Total Corporate Projects(Property)	4,000	3,908	1,626	1,676	-50	-3%	2,232	43%
TOTAL PLANNING & PROPERTY BOARD	5,512	4,633	2,127	2,129	-2	0%	2,504	46%



To: Planning & Property Policy Board

On: 24 January 2017

Report by: Director of Finance & Resources

**Heading: Clippens School, Brediland Road, Linwood
Community Asset Transfer Request
Linwood Community Development Trust**

1. Summary

- 1.1 The Council at its meeting on the 30 April 2015 approved the transfer of the surplus playing fields at Clippens School, Brediland Road, Linwood to the Linwood Community Development Trust.
 - 1.2 The Trust has now submitted a Community Asset Transfer Request for the remaining buildings, which will be vacated on completion of the new Additional Support Needs school, Riverbrae, which is scheduled to be complete to enable the transfer for the start of August 2017 term.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board agree to the transfer of the surplus buildings as indicated on the attached plan to Linwood Community Development Trust, subject to the terms and conditions detailed within the body of this report.
 - 2.2 Request the Head of Corporate Governance to conclude, the transfer of the site and buildings to Linwood Community Development Trust in terms of the Council's Community Asset Transfer Policy.
 - 2.3 Note that should the Linwood Community Development Trust be unable to secure the necessary funding for this project or necessary planning consents, then the ground and buildings will remain with the Council on its surplus list.
-

3. Background

- 3.1. The Council at its meeting on 30 April 2015 approved the transfer of the 2.4Ha surplus playing fields to Linwood Community Development Trust for the sum of £1 and offered financial assistance of initially £50,000 match funding to assist the Trust in terms of their stage 2 submission for additional lottery funding. This funding was augmented by Council at its meeting on 25 June 2015 when it agreed to provide further match funding of £250,000 to support the Trust to secure lottery funding to progress the development of the playing fields.
- 3.2. The Trust has subsequently managed to raise the necessary funding to progress the proposed 3G pitch with Community facilities and have submitted a planning application 16/0539/pp which is well advanced in terms of the planning process and a decision is anticipated in the near future. This planning application relates purely to the 2.4ha site which the Board has already approved the transfer thereof.
- 3.3. This latest request relates to the remaining ground and buildings which are currently still being used for School purposes and are located on a 1.23Ha site, but were declared surplus with the approval of the closure of the three existing Additional Support Needs Schools, Clippens, Kersland and Hollybush to be replaced with the new build Additional Support Needs School, Riverbrae, Linwood, by Council at its meeting on the 25 April 2013.
- 3.4. In terms of the contract to build the new Additional Support Needs School, funding was set aside to meet the likely demolition costs of the existing three establishments, Clippens, Kersland and Hollybush.
- 3.5. Given that there was a known build contract, with an anticipated date of completion Property Services has been marketing the availability of the schools for over 2 years, advising that the buildings/sites will be available summer 2017, following the completion of the new Additional Support Needs School.
- 3.6. Linwood Community Development Trust had initially expressed an interest in taking a Community Asset Transfer of the existing Clippens School Buildings, once the school was vacated by the Council. However, in terms of their subsequent Community Asset Transfer request, they have advised they are keen to take ownership of the former Janitors cottage, and the site of the former school, once the Council has demolished the building.
- 3.7. This proposal primarily looks at creating a Woodland Nursery Service, utilising the former Janitors cottage at Clippens School as a drop off base, with the children being supervised externally, at the Linwood Moss woods. Children would walk to the woods and a camp would be set up and the Children would learn outdoors.

- 3.8. The Trust has submitted an appropriate business plan promoting the Woodland Nursery, and the Council's Asset Transfer Panel met on the 16 November to consider the application from the Trust.
- 3.9. This application for the remaining school grounds, is primarily based upon the creation of the Woodland Nursery, as an additional income stream for the Trust and improved service provision for the people of Linwood and the surrounding community. All profit generated would be used by the Trust to further their aims of creating a Community Village/Hub at the Clippens site.
- 3.10. The business plan advises the Trust will seek to secure additional grant funding from a "cocktail of sources" and they have suggested they will seek to secure this from the Leader Fund, employability funding, childcare funding and generated income. In addition following clarification with the Trust, they have confirmed funding will be secured from the Unity Bank, and in addition they are working with the Council in a Strategic Partnership Agreement involving employability and training. The Trust is of the opinion that the income generation from the Woodland Nursery will be sufficient to cover the business running costs.
- 3.11. In terms of the Community Asset Transfer request, the Trust is looking for the Council to transfer the remaining school grounds, including the former Janitors cottage at a transfer value of £1 if asked.
- 3.12. The current Asset value of Clippens School is specified within the Council's Asset Register as £2,701,000 while the former Janitors cottage is at £110,000 both valued in 2014. This is a valuation recognising its worth to the Council as a school, and not a market value. The early marketing of the availability of the school was undertaken to elicit interest from any interested parties, including the local community, with a hope of generating a capital receipt or community interest.
- 3.13. Since marketing began, while there has been 10 or more parties who have expressed an interest, which includes the Trust, no party has submitted an offer, other than the Trust. The other interested parties have now been notified of the Trusts continuing interest, and that a report would be presented to Board on their proposal. No parties have expressed any concern or submitted a counter offer for the property.
- 3.14. The Community Empowerment 2015 Act, and in particular the Regulations recently published by the Scottish Government on Asset Transfer, which come into force on the 23 January 2017, provide in terms of Section 84, that relevant authorities upon receiving a note of interest from a Community group over a property are precluded from disposing of the asset until such time as the Community interest has been concluded or determined that it will not be taken forward. The Council could in terms of the new regulations considered an offer from a third party, as under subsection (12), where the property has been advertised for sale or lease, it is not precluded from considering any bids from other parties. However, as this application was received prior to the date

of enforcement stated, and the other parties who had previously expressed an interest in the property upon being notified of the Trusts continuing interest have not submitted any bids for the property, the Council is in a position to take this application forward in terms of its existing policy.

- 3.15. Should Board, determine that it desires to approve the Transfer of this Asset to the Trust for the sum of £1, if asked, the Council's Asset Manager is of the opinion that the Council will be foregoing a potential capital receipt in the order of £200,000 and this would be the opportunity cost.
- 3.16. This opportunity cost is based upon a potential market value of the cleared site, and recognising that ground conditions in the area are known to be challenging. While no site and soil test has been undertaken to inform this valuation, Board will be aware that for the adjacent 2.4Ha playing fields, it was determined that the ground was not suitable for residential development and as such it had a market value of £1. While the current 1.23Ha site has a school building and janitors cottage built upon the ground, the experience from the adjacent playing fields and the Council's new build Additional Support Needs School across the road, suggests the site will prove problematic for any new buildings to be constructed thereon.
- 3.17. The Council must when disposing of an asset ensure it complies with the Disposal of Land by Local Authorities (Scotland) Regulations 2010. This removed from Local Authorities the requirement to obtain Scottish Ministers consent when disposing of an asset at less than the best consideration available. However, it must continue to show it is obtaining Best Value and there are set criteria when undertaking this action in terms of assessing the costs and the disbenefits and benefits of the proposal and that the circumstances are met. The circumstances being that the disposal contributes to at least one of the following promotion or improvement of economic development or regeneration, health, social well-being or environmental well being.
- 3.18. The proposal by the Trust will meet the circumstances, as it is about regenerating Linwood, offering additional economic opportunities as well as offering health and social well being via an outdoor learning environment for the children.
- 3.19. In addition, there is a requirement to ensure the Disposal does not fall within European State Aid rules, which has a threshold of 200,000 euros in any three year period, given that the Council will be foregoing a potential £200,000 capital receipt and has already offered grant funding of £300,000 for LCDT's adjacent proposal. The Head of Corporate Governance is of the view that this would not constitute state aid as it does not meet all of the 4 relevant criteria :-
 1. There must be an intervention by the State or through State resources. The transfer of the Asset for £1 could be constituted as aid in favour of LCDT

2. It must confer an advantage on the recipient. – Possibly it will assist LCDT, but they will still have significant start up costs and revenue expenditure to take this proposal forward.
3. It must not distort or threaten to distort competition- Given this is about increasing educational opportunities within Linwood and introducing a new offering to the Nursery market there could be a discussion on this element, as it increases competition for the existing Nursery providers. But this is also about economic development and meeting the increasing educational needs of the community as early years' provision is expanded.
4. The intervention must be liable to affect trade between member states.- which this does not.

Implications of the Report

1. **Financial** – Opportunity Cost of £200,000 with the Transfer of the Asset to the Trust for £1, if asked.
2. **HR & Organisational Development** - None
3. **Community Planning**
Children and Young People – Creating additional Community facilities and Learning opportunities for the Linwood Community
Empowering our Communities – Meets the Governments aims to empower the local community by facilitating the Asset Transfer of a surplus property to Linwood Community Development Trust
Greener – Encourages learning in an outdoor environment
Safer and Stronger – Increasing resident satisfaction with neighbourhoods and communities
4. **Legal** –There will be a requirement for Legal Services to carry out conveyancing work in relation to the Community Asset Transfer.
5. **Property/Assets** – The Transfer of the Asset will be concluded following the demolition of the school, and upon the Trust meeting the necessary criteria regarding funding and statutory consents.
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 Trust fail to obtain the necessary statutory consents or funding for the proposed transfer.
 11. **Privacy Impact** – None
-

List of Background Papers

(a) Background Paper 1

- 'item 5 Council meeting 30 April 2015
- 'item 8 Council meeting 25 June 2015

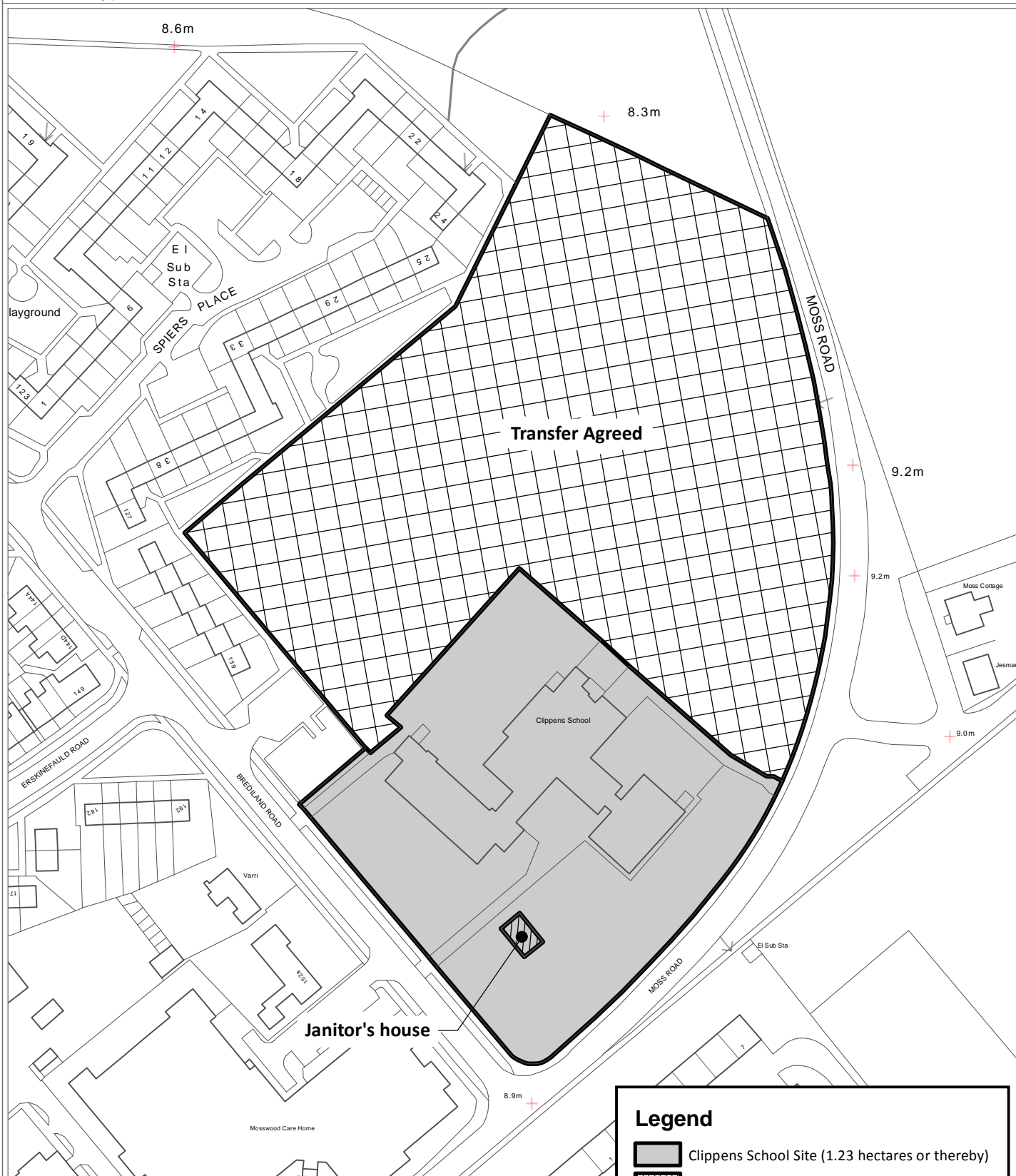
- Item 5 Council meeting 25 April 2013

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

Author: Frank Hughes, Asset Manager, 0141 618 6175,
Frank.Hughes@renfrewshire.gov.uk




User: howardhaughj2

Date: 15/12/2016



Notes:

Legend

-  Clippens School Site (1.23 hectares or thereby)
-  Janitor's House
-  Transfer Agreed



To: Planning & Property Policy Board

On: 24 January 2017

Report by: Director of Finance & Resources

**Heading: Lochfield Road, Paisley
Barnardo's- GAP Homes**

1. Summary

- 1.1 This report is to seek authority from the Board for the Council to agree to the disposal of the site of the former Todholm Library, Lochfield Road, Paisley to Barnardo's, for their GAP Homes initiative.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board agree to the disposal of the surplus site indicated on the attached plan E2569 to Barnardo's, for their GAP Homes initiative subject to the terms and conditions detailed within the body of this report.
- 2.2 Request the Head of Corporate Governance to conclude the disposal of the site to Barnardo's.
- 2.3 Note, that this proposed disposal is subject to Barnardo's reaching an appropriate arrangement with Children's Services in respect of nomination and servicing costs for any young adults, which the Council are looking to assist via this housing/through-care initiative
- 2.4 Note that should Barnardo's be unable to secure an agreement with Children's Services, the necessary funding for this project or necessary statutory consents for this proposal, then the site will remain with the Council on its surplus list as available.
-

3. Background

- 3.1. The Council closed the former Todholm Library on the 31 May 2008 and demolished the Library the following April 2009.
- 3.2. The site which measures 890 sqm or thereby, has lain vacant throughout this time, while being advertised as available as a development opportunity for a house plot.
- 3.3. Barnardo's have been developing a through-care service. Many young adults who have spent the majority of their time in care, quite often struggle to come to terms with the requirements to manage on their own and in particular to retain a tenancy of their own.
- 3.4. While recognising that the Council has in existence a through-care facility at Charleston Square, which consists of 10 flatted units for young adults 16+, who have been part of the care community and was developed in 2013, Barnardo's are looking to augment and complement this service provision. They hope to offer an additional wraparound service to assist the young adults by constructing two 1 bedroom semi-detached properties on the site.
- 3.5. Barnardo's as well as approaching the Council to help them pilot this new initiative, have secured the assistance of Saint Gobain UK, a leading construction materials company with over 17,000 UK & Ireland employees in group companies such as British Gypsum, Jewson, Graham Weber, Glass Solutions being the more familiar names, amongst a few less well known names.
- 3.6. Saint Gobain as a major supplier of construction materials will partner Barnardo's with this GAP Homes initiative offering support, fundraising as well as assisting in terms of offering employment opportunities to the young adults.
- 3.7. Children's Services and Barnardo's have been and continue to discuss the benefits to the Council and the young adults which could be derived from the GAP Homes initiative. At the time of preparing this report no agreement has been reached on the cost of such a service, but discussions are at an advanced stage.
- 3.8. Barnardo's ask that the Council dispose of this site to them for a nominal sum, to assist their funding proposal. This will keep the cost of this proposed wraparound service to a minimum making it more cost effective, and enabling them to offer the service to the Council's Children's Services at a more economical level.
- 3.9. The Council when disposing of any Asset must bear in mind the legal requirements to comply with Section 74 of the Local Government (Scotland) Act 1973 to seek the best consideration and also The Disposal of Land by Local Authorities (Scotland) Regulations 2010 which enables disposal at less

than the best consideration, without Scottish Ministers consent when certain circumstances are achieved. Primarily local authorities must via procedures appraise and compare the costs and other disbenefits and benefits of the proposal and determine whether the regulations are met through the procedures and circumstances.

- 3.10. The circumstances are; the local authority is satisfied that the disposal is reasonable and is likely to contribute to the promotion or improvement of at least one of the following: economic development or regeneration; health; social wellbeing; or environmental wellbeing of the whole or part of the local authority area or any person resident or present in that area.
- 3.11. There is a £10,000 threshold or where the price sought is less than 25% of the market value, whereby the Council could approve the disposal without considering the items listed in 3.10 above. However, as this plot of land was being marketed seeking offers in the region of £40,000, and the Council had received an offer of £38,000, just prior to Barnardo's approach for this site, the Council would if Board agrees to the request to dispose of the site for £1, if asked, be foregoing a potential capital receipt of £38,000, and this would be the opportunity cost. For this reason, it must consider whether the proposal meets any of the circumstances listed in paragraph 3.10. I am of the view that an agreement with Barnardo's for this through-care service will meet a number of the circumstances, health, social wellbeing as well as regeneration.
- 3.12. In addition, there is a requirement to consider the disposal does not fall within European State Aid rules, which has a threshold of 200,000 euros in any three year period. The market value of the site or opportunity cost foregone, could be stated as being £38,000, and well within the State Aid threshold. Clarification should be sought with Barnardo's, that the threshold will not be breached as it is for Barnardo's as a whole, and not just the value of the contract it has with the Council which must be considered.

Implications of the Report

1. **Financial** – Opportunity Cost of £38,000 with the disposal of the Asset to the Barnardo's for £1, if asked.
2. **HR & Organisational Development** - None
3. **Community Planning**
Children and Young People – Creating additional through-care facilities and employment opportunities for young adults who have been part of the care community
Empowering our Communities – None
Greener – New modern housing with good energy efficiency
Safer and Stronger – Improved environment for the local residents seeing a site developed for new housing, rather than a gap site.

4. **Legal** –There will be a requirement for Legal Services to undertake a conveyance of the site in relation to the proposed disposal.
5. **Property/Assets** – The disposal of the Asset will be concluded following an agreement being reached with Children’s Services on the wraparound service provision
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** – Barnardo’s and Children’s Services cannot reach an agreement as to the cost of the wraparound service provision for the young adults who will benefit from this service. Barnardo’s are unable to finalise their funding or obtain all statutory consents for their proposal.
11. **Privacy Impact** – None

List of Background Papers

- (a) none

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

Author: Frank Hughes, Asset Manager, 0141 618 6175,
Frank.Hughes@renfrewshire.gov.uk

Proposed Transfer, Lochfield Road, Paisley

Report Plan Ref. E2569

User: howardhaughj2

Date: 15/12/2016



Notes:



To: Planning & Property Policy Board

On: 24 January 2017

Report by: Director of Finance & Resources

Heading: Bridgewater Erskine, Site 2- Proposed Lease

1. Summary

- 1.1 The purpose of this report is to seek authority to conclude a 20 year lease for site 2 Bridgewater, Kilpatrick Drive, Erskine, as indicated on the attached plan (E2575A), with the Church of Scotland's Social Care & Support arm, CrossReach.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board agree to the grant of a 20 year ground lease of site 2 indicated on the attached plan (E2575A) to CrossReach, for their proposed Educational facility, subject to the terms and conditions detailed within the body of this report.
- 2.2 Request the Head of Corporate Governance to conclude the 20 year ground lease of the site to CrossReach based on the terms and conditions detailed within the body of this report.
- 2.3 Note that this proposed ground lease is subject to CrossReach being satisfied with the ground conditions following appropriate site and soil tests and on them obtaining all necessary statutory and licensing consents for their proposed Educational establishment.
- 2.4 Note that the Board can anticipate that it will be asked to consider a future planning application for this site from CrossReach or their agents at a later date.

3. Background

- 3.1. The land shown on the attached plan (E2575A) and indicated as site 2 measures 1.87ha and is within the Erskine Riverfront Transition Area. The Head of Planning & Housing's 2015 Development Guide for the area confirms that a range of uses would be appropriate at this location. This could include an Educational facility.
- 3.2. The sites at this locality have been advertised for a number of years with a view to attracting light industrial development, with limited success. The Board will recall it recently approved reports with regards to Sites 4A, 4B and Site1 at its August 2016 meeting.
- 3.3. CrossReach, the Church of Scotland's Social Care and Support arm approached the Council, with a view of obtaining a suitable site to establish an Educational facility as an Independent School supporting young adults who find it difficult to engage within mainstream Education.
- 3.4. It is proposed that they will construct a new Independent School, utilising modular buildings to cater for approximately 32 pupils from 8 -16 years old. All young people will have significant support needs and may include some 5-10% with communication disorder/autism.
- 3.5. The School will focus on a "doing" curriculum looking at vocational and outdoor learning, including outward bound, forest school opportunities and will be in addition to a full range of SQA National Units in the core curriculum of Literacy, Numeracy and ICT.
- 3.6. The following Heads of Terms have been provisionally agreed for the lease of Site 2:-
- Renfrewshire Council will lease to CrossReach site 2 as shown on the attached Plan (E2575A) extending to 1.87Ha (4.6 acres) or thereby.
 - The lease shall be a 20 year ground lease on Full Repairing and Insuring Terms with tenant only break options at 5 year intervals, on the tenant providing the landlord with at least 1 years' prior notice.
 - The initial rent shall be the sum of £27,500 (twenty seven thousand five hundred pound) per annum exclusive of VAT, payable quarterly in advance.
 - The rent shall be subject to review at 5 year intervals based upon the Retail Price Index

- There will be a six month rent free period to enable CrossReach to construct their proposed modular school building/s.
- The site is being leased to enable CrossReach to construct the modular school building/s to facilitate the Educational Services proposed.
- The lease is subject to CrossReach being satisfied with the ground conditions following any site and soil tests they wish to undertake.
- The lease is also subject to CrossReach obtaining all necessary statutory consents for the construction of the modular school building/s and appropriate license for its intended use.
- Each party shall bear their own professional and legal expenses in the grant of this lease, with the tenant, CrossReach, responsible for meeting any stamp duty, land taxes or registration dues.

Implications of the Report

1. **Financial** – There will be an annual income of £27,500, which will be subject to review at 5 year intervals.
2. **HR & Organisational Development** -None.
3. **Community Planning –**
Children and Young People – Improved Educational opportunities via a new Independent School
Community Care, Health & Well-being – Improved Educational care for young adults in need of increased support.
Empowering our Communities - None
Greener – Modern modular school buildings constructed recognising the green agenda.
Jobs and the Economy – New School looking to encourage and support young adults into the jobs market by providing them with the necessary skills via a doing curriculum.
Safer and Stronger – Improved Educational care.
4. **Legal** – Requirement to conclude the 20 year ground lease with CrossReach..
5. **Property/Assets** As per the report.
6. **Information Technology** - None.
7. **Equality & Human Rights** -

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** - None.
9. **Procurement** – None.
10. **Risk** – CrossReach, following the site and soil tests, determine that the site is not suitable for their purpose, or they fail to obtain all necessary statutory consents or required license for their proposal. The site will remain on the market as available for let or sale.
11. **Privacy Impact** - None.
-

Author: Frank Hughes
Asset Manager
0141 618 6175
Ref: 65054A/HP01PBRE **Date:** 11/01/2017

Potential Development Site Bridgewater, Kilpatrick Drive, Erskine

User: howardhaughj2

Date: 09/01/2017

Report Plan Ref. E2575A



Notes:

Legend

Site 2 - 1.87 hectares (4.6 acres) or thereby



To: Planning and Property Policy Board

On: 24 January 2017

Report by: Director of Development and Housing Services

Heading: Renfrewshire Local Development Plan Main Issues Report

1. Summary

- 1.1. This report seeks approval from the Planning and Property Policy Board for the Renfrewshire Local Development Plan Main Issues Report 2017 (see Appendix 1) and accompanying supporting documents.
 - 1.2. The Main Issues Report is a key stage in the review of the current Adopted Renfrewshire Local Development Plan and seeks to provide options for consultation which reflect key land use and economic issues, emerging priorities and the opportunities that exist to encourage sustainable economic development in Renfrewshire.
 - 1.3. The Main Issues Report will be subject to consultation and publicity for twelve weeks from 6th February 2017 to 1st May 2017 and is an important document in terms of consultation and engagement as the responses given will shape the content of the next Renfrewshire Local Development Plan which in due course will reflect the land use priorities and settled view of the Council in terms of its role as the Local Planning Authority.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approves the Renfrewshire Local Development Plan Main Issues Report 2017 and accompanying Main Issues Report Environmental Report and agrees to their publication for consultation for 12 weeks to

inform the preparation of the next Renfrewshire Local Development Plan;

- (ii) Authorises the Director of Development and Housing Services to progress the necessary publicity and consultation in relation to the Renfrewshire Local Development Plan Main Issues Report (2017) and accompanying Main Issues Report Environmental Report.
-

3. Background

- 3.1. The Planning and Property Policy Board on the 12th May 2015 authorised the Director of Development and Housing Services to commence the review of the Renfrewshire Local Development Plan.
 - 3.2. The preparation of the Main Issues Report is the first stage in the review of the Adopted Renfrewshire Local Development Plan. The document has been informed by ongoing monitoring of existing plan policies, development priorities, changing land use planning circumstances and emerging projects such as City Deal.
 - 3.3. Main Issues Reports are key documents in front-loading effective engagement and shaping the content of the Local Development Plan. They are the principal opportunity for consulting stakeholders and involving the wider public.
 - 3.4. A range of pre Main Issues Report consultation and engagement work has been undertaken in reviewing the Renfrewshire Local Development Plan these include drop-in information sessions, presentations to various groups and one to one meetings. This early engagement and consultation has been invaluable in informing the preparation of this Main Issues Report.
 - 3.5. The Main Issues Report sets out the planning authority's proposals for development, in particular where development should and should not occur. It is also required to identify the preferred options for taking proposals forward along with consideration of reasonable alternatives where these are available.
-

4. The Main Issues Report

- 4.1. Given that the current Local Development Plan has been in place for just over two years, the main components of the strategy remain relevant and it is not intended to significantly change the overall Spatial Strategy or Local Development Plan Policies.
- 4.2. The Main Issues Report concentrates on the main changes and emerging issues that have taken place and the key opportunities for future development in Renfrewshire. The main issues are focused around our 'Places, Economy and Environment'.

- 4.3. There are eight Main Issues identified in the report, they are as follows:
1. City Deal;
 2. Renfrewshire's Housing Land Requirements;
 3. Affordable Housing;
 4. Potential expansion at Bishopton;
 5. Potential expansion at Paisley South;
 6. Infrastructure Provision / Developer Contributions;
 7. Housing for key specific housing groups;
 8. Renewables.
- 4.4. The Main Issue Report has set out preferred options along with alternatives for each of the eight Main Issues and asks a number of questions to help capture views on the strategy for future development.
- 4.5. The Main Issues Report is subject to a Strategic Environmental Assessment which is contained within the Environmental Report. The Main Issue Report Environmental Report requires to be prepared alongside the preparation of the next Local Development Plan.
- 4.6. This influences and guides the Main Issue's and the Council's preferred and alternative options. The Main Issues Report is also accompanied by a Monitoring Statement which summarises the evidence base for the plan and identifies issues that require to be considered in the Main Issues Report. There are also other background evidence papers to support the publication of the Main Issues Report.
- 4.7. All of these background documents will be available to view during the consultation period at <http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-Next-Local-Development-Plan>

5. Next Steps

- 5.1. Consultation and publicity will be undertaken for a period of 12 weeks from the 6 February 2017 to the 1 May 2017. All of the consultation documents will be published on the Council's web pages and paper copies of all documents will be available in libraries as well as at Renfrewshire House.
- 5.2. A copy of the documents will be sent to the Scottish Government, Community Councils, neighbouring planning authorities and key agencies. Everyone that has signed up to the Local Development Plan mailing list will also be informed of the consultation with a link to the consultation documents.
- 5.3. An advertisement will also be placed in both local papers and social media will be used to publicise the consultation.
- 5.4. A range of methods of engagement and consultation will take place over the 12 week consultation period and this will be publicised on the Council's

website as well as providing an email alert to those on the Local Development Plan mailing list.

- 5.5. Workshops with Members will also take place to inform the direction for the preparation of the next stage of the Local Development Plan process which is the Proposed Plan, which becomes the settled view of the Council.
- 5.6. Further details of the stages to come and the timetable to prepare the Local Development Plan are set out in the annual update of the Development Plan Scheme which was approved on the 8 November 2016 by the Planning and Property Policy Board.

Implications of the Report

1. **Financial** - None
 2. **HR & Organisational Development** - None
 3. **Community Planning** –
Jobs and Economy – The Development Plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire through investment and regeneration.
 4. **Legal** - None
 5. **Property/Assets** - None
 6. **Information Technology** - None
 7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** - None
 9. **Procurement** – None
 10. **Risk** – None
 11. **Privacy Impact** - None
-

Appendix 1

Renfrewshire Local Development Plan Main Issues Report (2017)

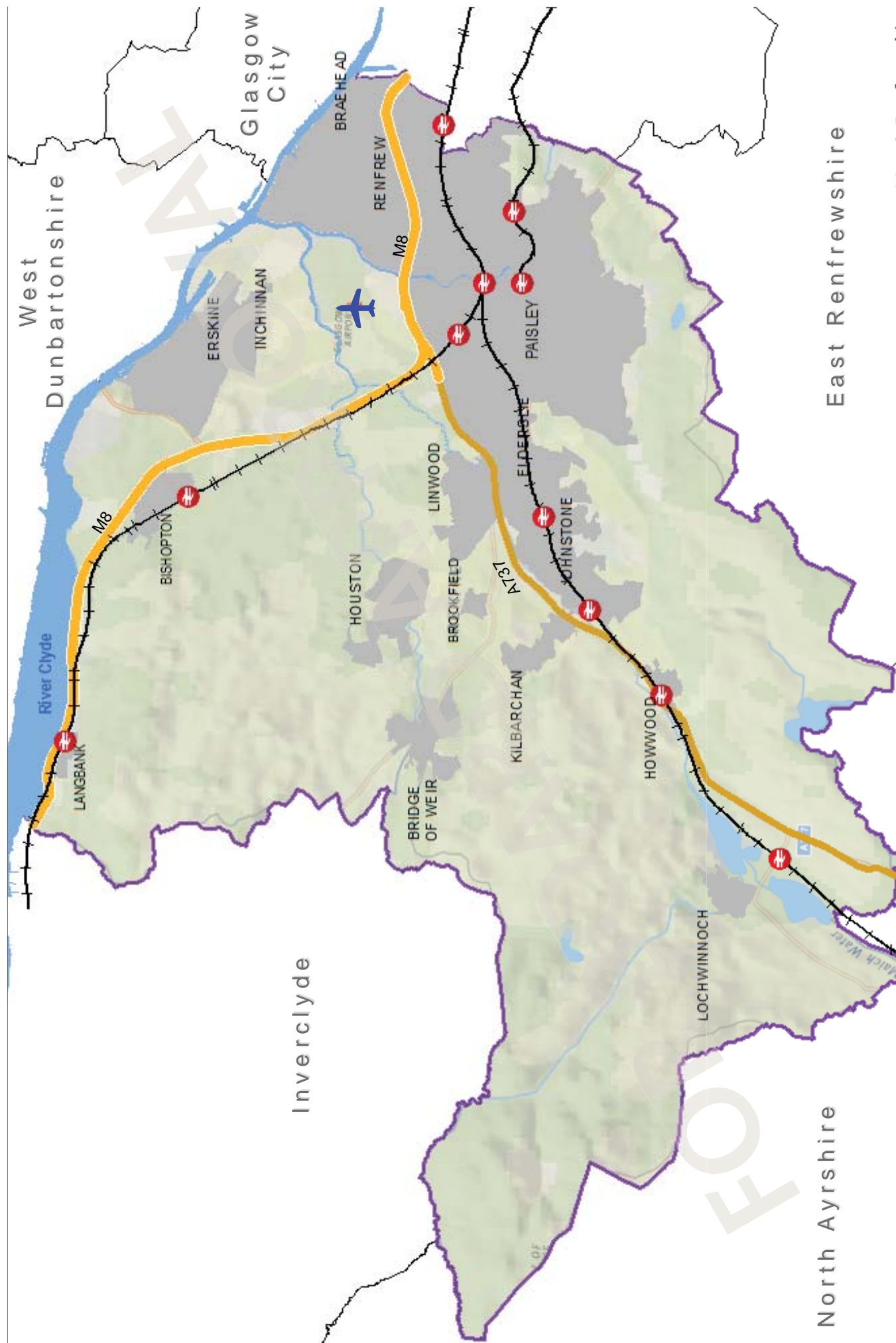
List of Background Papers

- (a) Renfrewshire Local Development Plan – Monitoring Statement (2017)
 - (b) Renfrewshire Local Development Plan Main Issues Report – Strategic Environmental Assessment (2017)
 - (c) Renfrewshire Local Development Plan Main Issues Report – Meeting the Housing Land Requirements (2017)
 - (d) Equality Impact Assessment (2017)
-

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 Main Issues Report 2017



Map 1: Renfrewshire



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About this Document

What is a Main Issues Report?

The Main Issues Report concentrates on the main changes that have taken place and the key opportunities for future development.

The Main Issues Report is the first stage in the review of the current Renfrewshire Local Development Plan 2014.

The Main Issues Report asks a number of questions to help capture views on Renfrewshire Council's strategy for development, where development should and should not occur.

Scope of the Main Issues Report

The Main Issues Report is split into 5 key sections:

- **Opportunities in Renfrewshire**
The Council's vision for Renfrewshire.
- **Delivering the opportunities in Renfrewshire**
Key changes and projects that are being delivered across Renfrewshire.
- **Planning for Renfrewshire**
A review of the existing Local Development Plan Spatial Strategy, Local Development Plan Objectives and policy framework.
- **Main Issues for the Local Development Plan**
The Council's view on the main issues for Renfrewshire, opportunities for future development and reasonable alternatives.
- **A Spatial Strategy for the Future**
Key development priorities across Renfrewshire.

Focus of the Main Issues Report

The current Local Development Plan has been in place for two years. It is considered that the main components of the Council's strategy for development remain relevant and central to facilitating investment, directing development to existing built-up areas, creating sustainable mixed communities, high quality places and delivering sustainable economic growth across Renfrewshire.

The Spatial Strategy and Local Development Plan policy themes are unlikely to require significant change, although there are emerging issues which require to be addressed in the review of the Local Development Plan.

A review of the Renfrewshire Local Development Plan Spatial Strategy and policy framework has been undertaken and is set out in detail within the Monitoring Statement (2016). The outcome of this review is summarised in Section 3 of this Main Issues Report.

The Main Issues Report will focus on the Council's vision and ideas for the future development of Renfrewshire's **Places, Economy and Environment**. These emerging issues and opportunities are set out in Section 4—Main Issues for the Local Development Plan.



Renfrewshire's Economy



Renfrewshire's Places



Renfrewshire's Environment

Comments and Feedback

Feedback is an invaluable part of the plan preparation process for the Local Development Plan (LDP).

Please respond to the questions throughout this document as well as providing any other additional comments.

I want to stay where I have grown up, can the LDP increase the amount of affordable homes in my area?

I want to have a say on local planning policies and proposals for my area.

I want access to jobs locally!

Further details on the consultation are provided on the Council's website at www.renfrewshire.gov.uk/article/2151/Development-Planning

How can the LDP deliver major infrastructure investment to support new development?

What should the LDP address as a priority?

Can I influence proposals for my town centre?

I have heard of City Deal investment but what does it mean for Renfrewshire?

Should we build new houses?

**The consultation is open for 12 weeks from:
6 February 2017 to 1 May 2017**



How to Comment

You can comment on the Main Issues Report in the following ways:

Online

An online questionnaire is available at www.renfrewshire.gov.uk which allows you to respond to the questions set in the Main Issues Report and provide any additional comments.

Email

Download the online questionnaire and send your comments to localplanconsultation@renfrewshire.gov.uk

In writing

If you wish to respond in writing, copies of the Main Issues Report questionnaire are available from all local libraries and the Council's Headquarters, Renfrewshire House, Cotton Street, Paisley.

Please send comments to:

Development & Housing Services
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley PA1 1JD

Strategic Environmental Assessment

A Strategic Environmental Assessment Environmental Report has been prepared alongside the Main Issues Report. It considers the 'main issues' along with any environmental consequences of the preferred and alternative options that are set out in the Main Issues Report.

The Environmental Report is published at the same time as the Main Issues Report and is also subject to a 12 week consultation.

Equalities

An Equality Impact Assessment has been undertaken alongside the Main Issues Report and is subject to the same 12 week consultation.

The Equality Impact Assessment provides a framework for considering the impact (both positive and negative) of the Main Issues Report on different sections of the community—particularly “protected characteristic groups” as defined by the Equality Act 2010.



Setting the Scene

The current Renfrewshire Local Development Plan was adopted in 2014. It sets out the Council's Spatial Strategy to facilitate investment and guide the future use of land in Renfrewshire. The Local Development Plan is a key document in supporting sustainable economic growth across Renfrewshire and is required to be reviewed and replaced at least every five years.

Renfrewshire Council is committed to providing an up to date policy framework in line with the requirements of new and emerging policies and strategies, including Scottish Planning Policy, National Planning Framework 3, Clydeplan's Strategic Development Plan and the Renfrewshire Local Housing Strategy.

The key elements included in the review of the Renfrewshire Local Development Plan are set out in Figure 1.

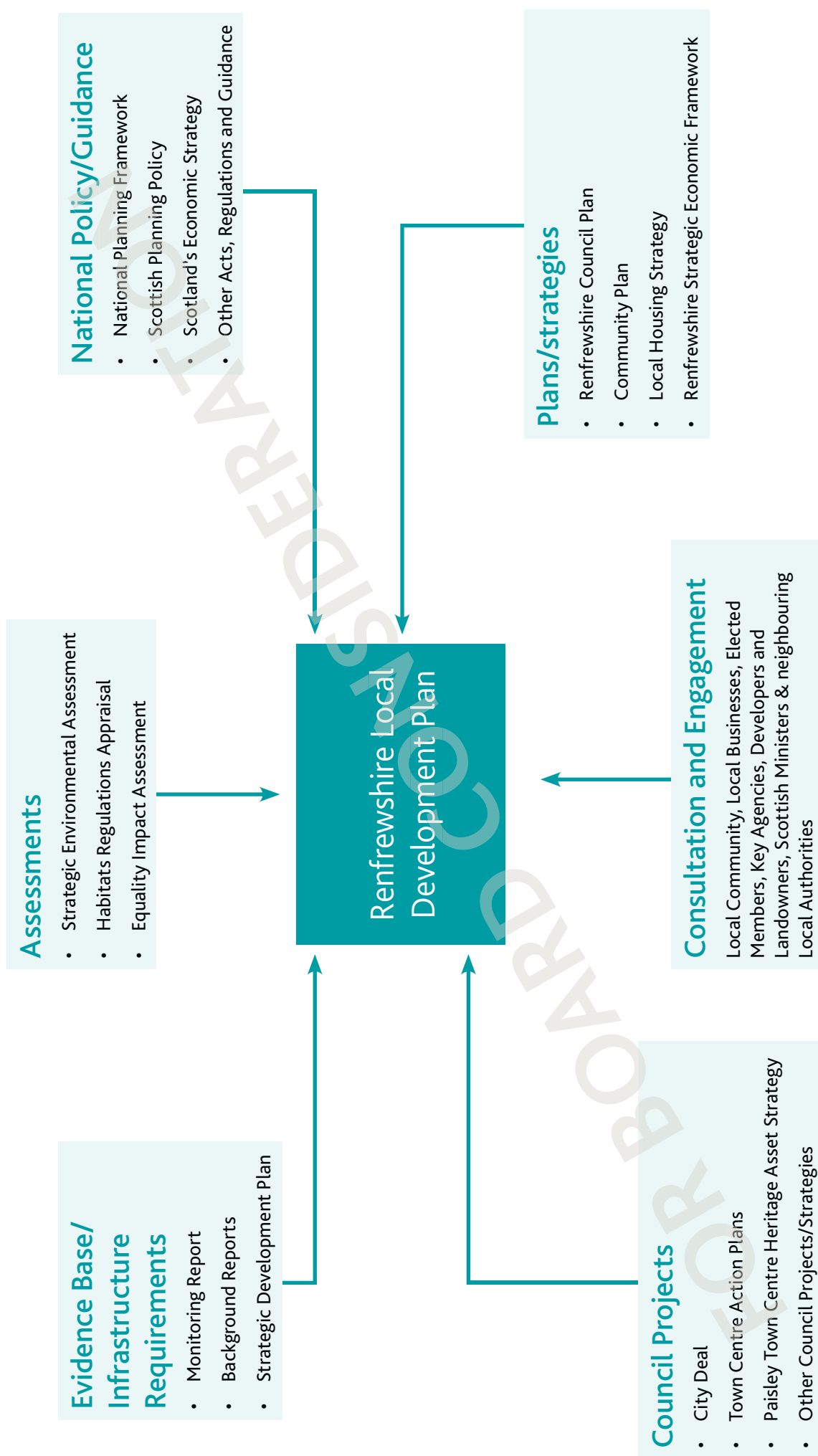


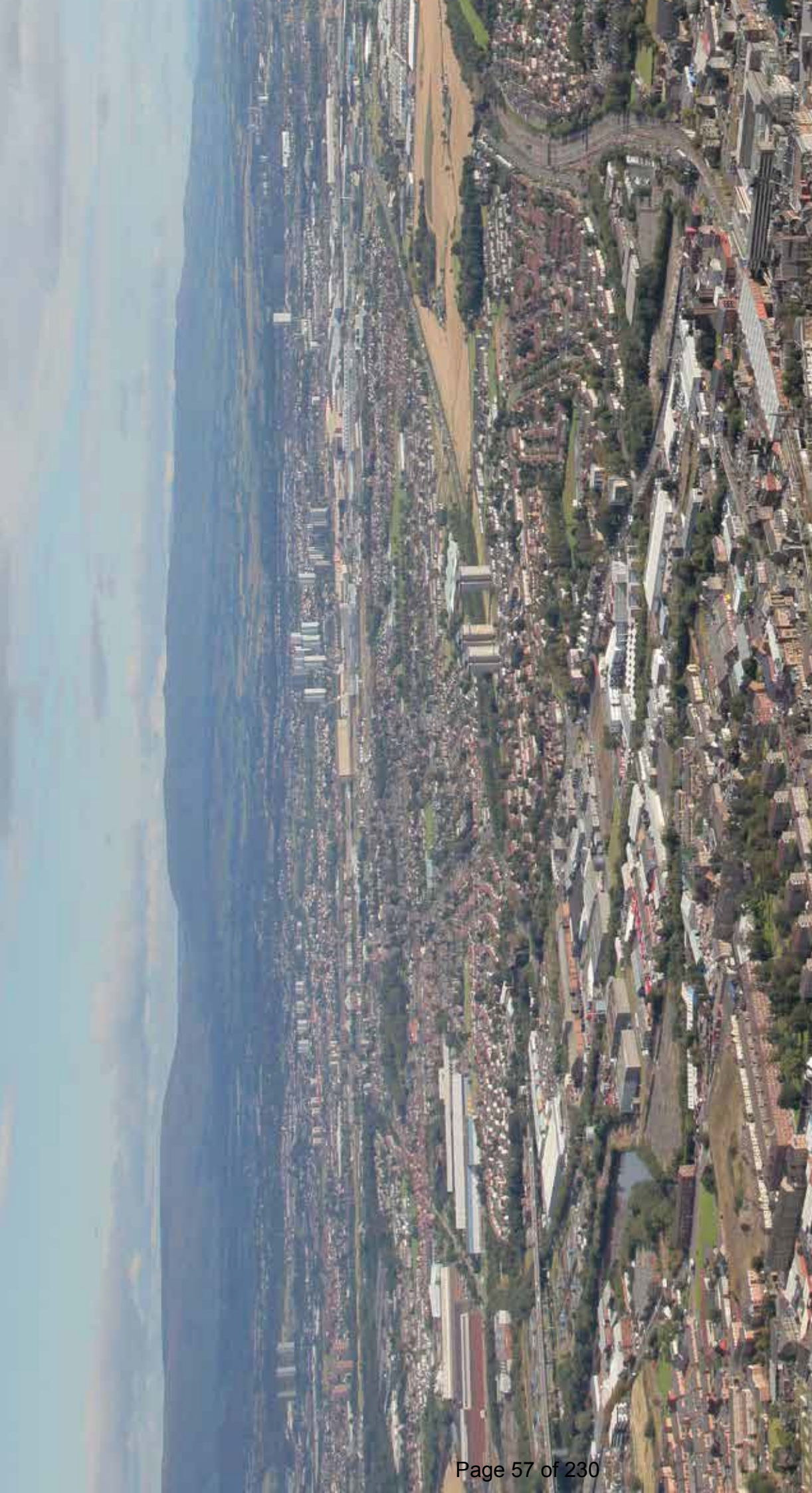
Figure 1—Key Elements in the Review of Local Development Plan

Timetable for the review of the Local Development Plan

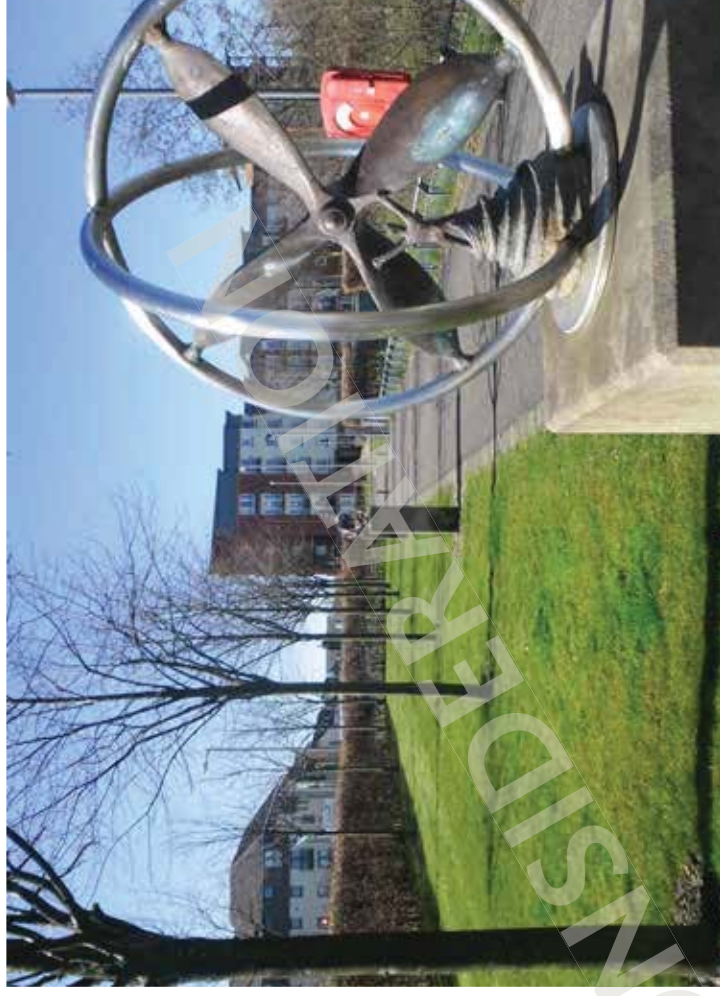
The programme for the review of the Renfrewshire Local Development Plan is detailed below. It involves a number of key tasks and milestones including a significant amount of stakeholder engagement and consultation.



Figure 2—Timetable for Review of Local Development Plan



Section 1—Opportunities in Renfrewshire



Section 1—Opportunities in Renfrewshire

Renfrewshire's Places

Renfrewshire has a range of places, towns, villages, centres and spaces which are important to the area and local communities. The quality of the places we live in and the surrounding environment matters to us all.

Developing, regenerating and enhancing our places to make the area an attractive place to live, do business and visit is the vision set out in the Renfrewshire Local Development Plan.

In reviewing the Renfrewshire Local Development Plan and planning for the future, it is the intention to build on that vision.

Good quality homes, in our existing towns and villages, whilst meeting the housing need and demand for Renfrewshire, will remain a key element in the Local Development Plan.

The aim will be to continue to meet the housing need and demand by delivering:

- a range and choice of housing;
- increasing the supply of new housing;
- providing a range of affordable housing;
- continue to complete housing regeneration programmes;
- improving the energy efficiency of homes; and,
- supporting the housing needs of specific groups.



Opportunities in Renfrewshire

Renfrewshire's Economy

A thriving and diverse economy, increasing employment, retaining jobs and making sure Renfrewshire is well placed to take advantage of economic growth by identifying sufficient land for development is key to Investing in Renfrewshire.

The focus in the next Local Development Plan will be to continue to make the most of Renfrewshire's assets, such as the airport, the strategic road and rail network as well as business and employment areas. Investing in and around these assets is important for sustaining existing businesses and employment areas as well as delivering new development and stimulating employment growth.

Renfrewshire's Environment

A key aim in planning for the future is to retain and attract people. Growing the population brings many great opportunities such as increasing local investment, new jobs, sustains and brings new facilities as well as creating and increasing demand for new homes, commercial space and local services.

It is considered important to meet the existing and potential future needs of Renfrewshire's communities by making the most of the opportunities available, preserving as well as enhancing the built and natural environment, managing pressures and delivering the aspirations of communities.



Section 2—Delivering the Opportunities in Renfrewshire

Clyde Waterfront, Renfrew



Section 2—Delivering the Opportunities in Renfrewshire

Delivering the opportunities for Renfrewshire's Places, Economy and Environment will be influenced by the following:

Scotland's Third National Planning Framework—NPF3

National Planning Framework 3 spatially sets out the Scottish Government's Economic Strategy and plans for future investment. The Renfrewshire Local Development Plan will aim to reflect National Planning Framework 3 through continuing to create and enhance successful places, supporting change where the outcomes will deliver a real difference to communities.

National Planning Framework 3 sets out that Renfrewshire, as part of the Glasgow and the Clyde Valley Region, build upon the economic strategy, working in partnership to deliver City Deal to increase employment and economic development across the city region.

National Planning Framework 3 also encourages the delivery of the ambitious plans for regeneration areas and Community Growth Areas, to secure investment to transform the quality of the environment for communities.

Integral to the delivery of infrastructure and regeneration projects in Renfrewshire will be continuing to improve the quality of place and enhancing the quality of the environment. Placemaking will be central to the Local Development Plan framework.

Scottish Planning Policy

The review of the Renfrewshire Local Development Plan will take account of the updated Scottish Planning Policy (2014).

Of particular relevance to the review of the Local Development Plan is the presumption in favour of development that contributes to sustainable development. The Local Development Plan will continue to support economically, environmentally and socially sustainable places. The aim is achieving the **'right development in the right place; it is not to allow development at any cost.'**

The Local Development Plan will also reflect the Town Centre First Policy to support existing town centres, or new centres, across Renfrewshire.

There is also a greater emphasis placed on renewable heat, with heat mapping an integral element of Renfrewshire's spatial strategy and future planning of development. This will inform development locations in the next Renfrewshire Local Development Plan.

Scottish Government Ambitions in Relation to Planning

The Scottish Government are currently undertaking a review of planning, which aims to streamline development planning to simplify plans ensuring they are ambitious, deliver opportunities and good places.

The Scottish Government are also taking forward 'More Homes Scotland', an overarching approach to supporting the increase in the supply of homes across all housing tenures.

In relation to housing, at least 50,000 new affordable homes require to be delivered across Scotland within the next few years, with 35,000 of these being houses for social rent. There will be continuing investment in 'Help to Buy' and shared equity, along with an increased emphasis on delivering more mid-market rent homes and more private rented sector homes. A £50 million grant/loan fund will also be available to develop and unlock key housing sites, aiming to increase the scale of housing delivery.

The Local Development Plan will provide a framework to reflect and assist in the delivery of the Scottish Government's ambitions.

Clydeplan—Glasgow and the Clyde Valley Strategic Development Plan

The second Glasgow and the Clyde Valley Strategic Development Plan builds on the legacy of the first Strategic Development Plan. The Strategic Development Plan's Spatial Vision and Spatial Development Strategy retains the existing focus that seeks future growth of the city region based on an optimistic but realistic aim of rebalancing the city region's economy. There continues to be a strong focus on environment and development which delivers high quality places.

The Renfrewshire Local Development Plan will require to support amongst other priorities, the delivery of City Deal and the continued regeneration and development of Clyde Waterfront, in particular Renfrew Riverside. It will reflect the Network of Strategic Centres, the Strategic Economic Investment Locations (such as the area around the airport) and provide a generous supply of land for housing to assist in the delivery of the Housing Supply Targets, as set out in the Strategic Development Plan which includes assisting in the delivery of affordable housing and specialist housing provision.



Glasgow Airport Investment Area SEIL



Glasgow City Region City Deal

City Deal has the potential to deliver significant economic growth through investment in infrastructure, places and people.

A 20 year investment programme which will see £274 million of the overall £1.13 billion City Deal investment being delivered in Renfrewshire.

Renfrewshire is to benefit from three of the biggest infrastructure investments; the Airport Access Project; the Clyde Waterfront and Renfrew Riverside project; and the Glasgow Airport Investment Area (GAIA).

Glasgow Airport and Glasgow Airport Investment Area

The Renfrewshire Local Development Plan sets out an economic framework for investment. The City Deal projects present the delivery mechanism for strengthening and growing Renfrewshire's economy.

In reviewing the Renfrewshire Local Development Plan, the Spatial Strategy along with plans, policies and proposals will require to support the delivery of the planned infrastructure investment.

There will also be a requirement to ensure that the potential economic and regenerative opportunities resulting from City Deal investment can also be realised across Renfrewshire through a flexible and ambitious Development Plan framework.

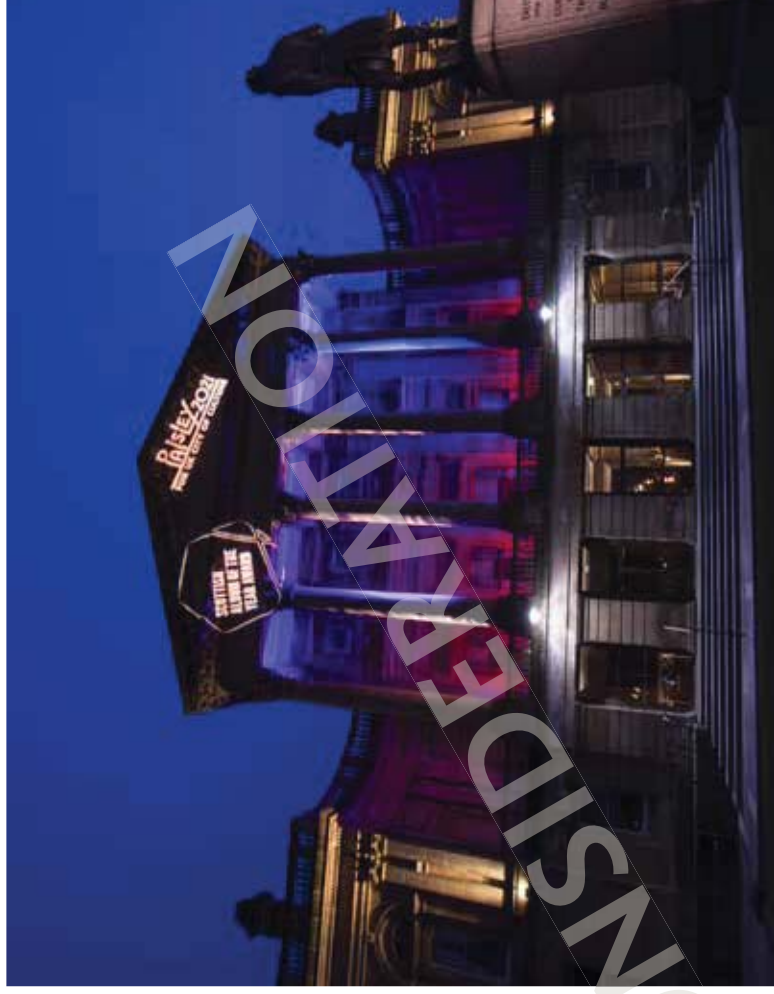


Centre Strategies/Action Plans

In line with Scottish Planning Policy and the 'Town Centre First' approach, Centre Strategies, Action Plans and Health Checks are being prepared to deliver objectives from the Renfrewshire Local Development Plan.

Each Centre Strategy builds on the Network of Centres identified in the Renfrewshire Local Development Plan. The Action Plans associated with the strategies outline opportunities in each centre, providing short, medium and long term measures to enhance Renfrewshire's Centres.

In reviewing the Renfrewshire Local Development Plan, the Network of Centres will not change. It is anticipated that the Action Plans for each centre will be included within the Local Development Plan as part of places strategies across Renfrewshire.



Paisley Town Centre Heritage Asset Strategy

The Paisley Town Centre Heritage Asset Strategy highlights the world class standard of Paisley's built and cultural heritage along with setting out a framework for investment that will promote the economic, cultural and social regeneration for all of Renfrewshire.

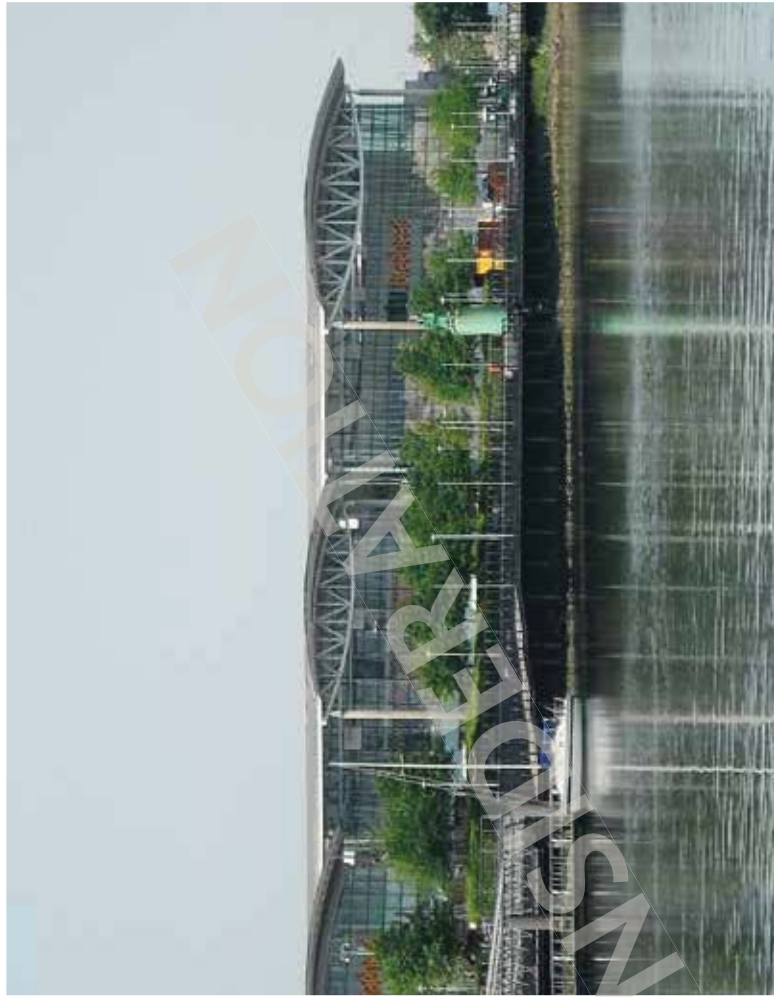
The Strategy sets out an ambitious vision with a number of projects and developments to be delivered. The potential economic benefit from implementing the strategy could be around an additional £45 million to Renfrewshire's economy along with creating up to 800 jobs. The Strategy is recognising the importance of Paisley as a place.



Paisley 2021 Bid

Paisley is bidding for the UK City of Culture 2021. The ambitious plans are to promote Paisley as a place, to attract inward investment, visitors and jobs, which will deliver long-lasting economic, social and cultural change not only for Paisley but also for Renfrewshire.

A key task for the Renfrewshire Local Development Plan will be to reflect the ambitious framework, strategies and action plans across all of Renfrewshire's Centres and to support their implementation.



Blaehead

In the Renfrewshire Local Development Plan 2014, Blaehead was identified as a Strategic Town Centre. A statutory legal challenge to this designation was upheld by the Court of Session and the resulting action was the removal of any reference to Blaehead's Town Centre status.

In reviewing the Renfrewshire Local Development Plan, Blaehead will remain as a Strategic Centre. The emphasis will be on a framework for the delivery of the Blaehead masterplan to support the development of the place, the regeneration outcomes and delivery of the town centre character, in line with the Strategic Development Plan.

New homes for Johnstone South West
Community Growth Area



New homes for Bishopston
Community Growth Area



Continuing Growth of the Community Growth Areas

Renfrewshire has two Community Growth Areas, at Bishopston and South West Johnstone. Both were identified in the Renfrewshire Local Development Plan as supporting the development of sustainable mixed communities on previously developed land.

Given the challenges of the economic climate, both areas required considerable effort to encourage development and investment. However, from a slow start, developments in both areas have progressed significantly and are significantly assisting in the delivery of Renfrewshire's housing need and demand.

Given that directing development to existing places in Renfrewshire is key to the Spatial Strategy, in the review of the Renfrewshire Local Development Plan, there is a focus on investigating whether more development land could be identified at the Community Growth Areas, given the sustainable location, which would build on the success of development in these areas.



Paisley South Expansion Area

The potential expansion of an area to the south of Paisley to accommodate new homes to assist in meeting future housing land requirements, is identified in the current adopted Renfrewshire Local Development Plan.

The current Local Development Plan suggests that the site required further investigation and a masterplanned approach to take forward the development of a new place. Further investigation was needed in relation to the potential scale of expansion and to engage with local residents to ensure that any future strategy for Paisley South is shaped by the people that already live in the area.

Initial consultation with residents and stakeholders has provided direction and a focus for future development at the site. There will be further consultation and engagement opportunities in preparation of the Local Development Plan.

The future strategy for development at Paisley South is presented in Section 4 of this Main Issues Report.



Regeneration of Ferguslie Park Area

Continuing to develop initiatives with an aim of reducing Renfrewshire's vacant and derelict land along with enhancing places, will remain an important objective in the Local Development Plan.

An opportunity to work with partners to regenerate and invest in Ferguslie Park has been identified, with the allocation of £7.5m towards the delivery of a regional sports facility.



The proposed facility is anticipated to provide the catalyst for strategic and sustained renewal across a wide geographic area and is associated with a housing regeneration programme. The review of the Local Development Plan will require to reflect and support this framework for regeneration.



Innovative Planning Mechanisms—Simplified Planning Zones

An early completed action from the Local Development Plan Action Programme was the implementation of the first Simplified Planning Zone in Scotland in over 20 years at Hillington Business Park.

The aim of the Simplified Planning Zone is to attract further investment into the area, as well as to support the existing businesses to grow and expand by streamlining the planning framework.

Building on and learning from the implementation of the Simplified Planning Zone at Hillington, a second Simplified Planning Zone was established in Renfrew Town Centre.

Again the aim is to bring investment into the heart of economic centres, promoting the 'Town Centre First' approach.

Simplified Planning Zones are just one innovative measure that has been implemented through the Renfrewshire Local Development Plan. Continuing with a flexible planning framework will be key to ensuring that other innovative measures can be established to deliver good places, a healthy economy and a pleasant environment.



Green Networks

The Green Network is seen as an important contributor to regeneration in Renfrewshire's communities. A Strategic Green Network Opportunities framework was set out in the Renfrewshire Local Development Plan which facilitated the delivery of Local Green Network projects across Renfrewshire.

The Local Development Plan will update this Green Network framework, identifying existing assets and local green network priorities and opportunities which will reflect the Council's Access and Cycling Strategies, along with the emerging review of the Core Path Plan. Also to be reflected in this updated framework is the allocation of resources to implement new green and blue networks associated with City Deal, the development of Community Growth Areas at Dargavel Village, Bishopston and South West Johnstone, along with the potential development at Ferguslie Park.



Section 3—Planning for Renfrewshire



Section 3—Planning for Renfrewshire

Local Development Plan Spatial Strategy

The aim of the Spatial Strategy set out in the adopted Renfrewshire Local Development Plan is to promote sustainable economic growth by identifying opportunities for change and supporting investment which helps to regenerate, create and enhance communities and places, providing high quality development in appropriate locations.

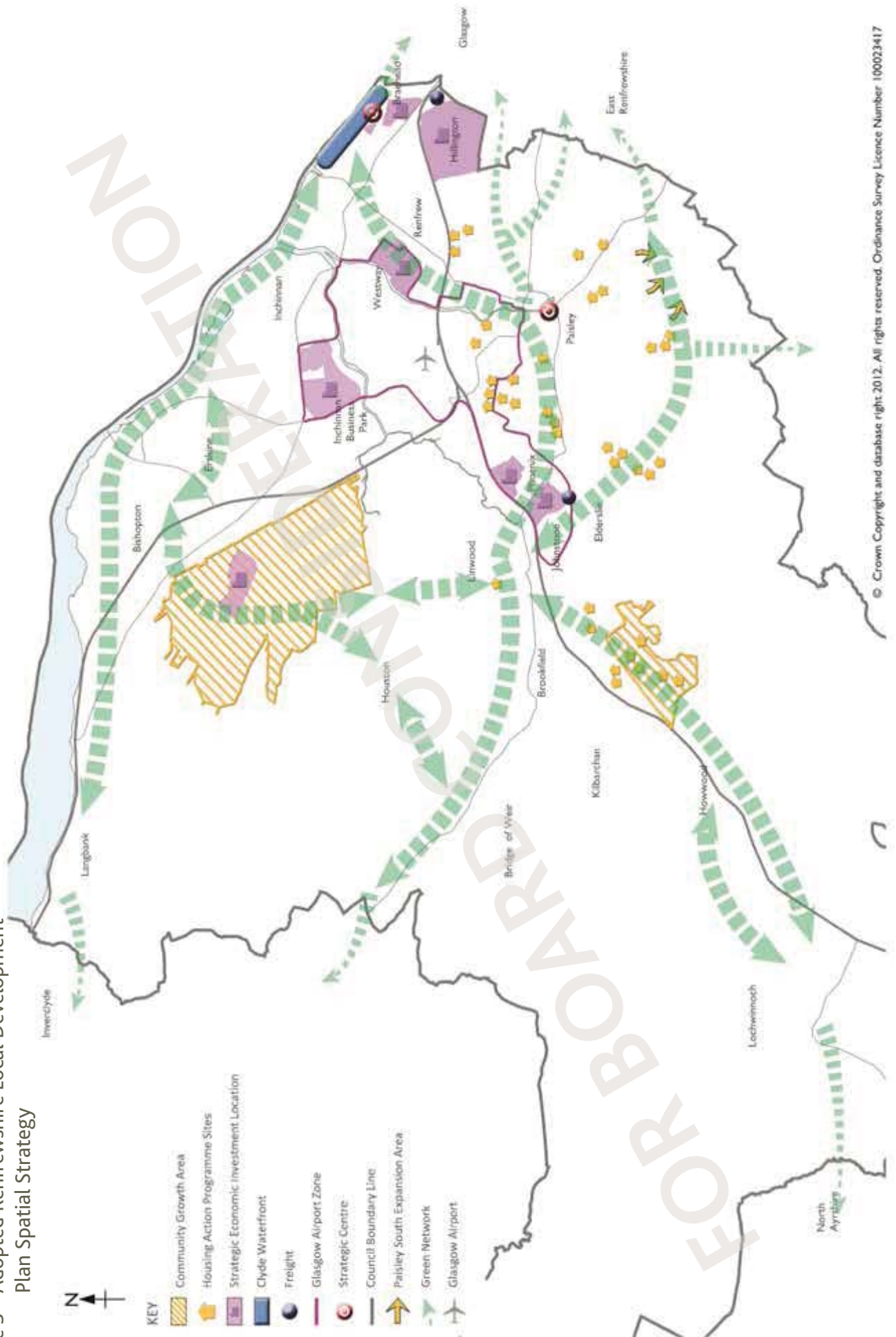
The Spatial Strategy in the next Renfrewshire Local Development Plan will remain focused on the development of previously used sites, concentrating on existing built-up

areas and key redevelopment sites, aiming to facilitate sustainable development and a low carbon economy.

Key components of the current Spatial Strategy are detailed in Figure 3 on the following page. The Spatial Strategy is still in its early stages of delivery and its key components remain relevant and central to the delivery of sustainable economic growth across Renfrewshire.

It is proposed that the Spatial Strategy will be supplemented where required, to reflect the main issues and future development opportunities discussed in this Main Issues Report. The proposed additions to the Spatial Strategy will be detailed in Section 5 which presents an updated Key Development Priorities map and Spatial Strategy.

Figure 3—Adopted Renfrewshire Local Development Plan Spatial Strategy



Existing Local Development Plan Policy Themes

The existing Renfrewshire Local Development Plan policy framework and proposals are structured around five themes as detailed in Figure 4 below.

These themes remain relevant and cover the key issues that the policies in the Renfrewshire Local Development Plan are required to address.



Figure 4—Renfrewshire Local Development Plan (LDP) Key Themes



Local Development Plan Objectives and Policy Review

The Renfrewshire Local Development Plan Monitoring Statement (2016), which is published alongside the Main Issues Report, explores each of the key themes detailed in Figure 4, monitoring the performance of the existing Local Development Plan. The report draws together available data, survey work, statistical evidence and feedback from consultation with external partners and internal Council Services.

The Monitoring Statement provides important background information to inform the future direction of the next Local Development Plan, detailing whether the existing Local Development Plan policies will remain or if amendments and/or additions are required.

A full review of the existing Local Development Plan policy framework, including the Renfrewshire Local Development Plan New Development Supplementary Guidance is provided within the Monitoring Statement (2016).



The Renfrewshire economy will receive a boost with the £274m City Deal programme, driving innovation and growth, bringing new jobs to Renfrewshire. The City Deal projects will facilitate the development and expansion of Glasgow International Airport, unlock the development potential of key sites and establish programmes to support unemployed people and people on low incomes across Renfrewshire.

To support future economic growth, the Local Development Plan identifies a generous supply of land to meet the diverse needs of the Renfrewshire economy. Renfrewshire already benefits from a strong company base in a number of key economic sectors including life sciences, technology, food and drink and engineering, which support the local economy and provides a range of jobs.

Local Development Plan Objectives

Development locations supported by existing or planned physical infrastructure and services	No change to objective
Utilise City Deal investment as a catalyst for regeneration and economic growth	New objective
Deliver economic sustainability by providing and maintaining accessible employment opportunities	New objective

Local Development Plan Policy Review

Table 1—Local Development Plan Economy Policy Review

Policy Reference	Inclusion in next LDP?	Amend Policy?	Main Issue?
E1—Renfrewshire's Economic Investment Locations	Yes	Minor Changes	No
E2—Glasgow Airport Investment Zone	To be replaced by City Deal Policy	New Policy	Yes
E3—Transition Area	Yes	No	No
E4—Tourism	Yes	Minor Changes	No
E5—Glasgow Airport Operational Land	Yes	No	No

*See Monitoring Statement for complete policy review

Proposed New Policy for Local Development Plan

City Deal Investment Policy



Renfrewshire's Centres form an important part of the areas' distinct character and identity, acting as hubs for communities. Centres offer a range of uses and activities and support new economic investment opportunities across Renfrewshire.

The Local Development Plan will support the Town Centre First approach. It will continue to encourage new investment which will contribute positively to the economic and cultural life of centres, as well as improving the quality of offer, supporting sustainable communities and reducing the need to travel.

The Council continues to investigate new innovative ways to support and enhance centres to ensure they continue to thrive to meet the needs of residents, businesses and visitors.

Local Development Plan Objectives

The regeneration and growth of Renfrewshire's Centres, in line with the Town Centre First approach, as places at the heart of our communities which offer a range and choice of uses, activities and functions	Revised objective
An enhancement in the environment and built heritage of Renfrewshire's Centres delivering vibrant, well designed and accessible places	Revised objective
Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places	No change to objective

Local Development Plan Policy Review

Table 2—Local Development Plan Centres Policy Review

Policy Reference	Inclusion in next LDP?	Amend Policy?	Main Issue?
C1—Renfrewshire Network of Centres	Yes	Minor changes to reflect Town Centres First	No
C2—Development out with the Network of Centres	Yes	Yes	No

*See Monitoring Statement for complete policy review



Renfrewshire is already well connected with good access to air, rail, motorway and cycling networks which offers an excellent base for people to live and businesses to operate from.

Ensuring that people and places are well connected is key to the delivery of the Local Development Plan Spatial Strategy and sustainable communities across Renfrewshire. The Local Development Plan supports the development of all types of renewable and low carbon energy generating technologies; adopts a sustainable proactive approach to tackle the risk of flooding; provides a policy framework to achieve sustainable waste management; and, recognises the importance of access to enhanced electronic communications networks in facilitating sustainable economic growth.

Local Development Plan Objectives

Development locations supported by existing or planned physical infrastructure and services	No change to objective
Utilise City Deal infrastructure investment as a catalyst for regeneration and economic growth	New objective
A framework for local solutions to energy needs, waste generation using renewable and low carbon technologies in support of the transition to a low carbon economy	No change to objective
Measures to reduce and mitigate the effects of climate change	No change to objective

Local Development Plan Policy Review

Table 3—Local Development Plan Infrastructure Policy Review

Policy Reference	Inclusion in next LDP?	Amend Policy?	Main Issue?
I1—Connecting Places	Yes	Yes	No
I2 —Freight	Yes	Minor Changes	No
I3—Potential Transport Improvements	No	N/A	No
I4—Fastlink	Yes	No	No
I5—Flooding and Drainage	Yes	Minor changes	No
I6—Renewable and Low Carbon Energy Developments	Yes	Additional guidance is required in terms of wind energy and heat mapping	Yes
I7—Low Carbon Developments	Under review	No	No
I8—Waste Management	Yes	Minor	No



Renfrewshire Council is committed to boosting its population by 5% by 2023. This will require a range and choice of houses to be delivered across Renfrewshire to meet the needs of residents. The right type of housing requires to be delivered in the right locations, creating strong sustainable communities and attractive places across Renfrewshire. Placemaking is important to the delivery of housing. Renfrewshire's Places Guidance has been prepared to support the Local Development Plan and encourages best practice and high quality design for new residential development across Renfrewshire.

Local Development Plan Objectives

Development locations supported by existing or planned physical infrastructure and services.	No change to objective
Creation of strong communities and attractive places focusing on the regeneration and renewal of existing urban areas supporting sustainable development and a low carbon economy.	Minor change to objective

Local Development Plan Policy Review

Table 4—Local Development Plan Places Policy Review

Policy Reference	Inclusion in next LDP?	Amend Policy?	Main Issue?
P1—Renfrewshire's Places	Yes	No	No
P2—Housing Land Supply	Yes	Minor Changes	Yes
P3—Additional Housing Sites	Yes	No	Yes
P4—Housing Action Programme Sites	Yes	No	No
P5—Community Growth Areas	Yes	No	Yes
P6—Paisley South Expansion Area	Under review	Under review	Yes
P7—Green Network	Yes	Minor Changes	No
P8—Open Space	Yes	Minor Changes	No

*See Monitoring Statement for complete policy review

Proposed New Policies For the Local Development Plan

- Affordable Housing Policy
- Small privately-owned sites for Gypsy/Travellers and Travelling Showpeople



Renfrewshire benefits from a rich built heritage and a varied natural environment, these are key resources for places across Renfrewshire. The Renfrewshire Local Development Plan recognises the potential of these resources in assisting economic growth, improving health and well being along with enhancing connectivity between people and places.

Renfrewshire Council recognise the role that development can have in contributing to climate change. The Local Development Plan promotes the use of low carbon technologies and focuses development in sustainable locations to help minimise emissions and support adaptation to the likely effects of climate change.

Local Development Plan Objectives

Development that neither individually nor cumulatively causes significant environmental impacts	No change to objective
An enhancement in the natural environment and built heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy	Minor change to objective
Measures to reduce and mitigate the effects of climate change	No change to objective

Local Development Plan Policy Review

Table 5—Local Development Plan Environment Policy Review

Policy Reference	Inclusion in next LDP?	Amend Policy?	Main Issue?
ENV1—Green Belt	Yes	No	No
ENV2—Natural Heritage	Yes	Minor changes	No
ENV3—Built Heritage	Yes	No	No
ENV4—The Water Environment	Yes	Minor changes	No
ENV5— Air Quality	Yes	Yes	No

• See Monitoring Statement for complete policy review

Local Development Plan Objectives—Economy

Development locations supported by existing or planned physical infrastructure and services	No change to objective
Utilise City Deal investment as a catalyst for regeneration and economic growth	New objective
Deliver economic sustainability by providing and maintaining accessible employment opportunities	New objective

Local Development Plan Objectives—Places

Development locations supported by existing or planned physical infrastructure and services.	No change to objective
Creation of strong communities and attractive places focusing on the regeneration and renewal of existing urban areas supporting sustainable development and a low carbon economy.	Minor change to objective

Local Development Plan Objectives—Centres

The regeneration and growth of Renfrewshire's Centres, in line with the Town Centre First approach, as places at the heart of our communities which offer a range and choice of uses, activities and functions	Revised objective
An enhancement in the environment and built heritage of Renfrewshire's Centres delivering vibrant, well designed and accessible places	Revised objective
Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places	No change to objective

Local Development Plan Objectives—Environment

Development that neither individually nor cumulatively causes significant environmental impacts	No change to objective
An enhancement in the natural environment and built heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy	Minor change to objective
Measures to reduce and mitigate the effects of climate change	No change to objective

Local Development Plan Objectives—Infrastructure

Development locations supported by existing or planned physical infrastructure and services	No change to objective
Utilise City Deal infrastructure investment as a catalyst for regeneration and economic growth	New objective
A framework for local solutions to energy needs, waste generation using renewable and low carbon technologies in support of the transition to a low carbon economy	No change to objective
Measures to reduce and mitigate the effects of climate change	No change to objective

Question 1—Local Development Plan Objectives and Policy Coverage

Do you agree that the revised Local Development Plan objectives and policy coverage, detailed above, are appropriate for the next Renfrewshire Local Development Plan?

If not, what alternative objectives/policies would you propose? and why?



Section 4—Main Issues for the Renfrewshire Local Development Plan

Section 4—Main Issues for the Renfrewshire Local Development Plan

Main Issue 1: Glasgow City Region City Deal

The Glasgow City Region City Deal is one of the key changes that has emerged since the publication of the Renfrewshire Local Development Plan in 2014.

City Deal will assist in delivering economic growth in Renfrewshire through increasing connectivity to the area, unlocking vacant, stalled and underutilised land, providing enhanced opportunities for place making and establishing programmes to support unemployed people and people on low incomes across Renfrewshire.

City Deal will see investment of £274m in Renfrewshire delivering three projects:

- The **Glasgow Airport Access** project will provide a direct link between Glasgow Central Station and Glasgow Airport, via Paisley Gilmour Street Station. This will deliver surface access improvements and will help to maximise the full potential of Glasgow Airport.
- The **Glasgow Airport Investment Area** project will help facilitate the creation of a world class business and commercial location focussed around the Airport. The project will deliver infrastructure and environmental improvements and improved links for cyclists and pedestrians.
- The **Clyde Waterfront and Renfrew Riverside** project will see the construction of a new river crossing between Renfrew and Glasgow/West Dumbartonshire along with the development of the North Renfrew Development Road. This project will be the catalyst for the continued re-development of Renfrew Riverside.

The Local Development Plan will support the delivery of the City Deal projects and ensure that potential economic and regenerative opportunities are maximised from City Deal investment.

Preferred Option

The Local Development Plan requires a policy which enables the benefits and opportunities of City Deal investment to be delivered as well as supporting the implementation of potential developments across Renfrewshire.

City Deal Investment Policy

In support of the Local Development Plan Spatial Strategy, the Council recognises the importance of City Deal investment to the Renfrewshire economy as a whole and the potential significant contribution of this investment with regards to employment; the health of Renfrewshire's Centres; the delivery of new homes; the visitor economy; and, enhanced accessibility and connectivity. Development proposals associated with the delivery of City Deal investment will be considered in relation to the Local Development Plan Spatial Strategy, ensuring economic growth is supported by infrastructure and that development maximises the benefits for local people and the wider Renfrewshire economy

Alternative

The alternative is to develop a policy related to specific City Deal Investment Areas focused around Renfrewshire's three City Deal Projects. This policy would support the delivery of City Deal Projects and associated development within these specified areas only.

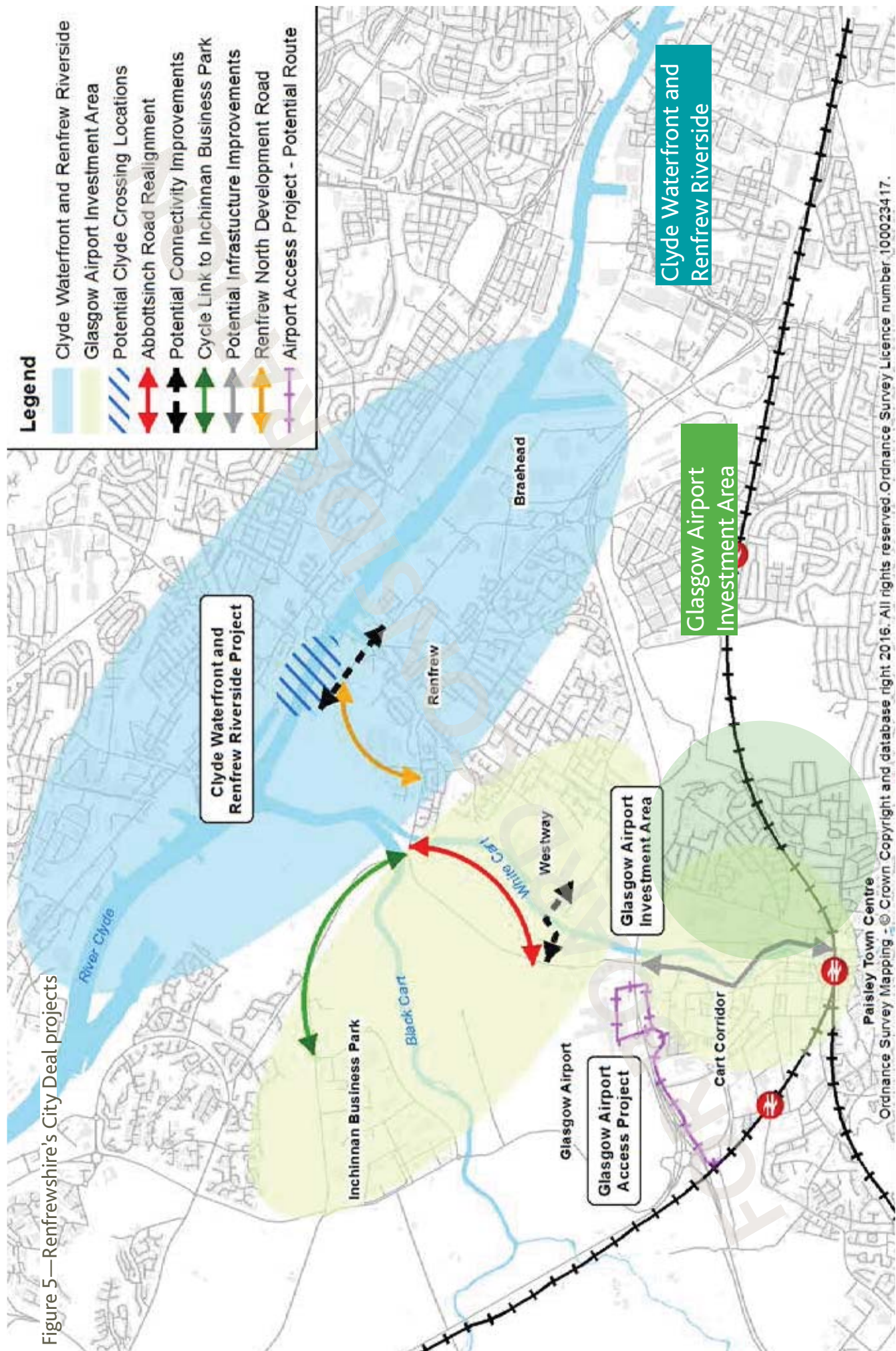
Why this option is not preferred?

Renfrewshire's City Deal Projects will act as a catalyst for investment across Renfrewshire. A policy focused on specific areas may miss future opportunities for economic growth across Renfrewshire and would limit the potential influence of Renfrewshire's £274m City Deal Investment.

Question 2—City Deal Policy

In considering future City Deal Investment, do you agree with the preferred option of preparing an additional policy which will allow the benefits of City Deal to be delivered across Renfrewshire?

Should another strategy/policy be pursued and if so what should this be?



Main Issue 2: Renfrewshire's Housing Land Requirements

The Glasgow and the Clyde Valley Housing Need and Demand Assessment estimates the number of new homes and likely tenure required to meet existing and future housing need and demand.

The Housing Supply Targets for Renfrewshire are set in the Strategic Development Plan, taking account of the estimates from the Housing Need and Demand Assessment as well as other policy and practical considerations.

Housing Supply Targets are then translated into the number of new homes required at the local level in the Renfrewshire Local Housing Strategy. The Renfrewshire Local Housing Strategy sets the Housing Supply Targets in terms of affordable sector (social rent, mid-market rent, shared ownership, shared equity, discounted low cost housing for sale and low cost housing without subsidy) and private sector (owner occupied and private rent). The Renfrewshire Local Development Plan then has to set out a generous supply of land to meet Renfrewshire's Housing Land Requirements.

Sustainable Development

The overarching objective in meeting the Housing Supply Targets in the next Renfrewshire Local Development Plan will be the delivery of sustainable, well-designed homes concentrated in existing built up areas, with a focus on available brownfield land to meet the majority of housing requirements.

The Local Development Plan will continue to promote sustainable patterns of development, prioritising the redevelopment and regeneration of brownfield and previously used sites. This approach ensures that the benefits of new housing within existing places are fully realised, as well as ensuring investment in regeneration areas and Community Growth Areas is maximised.

The Local Development Plan will continue to manage and grow existing communities in sustainable locations where there is the availability of infrastructure, or where investment in new infrastructure could support growth.

The Council will also investigate the development potential of existing landscaped / wooded areas where trees have reached maturity and require to be removed. North and West Renfrewshire will be the areas that will be focused on initially. This would provide new homes within existing places, while delivering enhanced placemaking with more appropriate landscaping and better, safer and more direct connections and routes within the existing place. This would assist with the delivery of increased numbers of affordable homes and housing for key specific groups in areas where the supply is currently limited.





Renfrewshire's Housing Land Requirements

In line with the Housing Supply Targets set out in Clydeplan—Strategic Development Plan and the Renfrewshire Local Housing Strategy, the next Local Development Plan is required to meet the following Housing Land Requirements:

- 200 units per annum for the affordable sector
- 550 units per annum for the private sector

Table 6: Renfrewshire's Housing land Requirement

Affordable Sector	Private Sector	All Tenure
200 units per annum	550 units per annum	750 units per annum

Affordable Housing

The Glasgow and the Clyde Valley Housing Need and Demand Assessment estimated that the number of affordable homes required for Renfrewshire was 75 units per annum. In considering past completions and the successful delivery of affordable homes across Renfrewshire, the Council increased the target to 150 units per annum in line with the Housing Supply Targets in the current Local Development Plan.

Since the publication of the Proposed Strategic Development Plan, it should be noted that Renfrewshire Council has opted for an even more ambitious affordable housing

target. This is to reflect the ambitions of the Council in providing more affordable housing across Renfrewshire, aiming to provide a more mixed housing market across the area, as well as assisting in delivering the national affordable housing target of 50,000 new affordable homes across Scotland.

Private Sector Housing

Similar to the affordable housing estimates, the estimates from the Housing Needs and Demand Assessment for private sector housing were also altered. This was to take account of the Council's ambitions to grow Renfrewshire's population by 5% by 2023, as well as the potential increase in housing due to City Deal investment. The housing estimates were also increased to reflect past completions. The private sector estimates of 340 units from the Housing Needs and Demand were increased to 500 units per annum.

To comply with Scottish Planning Policy, a 10% generosity level was added to the private sector total. This was set in the Proposed Clydeplan Strategic Development Plan and applies to the eight local authorities in the Clydeplan area. The Renfrewshire Local Development Plan requires to be consistent with the Strategic Development Plan.

The details of how Renfrewshire's Housing Land Requirements were reached are set out in Background Paper 1 (Housing Land Requirements).



Meeting Renfrewshire's Housing Land Requirements

Renfrewshire's all tenure Housing Land Requirements will be met from the supply of housing land outlined in Renfrewshire's Housing Land Audit 2016.

At present no new land allocations are required. However, given the recent experience in relation to the delivery of housing identified in the current Renfrewshire Local Development Plan, where 13 sites were released from the greenbelt with only 1 of the sites now complete and 3 under construction, there may be a requirement to identify pipeline sites in the next Local Development Plan. These sites would require to be in line with the Spatial Strategy, in existing built up areas with the focus on brownfield land and previously used sites before the use of greenbelt land.

In line with the review of the Housing Land Supply each year through the Housing Land Audit, the consideration of new, additional housing sites will be undertaken and where required Supplementary Guidance will be prepared to consult on the additional release of land for housing.

Preferred Option

The preferred option presented in the Main Issues Report is to meet the Housing Land Requirements in line with the Strategic Development Plan and Renfrewshire Local Housing Strategy based on the sites within the Renfrewshire Housing Land Audit 2016.

These sites are considered to support sustainable mixed communities, leading to more successful places, ensuring the continued delivery of new housing across Renfrewshire.

The Council will also continue to investigate new opportunities to enhance

Renfrewshire's housing land supply including the potential for an additional 1500

homes at Bishopton Community Growth Area (see Main Issue 4), the development of Council owned sites and other potential pipeline sites within existing places.

Why is this option preferred?

Renfrewshire's Local Housing Strategy sets ambitious but realistic and deliverable Housing Supply Targets which are already significantly higher than the estimates from the Glasgow and the Clyde Valley Housing Need and Demand Assessment.

The sites identified in the Housing Land Audit 2016 provide a range and choice of sites to meet the Housing Supply Target. These sites provide sufficient flexibility for the continued delivery of new housing across Renfrewshire to meet the Council's aspirations to increase Renfrewshire's population by 5% as well as meeting the Scottish Government's ambitious affordable housing targets.

This option is in line with Scottish Planning Policy as well as consistent with Clydeplan's Strategic Development Plan and Renfrewshire's Local Housing Strategy.

Renfrewshire's Housing Land Audit 2016

Renfrewshire's Housing Land Audit 2016 provides a range and choice of sites to meet Renfrewshire's Housing Land Requirements throughout the next plan period.

The Housing Land Audit 2016 will support the delivery of sustainable mixed communities throughout Renfrewshire. The delivery of these housing sites is in line with the Local Development Plan's Spatial Strategy which looks to help regenerate, create and enhance communities and places, providing high quality new development in the right locations. The sites included in the Renfrewshire Housing Land Audit 2016 are listed in Background Paper 1 (Housing Land Requirements).

Suggestions for Land Use Change

In preparing the Main Issues Report, a Suggestions for Land Use Change exercise was carried out. A number of brownfield sites, previously used sites in the green belt and green belt sites where submitted to the Council for consideration.

56 sites were assessed through this exercise. Background Paper 1 (Housing Land Requirements) provides an assessment of each site.



Alternative

A reasonable alternative is to provide an additional level of generosity to the Housing Supply Targets, set in the Renfrewshire Local Housing Strategy, over and above the 10% generosity level which was added to the private sector total.

This option would increase the generosity level which is added to the private sector total to 20% to provide a wider range and choice of private housing sites.

Why this option is not preferred?

Renfrewshire Local Development Plan requires to be consistent with the Clydeplan Strategic Development Plan. Increasing the level of generosity would not be in keeping with the approach adopted in the Strategic Development Plan.

The Renfrewshire Local Development Plan's Spatial Strategy prioritises the

redevelopment and regeneration of brownfield and previously used sites to regenerate and enhance existing places. The identification of additional sites out with existing settlements would not be in line with this strategy and place greater strain on infrastructure, services and facilities across Renfrewshire.

Question 3—Renfrewshire's Housing Land Requirements

In considering the provision of housing to meet Renfrewshire's housing need and demand is the preferred strategy correct or should an alternative strategy be pursued?

If so, what should this strategy be?



Main Issue 3: Affordable Housing

The Renfrewshire Local Development Plan needs to identify sufficient land to assist the delivery of a range and choice of housing across Renfrewshire.

The cost of housing is not always affordable. The Renfrewshire Local Housing Strategy identifies that there are areas in Renfrewshire where an increased range and choice of affordable homes would help create more mixed communities.

The main focus in the Renfrewshire Local Development Plan Main Issues Report is to assist in delivering the aspirations and outcomes of the Local Housing Strategy. The aim is to support new homes that are in the right locations, of a high design quality that continue to make Renfrewshire a good place to live with a good quality environment, as well as housing being delivered that is accessible to people on a range of incomes.



Housing Supply Targets for affordable housing

The Housing Supply Targets set out in the Strategic Development Plan indicate that 150 social sector units are to be provided per annum until 2029. The social sector being homes for social rent and below market rent tenures.

The Renfrewshire Local Housing Strategy sets the affordable Housing Supply Targets at 200 units per annum. This reflects the ambitions of the Council to deliver a range and choice of all tenure homes across Renfrewshire, to meet the local need and demand, as well as delivering on the Scottish Government priorities for new homes.

Evidence to inform the Local Housing Strategy

Renfrewshire Local Housing Strategy identifies that there are affordability issues along with a lack of housing choices particularly for the younger and emerging households, as well as the older householders looking to downsize in the housing sub-areas of North Renfrewshire (Erskine/Bishopton) and West Renfrewshire (villages to the west of Renfrewshire).

Affordable homes are being delivered or are available in the three other sub-market areas of Paisley/Linwood, Renfrew and Johnstone/Elderslie. (See Figure 6 for Renfrewshire's five sub-market areas).

The Local Housing Strategy and the Local Development Plan aim to assist in developing more mixed housing markets to achieve mixed sustainable communities throughout Renfrewshire.

The aim is to create the conditions and the sites to allow more housing options, so that residents can trade-up or trade-down depending on their housing needs, changing needs and long term aspirations.

What is affordable housing?

Affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes, providing a housing option for those people that cannot afford private housing.

Affordable housing covers a range of different tenures including social rent, mid-market rent, shared ownership, shared equity, discounted low cost housing for sale and low cost housing without subsidy.

Delivering affordable housing

The availability of grants from the Scottish Government to deliver affordable housing, often has an effect on the amount of affordable housing that can successfully be delivered in an area.

Over the last few years, Renfrewshire Council has been very successful working in partnership with Registered Social Landlord's in delivering on the grants provided and on average ensuring 150 affordable homes per annum are built.

The scale and distribution of affordable housing

In relation to scale, the Local Development Plan would like to assist in the delivery of around 200 units per annum by allocating a range and choice of sites across Renfrewshire.

To assist with the distribution, the Local Development Plan needs to help the delivery of more affordable homes being located in areas where provision is limited.

To ensure the scale and distribution of affordable housing requirements in the Renfrewshire area, it is considered appropriate to have an affordable housing policy.

Preferred Option

The preferred option is a targeted policy with up to 25% of housing delivered on major residential developments in either North or West Renfrewshire, should be affordable units. The affordable housing provision would be across a range of tenures, including social housing for rent, intermediate housing for rent or sale, discount sale and entry level market starter homes.

Why is this option preferred?

In preparing the current Renfrewshire Local Development Plan there was no evidence to suggest that an affordable housing policy was required, however, there is now evidence of need and demand established through the Renfrewshire Local Housing Strategy.

There is a requirement for a policy approach in the Local Development Plan that aims to assist in developing more balanced housing markets to achieve mixed sustainable communities throughout Renfrewshire. By having a targeted policy approach to North and West Renfrewshire housing sub-market areas, this will aim to assist in achieving a range and choice of homes.

It is considered that a targeted affordable housing policy is required for the duration of this plan to attain more mixed communities in the future.

Alternative 1

In line with Scottish Planning Policy small sites could be identified in North and West Renfrewshire where affordable housing could be built.

Why this option is not preferred?

Although, in compliance with Scottish Planning Policy, this option is unlikely to provide the mixed communities that Renfrewshire is seeking to achieve. This may result in sites being sterilised given that some of the sites identified for affordable housing may not be financially viable for development.

It is considered that in the preferred option, providing a mix of private housing and affordable housing on sites is more likely to achieve the aims of sustainable mixed communities.

Alternative 2

An affordable policy targeted at North and West Renfrewshire where the levels of affordable housing are negotiated on a case by case basis with developers demonstrating how they intend to meet local need and demands through a mix of housing.

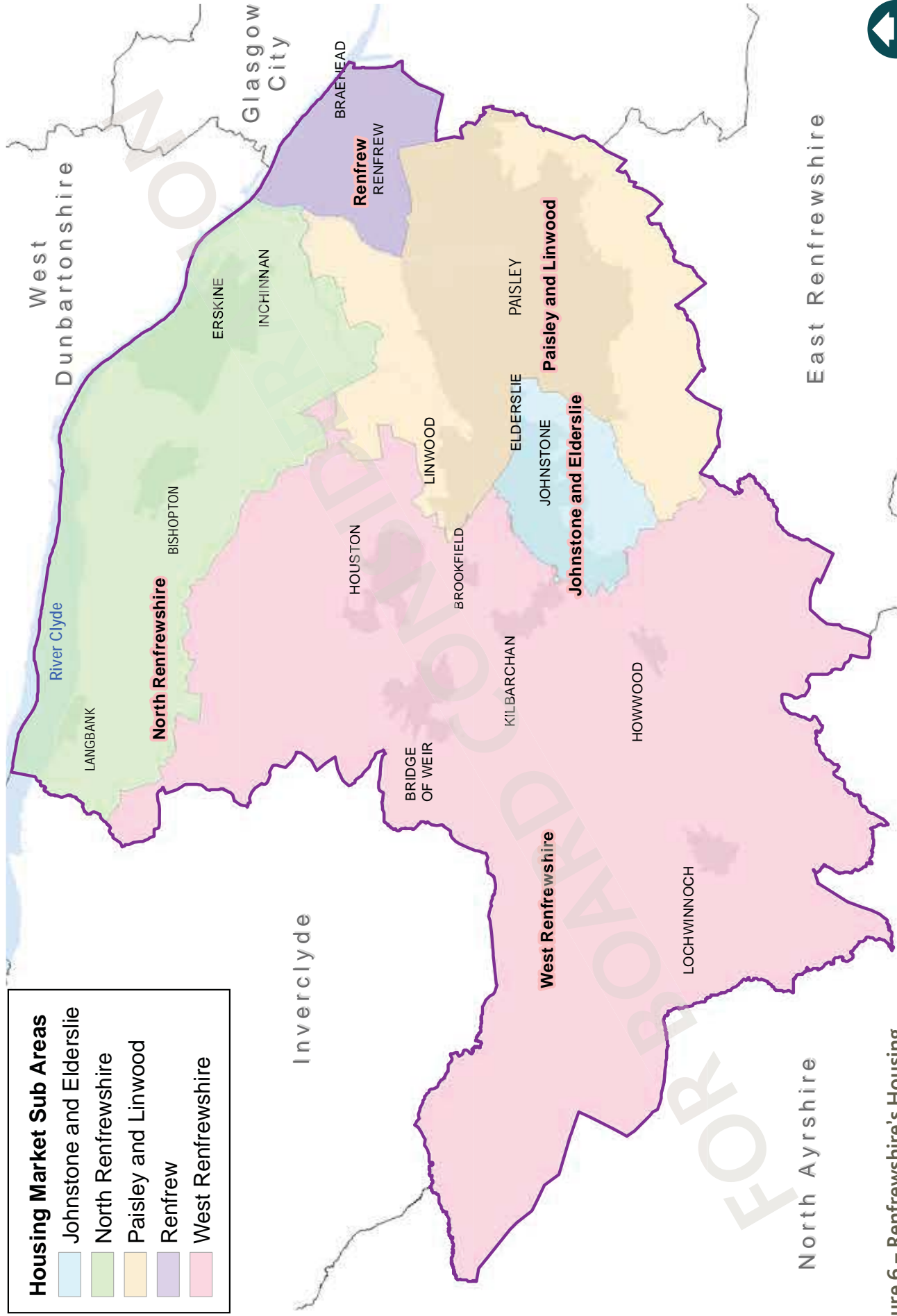
Why this option is not preferred?

By negotiating on a case by case basis this would not provide the level of certainty in the Local Development Plan. Although a protocol could be set up to ensure a consistent approach of dealing with affordable housing on a case by case basis, the Local Development Plan is meant to set the framework to ensure development certainty.

Question 4—Affordable Housing

Is it appropriate to deliver affordable housing targeted at North and West Renfrewshire sub-market housing areas?

Should another policy approach be used and, if so, what?



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Figure 6 – Renfrewshire's Housing Market Sub-Areas



Main Issue 4: Bishopston

The development at the former Royal Ordnance Factory in Bishopston, the new Dargaval Village, has been taking shape over the last few years with a number of new homes, roads, services and other infrastructure being delivered in this new place.

Currently, the delivery of the masterplanned place is providing a large majority of Renfrewshire's new housing. It is this successful delivery that has prompted the developers of Dargaval Village, BAE Systems to re-assess the potential development of the site, including the number of new homes, facilities and services that the village could achieve.

The original masterplan for ROF Bishopston redevelopment indicated the delivery of 2500 new homes. Dargaval Village is providing a sustainable site which has the potential to deliver on many of the future priorities for Renfrewshire, reducing the need to identify sites in the greenbelt.



Delivering the future priorities

Future priorities have been outlined in this Main Issues Report, which include the Renfrewshire Community Plan aspiration to grow the population of Renfrewshire by 5%. The Local Housing Strategy and Local Development Plan look to assist in the delivery of more mixed communities with more affordable homes in the areas of need and demand, which includes North and West Renfrewshire.

There is a need to manage and grow existing communities in sustainable locations where there is the availability of infrastructure, or where there is investment planned for infrastructure that could support growth. There is also a need to deliver additional jobs, grow the local economy and deliver new homes as outcomes of the City Deal investment in Renfrewshire.

Sustainable planned growth

Increasing the supply of new homes along with providing facilities and services to support additional housing at Dargaval Village would allow a sustainable approach to future growth in Renfrewshire.

The Local Development Plan is required to identify where growth should occur.

Additional housing over and above the 2500 units already planned for at Dargaval Village, is considered a medium to long term housing land requirement.

Given the long term masterplan approach is providing a successful place at Dargaval Village, any changes to this should be highlighted early so that everyone is fully aware of initial thoughts on the future planning for the area.

An additional 1500 homes are proposed for Dargaval Village, supported by the required services and facilities such as education requirements and other infrastructure.

Preferred Option

BAE Systems to prepare a revised masterplan based on the overall provision of an additional 1500 new homes and associated supporting facilities and services within the boundary of the existing Community Growth Area.

A revised masterplanned approach is considered necessary as there is a need to plan for future growth in the most appropriate way.

Why is this option preferred?

By delivering additional homes at Dargaval Village this would allow for a sustainable approach to future housing supply in Renfrewshire.

Expansion of the development at this site would deliver on many of the priorities for Renfrewshire. It would also prevent ad-hoc planning applications coming forward for the site in an unplanned, piecemeal way. A revised masterplan would assess the potential cumulative impact of development and resource planning for the future.

Alternative 1

Ad-hoc planning application being submitted for the site.

Why this option is not preferred?

It is considered that there is a need to continue the masterplanned nature of this site which has seen a successful place develop.

By taking the proposed expansion of Dargaval Village through the Local Development Plan process, this allows for a plan-led approach to future development. Stakeholders, Key Agencies and communities along with existing residents would have multiple opportunities for engagement and consultation to ensure the right development proposals are shaped by those that live in the area.

Ad-hoc planning applications present a challenge to the future provision of services and facilities from being adequately resourced.

Identifying further housing sites at Dargaval Village, which is a sustainable location in a good housing market area, to meet future Housing Land Requirements, would reduce the need to allocate additional sites in the greenbelt.



Question 5—Bishopton

In considering Renfrewshire's future housing options, is the preferred strategy to build upon the potential of a sustainable place such as Dargaval Village at Bishopton the correct one?

Should another strategy be pursued and if so what?

Main Issue 5: Paisley South

The potential expansion of an area to the South of Paisley to accommodate new homes to meet future housing land requirements is identified in the adopted Renfrewshire Local Development Plan.

The Scottish Government Reporter in examining the Renfrewshire Local Development Plan suggested that the site required more investigation and that a masterplanned approach would be required to take forward the development of a new place.

The potential expansion of Paisley South has been considered with a view to providing a strategy to deliver a range and choice of sites to meet the housing need and demand across Renfrewshire. Importantly, further investigation was needed in relation to the potential scale of expansion and to engage with local residents to ensure that any future strategy for Paisley South is shaped by the people that already live in the area.

Pre Main Issues Report Consultation and Engagement

Pre-Main Issues Report consultation and engagement has taken place with residents and stakeholders to identify the main priorities in creating a new place at Paisley South.

This consultation provides the building blocks for further consultation, including the statutory 12 week consultation through this Main Issues Report.

The comments, priorities and suggestions have been gathered together to inform future proposals for Paisley South.

Scale of Development

The current Local Development Plan identified a need for additional housing to the south of Paisley to meet Renfrewshire's future housing land requirements.

Main Issue 4 identifies that the Council will consider delivering additional homes at Dargaval Village to allow for a sustainable approach to future long-term housing provision in Renfrewshire. In light of the potential for additional homes at the Community Growth Area it is considered that there is no requirement to proceed with such a large scale expansion at Paisley South at this time.

There remain opportunities for development at Paisley South on previously developed land, given that this would be in line with the Local Development Plan Spatial Strategy.

The Council will continue to encourage a masterplan approach to the development of these sites at the University of the West of Scotland's Campus at Caplethill Road and at Dykebar Hospital to provide a range, type and size of new homes, as well as creating a good place.

Preferred Option

For a masterplanned approach to be developed for previously developed sites at the University of the West of Scotland's Campus and at Dykebar Hospital with the community, stakeholders, key agencies and service providers to plan for a new well-designed place.

Why is this option preferred?

The masterplanned approach to placemaking is in line with Scottish Planning Policy and other Scottish Government guidance to ensure development is delivered in the right location, providing opportunities for all people with a range and choice of homes.

Alternative 1

To suggest that the previously developed sites are part of the land identified to meet the housing land requirements and for developers to come forward in an ad-hoc manner and apply for parcels of development land for a variety of houses that is considered to meet the needs and demands of the current housing market.

Why this option is not preferred?

This option would not create the desired place in line with the aspirations of current landowners, the Council and the local community.

Question 6—Paisley South

Do you agree with the preferred option for Paisley South?

Should the alternative be pursued or should another strategy be pursued and if so what?



Main Issue 6: Infrastructure Provision/Developer Contributions

Throughout the Pre-Main Issues Report stage there were a number of concerns raised regarding suitable or adequate infrastructure to facilitate future development in Renfrewshire.

Education, water and transport provision tend to raise most concern when planning for new development. Through the Pre-Main Issues Report stage, the Council worked closely with key agencies and infrastructure providers to ensure that future developments have sufficient levels of infrastructure and services.

Working with Service Providers

Renfrewshire Council continues to work closely with infrastructure and service providers and is being innovative when considering how the best use of resources can be made of existing infrastructure capacity.

Planned growth in creating new communities such as Dargaval Village, or to expand existing communities, requires to be supported by an appropriate level of infrastructure, facilities and services.

A key consideration in putting forward the right sites in the right locations is their ability to be adequately accommodated with no significant increased burdens upon services, facilities or infrastructure or whereby the developer could assist with addressing any known deficit.

Current Adopted Local Development Plan

The current Adopted Renfrewshire Local Development Plan does not have a Developer Contribution Policy. Through the planning application process, the applicant is required to make good any infrastructure deficits associated with any new development.

Next Local Development Plan

In line with Scottish Planning Policy, it is considered that a proportionate response to infrastructure considerations is the Preferred Option for the next Local Development Plan. A specific Developer Contribution Policy is not required.

Instead it is proposed to have an Infrastructure Considerations Map. This is provided in Figure 7 and identifies parts of Renfrewshire's infrastructure which have already been considered or require further consideration when preparing development proposals. This provides certainty for developers that they require to discuss detailed solutions prior to the submission of a planning application.

Preferred Option

To continue what is currently set out in the Adopted Renfrewshire Local Development Plan that developers need to make good any infrastructure, services and facilities deficits associated with new development.

Why is this option preferred?

Developers know early on in the planning process that only sites that add to places in Renfrewshire will be considered acceptable. Through the Development Plan preparation process all Key Agencies and service providers were consulted to seek views on the acceptability of potential development sites.

Developers were made aware of any additional infrastructure, services or facilities that may be required to make the proposed site acceptable from a placemaking and/or provision perspective.

This option would support sites that are acceptable in terms of placemaking and can be delivered without significant increased burdens on infrastructure, services and facilities or an adverse impact to the existing place or communities.

Alternative 1

The next Renfrewshire Local Development Plan has a Developer Contribution Policy with a schedule of costs associated with infrastructure provision, assigning fixed costs for each element based on the nature of the proposed development. Specific guidance and a zonal plan on infrastructure projects would require to be prepared along with the levels of contribution required to be provided.

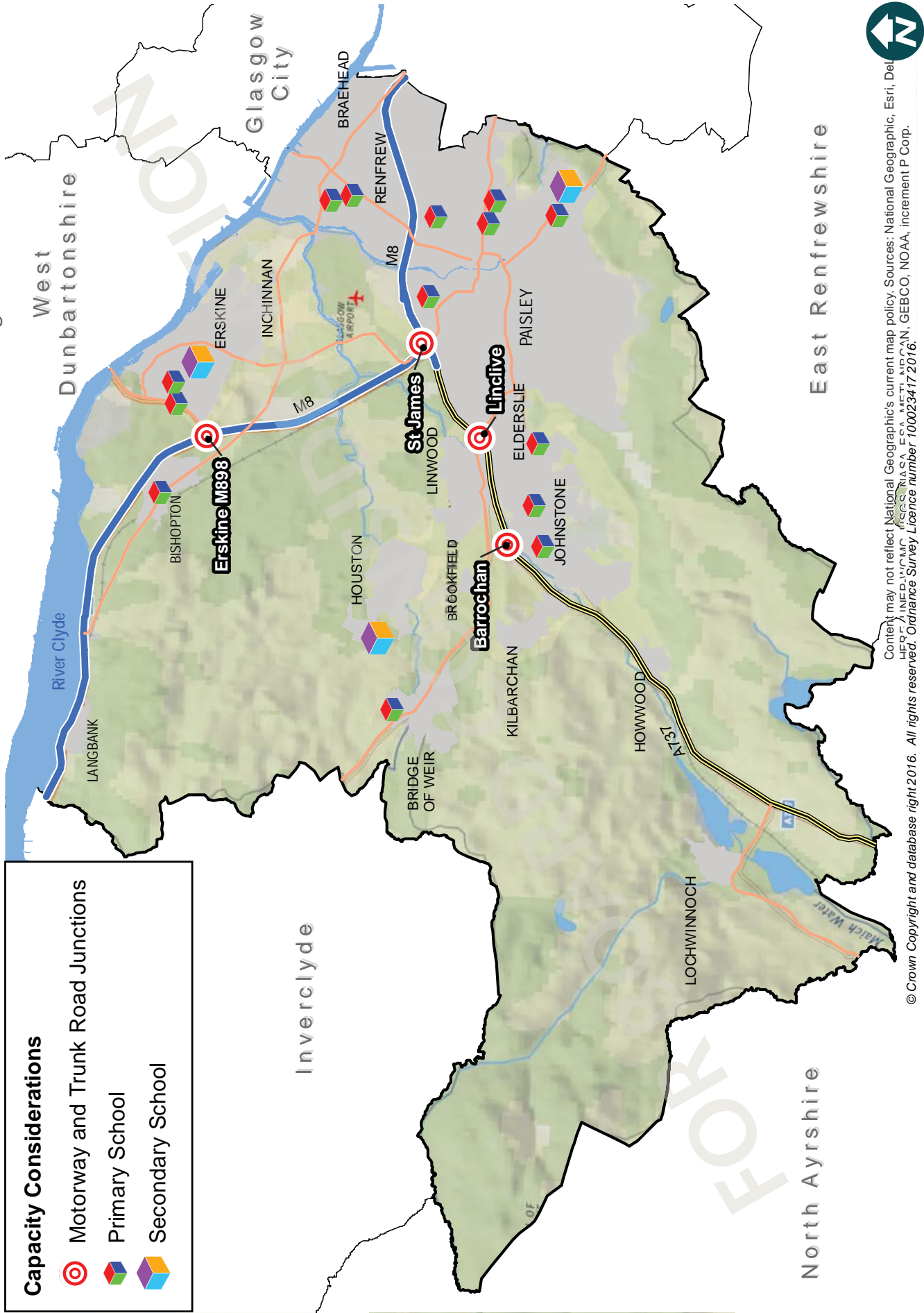
Why this option is not preferred?

For the reasons provided above in the preferred option, a Developer Contribution Policy is not required.



Question 7—Infrastructure Provision/Developer Contributions
Is there a requirement for a specific developer contribution policy?

Figure 7—Infrastructure Considerations Map





Main Issue 7: Housing for key specific housing groups

The Renfrewshire Local Housing Strategy provides details on specialist housing provision, along with housing requirements for key specific groups of people in Renfrewshire.

Housing for Older People

Similar to the trends across Scotland, Renfrewshire's population profile is getting older with those aged over 65 years forecast to increase by 56% by 2037 and those aged over 75 years expected to increase by 83% over the same period.

Renfrewshire's Local Housing Strategy indicates that there is a supply of existing housing that can be adapted, or people can be given the support to allow them to remain in their homes as they get older.

In relation to additional housing for older people, resources have been set aside in the Strategic Housing Investment Programme to deliver the right type of homes. As well as this, Renfrewshire Council are looking at alternative affordable homes to enable older people to downsize.

Given the potential to have a new affordable housing policy in the next Renfrewshire Local Development Plan and that the Council and Registered Social Landlord's continue to work well developing proposals to reconfigure existing housing stock, it is considered that there is no requirement at this time for an older person housing policy, to provide a percentage of housing units suitable for older people.

Gypsy/Traveller and Travelling Showpeople Provision

In terms of housing for other key specific groups, the Local Housing Strategy indicates the following action 'To consider the needs for Gypsy/Traveller provision in Renfrewshire through the review of the next Local Development Plan'.

Scottish Planning Policy states that the Housing Need and Demand Assessment will evidence the need for sites for Gypsy/Travellers and Travelling Showpeople and that development plans and the Local Housing Strategy should address this need.

The Housing Need and Demand Assessment concluded there is no comprehensive estimate of the Gypsy/Traveller populations.

The Council is working with all local authorities across the City Region, as well as the Ayrshire Local Authorities, to identify cross boundary considerations. This information will inform future Local Housing Strategies and Local Development Plans.

While there is currently no Gypsy/Traveller policy in the Renfrewshire Local Development Plan, the Council has prepared a Gypsy/Traveller and Travelling Showpeople Planning Advice Note. This non-statutory planning framework provides guidance and advice for development proposals related to Gypsy/Traveller and Travelling Showpeople sites to ensure such developments are directed to the most appropriate locations in Renfrewshire.

Gypsy/Traveller provision in Renfrewshire

In Renfrewshire, there are no authorised transient or permanent Gypsy/Traveller sites. In monitoring and analysing the trends in the amount of unauthorised Gypsy/Traveller encampments it is considered important in the review of the Local Development Plan to consult on whether there is a need to provide a transient and/or permanent Gypsy/Traveller site in Renfrewshire.

Should a site be required, the challenge is identifying suitable sites for Gypsy/Travellers taking into account their mobile lifestyles, the common routes taken when travelling through Renfrewshire and accommodating all families that are in the Renfrewshire area.

Small privately-owned Gypsy/Traveller site provision

Scottish Planning Policy suggests that development plans should consider whether policies are required for small privately-owned sites for Gypsy/Travellers, as well as permanent sites for Travelling Showpeople.

In relation to the need and demand for small privately-owned sites, there is evidence that an additional policy for a small privately-owned site for Gypsy/Travellers is required to be considered in the next Local Development Plan.

Preferred Option

To ensure that the needs of Gypsy/Travellers are taken into account in the preparation of the next Local Development Plan, the preferred option is to consult on the need to provide sites for Gypsy/Traveller provision in Renfrewshire, as well as proposing a new policy on small privately-owned sites for Gypsy/Travellers and Travelling Showpeople.

Renfrewshire Council will continue to monitor and work with other local authorities to review the cross-boundary Gypsy/Travellers issues.

Why is this option preferred?

The Renfrewshire Local Development Plan would be consistent with Scottish Planning Policy. The Council would be taking a pro-active approach to delivering on housing for key specific housing groups.

Alternative 1

Continue as set out in the current adopted Renfrewshire Local Development Plan working with adjoining authorities to identify sites for Gypsy/Travellers and Travelling Showpeople.

Why this option is not preferred?

The Council aims to be proactive in dealing with all key specific housing groups.

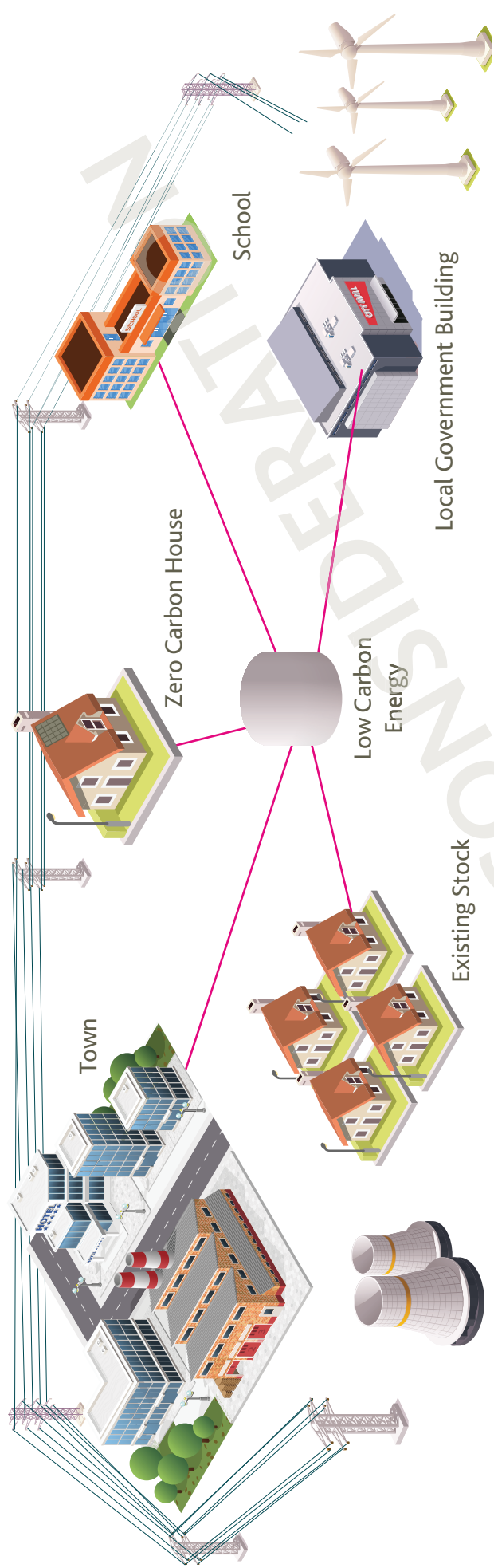


Question 8—Housing for key specific housing groups

Do you agree with the preferred approach to consult on the need for Gypsy/Traveller sites?

Do you think the Renfrewshire Local Development Plan should have a policy on small privately-owned Gypsy/Traveller and Travelling Showpeople site provision?

Are there other provisions for key specific housing groups that should be considered?



Main Issue 8: Renewables

The Renfrewshire Local Development Plan provides a flexible policy framework which supports the delivery of all types of low carbon and energy generating technologies in support of the Scottish Government's renewable energy targets.

Following a review of the policies in the current Local Development Plan against national and strategic policy and guidance, it was considered that the existing Policy 16 – Renewable and Low Carbon Energy Developments in the Local Development Plan would remain without any significant changes. However, additional guidance will be required in the Local Development Plan with regards to supporting the delivery of heat networks and the potential for other renewable development across Renfrewshire.

A Planning Advice Note was prepared by the Council in 2016 for Solar Farms, this advice will be added to the New Development Supplementary Guidance.

Heat Networks

The Scottish Government published a Heat Policy Statement in 2015 which sets out the government's policy direction on heat demand and its reduction; heat networks and heat storage; and heat generation. This policy statement builds on the requirements of Scottish Planning Policy, which details that Local Development Plan's should identify where heat networks, heat storage and energy centres exist or would be appropriate.

The generation of energy closer to the user, particularly on large sites or a combination of sites, as opposed to centralised power stations which feed into the national grid, offers the potential to reduce emissions.

Within Renfrewshire, the Council is currently investigating opportunities to utilise District Heating Systems within existing and new developments to transform our heat generation and heat use. This would support the Scottish Government's climate change targets and their ambition for 1.5TWh of Scotland's heat demand to be delivered by district or communal heating with 40,000 homes connected by 2020.

The Council has undertaken a heat mapping exercise to identify potential opportunities for recovering waste heat across Renfrewshire. The identification of opportunities is based on existing energy demand, proximity of energy resources and prevailing fuel sources. The mapping exercise also considers future development opportunities and Renfrewshire's most deprived data zones, based on the Scottish Index of Multiple Deprivation.

There are a range of heat sources across Renfrewshire that could form part of a heat network. These potential sources will be considered in finalising a Heat Network Opportunity Map for the Proposed Local Development Plan which would be supported by guidance in the New Development Supplementary Guidance. (See Figure 8)

A number of heat network projects are also emerging across Renfrewshire which reflects the Council's commitment to transform our heat generation and heat use. Emerging projects include:

- Paisley Town Centre Energy Hub—Creation of a District Heating System serving the Town Centre. Opportunity to utilise heat pump technology to serve key public buildings, utilise the Hamills on the River Cart to develop a hydro scheme and create a heat centre at the Lagoon Leisure Centre;
- University of the West of Scotland District Heating System—Creation of a District Heating System at the Paisley Town Centre campus;
- Opportunities are currently being considered to link to the existing Calside District Heating System which provides energy to 452 residential properties; and
- Low carbon energy production at Doosan Babcock in Westway Business Park, Renfrew utilising Fuel Cell technology.

Preferred Option

A Heat Network Opportunity Map will be finalised (see Figure 8) in preparation of the Local Development Plan. This map will identify a range of heat sources that could usefully form part of a heat network and will identify potential opportunities, for co-locating developments with a high heat demand with sources of heat supply to maximise the recovery of waste heat across Renfrewshire.

The preparation of an 'opportunity map' for the Local Development Plan would facilitate further collaborative working between all stakeholders including the Council, developers, local businesses and the local community to develop heat networks in line with Scottish Planning Policy.

Why is this Option Preferred?

This option will require new guidance to be prepared within the New Development Supplementary Guidance, linked to Local Development Plan Policy. The guidance would also promote opportunities for existing heat sources to form part of a heat network to support their delivery in as many locations as possible. The guidance will encourage the use of micro-generation and heat recovery technologies, where appropriate.

This approach does not require all developments to create or link into heat networks. The type and scale of development would be defined in the New Development Supplementary Guidance. Importantly this would not exclude any development from connecting to a heat network.

Alternative

To continue with the existing flexible policy approach within the current Local Development Plan which supports the delivery of all types of low carbon and energy generating technologies. This approach would also require additional development criteria to be prepared within the New Development Supplementary Guidance to support the delivery of heat networks.

Why this option is not preferred?

This option would promote the delivery of heat networks but would not be consistent with Scottish Planning Policy as it doesn't guide developers by identifying areas where there are potential opportunities to link into or create heat networks.

Question 9—Supporting the delivery of heat networks

In considering the delivery of heat networks, do you agree with the preferred option of preparing a Heat Network Opportunity Map for the new Local Development Plan with Supplementary Guidance promoting the delivery of heat networks across Renfrewshire?

Should another option be pursued and if so what should it be?

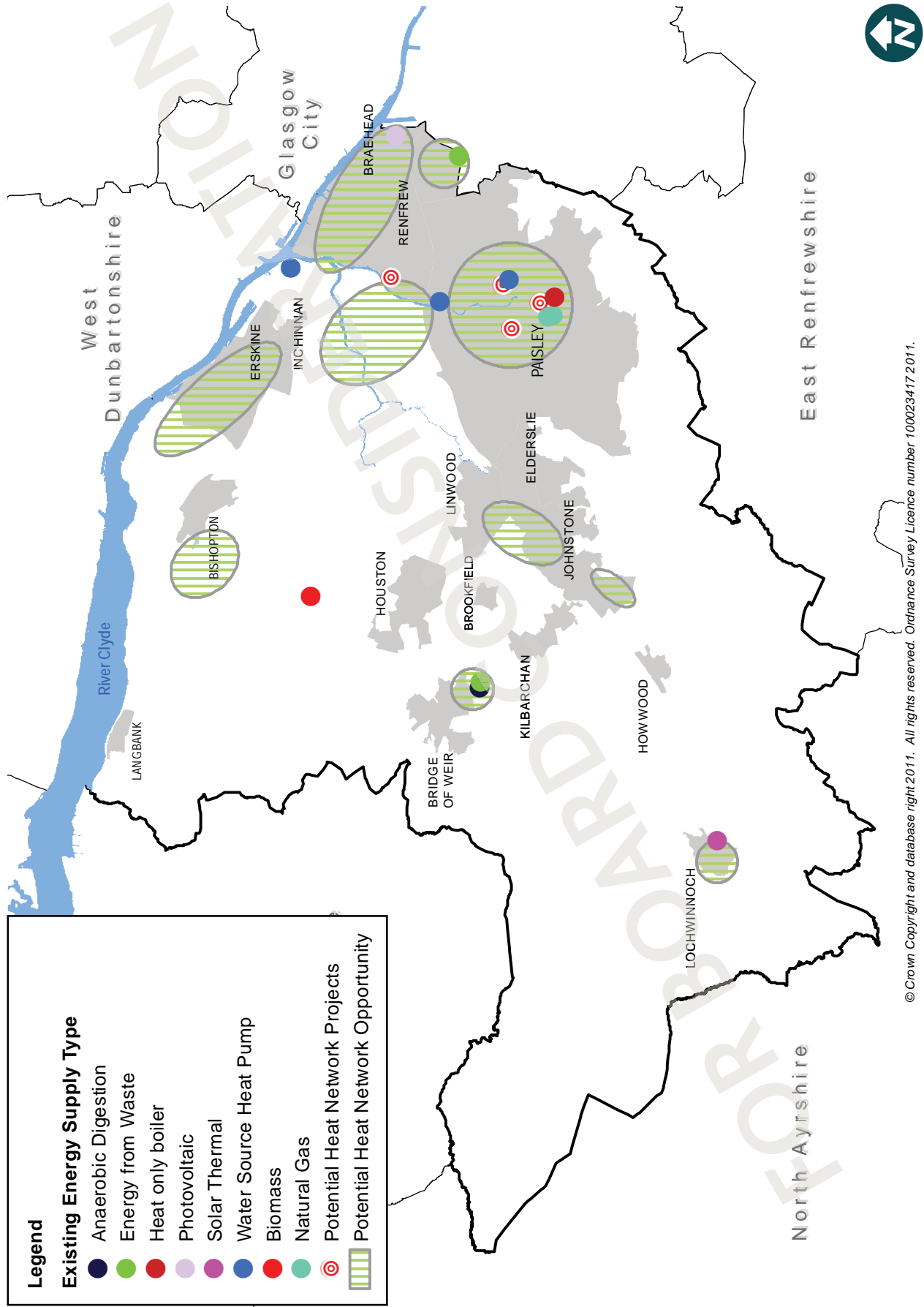


Figure 8: Potential Heat Network Opportunities

Onshore Wind Development

The Clydeplan Strategic Development Proposed Plan includes a Spatial Framework which identifies areas within the City Region that are likely to be most appropriate for onshore wind turbine development.

The Strategic Development Plan requires development to be in accordance with the Spatial Framework subject to further consideration of local issues.

The Local Development Plan requires additional guidance within the New Development Supplementary Guidance providing criteria that will be considered in the determination of applications for wind turbine development.

While the Strategic Development Plan identifies small limited areas within Renfrewshire that may have potential for wind turbine development, at present there are significant limitations to the implementation of wind power renewable technologies in Renfrewshire due to Glasgow Airport radar restrictions. Further investigation is currently being undertaken into the current limitations on wind energy proposals and the potential for new radar technology at Glasgow Airport.

Preferred Option

Additional development criteria will be prepared within the New Development Supplementary Guidance to supplement the Onshore Wind Turbine Development Spatial Framework as set out in the Strategic Development Plan.

The Supplementary Guidance will detail the local factors that will be considered in determining applications for wind turbine developments of different scales within Renfrewshire. This will include potential significant impacts on amenity and landscape character and the need to protect Natura 2000 sites, Sites of Special Scientific Interest and Renfrewshire's Regional Parks from inappropriate development.

The current radar restrictions rules out most of Renfrewshire for new wind farm development. The Council will continue to liaise with Glasgow Airport and if new radar technology is implemented at the Airport, the Council will support new wind turbine developments in the right locations.

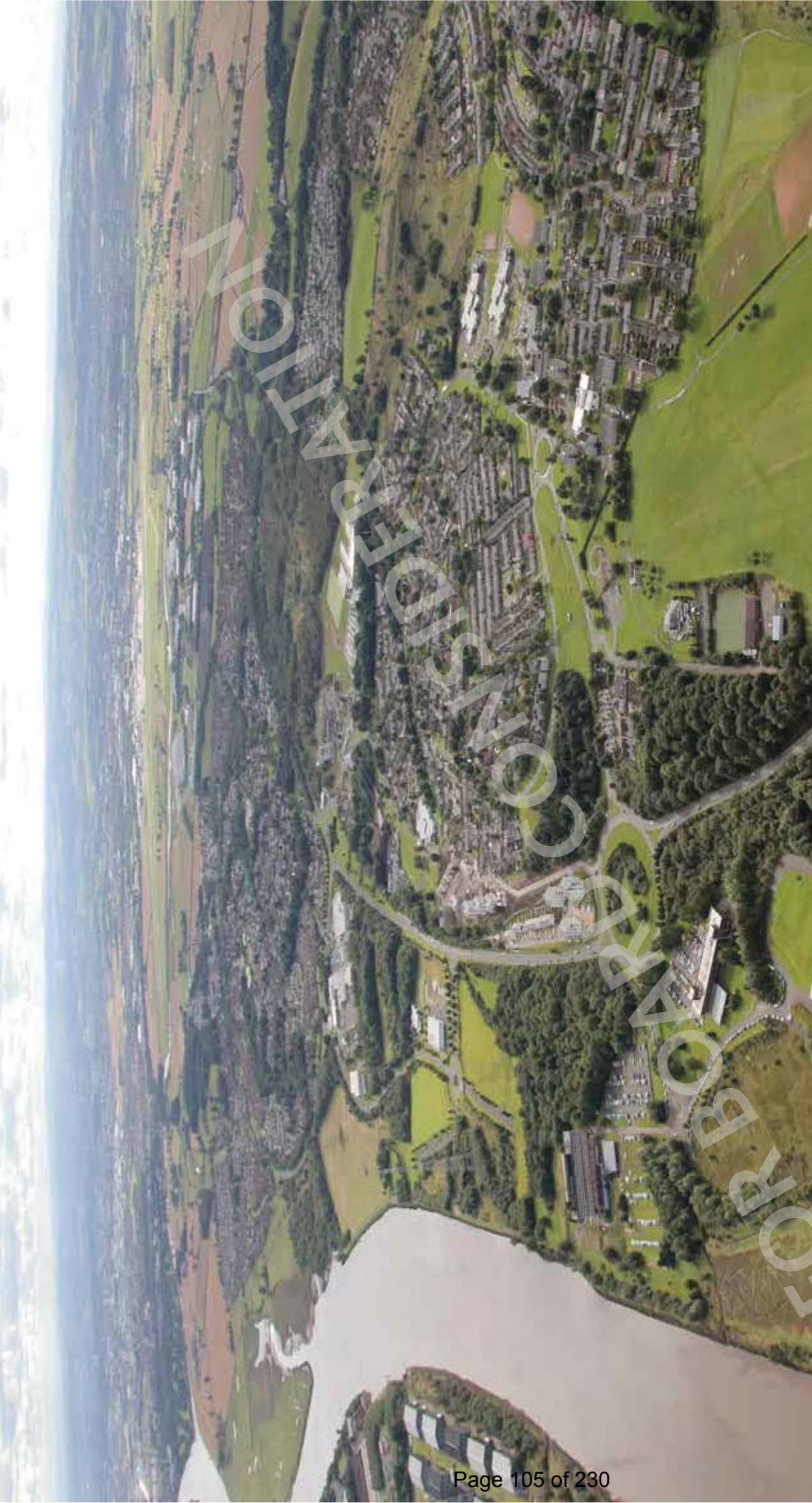
Alternative

No alternative proposed. The Onshore Wind Turbine Development Spatial Framework is set out in the Strategic Development Plan and additional Local Development Plan guidance is required.



Question 10

In considering the potential for Onshore Wind Development within Renfrewshire do you agree with the preferred option outlined above?
Should another option be pursued and if so, what should this be?



Section 5—Spatial Strategy for Local Development Plan 2

Section 5—Spatial Strategy For Local Development Plan 2

As detailed in Section 3 – Planning for Renfrewshire, the focus of the Renfrewshire Local Development Plan Spatial Strategy is not proposed to significantly change in the review of the Local Development Plan.

The Spatial Strategy is in line with the aspirations and vision of Scottish Planning Policy, Clydeplan Strategic Development Plan, Renfrewshire's Community Plan and Council Plan along with other plans, policies and strategies.

Renfrewshire's Spatial Strategy is proposed to remain focused on the promotion of sustainable economic growth by identifying opportunities for change and supporting investment which helps to regenerate and enhance communities and places, providing high quality new development in appropriate locations.

The Local Development Plan will strengthen the focus on place making and the delivery of new homes across Renfrewshire to meet the housing needs. The priority remains the development of previously used sites, concentrating first on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development and a low carbon economy.

Figure 9 on the following page sets out the key future development priorities for the Local Development Plan.

Preferred Option

Continued support for the Spatial Strategy as set out in the existing Local Development Plan without significant change. New key developments priorities will be added to supplement the strategy as set out in Figure 9.

Alternative Option

Given the Spatial Strategy is still in its early stages of delivery and remains in line with the National Planning Framework 3, Scottish Planning Policy and the Strategic Development Plan, no alternative strategy is proposed.



Question 11

Do you agree that the Local Development Plan should focus on the existing Spatial Strategy and the Key Development Priorities as set in Figure 9? If not, what alternative Spatial Development Strategy/Key Development Priorities do you propose and why?

Question 12

Are there any other main planning issues that the Main Issues Report did not identify, if yes, what are they and why?

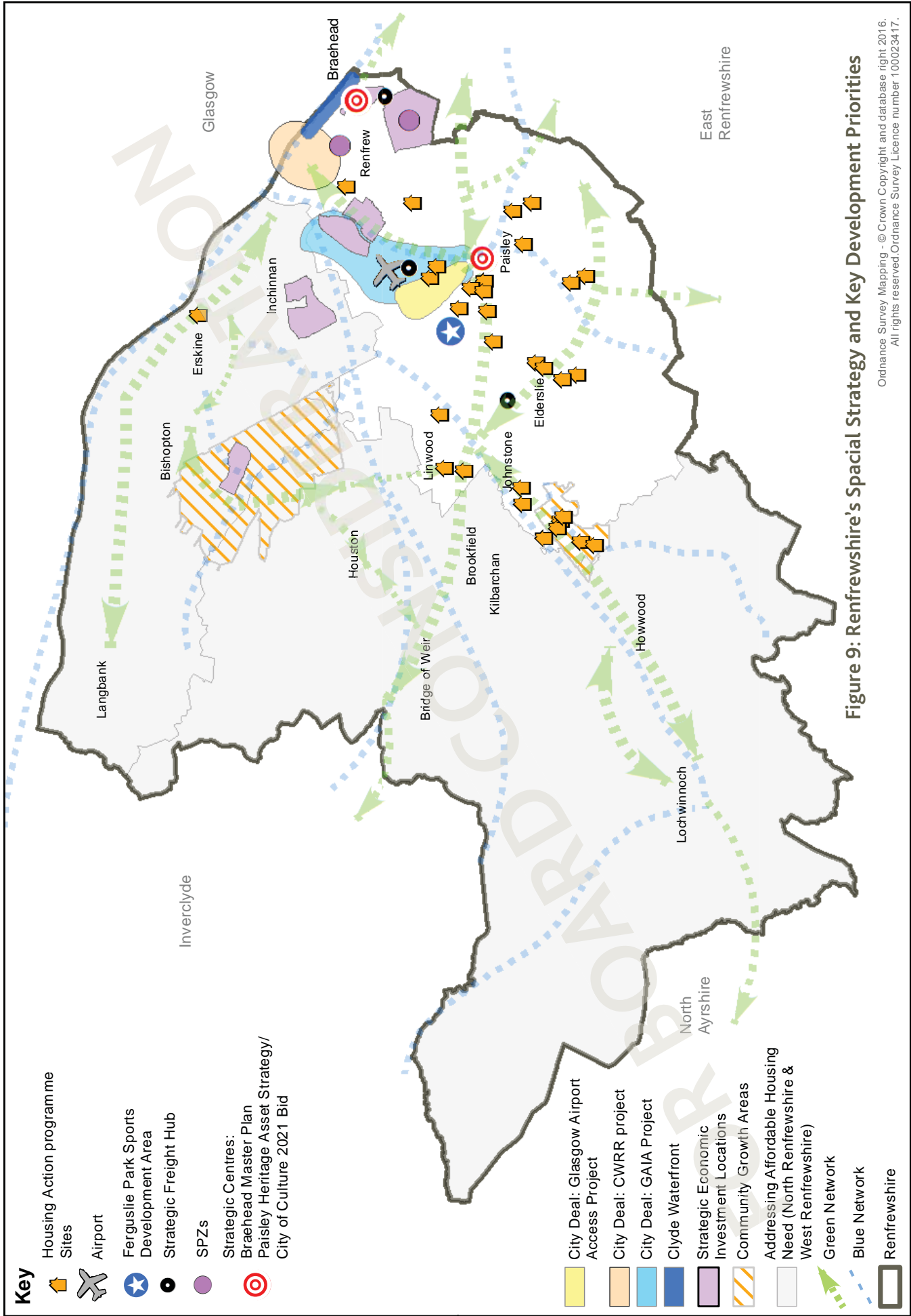


Figure 9: Renfrewshire's Spatial Strategy and Key Development Priorities

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Appendix 1—Main Issues Report Questions

Appendix 1—Main Issue Report Questions

Question 1—Local Development Plan Objectives and Policy Coverage Do you agree that the revised Local Development Plan objectives and policy coverage, detailed above, are appropriate for the next Renfrewshire Local Development Plan? If not, what alternative objectives/policies would you propose and why?	Question 4—Affordable Housing Is it appropriate to deliver affordable housing targeted at North and West Renfrewshire sub-market housing areas? Should another policy approach be used and, if so, what?	Question 8—Housing for key specific housing groups Do you agree with the preferred approach to consult on the need for gypsy/traveller sites? Do you think the Renfrewshire Local Development Plan should have a new policy on small privately-owned Gypsy/Traveller and Travelling Showpeople site provision? Are there other provisions for key specific housing groups that should be considered?	Question 10 In considering the potential for Onshore Wind Development within Renfrewshire do you agree with the preferred option outlined above? Should another option be pursued and if so what should this be?
Question 2—City Deal Policy In considering future City Deal Investment, do you agree with the preferred option of preparing an additional policy which will allow benefits of City Deal to be delivered across Renfrewshire? Should another strategy/policy be pursued and if so what should this be?	Question 5—Bishopton In considering Renfrewshire's future housing options, is the preferred strategy to build upon the potential of a sustainable place such as Dargavel Village at Bishopton the correct one? Should another strategy be pursued and if so what?	Question 9—Supporting the Delivery of Heat Networks In considering the delivery of heat networks, do you agree with the preferred option of preparing a Heat Network Opportunity Map for the new Local Development Plan with supplementary guidance promoting the delivery of heat networks across Renfrewshire? Should another option be pursued and if so what should this be?	Question 11—Local Development Plan Spatial Strategy Do you agree that the Local Development Plan should focus on the existing Spatial Strategy and the Key Development Priorities as set out in Figure 9? If not, what alternative Spatial Development Strategy/Key Development Priorities do you propose and why?
Question 3—Renfrewshire's Housing Land Requirements In considering the provision of housing to meet Renfrewshire's housing need and demand is the preferred strategy correct or should an alternative strategy be pursued? If so, what should this strategy be?	Question 6—Paisley South Do you agree with the preferred option for Paisley South? Should the alternative be pursued or should another strategy be pursued and if so what?	Question 12 Are there any other main planning issues that the Main Issues Report did not identify, if yes, what are they and why?	
	Question 7—Infrastructure Provision/Developer Contributions Is there a requirement for a specific developer contribution policy?		

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**Renfrewshire
Council**



To: Planning and Property Policy Board

On: 24 January 2017

Report by: Director of Development and Housing Services

Heading: Town Centre Strategies – Renfrew and Erskine

1. Summary

- 1.1 The Planning and Property Policy Board previously approved Draft Town Centre Strategies for Renfrew and Erskine as the basis for consultation with local communities and key stakeholders. A publicity and consultation exercise was undertaken in late 2015 and a summary of the representations received from the consultation was presented to the Board on 26 January 2016.
- 1.2 The outcomes from the consultation exercise have been considered and finalised strategies for Renfrew and Erskine have been prepared for Board approval.
-

2. Recommendations

- 2.1 It is recommended that the Board:-
- (i) Approves the Town Centre Strategies for Renfrew and Erskine. (to follow)
-

3. Background

- 3.1 The commitment by Renfrewshire Council to produce Town Centre Strategies reflects Scottish Planning Policy in promoting a 'Town Centre First' approach and forms part of a suite of innovative measures which the Council are implementing to support all of Renfrewshire's centres.

- 3.2 The strategies explain the role of each centre, their strengths and potential for future enhancement, identifying priorities for action and opportunities for change. They set out a vision for successful, sustainable town centres which support economic growth and provide a commercial, social and cultural focus for local communities.
- 3.3 In preparing the Strategies, a consultation exercise was undertaken to ensure that proposals and priorities within the documents reflect the needs and aspirations of local communities and key stakeholders. To support the consultation exercise for Erskine, funding was secured from the Scottish Government to deliver a design charrette in February 2016.
- 3.4 The representations received from the consultation exercise have now been taken into consideration. Finalised strategies for Renfrew and Erskine have been prepared. A report summarising the outcomes of the design charrette for Erskine is available on the Council's website.
4. **Next Steps**
- 4.1 The delivery of actions identified within the centre strategies will require to be progressed in partnership with the public and private sectors, local community representatives, key stakeholders, Community Planning Partners and funding bodies. The Council will work to identify opportunities and mechanisms to assist implementation of the actions.
- 4.2 Delivery of actions within the strategies is anticipated to be monitored on an annual basis and reported to Board as appropriate. The strategy documents will be updated on a two yearly cycle.
- 4.3 Finalised strategies for Linwood and Braehead centres will be presented to future meetings of the Board.
-

Implications of the Report

1. **Financial** – None
2. **HR & Organisational Development** – None
3. **Community Planning – Jobs and the Economy** – The town centre strategies promotes Renfrewshire as one of the best locations in Scotland to invest as well as encourage successful town centres through regeneration that contributes positively to local communities and economic growth.
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

Appendix 1

Town Centre Strategies for Renfrew and Erskine.

List of Background Papers

- (a) None

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



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1. Introduction

This strategy provides a framework for the future growth of Renfrew town centre. It considers the social, economic and environmental characteristics of the centre and sets out a range of actions which will assist in enhancing its role as a retail, employment, social, civic and cultural hub.

The strategy has been prepared to reflect Scottish Planning Policy in supporting the health

of town centres and to assist in delivering the spatial strategy and objectives set out in the Renfrewshire Local Development Plan.

The key objective of the strategy is to enable the town centre to continue to thrive and where possible grow, ensuring that it is fit for purpose and can adapt to changing markets, needs and demands.

The strategy identifies a number of actions to deliver this objective. These include:

- Working with landowners, developers and others to bring forward vacant buildings and sites for reuse and development, contributing to economic activity and enhancing the environment of the centre;
- Promoting new and complementary uses to support economic activity and increased footfall with the centre;
- Supporting public, private and community partners to deliver new uses, activities and events;
- Targeting investment to strengthen pedestrian links to the town centre;
- Ensuring the town centre is more accessible by walking, cycling and public transport;
- Continue to deliver an attractive, clean and secure town centre; and
- Continue to monitor and improve traffic management

Actions in the strategy have been developed in consultation with local residents, community groups, businesses and Community Planning Partners. Their continuing support will be crucial for successful delivery. Actions will be taken forward in close partnership with these groups and all of those who have an interest in the future of Renfrew.



2. Renfrew Today

Renfrew lies 4 miles north east of Paisley and is the second largest settlement in Renfrewshire with a population of just under 22,000.

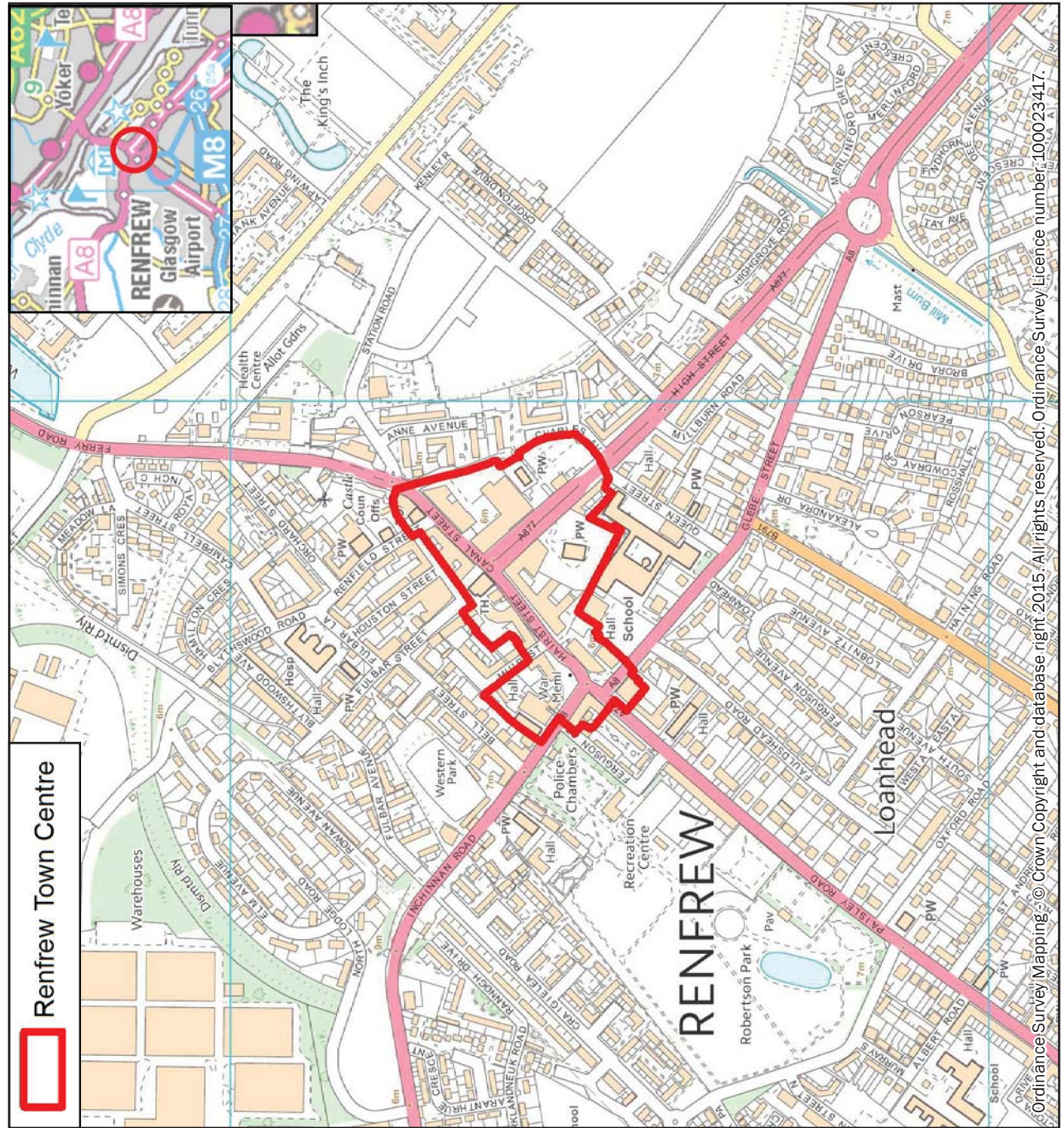
The town has strong transport links to Glasgow and the wider central belt both through road and river. The M8 motorway lies less than a mile to the east and the town is supported by extensive bus services which provide connections to surrounding settlements and Glasgow. A ferry service provides a connection across the River Clyde to Glasgow. The town also benefits from the close proximity of Glasgow Airport to the west.

The town centre lies to the northern edge of Renfrew, a short distance from the River Clyde. It has a distinctive historic character with a rich industrial heritage as well as strong civic, cultural and retail functions.

Role

The mix of uses within the centre and strong transport connections establish Renfrew as a Core Town Centre in the Renfrewshire Local Development Plan (2014).

The centre is recognised as a having an important role in providing key services for both the local population and settlements such as Erskine, Inchinnan and Bishopston.



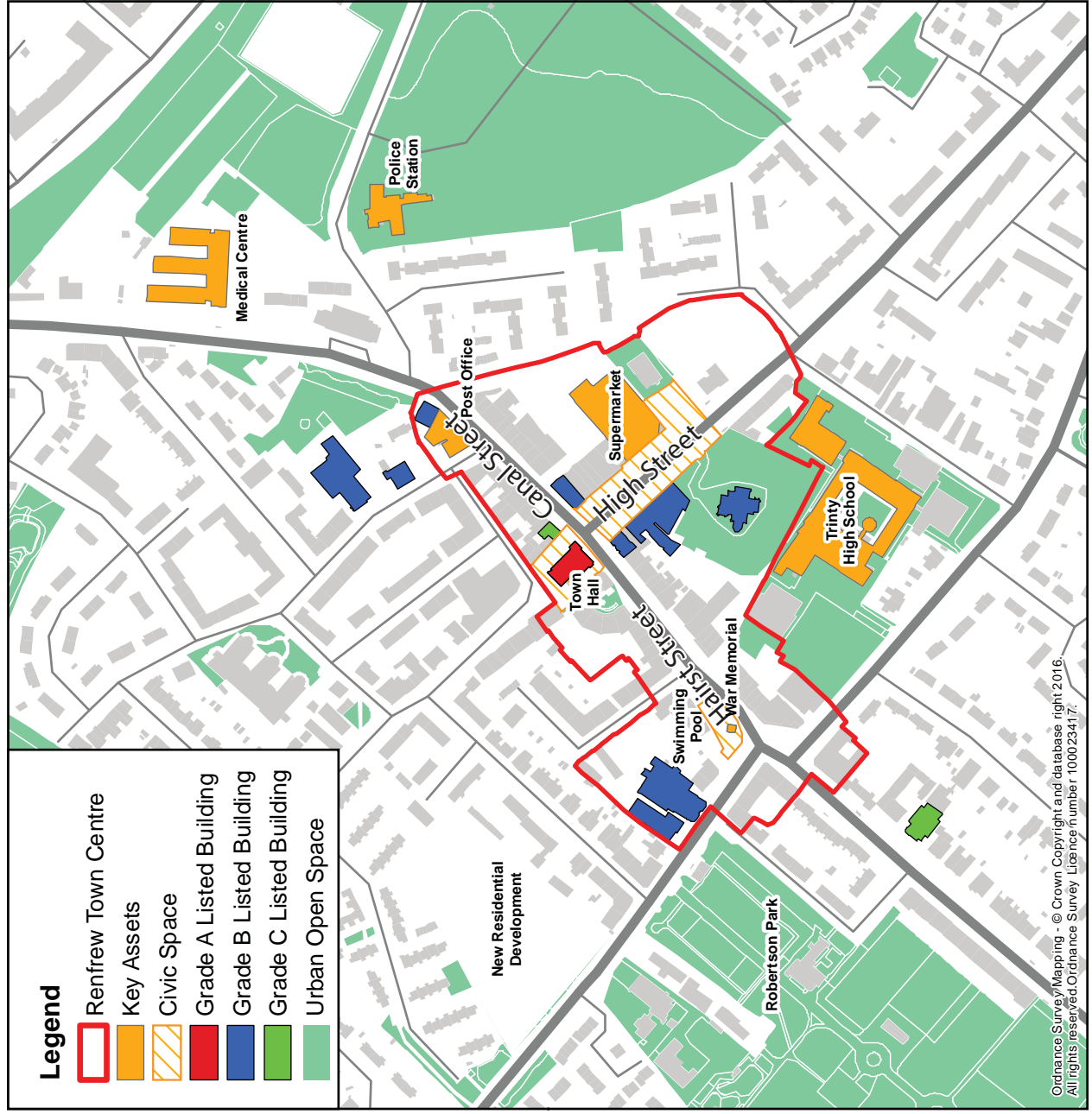
Town Centre

The town centre is focussed around the three main shopping streets of Hairst Street, High Street and Canal Street. The Town Hall lies in a prominent location at the junction of these streets and is the key civic building within the town, with a range of community spaces and Renfrew Community Museum. Other key buildings such as Renfrew Health Centre and Police Station lie immediately adjacent to the town centre.

A mix of office and particularly residential uses are located within upper floors of properties across the town centre.

The historic Robertson Park lies on the southern edge of the centre. This is a focus for leisure and recreation, offering a range of formal and informal activities.

Key Assets



3. Health Check

Scottish Planning Policy (SPP) identifies the need to monitor the performance of town centres.

Health Checks are used to collect a range of indicators which create a 'picture' of a town centre and help to show how it is performing. Findings should be used to develop a strategy to deliver improvements to the town centre.

The indicators below have informed the preparation of the Renfrew Town Centre Strategy and will be used to monitor progress in the town centre.

Population

Data from the 2011 census indicates that the town has a population of just under 22,000 with some 10,000 households.

The demographics of Renfrew largely reflect those of Scotland as a whole. The key differences from national averages are that Renfrew has:

- More one person households (Renfrew 39.5%, Scotland 34.7%)
- More owner occupied properties (Renfrew 69%, Scotland 62%)



Built Environment

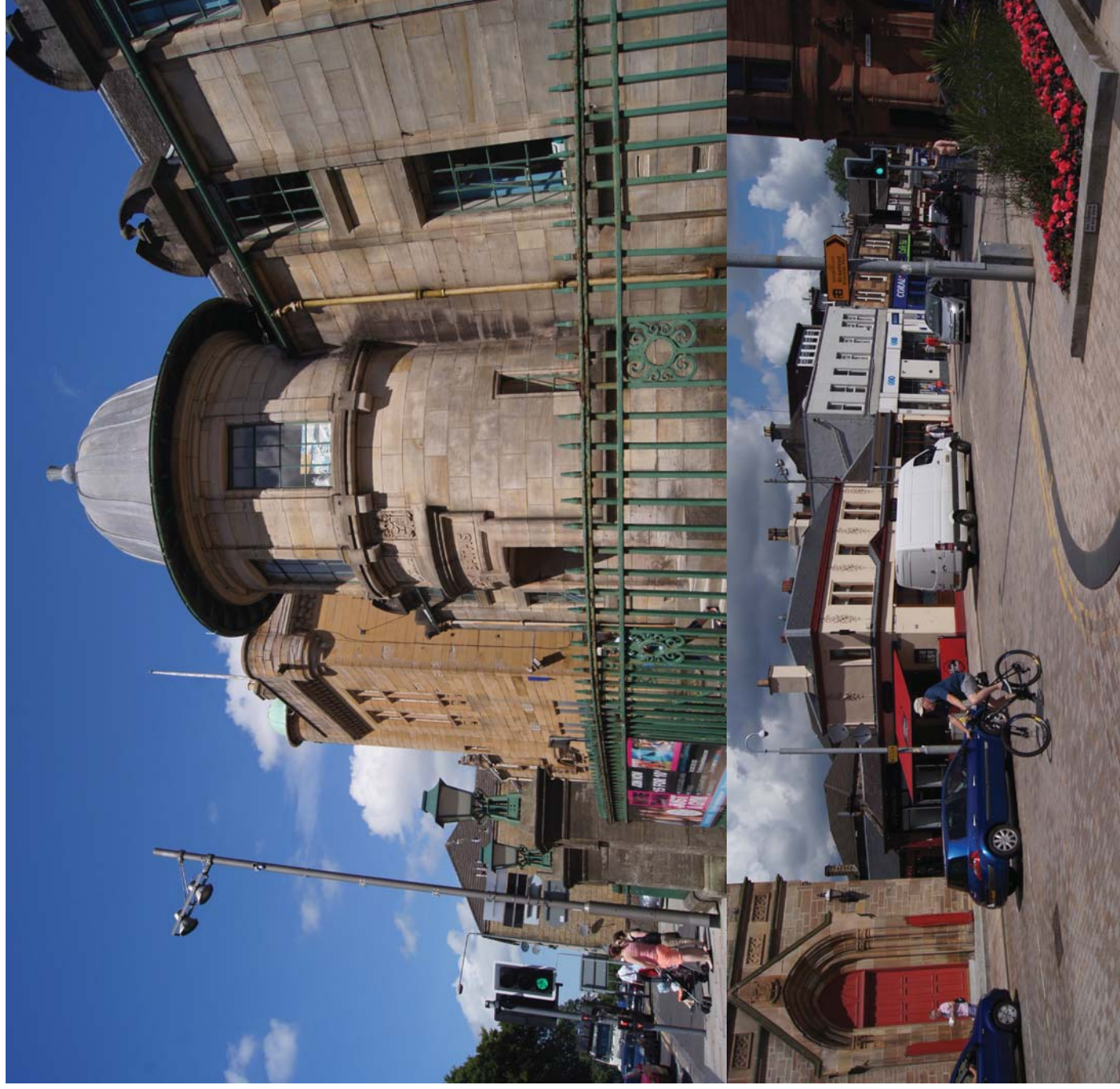
The form of the town centre reflects Renfrew's industrial heritage and is set around the core of Hairst Street, High Street and Canal Street. The Town Hall provides a civic focal point in the centre of Renfrew; public spaces are also located at the War Memorial and High Street.

The central location of the Town Hall and the public spaces provide a strong focus for a variety of uses and events. As such they play an important role in supporting the economy of the town centre as a destination and encouraging visitors to stay for longer periods throughout the year.

Key Buildings

The centre is characterised by a range of buildings which include traditional sandstone tenements to more modern office and retail developments.

There are a number of listed buildings within the centre, including the Town Hall and Victory Baths. These are assets which reflect the distinctive identity of the town and contribute to a sense of place. The buildings also positively influence the perception of the centre and its attractiveness as a destination.



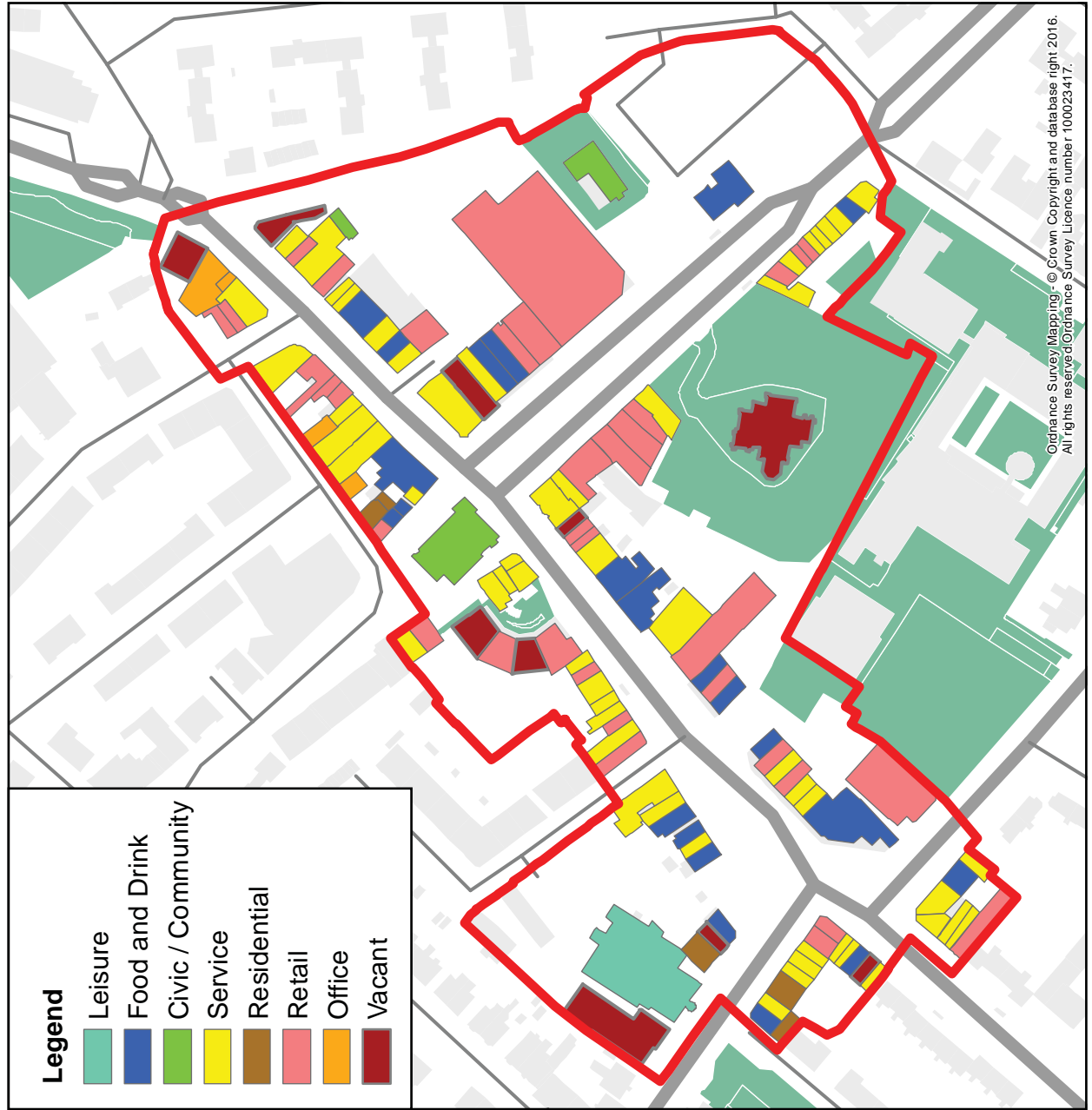
Land Use

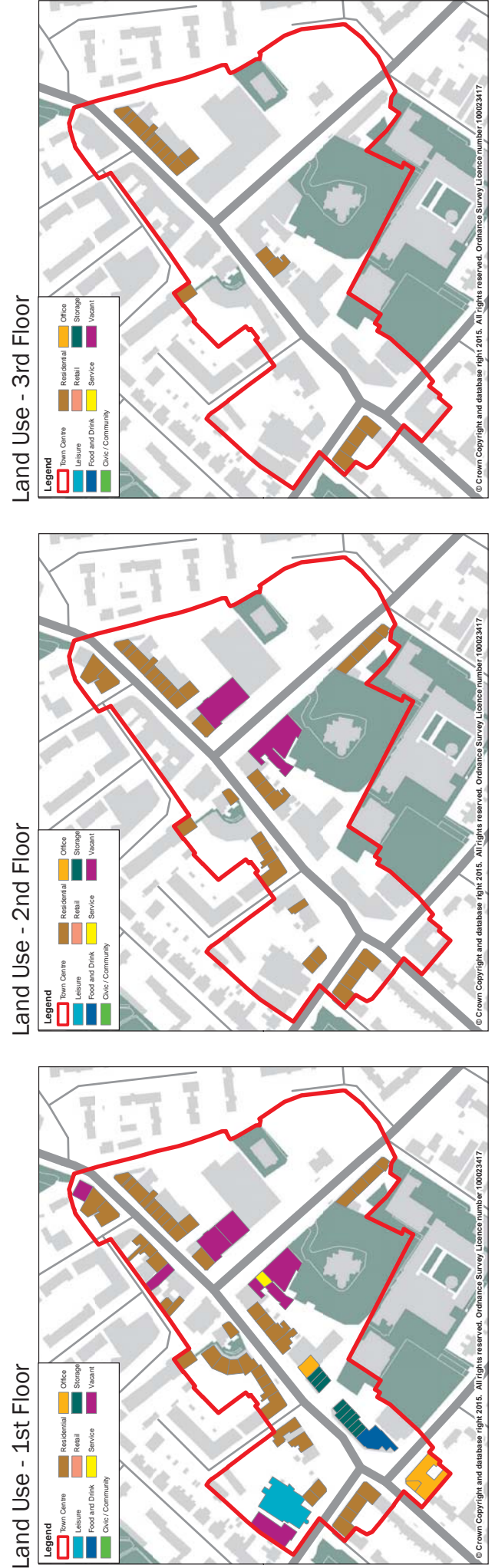
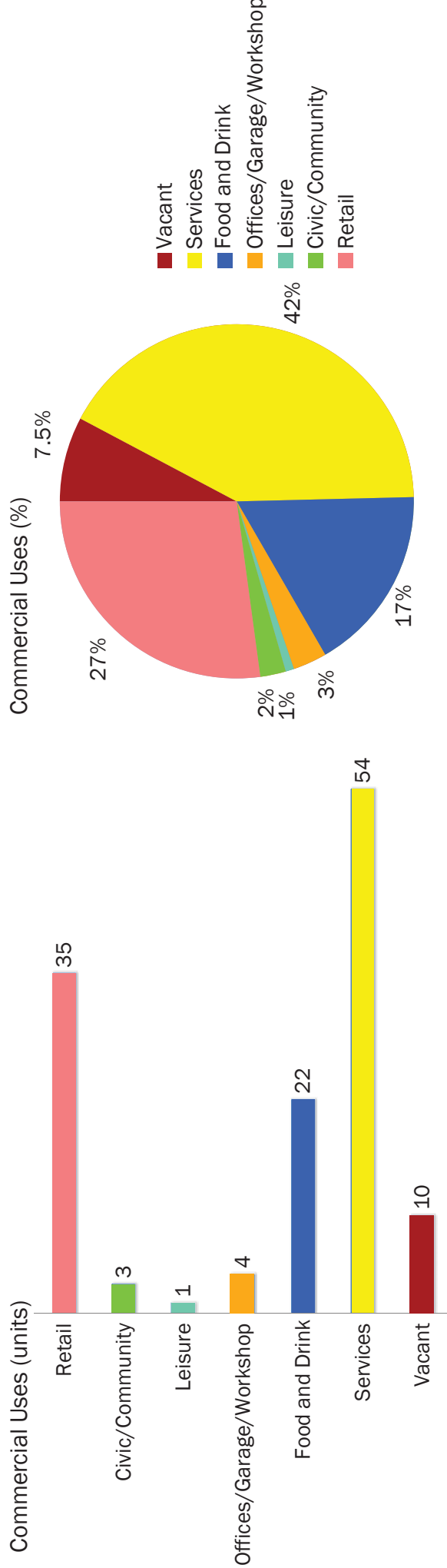
Renfrew has a buoyant and diverse retail mix which reflects the important role of the town as a centre for both local residents and surrounding settlements. The centre comprises of 20,000 square metres of floorspace providing a range of uses.

Retail is concentrated mainly on Hairst Street, High Street and Canal Street, with pockets at Paisley Road, Inchinnan Road and Glebe Street.

Retail vacancy levels within the centre (2 units, 1.4%) are relatively low and have reduced over the last five years, on par with the Scottish average.

Land Use - Ground Floor at 2016

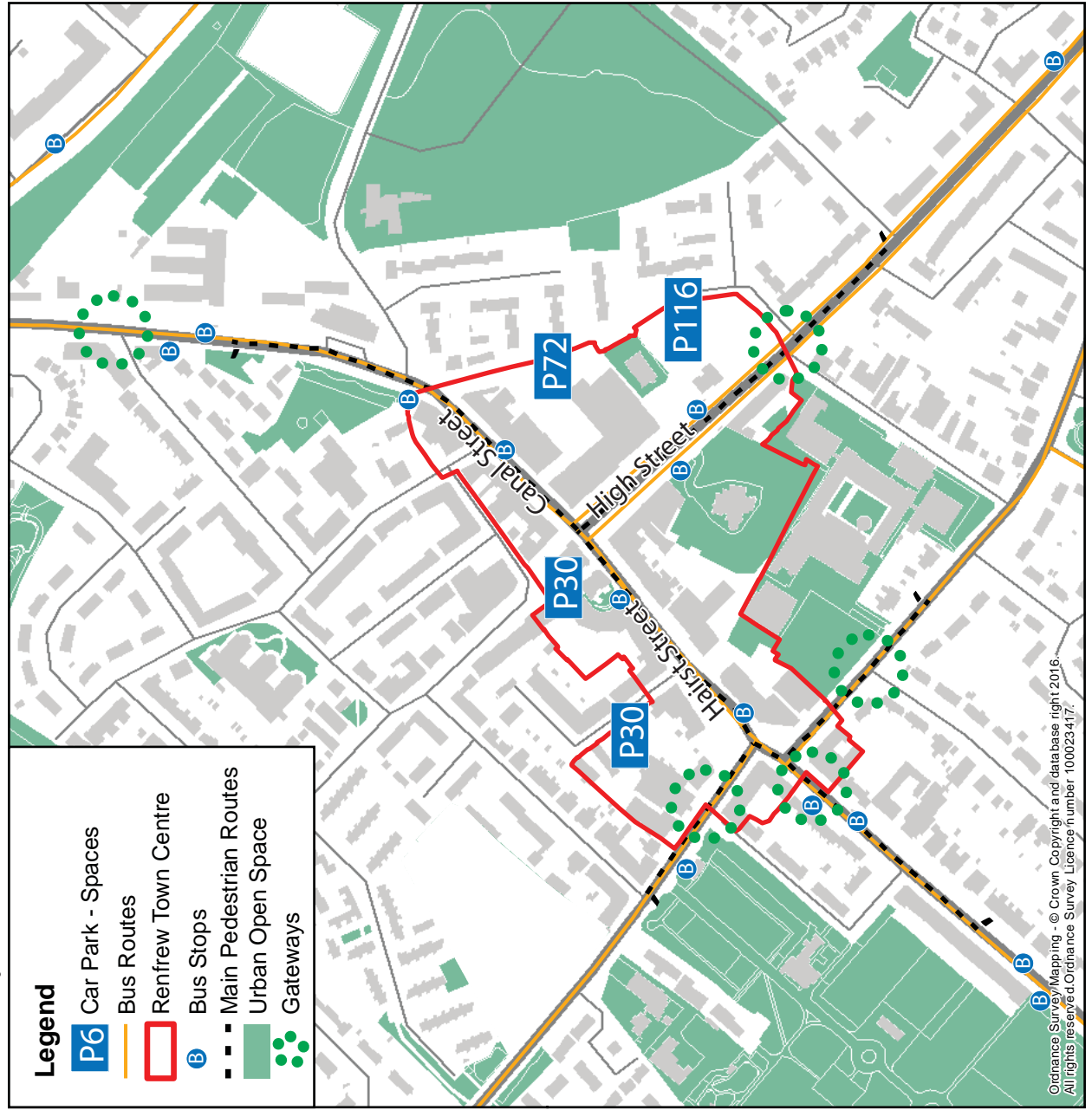




Pedestrian Environment

Key pedestrian routes within the centre are of high quality, particularly the core shopping streets. Outwith the town centre core, potential exists to deliver further enhancement to key routes, to improve connections between places, increase dwell time and support the local economy.

Accessibility



Development Activity

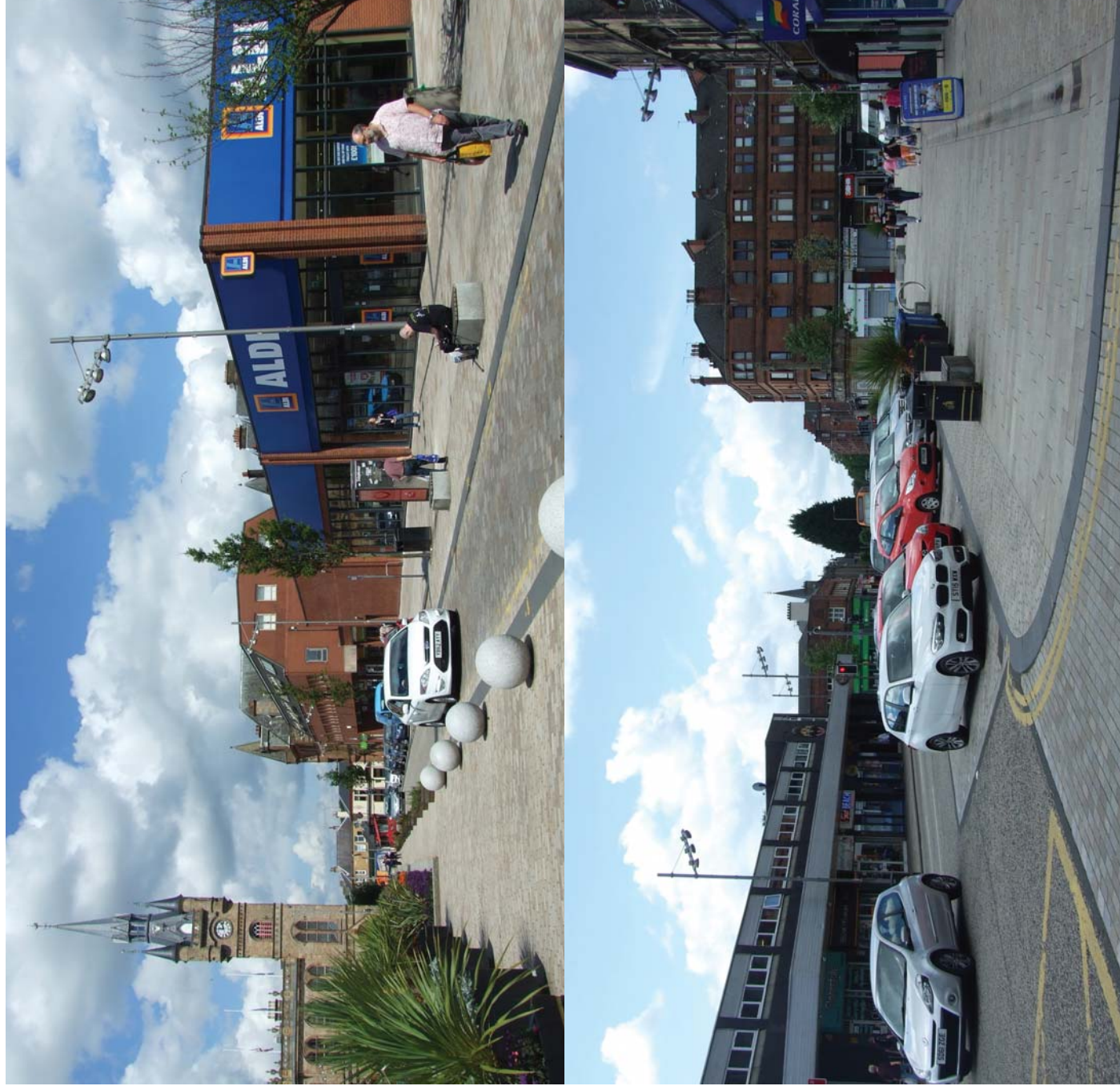
Forty two planning applications were approved over the period 2012-2016. The most significant of these related to refurbishment of the Aldi foodstore and residential development at the former Western Park football ground. The remainder focussed on works such as change of use, extension or improvement to existing premises.

The Council's Retail Improvement Scheme supported 22 businesses to improve retail frontages within the town centre between 2013-2015.

The Renfrew Town Centre Simplified Planning Zone (SPZ) has been in place since August 2015 and has enabled a range of small scale alterations and changes of use to take place.

Parking

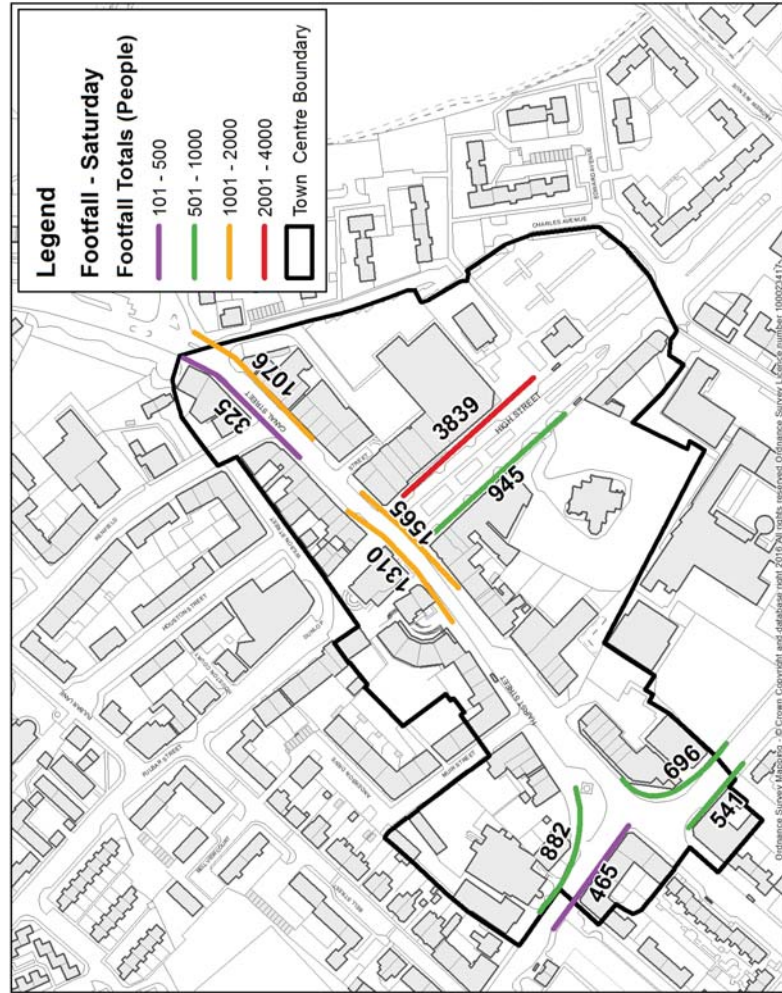
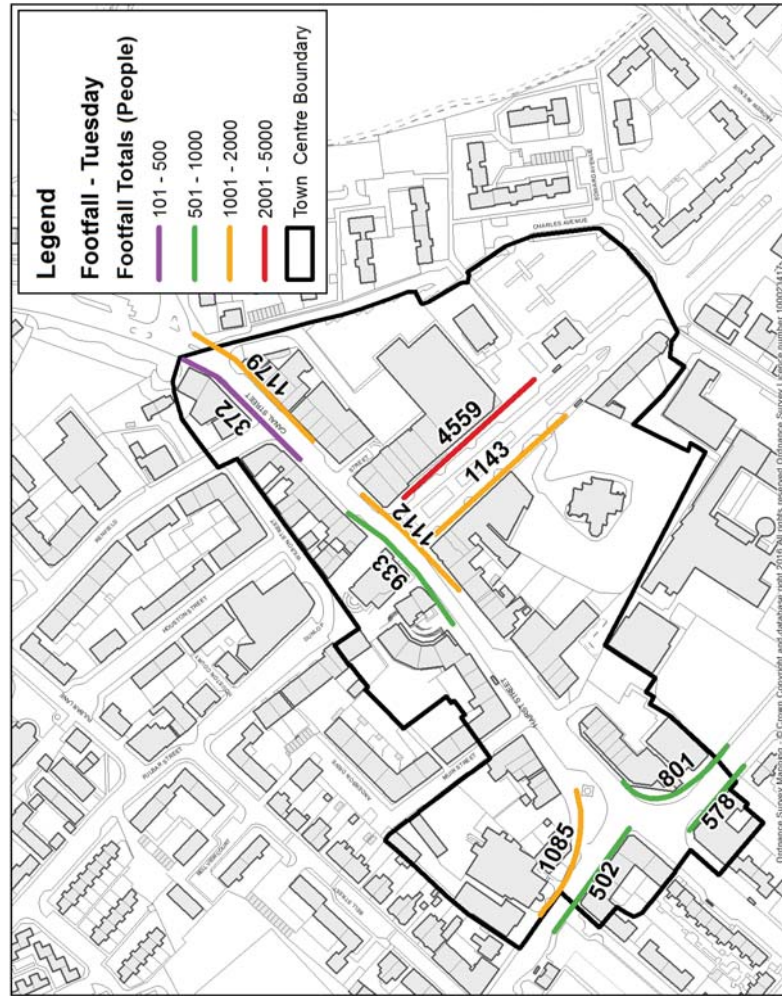
There are four car parks within Renfrew town centre, offering a capacity of 248 spaces. Designated parking bays are available on Hairst Street, High Street and Canal Street. Further 'on street' parking is also available in areas around the town centre.



Footfall

A footfall survey was commissioned as part of the town centre Health Check. The results are based on an analysis of footfall between 7am and 9pm on both a weekday and a weekend.

The outcomes of the survey indicate that footfall locations are relatively similar during the working week and weekend. The highest levels of footfall can be identified at the Historic Cross, around the Town Hall, the northern side of High Street and eastern edge of Canal Street.

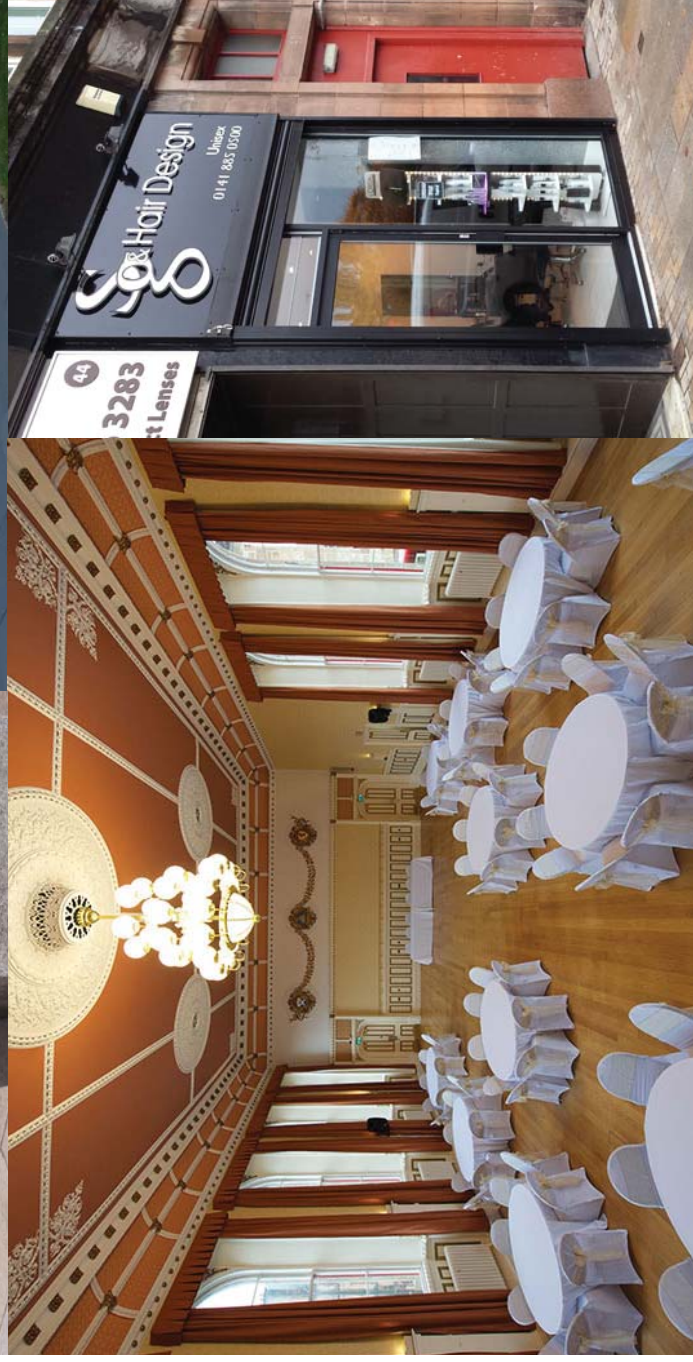


4. Key Opportunities

Action and Investment

Renfrew town centre has performed well in recent years with relatively few vacancies. Major investment in the centre has strengthened community and cultural attractions, encouraged private sector investment and significantly improved the town centre environment. This has delivered:

- Refurbishment of the Town Hall, including community spaces, marriage suite and museum;
- New community facilities including a Health and Social Care Centre and Police Station;
- Investment in the town centre environment and civic spaces, including footpath, street furniture and lighting improvements;
- A new town centre car park offering an additional 30 spaces adjacent to the Town Hall at Dunlop Street;
- The creation of a town centre Simplified Planning Zone (SPZ), encouraging investment in the area by allowing alterations and enhancements;
- Support for town centre businesses through the Retail Improvement Scheme.



Opportunities

Further investment is planned in the coming years. Two projects within the Glasgow and the Clyde Valley City Deal programme will provide major investment in Renfrewshire's transport network. A new bridge across the River Clyde from Renfrew will improve links between Renfrewshire, Glasgow and West Dunbartonshire while a new route west of Kings Inch Road will improve accessibility to Meadowside and Glasgow Airport. The investment aims to create jobs, and unlock development potential in the town.

Works to enhance the path network and open spaces in Robertson Park are anticipated to commence in 2017 and present an opportunity to strengthen and enhance the role of the park as a focus for leisure and recreation in the town.

Some key buildings within the town centre, including the former Police Station, are currently vacant. These are common good assets and resources which must be used to benefit the local community. Partnership working will continue to unlock the potential of these buildings to ensure they once again play an important role in the town.



5. Consultation

Actions within the strategy have been developed in consultation with local residents, businesses and stakeholders.

A draft Town Centre Strategy was prepared by the Council as a basis for consultation over three months in late 2015. This included:

- Meetings with local organisations including Renfrew Development Trust and Renfrew Community Council
- One to one contact with local retailers, businesses and residents
- Online consultation, using the Council’s website and social media pages to gather views
- Publicity including the main page of the Council’s website, social media and local press



The responses to the consultation provided comments and feedback on priorities for action. In summary, these were:

- Reuse of key vacant buildings within the town centre;
- Better management of traffic to improve access to and flows through the centre;
- Support for the growth of small businesses;
- Improvements to key pedestrian routes to and from the town centre, particularly Ferry Road;
- Better use of key civic spaces for events.



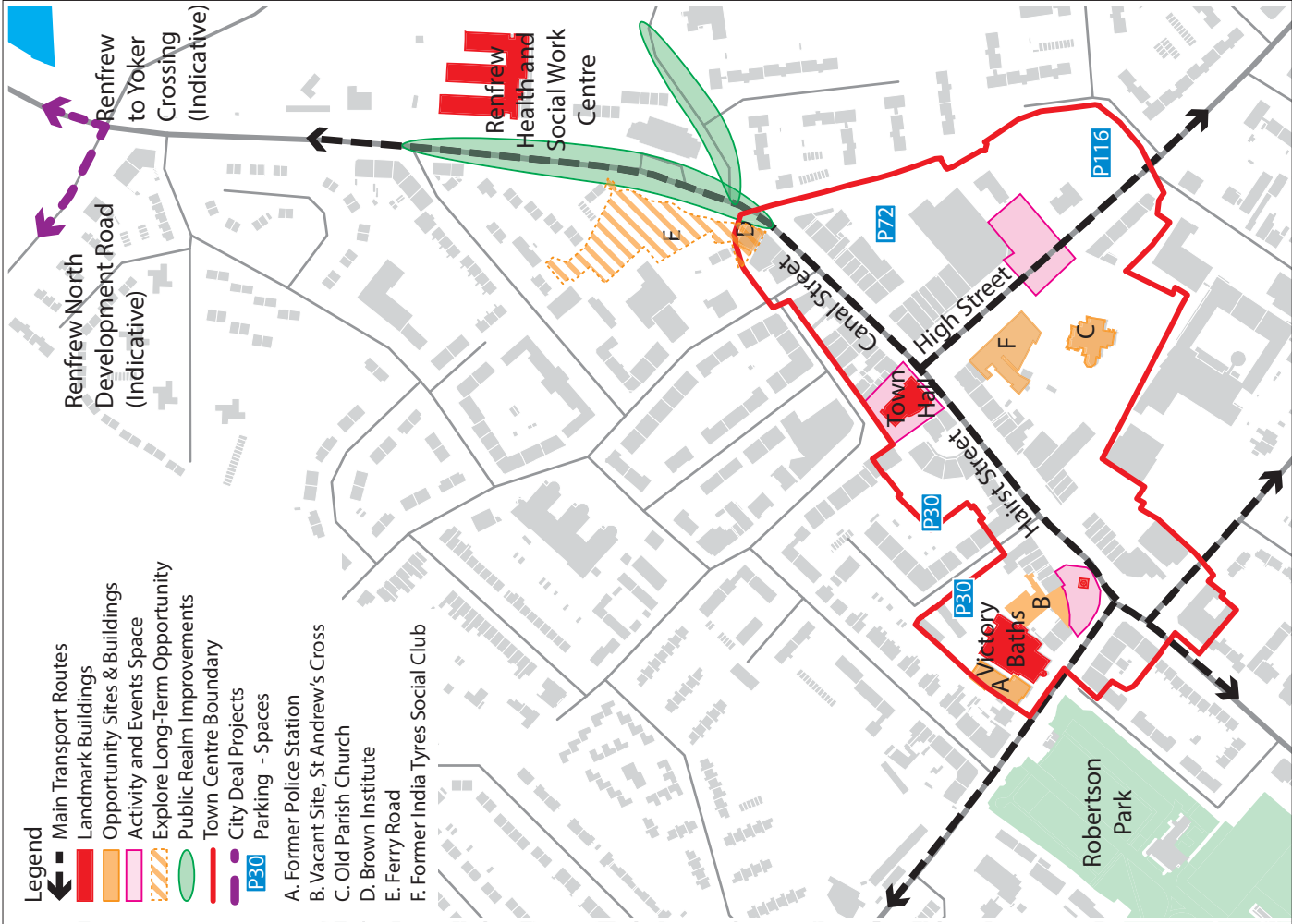
6. Proposals

Through consultation a range of proposals have emerged which will support the physical, social and economic growth of the town centre.

The key actions are identified in the Key Diagram and are grouped into three themes as follows:

- Theme 1:
Transport and Connections
- Theme 2:
Town Centre Environment
- Theme 3:
Enhancing the Local Economy

Key Diagram



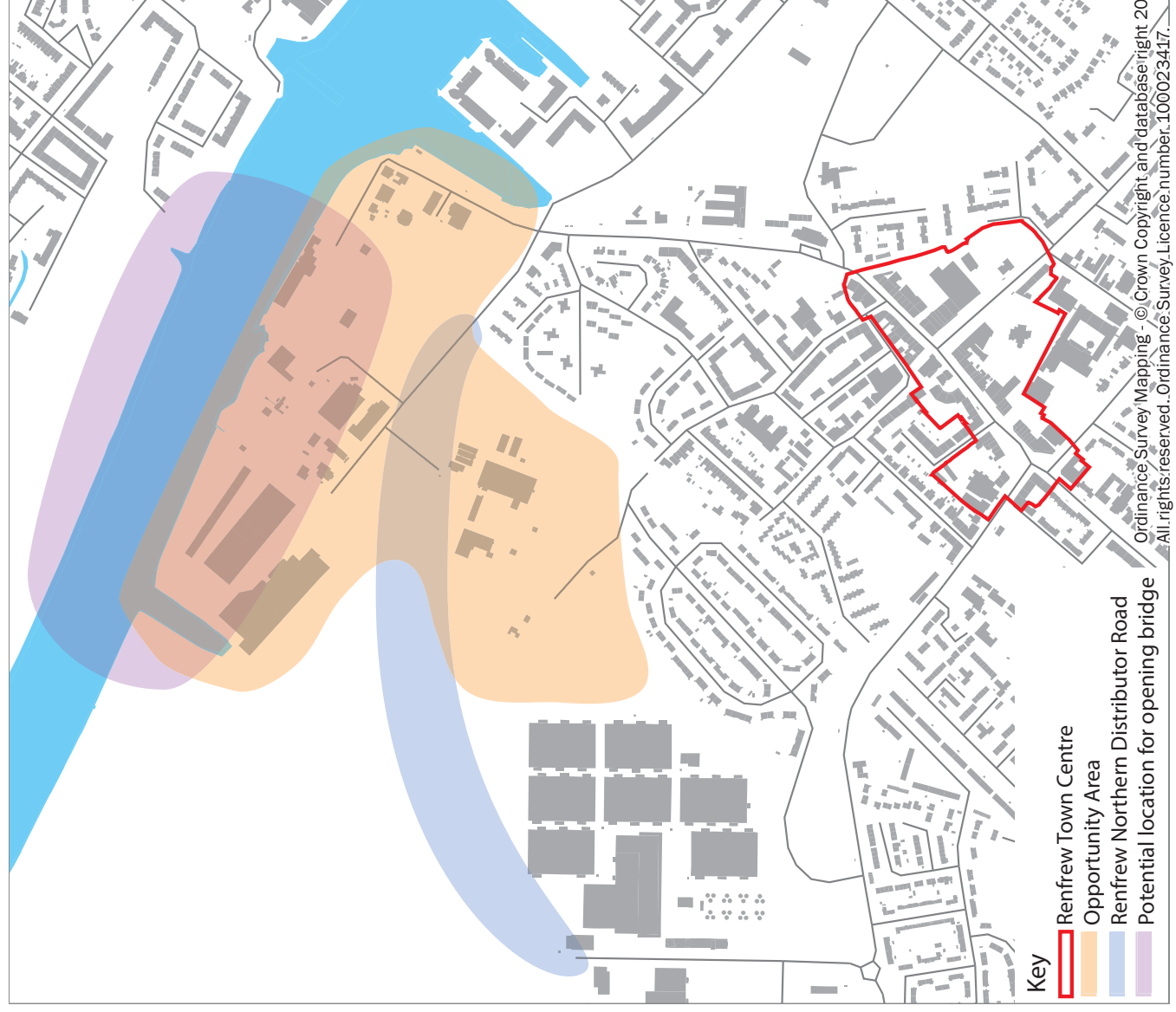
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Theme 1: Transport and Connections

Delivery of City Deal projects in Renfrew will improve the accessibility of the town centre, presenting enhanced opportunities for investment, supporting increased numbers of visitors, businesses and residents. As well as improving connections, the projects will support traffic management in the town.

Key Actions

- Develop and deliver City Deal projects to improve transport connections between Renfrew and the wider Clyde Valley region – to support investment and increased economic activity in the town centre;
- Develop and deliver City Deal projects to enhance traffic management in and around Renfrew;
- Explore opportunities to strengthen key pedestrian routes and connections between the town centre and developments at the River Clyde – to increase footfall and create economic benefits for existing retailers and businesses;



Theme 2: Town Centre Environment

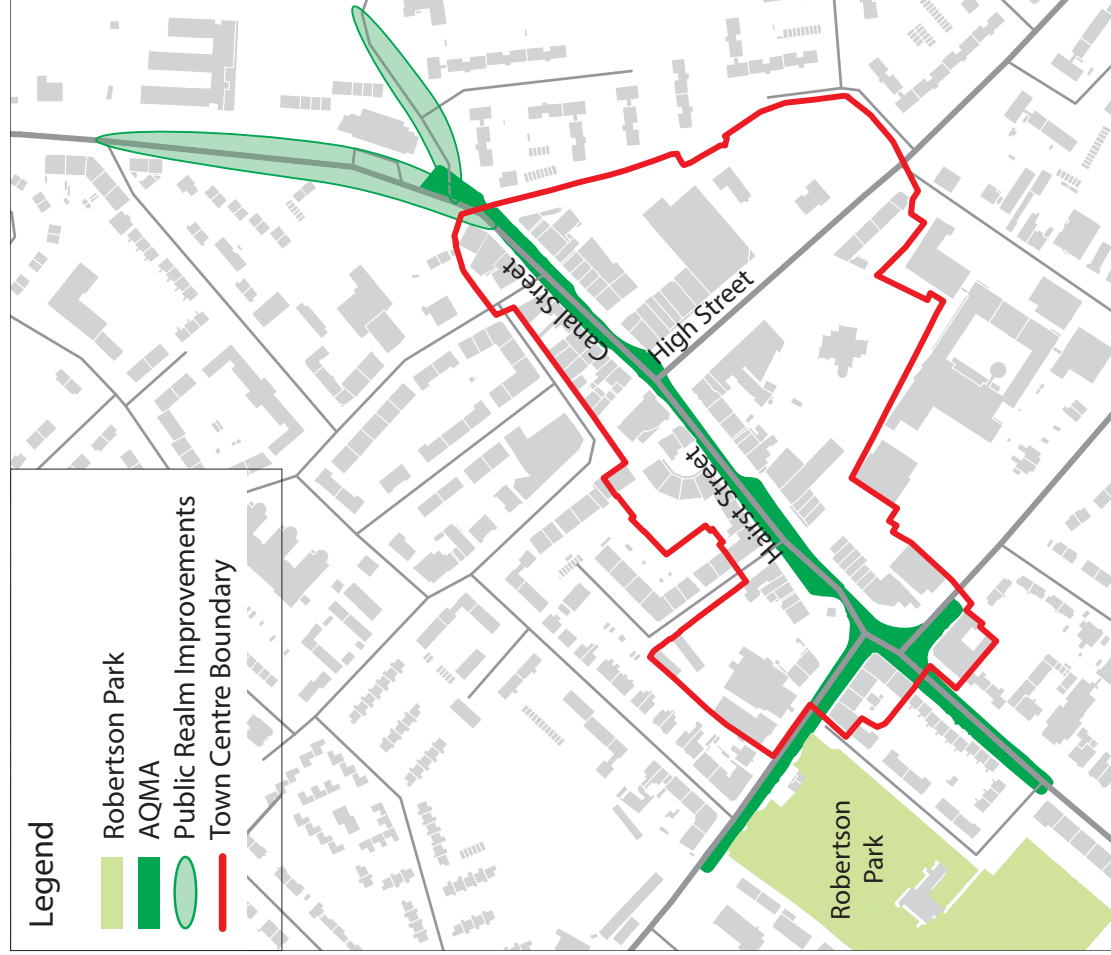
It is important that Renfrew's town centre looks good, feel safe and attracts visitors, residents and businesses.

The public realm within the town centre is of high quality and has benefitted from significant investment in recent years. Opportunities exist to further improve the environment of the centre and pedestrian routes, linked to City Deal and delivery of investment in Robertson Park.

To ensure the quality of the centre is maintained to a high standard, the Council delivers a regular programme of street cleaning and litter picks.

Community wardens patrol the town centre daily, responding to community safety and environmental concerns. Town centre locations are covered by manned CCTV.

An Air Quality Management Area (AQMA) has recently been designated in the town, focussed on St Andrew's Cross, Hairst Street and Canal Street. This supports the preparation of an action plan and delivery of actions which seeks to improve air quality within the town centre.



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Key Actions

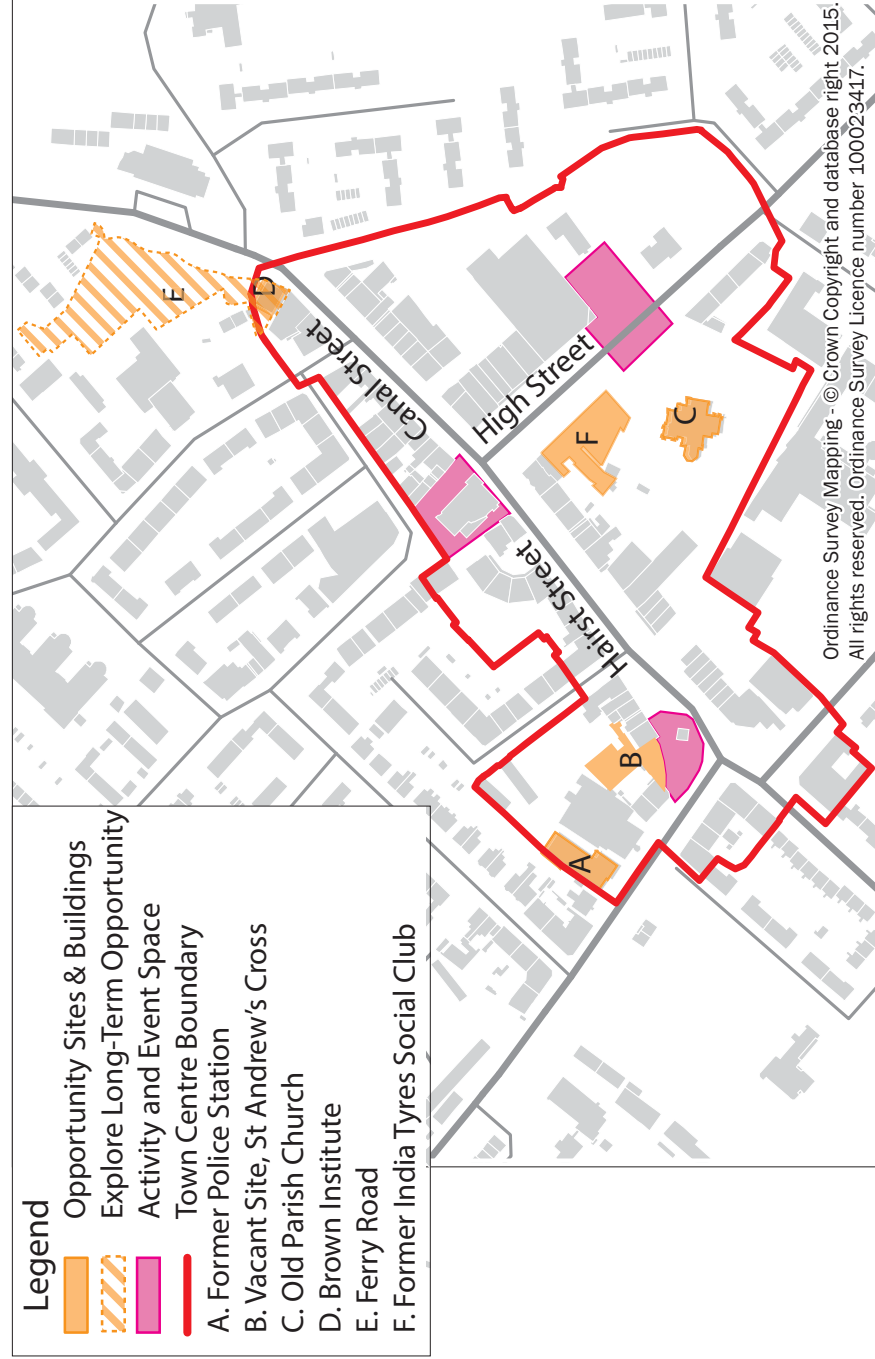
- Deliver investment to enhance Robertson Park as a leisure and recreation destination within the town;
- Explore opportunities to improve key pedestrian routes to Robertson Park – to increase footfall and create economic benefits for existing retailers and businesses;
- Continue to invest in a regular programme of town centre maintenance including street cleaning and litter picks;
- Prepare action plan in support of AQMA and deliver action to improve air quality in the town centre;

Theme 3: Enhancing the Local Economy

Vacant buildings and underused sites within the town centre present a great opportunity to introduce new uses which support the local economy and help to enhance the town centre. Buildings such as the former Police Station and the Brown Institute lie in key locations.

Successful redevelopment would also improve the environment of the town centre and the positive image of the town as a place to invest, visit and live.

A key element of actions under this theme is working with the private sector and community groups to deliver new uses, projects and events which support the local economy.



Key Actions

- Support local community groups such as Renfrew Development Trust and Renfrew Community Council to deliver new projects and events for Renfrew which support town centre activity and the local economy;
- Prepare and implement development briefs which support redevelopment and changes of

use at vacant buildings and opportunity sites;

- Work with owners and developers to bring forward proposals for key buildings such as the former India Tyres Social Club
- Use Retail Improvement Scheme funding to support the improvement of shopfronts within the town centre.

- Funding will also be used to encourage the creation of new business and support existing businesses throughout the town centre;
- Continue to promote the Simplified Planning Zone to encourage town centre investment.

7. Making it Happen

Implementation

Delivery of proposals identified in the strategy will require joint working between the public, private and community sectors. Timescales for delivery will require detailed discussion with partners however to help inform progress short, medium and long terms actions are identified.

The support of local residents, community groups, businesses and Community Planning Partners will be important for the successful delivery of the strategy. Actions will be taken forward in close partnership with these stakeholders and all of those who have an interest in the future of Renfrew.

Staying on Track

This strategy is non-statutory supplementary planning guidance to help deliver the spatial strategy and objectives set out in the Renfrewshire Local Development Plan.

The delivery of actions within the strategy will be monitored annually and progress reported to the Renfrew and Gallowhill Local Area Committee.

The strategy will be updated every two years.



Key Action Summary

Location/Project		Timescale
Theme 1: Transport and Connections		
Traffic Management	Develop and deliver City Deal projects to assist in enhancing traffic management	2-5 years
Ferry Road Corridor	Explore opportunities to improve pedestrian routes between the town centre and the River Clyde	2-5 years
Town Centre Accessibility	Deliver City Deal projects to improve transport connections to the town centre	2-5 years
Theme 2: Town Centre Environment		
Robertson Park	Deliver improvements to path network and open spaces	0-2 years
Community Safety	Continue programme of environmental enforcement and improvement activities	0-2 years
Town Centre Maintenance	Continue to invest in programme of town centre maintenance	0-2 years
Air Quality	Prepare Action Plan in support of Air Quality Management Area	0-2 years
Pedestrian routes	Explore opportunities to further improve key pedestrian connections	2-5 years
Theme 3: Enhancing the Local Economy		
Activity and Events	Work with local community groups to deliver new activities and events	0-2 years
Shopfront Improvements	Use Retail Improvement Scheme funding to enhance retail shop fronts	0-2 years
Simplified Planning Zone	Continue to promote the Simplified Planning Zone to facilitate investment	0-2 years
Development Briefs	Prepare and implement development briefs to support reuse of opportunity buildings and sites	0-2 years
Supporting Delivery	Consider use of legislative powers to assist in delivery of sites where appropriate	5-10 years
Opportunities for Change	Explore opportunities for change across the town centre	5-10 years

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Renfrewshire centre strategy

Erskine

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1. Introduction

This strategy provides a framework for the future growth of Erskine town centre. It considers the social, economic and environmental characteristics of the centre and sets out a range of actions which will assist in enhancing its role as a retail, employment, social, civic and cultural hub.

The strategy has been prepared to reflect Scottish Planning Policy in supporting the health

of town centres and to assist in delivering the spatial strategy and objectives set out in the Renfrewshire Local Development Plan

The key objective of the strategy is to enable the town centre to grow, ensuring that it is fit for purpose and can adapt to changing markets, needs and demands.

The strategy identifies a number of actions to deliver this objective. These include:

- Identifying new and complementary uses to support economic activity and increased footfall within the centre;
- Supporting public, private and community partners to deliver new uses, activities and events;
- Considering opportunities for improved civic identity and community space within the centre;
- Ensuring the town centre is more accessible by walking, cycling and public transport,
- Continuing to deliver an attractive, clean and secure town centre;
- Working with public and private sector partners, community groups and local residents to develop proposals which enhance the recreational focus of the riverfront adjacent to the town centre;
- Support new uses within the Riverfront Transition Area.

Actions in the strategy have been developed in consultation with local residents, community groups, businesses and Community Planning Partners. Their continuing support will be crucial for successful delivery. Actions will be taken forward in close partnership with these groups and all of those who have an interest in the future of Erskine.



2. Erskine Today

Erskine lies 6 miles north of Paisley and is one of the largest settlements in Renfrewshire with a population of just over 15,000.

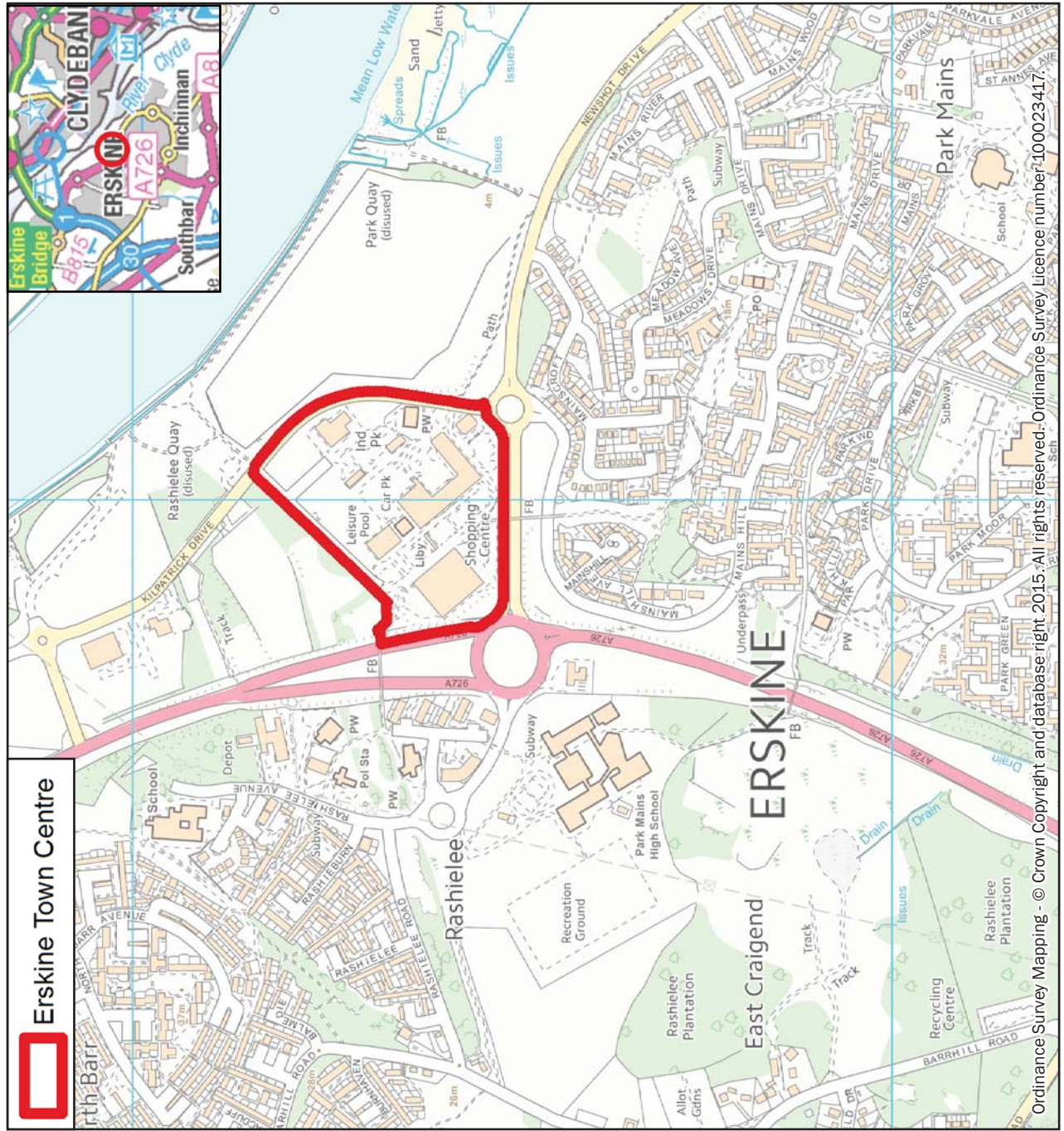
The town has strong road links to Glasgow and the wider central belt. The Erskine Bridge lies immediately to the west and provides links to the M8 motorway. The town is supported by extensive bus services providing connections to surrounding settlements and Glasgow. Bishopston Railway Station, two miles from the town, provides regular rail connections to Glasgow and Inverclyde.

The town centre lies to the north eastern edge of the town's built up area, between the main residential areas and the River Clyde.

Role

The mix of uses within the centre and strong transport connections mean Erskine is identified as a Core Town Centre in the Renfrewshire Local Development Plan (2014).

This recognises that the centre has an important role in providing key services for both the local population and settlements such as Bishopston and Inchinnan.

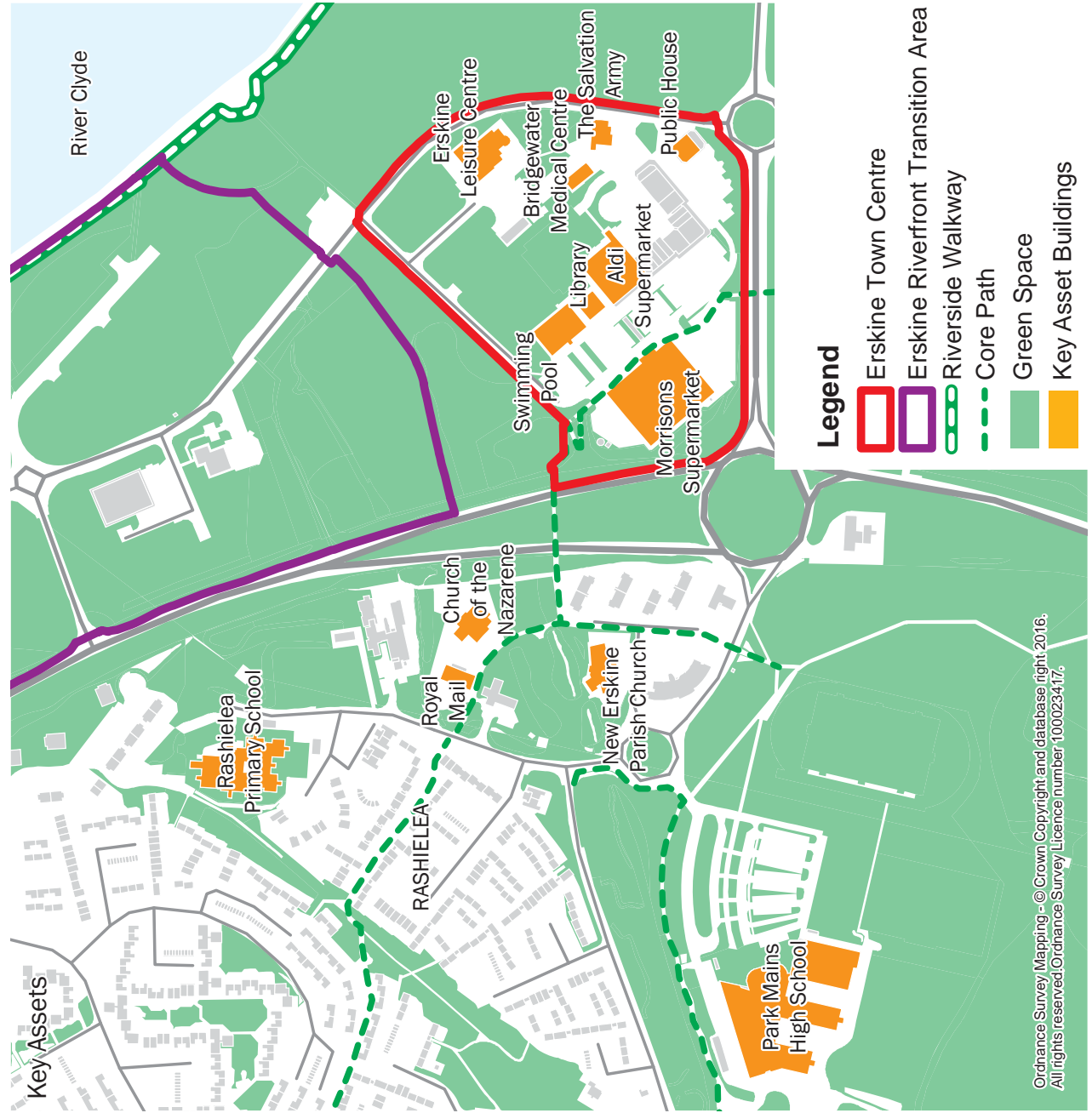


Town Centre

The town centre is based around the Bridgewater Shopping Centre. Retail provision is focused on two foodstores with a number of smaller units providing services and some non-food retail, including a bank and a public house. A swimming pool, leisure centre, library and doctors' surgery sit within the centre and provide a civic focus for the town.

Erskine Riverfront lies between the town centre and the River Clyde to the north. The riverside area has a walkway along the Clyde providing linkages to wider Green Network resources including Erskine Harbour and Boden Boo.

The riverfront area to the north west is identified as a Transition Area in the Renfrewshire Local Development Plan (2014) with potential for a range of uses to complement the town centre.



3. Health Check

Scottish Planning Policy (SPP) identifies the need to monitor the performance of town centres.

Health Checks are used to collect a range of indicators which create a 'picture' of a town centre and help to show how it is performing. Findings should be used to develop a strategy to deliver improvements to the town centre.

The indicators below have informed the preparation of the Erskine Town Centre Strategy and will be used to monitor progress in the town centre.

Population

Data from the 2011 census indicates that the town has a population of just over 15,000 with some 6,000 households.

The demographics of the town largely reflect those of Scotland as a whole. The key differences from national averages are that Erskine has:

- More residents aged 5-16 (Erskine 14.4%, Scotland 11.8%)
- Fewer residents aged over 60 (Erskine 20.7%, Scotland 23.2%)
- Fewer one person households (Erskine 26.4% of households, Scotland 34.7%)



Built Environment

The form of the town centre reflects Erskine's beginning as a planned new community and is focussed on a purpose built commercial centre providing a range of retail, commercial and community uses. The centre is characterised by modern, mostly single storey buildings.

The setting of the centre, immediately adjacent to open space and the River Clyde beyond, is an asset to the town which contributes to a sense of place.

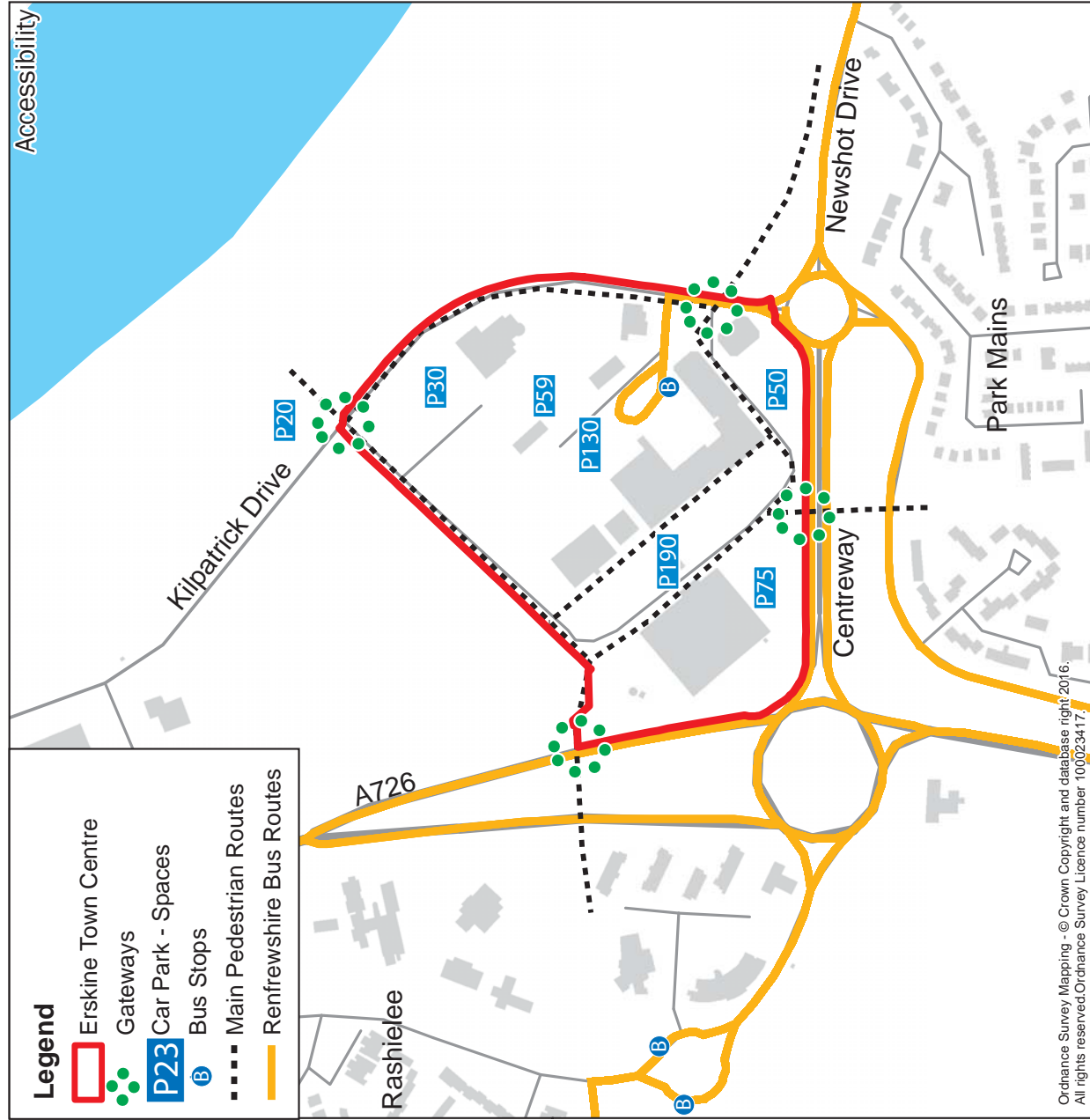
Pedestrian Environment

There are key pedestrian links between the centre and surrounding residential areas, with a number of dedicated footbridges and paths. Two key pedestrian gateways lie to the south of the centre with one to the north and one to the west. The centre has the benefit of three vehicular accesses from Kilpatrick Drive.

Key pedestrian routes are generally of good quality but opportunities exist to consider improvements which help to enhance the connectivity of the centre.

Parking

The majority of parking provision within the centre lies between the main shopping area adjacent to the Morrisons and Aldi foodstores, with smaller car parks behind the library and Aldi; close to the Sports Hall and doctors' surgery; as well as at the riverfront. These offer a total of 554 spaces.



Land Use

Erskine centre has a strong mix of uses which reflects the role of the centre for both local residents and settlements in the surrounding area.

Comparing the uses in terms of numbers and floorspace highlights the key characteristics of the town centre:

Convenience shops make up nearly half of the floorspace in the centre.

Leisure uses take up nearly a quarter of the floorspace within the centre across two units, Erskine Leisure Centre and Swimming Pool.

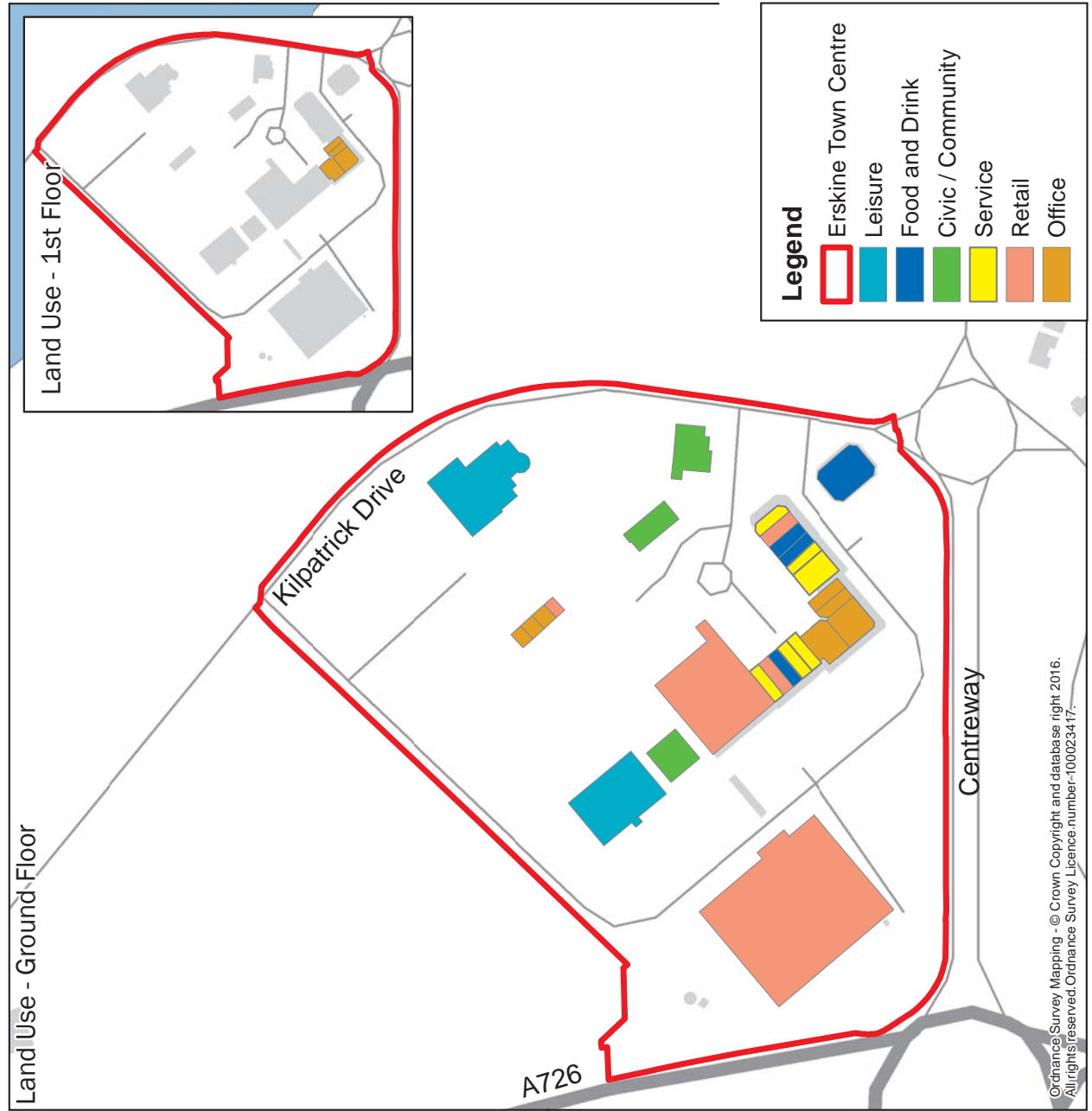
Commercial services make up a quarter of units within the centre.

There are currently no residential properties within the town centre.

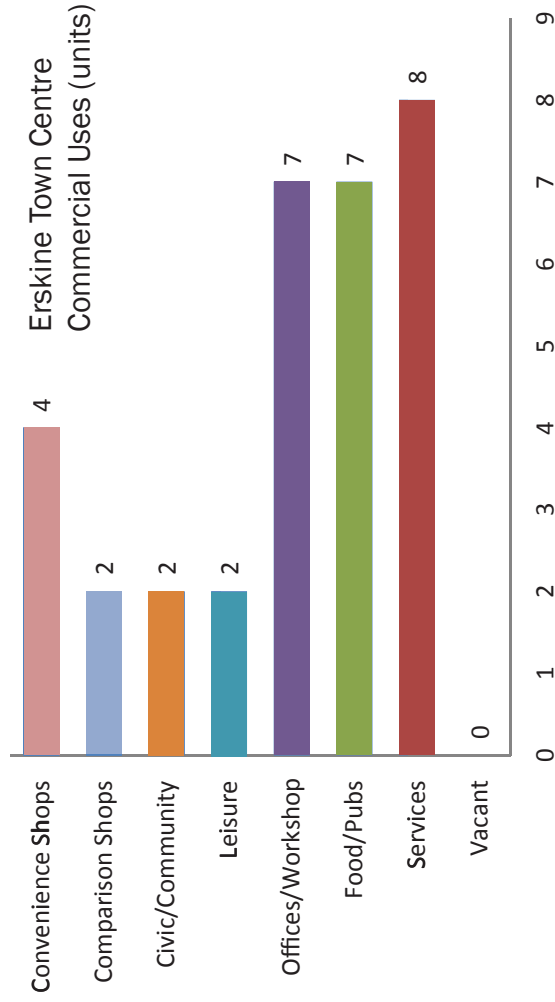
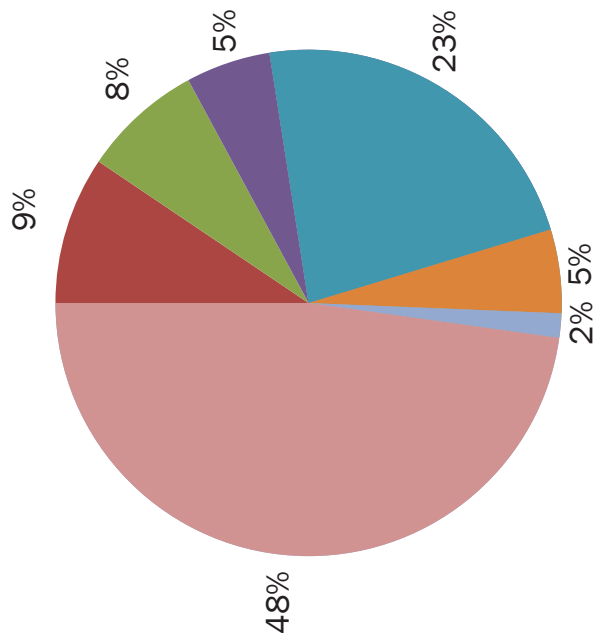
Vacancy levels have been very low over the last five years, reflecting the demand for commercial units. There are presently no vacant units.

Development Activity

Nine planning applications were approved over the period 2012-2015. These focussed on works such as changes of use, extension or improvement to existing premises.



Erskine Town Centre
Commercial Floorspace (%)
2016

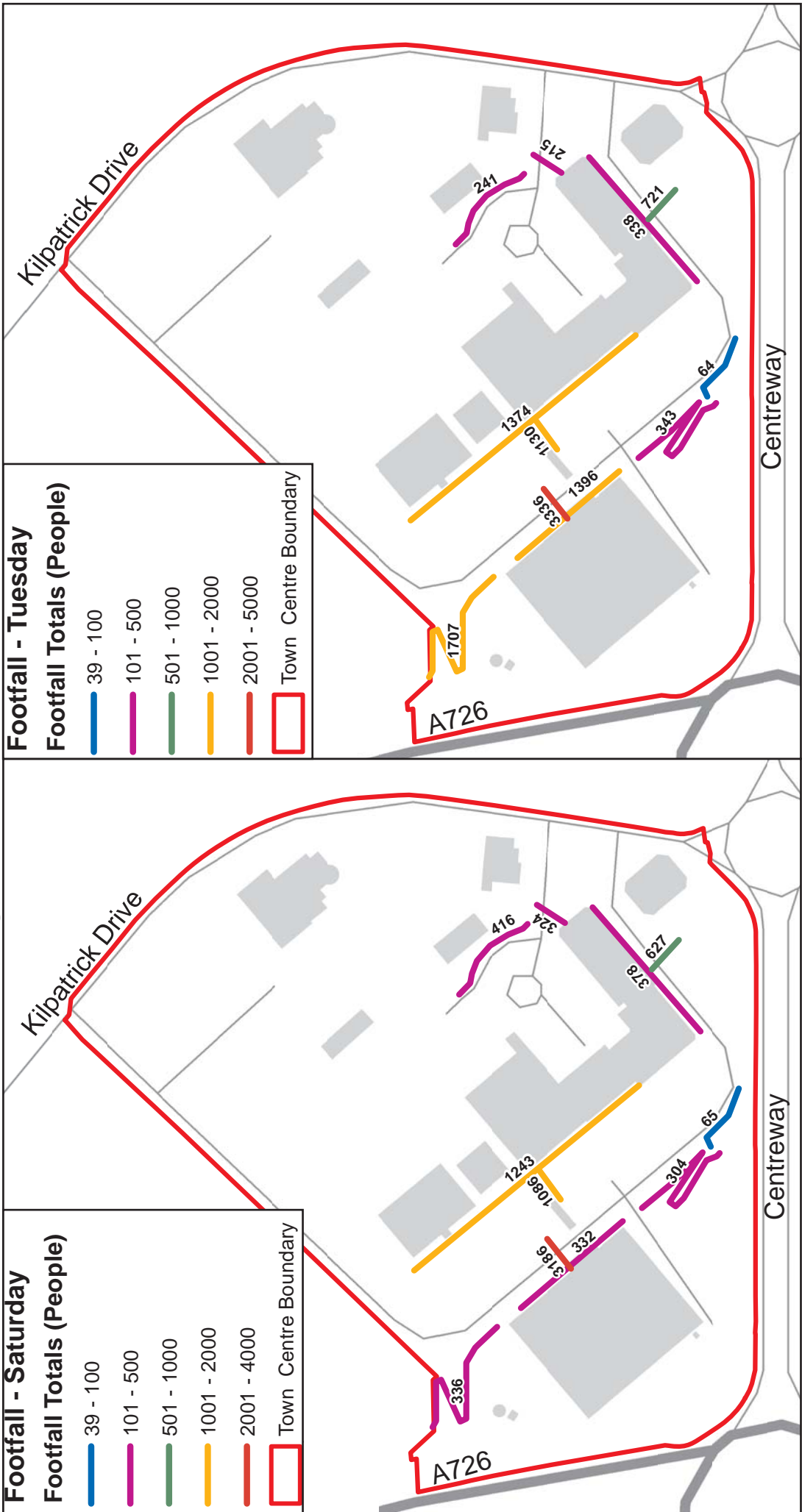


Footfall

A footfall survey was commissioned as part of the town centre Health Check. The results are based on an analysis of footfall between 7am and 9pm on both a weekday and a weekend.

The survey indicates that footfall is highest within the main shopping area adjacent to the Morrisons and Aldi foodstores, with a particularly high level of footfall from Morrisons to the shopping precinct.

The weekday survey also indicates strong footfall from the pedestrian route to the north west of the town centre, which may reflect the close proximity of Park Mains High School.



4. Key Opportunities

Opportunities exist to unlock the potential of underused and vacant land within the centre and to consider the future mix of uses. Renfrewshire Council is currently promoting a number of development opportunities in and around the centre. These could introduce further commercial and community activity and residential development.

Potential also exists to enhance the quality of public spaces and particularly to strengthen connections between the centre, residential neighbourhoods and the River Clyde.

The riverfront walkway is a focus for leisure and recreation and there is an opportunity to strengthen and enhance this role. In addition, potential exists to consider new approaches to the use and maintenance of green spaces in and around the centre.

Actions within the strategy aim to assist future change that make the most of these opportunities in ways that deliver positive physical, social and economic outcomes for the town.



5. Consultation

Actions within the strategy have been informed by consultation with local residents, businesses and stakeholders.

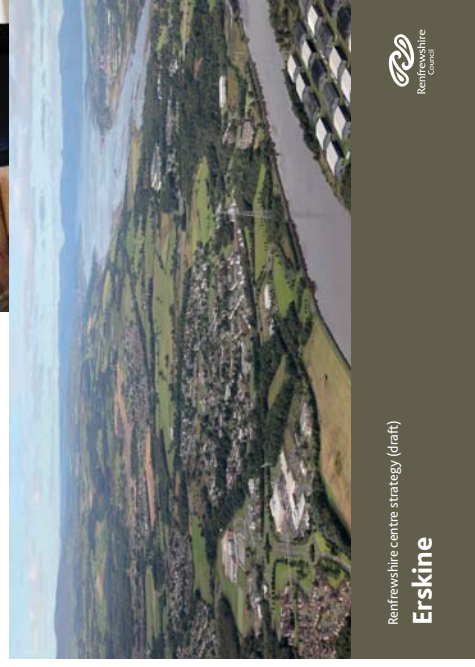
A draft Erskine Town Centre Strategy was prepared by the Council as a basis for a consultation process over three months in late 2015. To support the consultation exercise, the Council secured Scottish Government funding for a design charrette, which involved a series of workshops and events. The charrette was held during February 2016 and included:

- One to one contact with local organisations, community groups and businesses;
- A dedicated facebook page;
- On street presence in the centre, involving over 60 individual conversations;
- Group discussions with pupils at Park Mains High School and elderly residents of Bridgewater Housing Association; and
- Publicity including press releases, posters and flyers, social media and promotion through the Renfrewshire Council website.

The outcomes of the consultation exercise and charrette outlined issues and opportunities as well as priorities for action. In summary, these were:

- Developing the range and mix of retail, commercial and residential uses within the centre;
- Improving or creating community space to provide a civic 'heart' to the town centre;

- Improving pedestrian connections between the centre, Riverfront and existing path network;
- Better maintenance of existing green network resources, particularly the path network in and around the centre;
- Reuse of vacant land within the centre and at Erskine Riverfront; and
- Strengthening and enhancing the recreational role of Erskine Riverfront.



6. Proposals

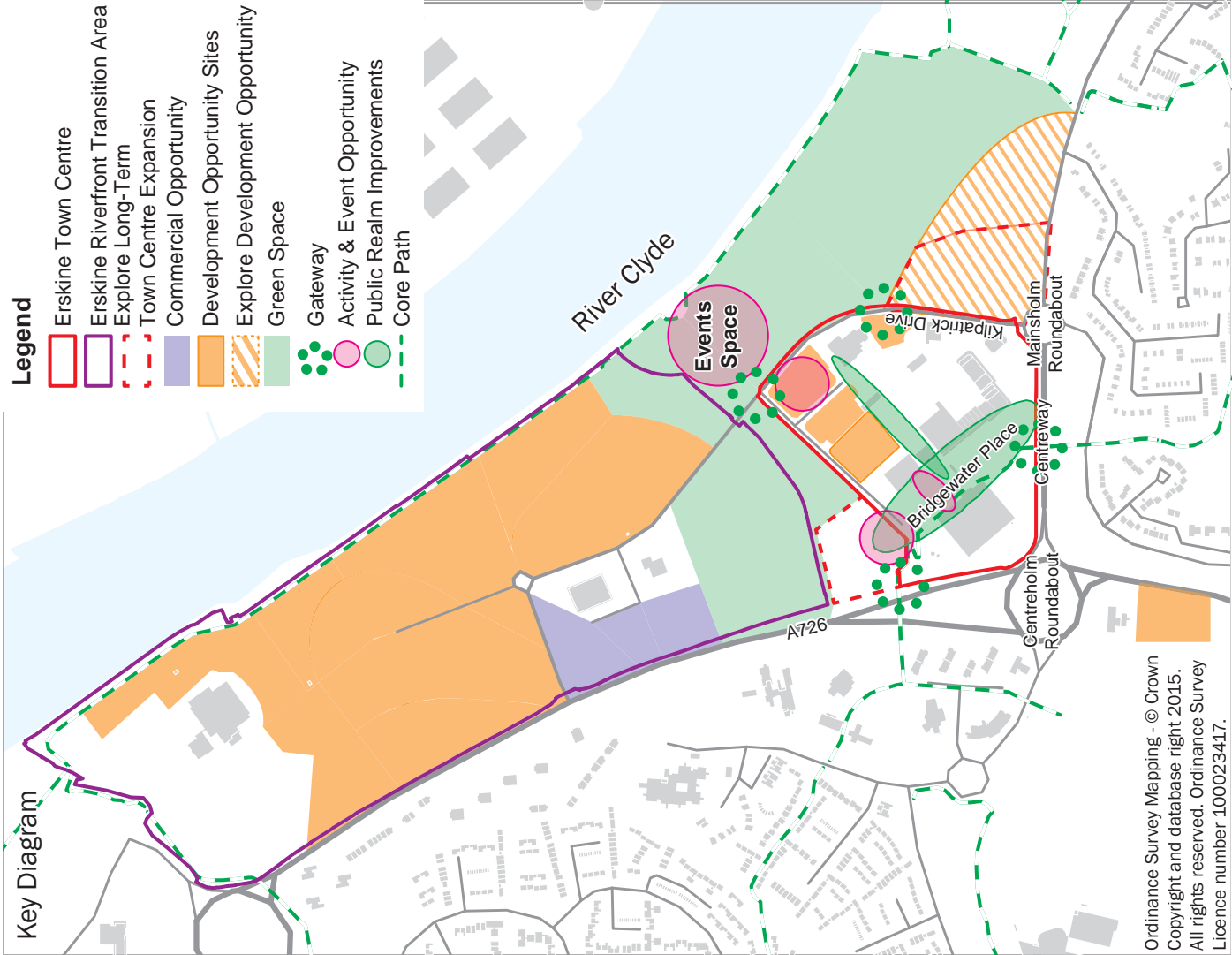
Through consultation a range of proposals have emerged which will support the physical, social and economic growth of the town centre.

The key actions are identified in the Key Diagram and are grouped into three themes as follows:

Theme 1:
Town Centre

Theme 2:
Riverside

Theme 3:
Looking after Erskine

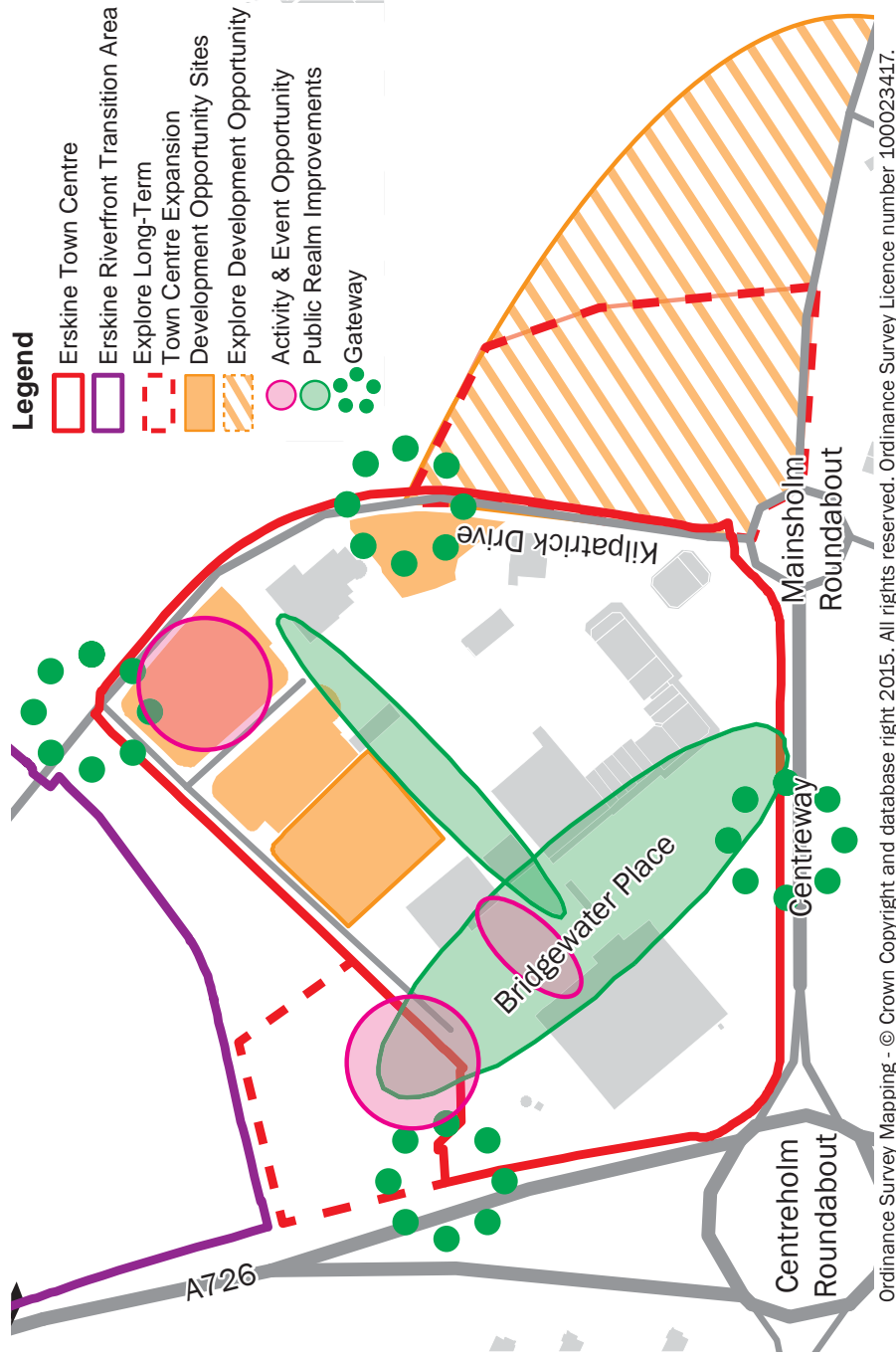


Theme 1: Town Centre

The key objective of this strategy is to support the future growth of Erskine town centre. To assist in delivering this, there is an opportunity to develop activities and uses which expand the “offer” of the town centre and enhance its role. This includes making better use of existing spaces for community uses, as well as considering the most appropriate location for new uses on vacant sites.

Vacant and underused sites within the town centre present a great opportunity to support a range of uses, which support the local economy and help to grow the town centre.

A key element of action under this theme is working with the public and private sector as well as community groups to deliver new uses, projects and events which support the local economy.



Key Actions

- Work with public and private sector partners to support and assist in the delivery of new retail, office and residential uses;
- Support local community groups to deliver new projects, activities and events which support town centre activity and the local economy;

- Work with local community groups to consider opportunities for improved civic identity through indoor and outdoor community spaces. This will focus initially on an appraisal of existing assets to help identify opportunities;
- Prepare and implement development briefs which support redevelopment and changes of use at opportunity sites;

- Explore opportunities for delivery of affordable housing within the centre, in the context of the Council’s Strategic Housing Investment Plan; and
- Explore opportunities to improve and enhance gateways to the town centre, particularly pedestrian routes, to create a sense of arrival and links to the wider path network.

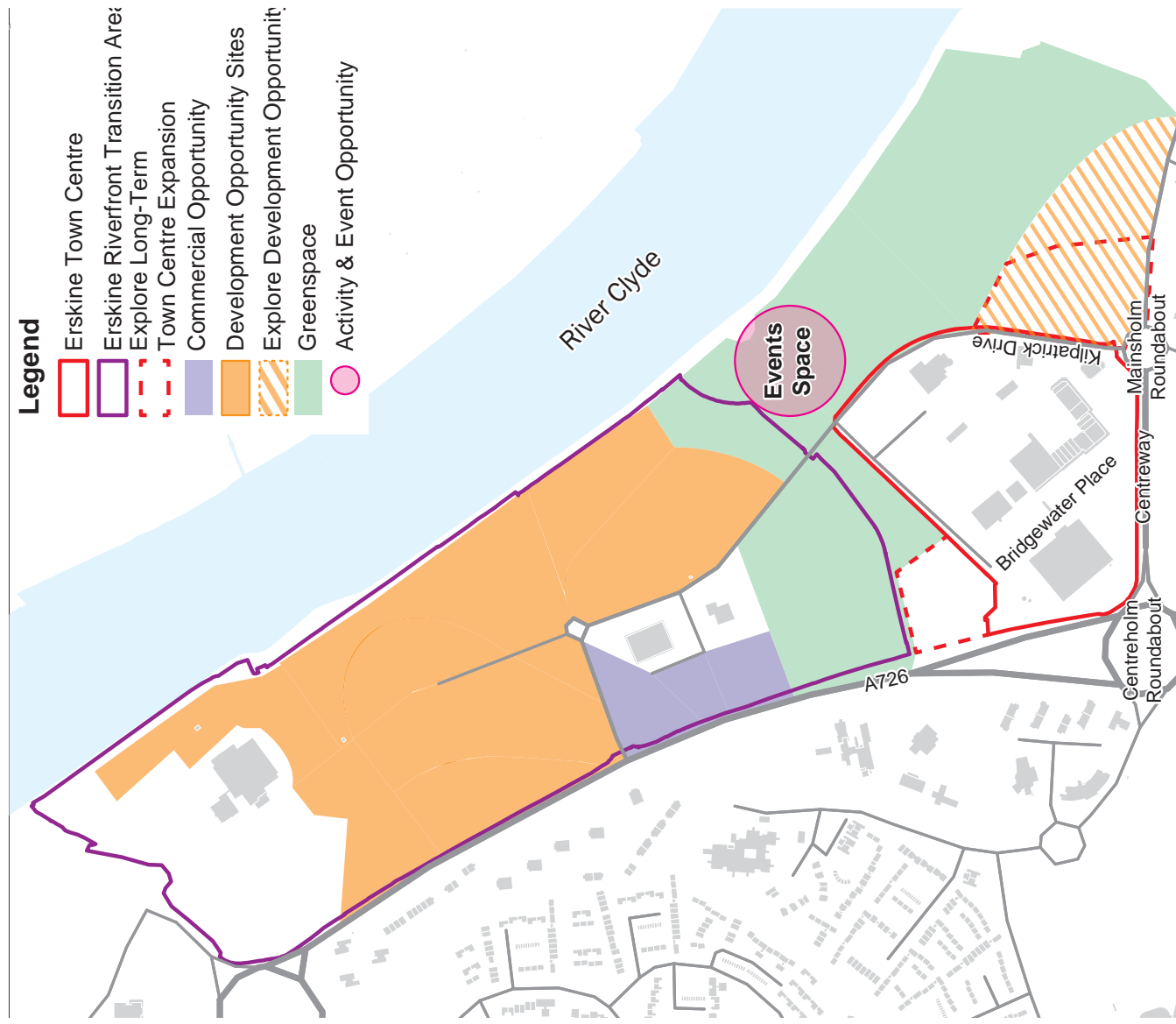
Theme 2: Riverside

The setting of the centre adjacent to the River Clyde is a key asset. Opportunities exist to strengthen and enhance the riverfront, introducing uses, which will enhance and complement Erskine's town centre.

Land within Erskine Riverfront Transition Area offers opportunities to develop new residential, business and commercial uses which complement and help to grow the centre.

Key Actions

- In the short term, support local groups to make temporary use of and deliver enhancements to the Riverside green spaces;
- Prepare a masterplan and development briefs which support a range of uses compatible with the town centre such as new residential, commercial and business uses within the Riverside Transition Area;
- Work with public and private sector partners to assist in the delivery of new uses in the short, medium and long term; and
- Work with public and private sector partners, community groups and local residents to develop proposals which enhance the riverside.



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Theme 3: Looking after Erskine

It is important that Erskine's town centre looks good, feels safe and attracts residents, businesses and visitors.

Key pedestrian routes are generally of good quality but opportunities exist to consider improvements which help to enhance the connectivity of the centre, particularly to the riverfront.

Maintenance of the existing greenspace in Erskine is an important issue and the opportunity exists to consider new approaches to paths, woodland areas and open spaces. Continuing investment in town centre maintenance is also key.

Community wardens patrol the town centre daily, responding to community safety and environmental concerns. Town centre locations are covered by manned CCTV.



Key Actions

- Work with local community groups to consider new approaches to the maintenance of paths, woodland areas and open spaces within and around the centre;
- Continue to invest in a programme of town centre maintenance including street cleaning, litter picks and grass cutting;

- Explore opportunities to improve connections between town centre, the riverfront and wider Green Network of paths and open space; and
- Use retail improvement scheme funding to support improvement of shopfronts.

7. Making it Happen

Implementation

Delivery of proposals identified in the strategy will be achieved through joint working between the public, private and community sectors. Timescales for delivery will require detailed discussion with partners however to help inform progress short and long terms actions are identified below.

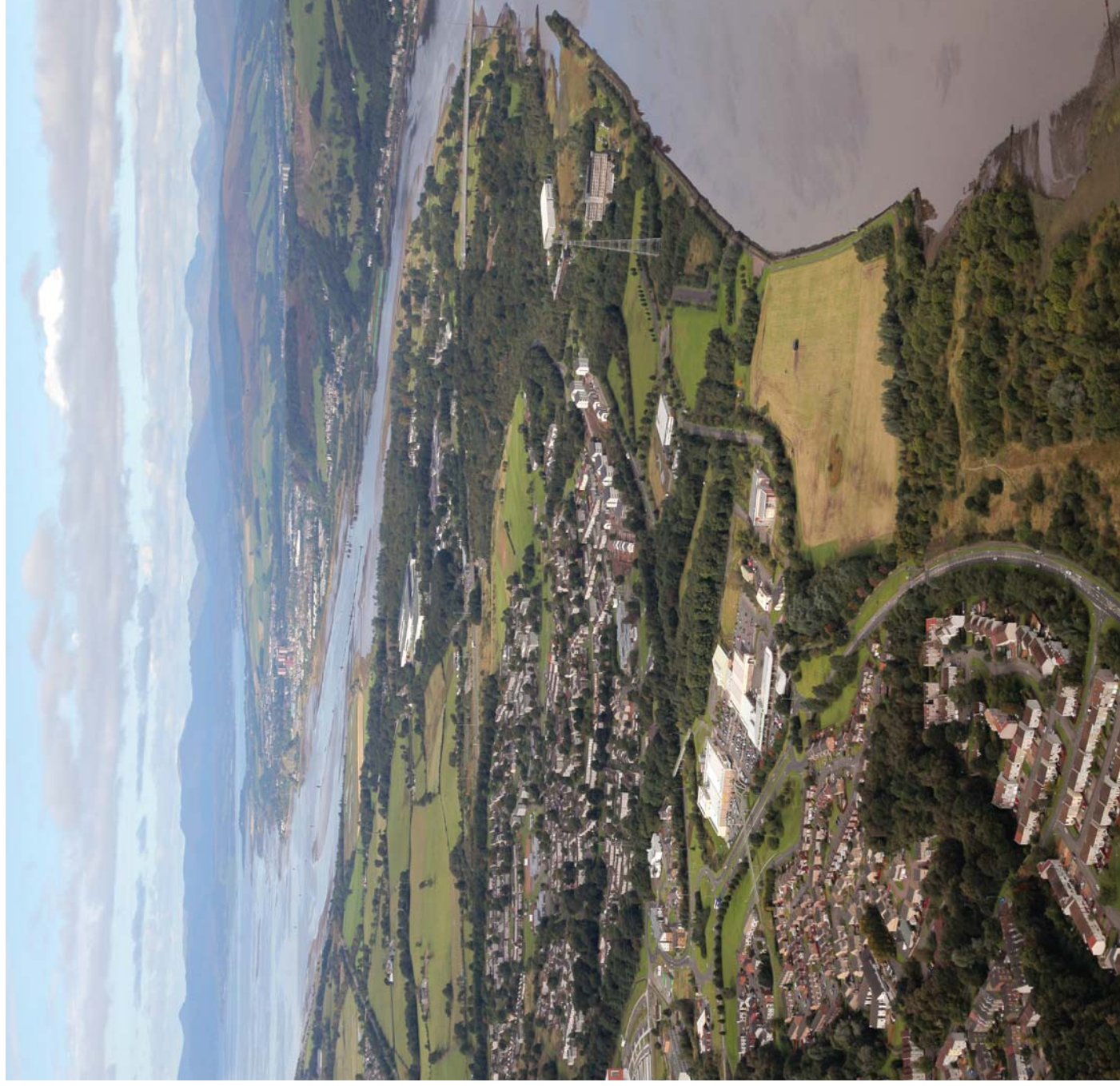
The support of local residents, community groups, businesses and Community Planning Partners will be crucial in successful delivery of the strategy. Actions will be taken forward in close partnership with these stakeholders and all of those who have an interest in the future of Erskine.

Staying on Track

This strategy is non-statutory supplementary planning guidance.

The delivery of actions within the strategy will be monitored annually and progress reported to the Houston, Crosslee, Linwood, Riverside and Erskine Local Area Committee.

The strategy will be updated every two years.



Key Action Summary

Location/Project		Timescale
Theme 1: Town Centre		
Activity and Events	Work with local community groups to assist in the delivery of new activities and events.	0-2 years
Civic Space	Work with local community groups to consider opportunities for improved civic identity.	0-2 years
Development Briefs	Prepare and implement development briefs to support development of town centre opportunity sites.	0-2 years
Diversify Uses	Work with partners to deliver new retail, offices and residential uses.	2-5 years
Gateways	Explore opportunities to further improve town centre gateways.	2-5 years
Affordable Housing Delivery	Explore opportunities for delivery of affordable housing.	2-5 years
Civic Facilities	Partnership working to deliver new and enhanced civic facilities in the town centre.	5-7 years
Town Centre Expansion	Explore opportunities for town centre expansion.	5-10 years
Theme 2: Riverside		
Short-term enhancements	Support community groups to make temporary use of and enhance riverside greenspaces.	0-2 years
Masterplan	Prepare a masterplan to support a mixed use development at Riverside.	0-2 years
Deliver New Uses	Work with partners to assist delivery of new uses in accordance with masterplan.	2-3 years
Enhanced Recreational Use	Work with partners to develop and deliver proposals for recreational use.	2-5 years
Theme 3: Looking after Erskine		
Greenspace Maintenance	Consider new approaches maintenance of greenspace in and around the town centre.	0-2 years
Town Centre Maintenance	Continue to invest in programme of town centre maintenance.	0-2 years
Community Safety	Continue programme of environmental enforcement and improvement activities.	0-2 years
Shopfront Improvements	Use Retail Improvement Scheme funding to enhance retail shopfronts.	0-2 years
Pedestrian routes	Explore opportunities to further improve key pedestrian connections.	2-5 years

If you would like information in another language or format please ask us.

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。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھیے۔

ਜੇ ਫਿਰ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਫਿਰ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

☎ 0300 300 0144



To: Planning and Property Policy Board

On: 24th January 2017

Report by: Director of Development and Housing Services

Heading: Semple Trail Heritage Project

1. Summary

- 1.1 The report provides a summary of the key outputs of the Semple Trail Heritage Project, updating on progress made since the last update to the Planning and Property Policy Board on the 10th March 2015.
-

2. Recommendations

- 2.1. It is recommended that the Board;
- (i) Note the conclusion and successful delivery of the Semple Trail Heritage Project.
-

3. Background

- 3.1. Between 2012-2016, the Semple Trail Heritage Project was successfully delivered through a funding package of £860,000 secured from Heritage Lottery Fund, Renfrewshire Council, Renfrewshire LEADER, Historic Scotland, Forestry Commission Scotland, Clyde Muirshiel Regional Park, RSPB and Legacy 2014.
- 3.2. The main elements of the project which delivered visitor improvements to Castle Semple Country Park and surrounding areas were to:
- Encourage people to explore the area by creating 'heritage destinations';
 - Enhance biodiversity;

- Improve access and interpretation;
 - Restore key heritage features (Cascades, ice house, cave and grotto);
 - Deliver a programme of activity for the local communities and visitors.
-

4. Key Achievements

- 4.1. The Semple Trail Heritage Project has been a resounding success. The newly defined 15km trail route has improved links between the area's important heritage assets and has improved opportunities for learning and leisure. Key achievements of the project include:
- Over 2km of new or upgraded paths;
 - Two new footbridges and a new fishing/viewing platform;
 - Creation of visitor destinations along the trail route;
 - Restoration of key listed structures, and;
 - Activities involving over 2500 participants, particularly through the Windows on Wildlife project.
- 4.2. The project has fully satisfied the needs and aspirations of all project partners, including funders and community stakeholders. Part of this success was attributable to having a dedicated resource throughout the life of the project in the form of a Project Officer.
- 4.3. All elements have been delivered on budget whilst maximising available grant. The project has also benefitted significantly from added volunteer value, with more than 300 hours of recorded volunteer time.
- 4.4. Recent surveys have shown that more than 90% of visitors believe the improvement works have made the trail more accessible and enjoyable, with new paths showing an increase of up to 135% in visitor use. Results have also shown that 51% of visitors are now aware of the Park's historic cascade complex, up from 8% in 2012.
- 4.5. The Semple Trail will continue to be promoted through established publicity mechanisms of Clyde Muirshiel Regional Park. Promotional material is available at sites and outlets across Renfrewshire, Inverclyde and North Ayrshire.
- 4.6. Anecdotal feedback recorded by staff at Castle Semple Visitor Centre and RSPB Lochwinnoch will inform any subsequent funder reporting requirements. This information will act as a basis for any future developments, driven forward by the continuing enthusiasm of the project group.
-

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None

3. **Community Planning** – None
 4. **Legal** - None
 5. **Property/Assets** - None
 6. **Information Technology** - None.
 7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because for example it is for noting only.
 8. **Health & Safety** - None
 9. **Procurement** – None
 10. **Risk** - None
 11. **Privacy Impact** - None
-

List of Background Papers

- (a) Report to Planning and Property Policy Board: 10th March 2015 'Semple Trail Heritage Project: Update';
 - (b) Report to Planning and Property Policy Board: 13th May 2014 'Local Green Network Projects 2014/15';
 - (c) Report to Planning and Economic Development Policy Board: 6th June 2012 'Semple Trail Heritage Project Funding Awards';
 - (d) Report to Planning and Economic Development Policy Board: 29th November 2011 'Semple Trail Heritage Project – Implementation and Funding Applications', and;
 - (e) Report to Planning and Economic Development Policy Board: 10th August 2010 'Semple Trail Heritage Project – Heritage Lottery Fund Award'.
-

Author: Susan Jones, Regeneration Manager (Ext: 7836)

DISCOVER THE SAMPLE TRAIL

Take a walk along the 14.4 km (9 mile) circular trail around the Castle Sample area to discover its secrets and experience its different moods. The route has a number of loops for shorter strolls.

Three great families left their mark over the centuries, even changing the loch's water levels to create fields and to power mills. You can discover their pleasure grounds at the Temple, Grotto and Cascades or visit the Collegiate Church, their private chapel and burial ground.

Picnic on the shore, visit a RSPB hide, climb up to the viewpoints and explore the loop paths through the woods. The scenery is always changing as the Trail moves from woodland and farmland to shoreline and wetland. Come at different times of year to experience the seasons – spring flowers, swifts flying overhead in summer, autumn colours and winter wildfowl visitors swimming on the loch.

Walk the Sample Trail and discover past secrets.

Key

- Sample Trail - off road
- Sample Trail - pavement
- Sample Trail - on road (no pavement)
- NCR7 Cycle Route
- Other Paths
- Viewpoint
- Woodland
- Historic Sites
- 1 Temple
- 2 Deer Dyke
- 3 The Cascades
- 4 Collegiate Church
- 5 Ice House
- 6 Blackditch Weir
- 7 Grotto
- 8 Former Site of Castle Sample

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www.renewshire.gov.uk/sampletrail

Enjoy Scotland's outdoors responsibly

- Take responsibility for your actions
- Don't feed the animals or plants
- Don't pick the plants



To: Planning and Property Policy Board

On: 24 January 2017

Report by: Director of Development and Housing Services

Heading: Building Repair Task Group Update

1. Summary

- 1.1 At the Council meeting on 29 September 2016, a motion was raised seeking a comprehensive report on the activities and actions of the Building Repair Task Group focusing on the effectiveness of the group and its use of legal powers.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) Notes the positive work undertaken through a range of Council initiatives to improve the condition of Listed Buildings and those in Conservation Areas which had fallen into disrepair as a means of improving the condition of Renfrewshire's built heritage and as a driver for economic recovery.
-

3. Background

- 3.1 The protection and enhancement of Renfrewshire's built environment is a priority for the Council and in recent years this has been successfully delivered through a positive and co-ordinated approach to delivering capital projects, raising awareness of the built heritage, offering support to property owners and the appropriate use of the Council's regulatory powers.

- 3.2 Within this context, the Building Repair Task Group (BRTG), a cross-service group of officers, was established in January 2013. This was in recognition of the impact that the built environment can have on communities and the economy.
- 3.3 The remit of the BRTG was to encourage better maintenance of many run down and often privately owned buildings. By improving the condition of Renfrewshire's built environment, the aim was to affect a positive change on the local environment and economy.
- 3.4 A review was carried out of Council services and legislative powers available having regard to Council resource and budgetary limitations. Priority areas were identified - Paisley town centre, Paisley West End and those buildings included in the Buildings at Risk register which is reported annually to Members.
- 3.5 An early action of the Officers was to engage with the Scottish Government and Historic Environment Scotland, with a view to identifying a bespoke funding initiative to tackle the specific issues that faces the protection of the Built Heritage in Renfrewshire, but in this context funding was not available.
- 3.6 Thereafter, Owners and Occupiers of buildings within the priority areas requiring attention were contacted, and, in some cases served with Repairs Notices. In this way, through both informal negotiation and formal notices, owners undertook improvements. In addition a Contractor was appointed by the Council to remove vegetation from a number of town centre properties.
- 3.7 It should be stressed that the use of legislative powers is not always the best approach, often leaving a situation unresolved and the Council financially disadvantaged. The preferred approach as advocated in the guidance available from Historic Environment Scotland is therefore one of:
- raising awareness,
 - providing opportunities for training and
 - offering support to property owners to encourage them to take responsibility for their property.
- 3.8 Many successful initiatives have been delivered in Conservation Areas and a number of buildings have been restored. These include:
- The ongoing restoration of the Russell Institute;
 - The restoration of the Grand Fountain, Fountain Gardens;
 - The restoration of the former Arnott's store in Gauze Street;
 - The successful delivery of the £3.5m Paisley Townscape Heritage Initiative and Conservation Area Regeneration Scheme;

- A further £4m secured to deliver the Paisley TH/CARS2 project;
- The successful implementation of the Retail Improvement Scheme (RIS) improving over 100 properties throughout Renfrewshire;
- Conversion of 14 Moss Street to four flats by private developer;
- Conversion of 5 High Street to offices by Renfrewshire Council, to be opened in 2017
- The commitment to utilise a vacant unit at 22 High Street as a cultural and learning hub by Renfrewshire Council;
- The approval of Town Centre Strategies as a means of highlighting the potential uses of vacant buildings across the areas Centres;
- The conversion of the former Coats Girls Club in Ferguslie to flats by private developer;
- The conversion of part of Castlehead Church Hall to house by private developer;
- The ongoing redevelopment of the Hawkhead Hospital site to residential use by private developer removing a number of properties from the Building at Risk Register;
- The use of Regulatory Powers under the relevant acts to protect the safety of nearby residents and the integrity of the vacant buildings at the site of the former RAI, Paisley
- The conversion of Johnstone Castle to a dwelling house by private developer;

4. **Next steps**

- 4.1 The Council will continue to address the issue of poorly maintained buildings using the resources available to it and will continue to encourage and support private owners to do the same.
- 4.2 In this context though it is recognised that in some instances there will be occasions when it is no longer viable to retain property as a result of its age, condition or the limitations on its potential for re-use.
- 4.3 In these circumstances, it is noted that Officers will liaise with land owners, Historic Environment Scotland and other relevant bodies to ensure that due process is followed and that in the circumstances where a property is no longer viable then a suitable use shall be promoted for the site to ensure that it provides an ongoing benefit to the community and area within it is located.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** – None
3. **Community 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 because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** - None
9. **Procurement** - None
10. **Risk** - None
11. **Privacy Impact** - None

List of Background Papers

- (a) Planning and Property Policy Board – 12 November 2013 – Building Repair Task Group Update
- (b) Planning and Property Policy Board – 29 January 2013 – Building Repair Task Group

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

Author: Susan Jones, Regeneration Manager x7839:



To: Planning and Property Policy Board

On: 24 January 2017

Report by: Director of Development and Housing Services

Heading: Scottish Government Consultation on Raising Planning Fees

1. Summary

- 1.1 Following the Independent Review of the Scottish Planning System published in May 2016, the Scottish Government published their initial response in July 2016 which included a number of immediate actions, one of which was to review the fees charged for processing Planning Applications.
 - 1.2 In December 2016 the Scottish Government published the 'Consultation on Raising Planning Fees'. This proposes raising the maximum fee to £125,000 for major applications in some categories and includes a reduced charge per unit to ensure that applicants in Scotland do not pay more than they would in other parts of the UK.
 - 1.3 The aim of the revised cap is to better reflect the level of resources major applications demand and the consultation paper makes clear that any increase in fees must be linked to sustained improvements in performance; and that the fee increase proposed will provide increased resources to planning authorities to help support performance improvement.
 - 1.4 Scottish Ministers have indicated that they will consider the need for further changes to resourcing the planning system, including strengthening the link between fees and performance.
-

2. Recommendations

- 2.1 That the Board;

- (i) Agrees that this Report should form the response to the Scottish Government consultation on Planning Fees;
 - (ii) Supports the proposals to increase the maximum cap in relation to certain categories of Planning Applications.
-

3. Background

- 3.1. Fees for planning applications were first introduced through Section 87 of the Local Government and Planning Act 1980 and the Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 1981 so that users of the planning system, rather than taxpayers in general, meet the costs incurred by local planning authorities in deciding planning applications.
- 3.2. The maximum planning fees in Scotland have been consistently levied at a significantly lower rate than in England and Wales. For example, the maximum for residential development in Scotland is currently limited to £20,050; whilst in England it is set at £250,000 and in Wales is £287,500. It is proposed to increase the maximum fee in Scotland to £125,000.
- 3.3. Similar differences exist between the maximum for forms of development other than housing. In Scotland the current maximum fee for retail, commercial, and industrial development is £20,050; whilst in England it is set at £250,000 and in Wales is £287,500. It is proposed to increase the maximum fee in Scotland to £125,000.
- 3.4. For waste related activities, the respective current maxima are £30,240 (Scotland); £65,000 (England); and £74,800 (Wales). It is proposed to fix the cap in Scotland at £125,000.
- 3.5. It is perhaps worth noting that although the consultation paper is titled 'Raising Planning Fees' the proposals do not represent across the board increases. The fees per house unit, floor space unit or site area unit are not in themselves being raised; it is only the cap.
- 3.6. There will be no effect from the proposed changes on any development involving less than 50 houses, or on sites of less than 2.5 hectares. For the maximum cap to be reached, the proposals would require to relate to development involving 575 houses or more; or for Planning Permission in Principle on a site of 55 hectares or greater.
- 3.7. The context of this in Renfrewshire is that other than the proposed mixed use Community Growth Area in Bishopton which involved some 2500 houses, there have been no applications in Renfrewshire in recent years which would have reached the proposed new maximum.

- 3.8. It is also noted that larger scale applications are generally more complex, generate more public interest, demand greater scrutiny of development plan policy, flood risk, traffic, ground conditions and other relevant considerations. As such, it is considered reasonable that a greater fee on those developments which impose the greatest demands on resources to process them.
 - 3.9. There also needs to be a balance struck to ensure that applicants for smaller and more routine forms of development, particularly householder extensions and small house-building projects are not disproportionately disadvantaged.
 - 3.10. It is noted that there would be no impact from the proposed fee increase on the costs currently borne either by householders for domestic extensions, for businesses seeking changes of use or for house builders seeking consent for developments of less than 50 units.
 - 3.11. The proposals are therefore generally welcome as a means to assist in better resourcing the planning service to ensure that sustainable development on sites which fully accord with the Development Plan are processed quickly and efficiently to encourage investment; and that those proposals which conflict with the Development Plan can be resisted and decisions robustly defended on appeal.
-

Implications of the Report

1. **Financial** – The proposed fee increases have the potential to generate additional income which would result in a better match between the costs involved in processing larger and more complex proposals and their fees; and would assist in the costs of delivering the planning service.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – None.
5. **Property/Assets**–None.
6. **Information Technology** – None.
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. It would be usual for the Scottish Government to undertake a regulatory impact assessment.
8. **Health & Safety** – None.

9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
-

List of Background Papers

- (a) Background Paper 1: 'Consultation on Planning Fees' - Scottish Government, December 2016. This is available to view at:-

<https://consult.scotland.gov.uk/planning-architecture/consultation-on-raising-planning-fees>

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. The contact officer within the service is David Bryce, Development Standards Manager, 0141v618 7892; david.bryce@renfrewshire.gov.uk

Author: David Bryce, Development Standards Manager, 0141 618 7892; david.bryce@renfrewshire.gov.uk



To: Planning and Property Policy Board

On: 24 January 2017

Report by: Director of Development and Housing Services

Heading: Scottish Government "Consultation on Building Warrant Fees"

1. Summary

- 1.1 The report relates to a Scottish Government consultation paper which seeks views on increasing Building Warrant and other associated fees with the intention of making the Building Standards system achieve full cost recovery.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- i. Notes the content of the Scottish Government "Consultation on Building Warrant Fees", welcomes the suggested fee increases but expresses concern at the proposal to require a proportion of the fee income to be remitted back to resource the Scottish Government's Building Standards Division.
 - ii. Homologates the terms of the respondent information contained in the Appendix 1.
-

3. Background

- 3.1. The responsibility for setting Building Warrant and associated fees is reserved to Scottish Ministers and the Building Standards system is administered by the 32 local authority verifiers. The Scottish Ministers appoint verifiers and at present the verification role has been given to Scottish local authorities. The current period of appointment ends in May 2017.

- 3.2. The existing fee structure is set out in [The Building \(Fees\) \(Scotland\) Regulations 2004](#) and subsequent amendments. The intention of the current Building Standards system was to set fee levels for Building Warrants to ensure that the fee income for local authorities covered their expenditure on verification work. The costs associated with running the Scottish Government's Building Standards Division are taken from general taxation.
- 3.3. The fee paid for a Building Warrant for the construction of a building is based on the value of the project and is set on a sliding scale. For example, the minimum fee for works up to £5,000 in value is £100; works with a project value of £120,000 the fee is £1,080; and, for works with a value of £30 million the warrant fee is £77,130.
- 3.4. In 2015 the Scottish Government commissioned research to establish the overall position in Scotland in relation to Building Standards income and expenditure. This research established that in 2008 income to local authority Building Standards teams exceeded expenditure by £5 million. By 2013, however, the situation had changed and local authority expenditure exceeded income by £15.6 million. This deficit was largely due to a decline in development activity following the financial crisis and subsequent recession.
- 3.5. The 2015 research established that by 2014 substantial cost reductions and an upturn in income had helped narrow the deficit to £6.9 million and more recent figures indicate that this has now fallen to £2.4 million.
- 3.6. There is now evidence that as income has risen some local authorities are now coming back to a position of exceeding cost recovery and incurring a surplus in terms of resourcing its Building Standards services. The Scottish Government has concerns that as Building Warrant application numbers have increased, this has coincided with a reduction in the number of Building Standards staff in local authorities.
-

4 Aims and objectives of the proposed changes

- 4.1. The consultation paper recognises that there has been no increase in building warrant fees since the introduction of the current building standards system in 2005. There is also recognition that building warrant fees are now approximately 40% less in real terms than at the time they were introduced.
- 4.2. The outline objective of the proposal is to increase income from building warrant and associated fees paid by the users of the building standards system, to achieve full cost recovery for the system. The two principal aims are:
- i. To provide additional resources for local authority verifiers to encourage recruitment and retention of professional staff and to support service and performance improvement.
 - ii. To introduce an alternative funding mechanism to cover the building standards related running costs of the Scottish Government's Building Standards Division.

5 The Proposed Changes

- 5.1. The Scottish Government is proposing to introduce an alternative funding mechanism to resource their Building Standards Division which historically has been funded through general taxation. To facilitate this, the consultation paper proposes that local authorities collect building warrant fees but transfer an agreed proportion to the Scottish Government for the running of its Building Standards Division. The current running cost of the Building Standards Division is £1.5 million.
- 5.2. A 2016 Scottish Government commissioned [study](#) suggests that the altered fee structure would deliver approximately £3.5 million in additional funding. This would represent a 10% increase on the overall revenue of local authorities based upon 2015/16 financial returns. The consultation proposes £2 million (67%) be allocated to support local authority service improvements and £1.5 million (33%) be diverted to the Scottish Government to cover their Building Standards Division running costs.
- 5.3. Using the previous examples, under the revised fee structure the minimum fee for works up to £5,000 in value would be £150; works with a project value of £120,000 the fee would be £1,137; and, for works with a value of £30 million the warrant fee would be £78,244.
- 5.4. The consultation also proposes to substantially increase the fee for those submitting late building warrants and completion certificates where no building warrant was obtained. This includes:
- i. Application for 'late' building warrant, i.e. where work is already started. It is proposed that the fee is increased from 125% to 200% of the normal building warrant fee.
 - ii. Application for a warrant for demolitions only – the fee is to be increased from £125 to £200.
 - iii. Submission of a completion certificate where no warrant was obtained. Fee to be increased from 125% to 300% of the normal building warrant fee e.g. application for warrant for demolitions only or for conversion only the fee is to be increased from £125 to £300.
- 5.5. The consultation is seeking to introduce the proposed changes on the 1st April 2017. As a result, the normal consultation period has been shortened to 8 weeks and closed on Monday the 9th January 2017.

6 Conclusions and Recommendations

- 6.1. The increase in relation to building warrant and associated fees is welcomed and considered overdue. The proposal to fund the Scottish Government's

Building Standards Division from locally raised building warrant fees, however, represents a significant change from current funding models. This aspect of the proposals is not welcomed.

- 6.2 It is recommended that the Board note the content of this report, the Scottish Government consultation paper and homologates the respondent information included in Appendix 1.

Implications of the Report

1. **Financial** - The proposed fee increases have the potential to generate additional income, would assist in the costs of delivering the service moving closer to full cost recovery, and would introduce the potential to resource staffing at an appropriate level.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – None.
5. **Property/Assets**–None.
6. **Information Technology** – None.
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** -
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.

List of Background Papers

- (a) Background Paper 1 : Scottish Government 'Consultation on Building Warrant Fees' <http://www.gov.scot/Resource/0050/00509963.pdf>

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. The contact officer within the service is Alex MacCalman, Assistant Development Standards Manager, Ext: 7909 Email: alex.maccalman@renfrewshire.gov.uk

Author: Alex MacCalman, Assistant Development Standards Manager



CONSULTATION ON BUILDING WARRANT FEES

RESPONDENT INFORMATION FORM

Please Note this form **must** be returned with your response.

Are you responding as an individual or an organisation?

- ☐ Individual
☒ Organisation

Group/Org Type (please tick one)

Local Authority	<input checked="" type="checkbox"/>	Commercial Organisation	<input type="checkbox"/>	Designer/Consultant	<input type="checkbox"/>	NDPB/Agency	<input type="checkbox"/>
Professional Body	<input type="checkbox"/>	Voluntary Organisation	<input type="checkbox"/>	Academic Body	<input type="checkbox"/>	Advisory Body/Committee	<input type="checkbox"/>
Contractor/Developer	<input type="checkbox"/>	Housing Provider / RSL	<input type="checkbox"/>	Industry Ass/ Manufacturer	<input type="checkbox"/>	Other (Please Specify	<input type="checkbox"/>

Full name or organisation's name

Renfrewshire Council

Phone number

0141 618 7933

Address including postcode

Renfrewshire House,
Cotton Street,
Paisley, PA1 1LL

Email

The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

- ☒ Publish response with name
☐ Publish response only
(anonymous) – Individuals only
☐ Do not publish response

We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

- ☒ Yes

☐ No

Consultation Questions

Consultees are encouraged to submit their views in electronic format. Please feel free to provide your views and comments on this form.

Proposal

The objective is to increase income from building warrant and associated fees paid by users of the building standards system to achieve full cost recovery for the system.

Aims

1. To provide additional resources to for local authority Verification services to encourage recruitment and retention of professional staff and to support service and performance improvement.
2. To introduce an alternative funding mechanism to cover the building standards related running costs of BSD

Questions

1. Should building warrant and associated fees be increased to make the Scottish Building Standards system achieve full cost recovery?

Whilst the increase in relation to building warrant and associated fees is welcomed and considered overdue, we do not agree with the proposal to make the entire Building Standards System self funding.

The proposed funding mechanism will require Local Authority verifiers to collect local building warrant fees and then pass back a proportion of these fees to fund the Building Standards Division (BSD). This raises fundamental questions around the purpose of the building warrant fee, what it funds and who should actually pay for the individual elements of the building standards system.

This proposal has the potential to confuse the relationship between the roles played by the BSD and that by Local Authority verifiers. The consultation also lacks detail with regard to the potential future running costs of the BSD and what mechanisms would be used to control spending. For instance what would happen were BSD costs to rise and local building warrant fees to drop, are local authorities expected to contribute regardless of whether they have fully recovered their service costs?

If the purpose of the building standards system is to protect the public interest, then it is considered appropriate for the "public purse" i.e. general taxation to continue to make a contribution towards the running of the system. The costs of funding the entire system should not be borne by building warrant applicants. Locally raised building warrant fees should support local building standards services; they should not contribute towards funding wider central government functions.

2. Should fees for building warrant applications (minimum fixed fee and incremental steps) and fixed fees for amendment to warrant applications, demolition, conversion etc., be increased as described in the proposals?

The proposed fee increase is reasonable and the additional revenue will assist in funding Local Authority Building Standards verifiers.

3. Should discounts for using a certifier of design or construction be increased?

The discounts for certifiers of design and construction are broadly consistent with the previous fee structure. However, if the certification schemes were to be fully utilised we note that the fees for lower value building warrants will not cover the cost of checking the application and conducting site inspections. Therefore an element of cross subsidy could still exist between high and lower value work.

4. Should fees for those who have undertaken unauthorised work be increased?

The proposed increase is broadly proportionate to the additional work required by Local Authority verifiers in relation to funding the additional inspections and verification checks that are often required when regularising unauthorised works.

5. Are there any alternative options to achieve full cost recovery that should be considered?

None – refer to Qu1.

6. Additional views or comments.

None.



To: Planning and Property Policy Board

On: 24 January, 2017

Report by: Director of Development and Housing Services

Heading: REVIEW OF PLANNING AND RELATED APPEAL DECISIONS

1. Summary

- 1.1 This report is to inform Members on the outcome of planning and related appeals in Renfrewshire which have been submitted to the Scottish Government's Directorate of Planning and Environmental Appeals since last being reported to the Planning & Property Board on 25th August 2015.
-

2. Recommendations

- 2.1 That Members note the outcome of Appeals in Renfrewshire in relation to Planning and related matters.
-

3. Background

- 3.1. The changes introduced by the Planning etc. (Scotland) Act 2006 included substantial changes to the procedures by which planning applications and related matters could be reconsidered, for example, following the refusal of planning permission or following the service of an enforcement notice.
- 3.2. Where an applicant is aggrieved by a decision on a planning application that has been determined by an Appointed Officer under the Council's Scheme of Delegation, the applicant may seek a fresh consideration of the application by the Local Review Body.
- 3.3. However, where an application has been determined by the Planning and Property Policy Board, the Directorate for Planning and Environmental Appeals (DPEA), usually through a Reporter, will determine the matter. Enforcement of planning control is a matter delegated to the Head of Planning and Development but enforcement appeals are determined by DPEA.

- 3.4. To provide some context on the volume and type of appeals, Members should be aware that for the year 2015-2016 some 97.1% of all applications were approved; compared with 98.2% in 2014-2015. Similarly, 97.5% of all applications were determined under the Scheme of Delegation; compared with 98.3% in 2014-2015.
- 3.5. Applications involving proposals which fall within the category of 'National' or 'Major' would always require to be determined by the Planning and Property Policy Board (or in specific circumstances by the Council). The Scheme of Delegation Protocol sets out the circumstances in which 'Local' applications, which would normally fall to be decided by an Appointed Officer, may be 'called-in' for determination by this Board.
- 3.6. The following table indicates the number of appeals submitted to DPEA, by type, and by outcome (where these have been determined at the date of writing). Table 1: Appeals Submitted to DPEA Between 1 Sep 2015 and 31 Dec 2016

DEVELOPMENT	DECISION
Planning Permission / Listed Building Consent	
Blackhall Lane/Street, Paisley – Demolition of Listed Building	Following the decision of the Board to refuse an application for Listed Building Consent, contrary to the Officers recommendation; this Appeal was sustained and permission Granted subject to conditions.
Blackhall Lane/Street, Paisley – Erection of Residential Development	Following the Refusals above, two separate Appeals were submitted within the terms of Deemed Refusal which were Sustained and Planning Permission granted subject to conditions.
Abbey Road, Elderslie – Erection of Residential Development	Following the decision of the Board contrary to the Officers recommendation, this Appeal was sustained and planning permission granted by the Scottish Ministers subject to conditions. It is also noted that the Council was asked to pay the Costs of the Appellant as they were considered to have acted unreasonably in reaching a decision on this application.
Weels Farm, Kaim Road, Lochwinnoch – Installation of Solar Farm	Appeal dismissed and planning permission refused.
West Michelton Farm, Bridesmill	Appeal dismissed and planning permission

Road, Lochwinnoch – Installation of Solar Farm	refused.
Sandholes Farm, Sandholes Road, Brookfield – Erection of Residential Development	With DPEA awaiting decision.
Land NW of Kilbarchan Quarry, Branscroft, Kilbarchan – Erection of Residential Development	With DPEA awaiting decision.
Enforcement Notice	None
Advertisement	
454 Hillington Road – Display of High Level Digital Signage.	Appeal dismissed and advertisement consent refused.
Northern Edge of Highway, Renfrew Road, Renfrew – Display of Digital Hoarding.	Appeal dismissed and advertisement consent refused.
Stopping-Up Order	
Mossland Road, Renfrew – Stopping up of part of solum of former Mossland Road.	Stopping-up order confirmed after objection was withdrawn.
High Hedges	
Dundarroch House, Golf Course Road, BoW – Appeal against decision not to issue a High Hedge Notice.	Following Delegated Decision not to serve notice, this decision was quashed and High Hedge Notice served.
Dundarroch House, Golf Course Road, BoW – Appeal against decision not to issue a High Hedge Notice.	Following Delegated Decision not to serve notice, this decision was quashed and High Hedge Notice served.
19 Woodside Road, Brookfield - Appeal against decision not to issue a High Hedge Notice.	Decision confirmed. No requirement to serve Notice.
Woodend House, Houston Road, Houston - Appeal against decision to issue a High Hedge Notice.	With DPEA awaiting decision.
(TOTAL NUMBER OF APPEALS OF ALL TYPES : 15)	

Implications of the Report

1. **Financial** – The award of costs in respect of the ‘Abbey Road’ appeal will have financial implications with the Council being required to bear the expenses incurred by the appellant to cover the costs arising from submission and conduct of the appeal. These costs are not yet known.
 2. **HR & Organisational Development** – None.
 3. **Community Planning** – None.
 4. **Legal** – None.
 5. **Property/Assets**–None.
 6. **Information Technology** – None.
 7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals’ human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** – None.
 9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
-

List of Background Papers

- (a) Background Paper 1 : Appeal Decision – Blackhall Lane, Paisley (Site 1)
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117073>
Background Paper 2 : Appeal Decision – Blackhall Lane, Paisley (Site 2)
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117072>
Background Paper 3 : Appeal Decision – Blackhall Lane, Paisley (Demolition)
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117125>
Background Paper 4 : Appeal Decision – Weels Farm, Lochwinnoch
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117408>
Background Paper 5 : Appeal Decision – West Michelton Farm, Lochwinnoch
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117407>
Background Paper 6 : Appeal Decision – Abbey Road, Elderslie
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117233>

Background Paper 7 : Appeal Decision – Sandholes Farm, Brookfield
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117585>
Background Paper 8 : Appeal Decision – NW of Kilbarchan Quarry
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117591>
Background Paper 9 : Appeal Decision – 454 Hillington Road, Hillington
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117052>
Background Paper 10 : Appeal Decision – Renfrew Road, Renfrew
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117367>
Background Paper 11 : Appeal Decision – Mossland Road, Hillington
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117128>
Background Paper 12 : Appeal Decision – Woodend House, Houston
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117709>
Background Paper 13 : Appeal Decision – Woodside Road, Brookfield
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117563>
Background Paper 14 : Appeal Decision – Golf Course Road, BoW
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117164>
Background Paper 15 : Appeal Decision – Golf Course Road, BoW
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117165>

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. The contact officer within the service is David Bryce, Development Standards Manager, 0141 618 7892; david.bryce@renfrewshire.gov.uk.

Author: David Bryce, Development Standards Manager, 0141 618 7892; david.bryce@renfrewshire.gov.uk

Prospective Planning Application

Reference No. 16/0818/NO



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir & Langbank

Prospective Applicant

BAe Systems
Georgetown Reception
Centre
Houston Road
Houston
PA6 7BG

RECOMMENDATION

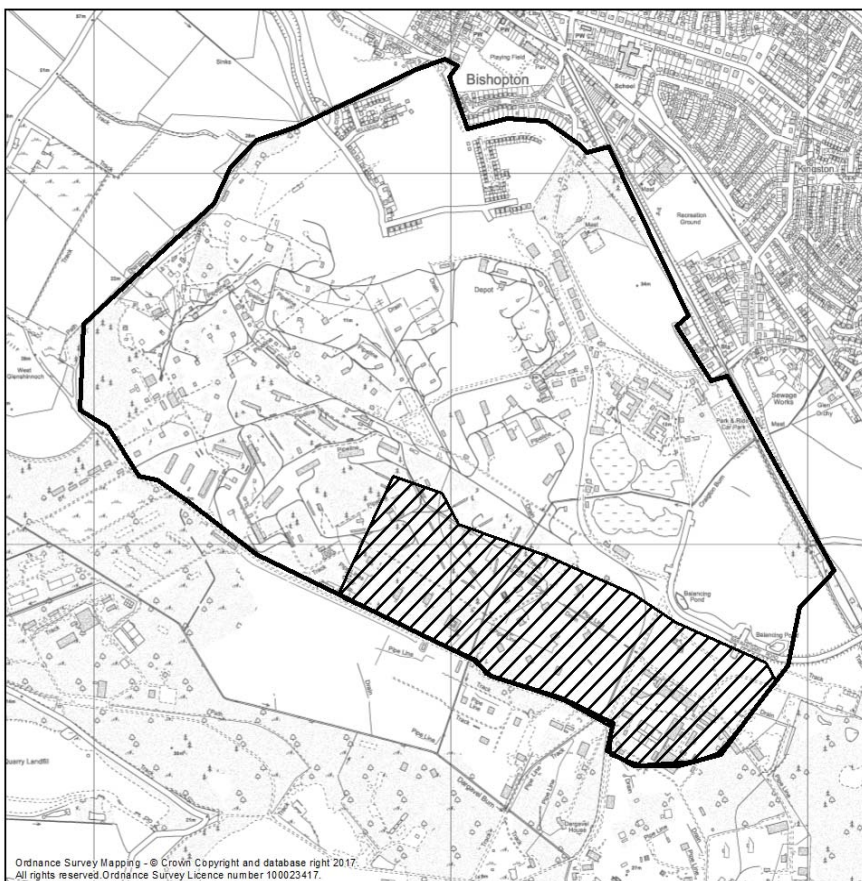
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: USE OF LAND WITHIN THE CORE DEVELOPMENT AREA FOR RESIDENTIAL DEVELOPMENT

LOCATION: ROYAL ORDNANCE, STATION ROAD, BISHOPTON



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan under Policy E1 'Strategic Economic Investment Locations'.
- The form of development shall require to have regard to the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guide; and the ROF Masterplan and Design Code.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and flood risk.

Site Description and Proposal

The site comprises of a generally rectangular-shaped area of formerly developed and now substantially cleared and remediated ground lying to the south of Barangarry Road, Bishopton. The site previously formed part of the wider Royal Ordnance Factory, Bishopton.

The prospective site extends to approximately 37 hectares and forms part of the Bishopton Community Growth Area which received permission in principle in 2009 for a mixed use development comprising residential; commercial; employment-related floor space; local services; retail; educational provision; open space areas; community facilities; community woodland park; and infrastructure works including a motorway junction, and Northern and Southern Access Roads, improvements to station approach and park and ride facilities.

The surrounding uses comprise a mix of residential and former factory land, the BAe Environmental Test Facility, and proposed Community Woodland areas.

It is proposed to develop the site for residential purposes.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan under Policy E1 (Strategic Economic Investment Locations).

Relevant Site History

06/0602/PP – Regeneration of site to form mixed use community growth area. Granted subject to conditions and a Section 75 Agreement on 10 August, 2009.

09/0527/PP – Engineering operations comprising remediation and bulk earthworks. Granted subject to conditions on 24 March 2010.

06/1065/PP – Construction of a motorway junction. Granted subject to conditions on 6 February, 2009.

Community Consultation

A public event took place in the Bishopton Community Centre on 7 December, 2016 and the details of this were confirmed as being communicated to the community council and press advertised.

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

Key Issues

A significant amount of development has already taken place to secure the implementation of the Community Growth Area. This includes large scale remediation activity and significant infrastructure investment in roads, drainage, SUDS and services. To date over 1000 houses have now obtained detailed planning permission with over half of these being constructed and occupied.

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 all relevant material considerations;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, sewerage and drainage are capable of accepting the requirements of the proposed development; and

- (5) Whether there are any other environmental considerations that require to be addressed, including noise and air quality; flood risk; and contaminated land.

Recommendation

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

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

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

Prospective Planning Application

Reference No. 16/0836/NO



Renfrewshire
Council

KEY INFORMATION

Ward

5 Paisley South

Prospective Applicant

Miller Homes
Miller House
2 Lochside View
Edinburgh Park
Edinburgh
EH12 9DH

RECOMMENDATION

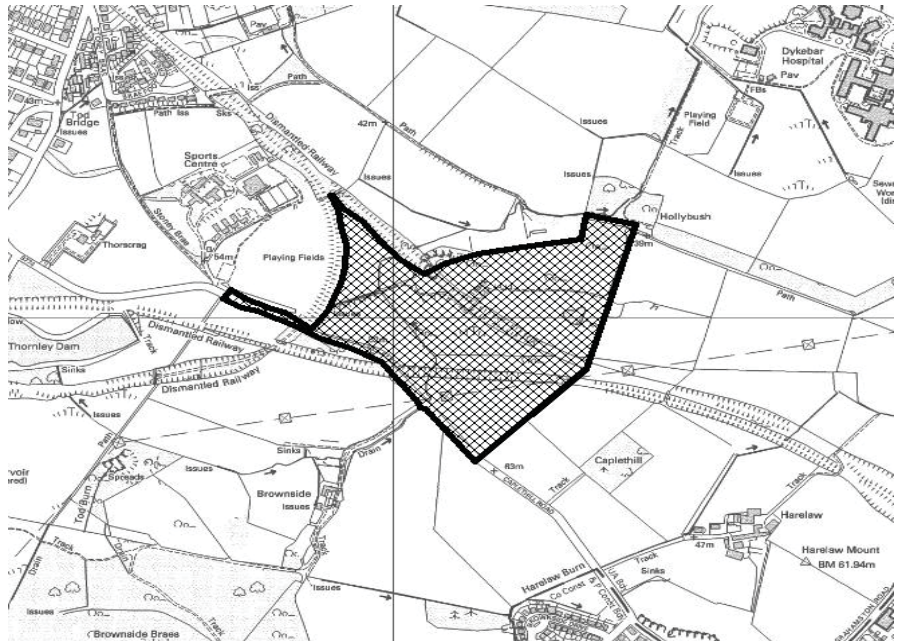
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE, LANDSCAPING AND ENGINEERING WORKS

LOCATION: DISMANTLED RAILWAY BETWEEN GLENBURN ROAD AND CAPLETHILL ROAD, PAISLEY



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan as being covered predominantly by Policy ENV1 'Green Belt'; with a small part of the northern portion falling within Policy P6 'Paisley South Expansion Area'.
- The form of development shall require to have regard to the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guide.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of access, sewerage, drainage and flood risk.

Site Description and Proposal

The site comprises of an irregularly-shaped area of undeveloped grazing farmland and open countryside, bisected by former railway solums lying generally to the east of Caplethill Road, Paisley.

The site extends to approximately 17.5 hectares. The surrounding uses comprise of agricultural activities and general countryside and recreational uses.

It is proposed to develop the site for residential purposes.

Local Development Plan

The site is predominantly identified within the Adopted Renfrewshire Local Development Plan under Policy ENV1 (Green Belt). A small part of the northern portion is covered by Policy P6 (Paisley South Expansion Area).

Relevant Site History

None.

Community Consultation

A public event has been intimated as taking place in the Glenburn Community Centre on 19 January, 2017 and the details of this have been confirmed as having been communicated to the community council and are to be press advertised.

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

Key Issues

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

- (1) Whether the development would be acceptable in principle, having regard to the development plan and all relevant material considerations;

- (2) Whether the design, layout, density, form and external finishes respect the character of the area;

- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

- (4) Whether the local infrastructure, sewerage and drainage are capable of accepting the requirements of the proposed development; and

- (5) Whether there are any other environmental considerations that require to be addressed, including noise and air quality; and flood risk.

Recommendation

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

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

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

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 24/01/2017

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
16/0511/LB Ward 3: Paisley East & Ralston	Park Lane Developments (Renfrewshire) LLP	Former Arnotts store, Smithhills Street, Paisley	Demolition former Arnott's department store	A1
RECOMMENDATION:	GRANT			
16/0512/CC Ward 3: Paisley East & Ralston	Park Lane Developments (Renfrewshire) LLP	Former Arnotts store, Smithhills Street, Paisley	Demolition of building within the conservation area	A2
RECOMMENDATION:	GRANT			
16/0643/PP Ward 8: Johnstone N, Kilbarchan & Lochw.	4th Developments (Johnstone) Ltd	Paton's Mill, 93 High Street, Johnstone, PA5 8SN	Demolition of buildings and structures and erection of two retail units (Class 1), restaurant with drive through (Class 3) and formation of community woodland with associated access, parking and landscaping	A3
RECOMMENDATION:	GRANT subject to conditions			
16/0672/PP Ward 8: Johnstone N, Kilbarchan & Lochw.	Williamsburgh Housing Association	8 Nether Johnstone and land to South West, Milliken Road, Kilbarchan, Johnstone	Demolition of existing outhouse and erection of 18 flatted dwellings and associated amenity space, new road access and parking.	A4
RECOMMENDATION:	GRANT subject to conditions			
Total Number of Applications to be considered =				
4				

Listed Building Application: Report of Handling



Application No. 16/0511/LB

Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East & Ralston

Applicant

Park Lane Developments
(Renfrewshire) LLP
87 Port Dundas Road
Cowcaddens
Glasgow
G4 0HF

Registered: 29/07/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF FORMER ARNOTT'S
DEPARTMENT STORE

LOCATION: FORMER ARNOTT'S STORE, SMITHHILLS
STREET, PAISLEY

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The building is listed Category B on the Statutory List of Buildings of Architectural or Historic Interest.
- There have been no representations.
- Historic Environment Scotland has not objected to the proposals.
- The supporting information demonstrates that the building is not capable of viable re-use and has structural defects.
- The removal of the building would present the opportunity for the redevelopment of the larger site.

Description

This application seeks Listed Building Consent for a building that forms part of the former Arnotts department store and has been vacant for a number of years. The applicant proposes demolition of the building due to structural instability and economic viability. The building was constructed in the 19th Century, is three storeys in height and constructed of blonde sandstone and slate roof.

The application site forms the western section of the former department store, which also formerly extended to the east and south. The building was originally constructed for residential use and was most recently used for storage purposes related to the former Arnotts use. The southern and eastern sections of the site have recently been redeveloped for residential and commercial uses with the current application submitted for consideration in advance of future redevelopment proposals for the remaining western portion of the site.

Planning permission for the redevelopment of the site for regeneration of the wider site of the former Arnotts use as a mixed use retail/residential/office development with parking and public realm improvements has previously been granted in 2010 (application reference 09/0528/PP) . The current application has been submitted in order to facilitate the implementation of the wider redevelopment of the site.

The site is opposite the Piazza shopping centre and the Methodist Church Hall adjoins the building. The former Arnotts department store main building facade has been re-developed for residential and commercial use with the implementation of planning permission 09/0528/PP.

The application is accompanied by supporting statements in respect of a structural report that has assessed the building condition and a financial viability

assessment for the redevelopment of the site.

An associated application for Conservation Area Consent for the demolition of a further unlisted two storey building of the former department store which adjoins the building the subject of this application is also presented to this Board for consideration.

History

03/1153/PP - Erection of mixed use development including; Class 1 retail convenience store (13540 sq.m gross: 5920 sq.m net) with ancillary restaurant, offices and storage; 4 non-food retail units (710 sq.m gross); 768 car parking spaces; 13 flats and associated parking; office development (1284 sq.m gross); alterations and partial demolition of 2 Category 'B' Listed Buildings and demolition of 3 unlisted buildings in Conservation Area. Granted subject to conditions April 2005.

09/0528/PP - Development and regeneration of the former Arnotts site as a mixed use retail/residential/office development with improvement of associated parking facilities and public realm (planning permission in principle). Granted subject to conditions February 2010.

10/0365/CC - Demolition of unlisted buildings within the Conservation Area at 15 Gauze Street and 1 Lawn Street. Granted subject to conditions August 2010.

10/0366/LB - Making good of facades to listed buildings following demolition of adjoining buildings. Granted subject to conditions August 2010.

13/0441/PP - Erection of residential development comprising 31 flats and associated parking and access. Granted subject to conditions August 2013.

13/0707/DS - Discharge of section 75 agreement relating to planning application 03/1153/PP. Granted November 2013.

14/0473/PP - Facade retention scheme comprising the demolition of remaining building and erection of residential development at upper floor level comprising 11 flats with commercial units at ground floor level comprising Class 1 (Retail), Class 2 (Financial, Professional and Other Services) and/or Class 3 (Food and Drink) and associated parking and landscaping. Granted subject to conditions September 2014.

14/0497/LB - Facade retention scheme comprising the demolition of remaining building and erection of residential development at upper floor level with commercial units at ground floor level. Granted subject to conditions September 2014.

16/0512/CC - Demolition of adjoining unlisted building within the Conservation Area which is presented to this Board for consideration.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy ENV3: Built Heritage

New Development Supplementary Guidance

Delivering the Environment Strategy: Listed Buildings and Conservation Areas

Material considerations

Historic Environment Scotland Policy Statement 2016

Managing Change in the Historic Environment - Demolition

Planning legislation requires that planning decisions, in relation to Listed Buildings are made in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1997 and the Development Plan unless material considerations indicate

otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the reports submitted on the structural condition of the building, an assessment of the structural condition and the viability of the building for re-use, the comments of Historic Environment Scotland, the history of the site and any objections received.

Publicity

The application was advertised in the Paisley Daily Express and the Edinburgh Gazette on 10 August 2016 and 12 August 2016 respectively and a site notice was posted. The deadline for representations to be received was 02 September 2016.

Objections/ Representations

None received.

Consultations

Historic Environment Scotland - Historic Environment Scotland, based on all of the information provided, and the site inspection has confirmed no objections to the demolition of the building.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement – N/A

Access Statement - N/A

Other Assessments - N/A

Structural Statement - A Structural Statement has been provided by the applicant which considers the structural integrity of the buildings proposed to be demolished. The document advises that a large structural crack extends from the gable eaves to first floor level. A further structural crack is recorded within the opposing stairwell from first floor level to ground floor level. The front elevation of

the building has been confirmed as being unrestrained and due to ongoing water ingress within the facade, there has been deterioration of structural timber beams and resultant evidence of timber decay, resulting in structural instability. Mortar beds are also confirmed to be compromised. In conclusion demolition of the building is recommended due to ongoing deterioration. Facade retention is not recommended due to the poor condition of the stonework and mortar beds of the existing facade.

Comparison of Cost Appraisals For Developments - This document assesses two options for the redevelopment of the site including a 24 unit residential development which would involve the complete removal of existing buildings and a 14 unit residential development with ground floor commercial areas which would require the removal of the adjoining unlisted buildings (the subject of the associated conservation area consent application which is also presented to this Board for consideration) and retention of the facade of the listed building (which is the subject of this application). In isolation neither option would result in a viable development however the demolition of the building would facilitate wider redevelopment of the site to enable regeneration of this important site to proceed. The appraisal concludes therefore that re-development of the site could only realistically be achieved by demolition.

Heritage Statement - The Heritage Statement submitted advises that the current proposals form part of a wider masterplanned approach to the redevelopment of the site of the former Arnott's department store. The submitted structural survey of the building is also summarised which advises that the buildings are in a state of significant structural distress and that works would be required to ensure safety of the public in the short term. The applicant considers that the proposals as submitted comply

with Historic Environment Scotland's Policy Statement.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The application site and the wider area are controlled by the applicant and the Council in a partnership arrangement in order to implement appropriate redevelopment at this important site within Paisley town centre. This partnership has progressed opportunities to attract further development on the site which are aligned to the overall town centre regeneration objectives being advanced by the Council. The current application site is fundamental to the implementation of these redevelopment proposals. In this respect Members will recall that the redevelopment approach for the site was detailed in a report to full Council on 28 April 2016 and approved on that date.

The proposed demolition requires to be considered in respect of Council policies which state that the Council should not grant listed building consent for demolition unless it has been demonstrated that all practical ways of retaining the building have been examined. Historic Environment Scotland Policy requires that applications for the demolition of listed buildings be justified against one or more of four tests. These tests are re-stated in the Council's New Development Supplementary Guidance which advises that no listed building should be demolished unless it can be clearly demonstrated that the building is not of special interest; that the building is incapable of repair; that the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or that 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 considered as follows:-

The buildings are not of special interest

- The buildings proposed for demolition are appropriate to the character of the conservation area in which they are located. However it is not considered that their loss would have a significant detrimental impact on the quality of the wider conservation area, particularly if this was mitigated through the delivery of an appropriate redevelopment scheme to be brought forward post demolition. Facade retention is not considered appropriate on this occasion due to the structural condition of this element of the building and that the retention of the more prominent and historically important former Arnotts frontage on Gauze Street provides an adequate level of special interest related to the former use of the site.

The Condition of the buildings are beyond repair

- In support of the application, a structural report has been submitted which was carried out by Dougall Baillie Associates. The report outlines that structural cracks have formed on the facade of the building which are leading to continued water ingress resulting in timber decay, structural instability and compromised mortar beds. In consultation with Historic Environment Scotland it is considered that whilst retention in the first instance would be preferable, sufficient supporting information has been provided confirming that the buildings condition would not be appropriate for redevelopment given the significant costs associated with such an approach. Demolition is therefore considered an appropriate measure.

Economic Viability - The applicant provided, during the assessment of the application, comparison cost appraisals for a 14 unit redevelopment, incorporating facade retention and a 24 unit development requiring the demolition of existing buildings within the site. Neither option would result in a viable

redevelopment proposal for the building in isolation however the demolition option would facilitate wider redevelopment of the site. In addition it is noted that the internal arrangement of the building would not allow for conversion to modern standards and if redevelopment were not to proceed this would result in longer term vacancy which could lead to further deterioration of the buildings, which is not in the best interests of the town centre or conservation area.

Wider public benefits - It is not considered that the retention of the building in its current form would generate any wider public benefit. It is more likely that retention of the building in it's current condition would be to the detriment of the wider public, due to it's structural condition and impact on amenity.

As such the demolition and clearance of the buildings identified for demolition would allow alternative uses at this location, contributing to the regeneration of this site. It should be noted that the applicant has provided a masterplan for the site which confirms the intention to deliver a further phase of residential development at this location post demolition. In accordance with ongoing discussion with the Council and Historic Environment Scotland an application for these proposals shall be submitted in due course.

In conclusion it is considered that adequate justification has been submitted to justify the demolition of this listed building and that the proposal accords with Policy ENV3 of the Local Development Plan.

Recommendation and Reasons for Decision

In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment

Scotland Policy Statement. It is therefore recommended that the Board grant listed building consent.

Recommendation

GRANT

Conditions & Reasons

Reason for Decision

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

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

The site has been visited and the photographs archived.

Conservation Area Consent: Report of Handling



Application No. 16/0512/CC

Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East & Ralston

Applicant

Park Lane Developments
(Renfrewshire) LLP
87 Port Dundas Road
Cowcaddens
Glasgow
G4 0HF

Registered: 29/07/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF BUILDING WITHIN THE CONSERVATION AREA

LOCATION: FORMER ARNOTT'S STORE, SMITHHILLS STREET, PAISLEY

APPLICATION FOR: CONSERVATION AREA CONSENT



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RECOMMENDATION

Grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The building is an unlisted building located within the Paisley Town Centre Conservation Area.
- Consent has previously been granted for the demolition of this building.
- There have been no representations.
- Historic Environment Scotland has not objected to the proposals.
- The supporting information demonstrates that the building has structural defects and is not capable of viable re-use.
- Removal of the building would present the opportunity for the redevelopment of the larger site.

Description

Conservation area consent is sought for a two storey building which formed part of the former Arnotts department store, which has lain vacant for a number of years on Smithhills Street, Paisley. The applicant proposes demolition of the building due to structural instability and economic viability. The building was constructed in the 19th Century, is three storeys in height and constructed of blonde sandstone and slate roof.

The application site forms the western section of the former Arnotts department store, which also formerly extended to the east and south. The building was originally constructed for residential use and was most recently used for storage purposes related to the former Arnotts use.

The southern and eastern sections of the site have recently been redeveloped for residential and commercial use with the current applications submitted for consideration in advance of future redevelopment proposals for the remaining western portion of the site.

Planning permission for the redevelopment of the site for regeneration of the wider site of the former Arnotts use as a mixed use retail/residential/office development with parking and public realm improvements has previously been granted in 2010 (application reference 09/0528/PP). The current application has been submitted in order to facilitate the implementation of the wider redevelopment of the site.

The building is opposite the Piazza shopping centre, with the former Arnotts department store main building having been re-developed for residential and commercial use to the south east of the site with the implementation of planning permission 09/0528/PP.

The application is accompanied by supporting statements in respect of a structural report that has assessed the

building condition and a financial viability assessment for the redevelopment of the site.

An associated application for Listed Building Consent is also presented to this Board for consideration for the demolition of the three storey listed building of the former department store, adjoining this building to the south.

History

03/1153/PP - Erection of mixed use development including; Class 1 retail convenience store (13540 sq.m gross: 5920 sq.m net) with ancillary restaurant, offices and storage; 4 non-food retail units (710 sq.m gross); 768 car parking spaces; 13 flats and associated parking; office development (1284 sq.m gross); alterations and partial demolition of 2 Category 'B' Listed Buildings and demolition of 3 unlisted buildings in Conservation Area. Granted subject to conditions April 2005.

09/0528/PP - Development and regeneration of former Arnotts site as a mixed use retail/residential/office development with improvement of associated parking facilities and public realm (planning permission in principle). Granted subject to conditions February 2010.

10/0365/CC - Demolition of non-listed building at 15 Gauze Street and 1 Lawn Street. Granted subject to conditions August 2010.

10/0366/LB - Making good of facades to listed buildings following demolition of adjoining buildings. Granted subject to conditions August 2010.

13/0441/PP - Erection of residential development comprising 31 flats and associated parking and access. Granted subject to conditions August 2013.

13/0707/DS - Discharge of section 75 agreement relating to planning application 03/1153/PP. Granted November 2013.

14/0473/PP - Facade retention scheme comprising the demolition of remaining building and erection of residential development at upper floor level comprising 11 flats with commercial units at ground floor level comprising Class 1 (Retail), Class 2 (Financial, Professional and Other Services) and/or Class 3 (Food and Drink) and associated parking and landscaping. Granted subject to conditions September 2014.

14/0497/LB - Facade retention scheme comprising the demolition of remaining building and erection of residential development at upper floor level with commercial units at ground floor level. Granted subject to conditions September 2014.

16/0511/LB - Demolition former Arnott's department store. Presented to this Board for consideration.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy C1: Strategic Centres

Policy ENV3: Built Heritage

New Development Supplementary Guidance

Delivering the Centres Strategy: Strategic Centres and Core Town Centres

Delivering the Environment Strategy: Conservation Areas

Material considerations

Historic Environment Scotland Policy Statement 2016

Managing Change in the Historic Environment - Demolition

Planning legislation requires that planning decisions in relation to Conservation Areas are made in accordance with the Planning (Listed Building and

Conservation Areas) Act 1997 and the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the comments of Historic Environment Scotland, the history of the site, any objections received and the supporting information submitted by the applicant seeking to justify demolition.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley Daily Express and the Edinburgh Gazette on 10 August 2016 and 12 August 2016 respectively, with a deadline for representations to be received of 02 September 2016.

Objections/ Representations

None received.

Consultations

Historic Environment Scotland - Historic Environment Scotland, based on all of the information provided, and the site inspection has confirmed no objections to the demolition of the building.

Summary of Main Issues

Structural Statement - A Structural Statement has been provided by the applicant which considers the structural integrity of the buildings proposed to be demolished. The document advises that a large structural crack extends from the gable eaves to first floor level. A further structural crack is recorded within the opposing stairwell from first floor level to ground floor level. The front elevation of the building has been confirmed as being unrestrained and due to ongoing water ingress within the facade, there has been deterioration of structural timber beams and resultant evidence of timber decay, resulting in structural instability. Mortar beds are also confirmed to be compromised. In conclusion demolition of

the building is recommended due to ongoing deterioration. Facade retention is not recommended due to the poor condition of the stonework and mortar beds of the existing facade.

Comparison of Cost Appraisals For Developments - This document assesses two options for the re-development of the site including a 24 unit residential development which would involve the complete removal of existing buildings and a 14 unit residential development with ground floor commercial areas which would require the removal of the unlisted buildings (the subject of this application) and retention of the facade of the adjoining listed building (which is the subject of the associated application for listed building consent which is also presented to this Board for consideration). In isolation neither option would result in a viable development however the option to demolish the building would enable the redevelopment of the wider site and allow regeneration of this important site to proceed. The appraisal concludes therefore that redevelopment of the site could only realistically be achieved by demolition.

Heritage Statement - The Heritage Statement submitted advises that the current proposals form part of a wider masterplanned approach to the redevelopment of the site of the former Arnott's department store. The submitted structural survey of the building is also summarised which advises that the buildings are in a state of significant structural distress and that works would be required to ensure safety of the public in the short term. The applicant considers that the proposals as submitted comply with Historic Environment Scotland's Policy Statement.

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement – N/A

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The application site and the wider area are controlled by the applicant and the Council in a partnership arrangement in order to implement appropriate redevelopment at this important site within Paisley town centre. This partnership has progressed opportunities to attract further development on the site which are aligned to the overall town centre regeneration objectives being advanced by the Council. The current application site is fundamental to the implementation of these redevelopment proposals. In this respect Members will recall that the redevelopment approach for the site was detailed in a report to full Council on 28 April 2016 and approved on that date.

Policy C1 covers the application site and seeks development which will strengthen the network and enhance its centres. Within Paisley Town Centre, a mix of uses are identified to support the role and function of the centre. In this case, the application site, having operated as a department store previously, has lain vacant for a significant number of years, unable to secure investment for retail purposes or any other use. The current application has therefore been submitted to enable future redevelopment of the site and the wider area to facilitate the regeneration of this prominent site.

In considering the demolition of unlisted buildings in Conservation Areas, Historic Environment Scotland's guidance advises that planning authorities should take into account the contribution that the building makes to the character, appearance and history of the Conservation Area.

The building in this instance is a two storey blonde sandstone, with a slate roof of modest appearance, positioned between a three storey Category B listed building of similar appearance to the south and three and a half storey blonde sandstone building to the north, comprising a public house and residential accommodation. To the rear, the building is finished in red and buff facing brick with dormer windows within the roofspace. Whilst it is appropriate to the character of the conservation area in which it is located it does not make a significant contribution to the street in architectural terms and permission has been given in the past for its demolition through previous redevelopment proposals. The applicant has provided a masterplan for the site which indicates their intention to deliver a further phase of residential development at this location post demolition, in accordance with ongoing discussion with the Council and Historic Environment Scotland.

Having considered the proposals, the demolition of the building is not considered to be detrimental to the character of the Conservation Area and this proposal therefore complies with the technical guidance from Historic Environment Scotland, Policy ENV3 of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance. Additionally, the demolition and clearance of the buildings identified for demolition would allow alternative uses at this location, contributing to the regeneration of this site and the wider town centre area.

In conclusion it is considered that adequate justification has been submitted to justify the demolition of this unlisted building in the Conservation Area and that the proposal accords with Policy C1 of the Local Development Plan.

Recommendation and Reasons for Decision

In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement. It is therefore recommended that the Board grant conservation area consent.

Recommendation

GRANT

Conditions & Reasons

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

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

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0643/PP



Renfrewshire
Council

KEY INFORMATION

Ward

8 Johnstone North,
Kilbarchan & Lochwinnoch

Applicant

4TH Developments
(Johnstone) Ltd
Platinum House
23 Eagle Street
Glasgow
G4 9XA

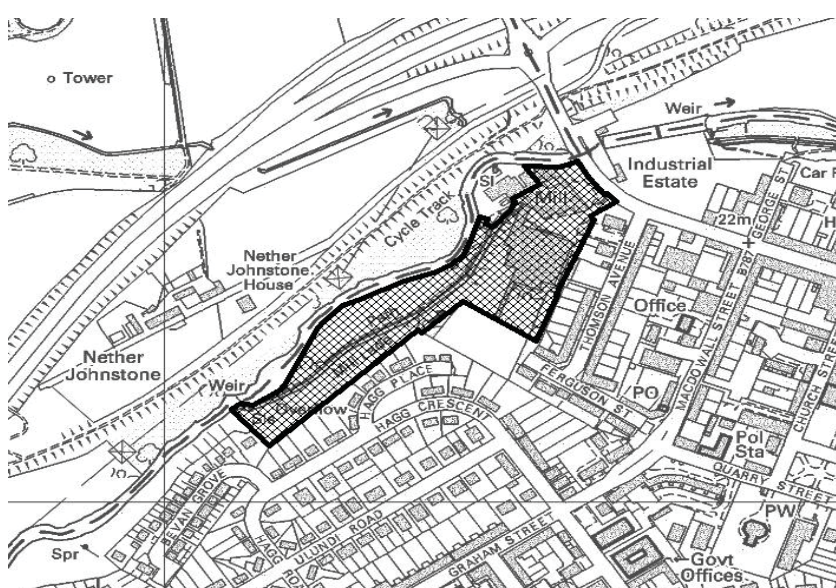
Registered: 03/10/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF BUILDINGS AND STRUCTURES AND ERECTION OF TWO RETAIL UNITS (CLASS 1), RESTAURANT WITH DRIVE-THROUGH (CLASS 3) AND FORMATION OF COMMUNITY WOODLAND WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

LOCATION: PATON'S MILL, 93 HIGH STREET, JOHNSTONE, PA5 8SN

APPLICATION FOR: FULL PLANNING PERMISSION



RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the Renfrewshire Local Development Plan in respect of Policy P1 'Renfrewshire Places', Policy C2 'Development Outwith the Network of Centres', Policy I5 'Connecting Places', Policy I5 'Flooding and Drainage', Policy ENV2 'Natural Heritage' and Policy P7 'Green Network'.
- There have been seventeen objections and representations. Objections relate to traffic, restaurant provision, obstruction of view, noise, and anti-social behaviour. Representations have sought clarification on matters of ground conditions, trees, land maintenance, commercial impact on Johnstone and alternative use of the site for housing.
- Paton's Mill has been irretrievably damaged by fire and substantially demolished. The restoration of the few remaining buildings is considered to be unrealistic. Redevelopment of the site in the form proposed is considered acceptable.
- The building is no longer listed as being of Architectural or Historic Interest and Historic Environment Scotland has no objections.

Description

This application seeks planning approval for the demolition of recently de-listed buildings and structures within the former Paton's Mill site, Johnstone, to accommodate redevelopment, including the erection of two retail units, one restaurant with drive through facility and a community woodland, with associated access, parking and landscaping. In order to retain historic character at the site, the applicant proposes the retention of a limited number of structures, including the Lade Building and the Potter's Lodge, associated with the former use as a Mill, within the redevelopment proposals.

The proposed retail units will have an external footprint of approximately 2800 sq m and will be located centrally within the northern part of the site, with the restaurant and drive through facility located at the north eastern part of the site comprising an external footprint of 214 sq m, with ancillary canopy to the north west. The proposed community woodland will extend to approximately 1.6 hectares and will augment the existing woodland to the south west of the site.

Access to the site is proposed from Barrochan Road to the north.

The application site itself lies on the south bank of the Black Cart River, adjacent to the B789 and on the north western edge of Johnstone. To the north east of the site is Morrisons superstore and to the south and east residential development. The original buildings on site date back to circa 1780, originally constructed as a cotton spinning mill, with the larger water turbine being added in the early 20th century, however the site has been subject to two fires, in April 2010 and May 2010 respectively, causing damage and resulting in significant portions of the buildings becoming structurally unsound and dangerous. The damage to the buildings has also led to Historic Environment Scotland's agreement to the de-listing of the remaining structures,

given their resultant lack of architectural and heritage value.

The application is a major planning application and it should be noted that the applicant's Pre-Application Notice for this site included a public house and residential development in addition to the current proposals. However this application does not include proposals for a public house and residential development which are planned future developments requiring further planning permission.

History

03/0232/PP - Residential development (in outline). Granted subject to conditions June 2004.

03/0233/PP - Conversion of Paton's Mill and immediate surroundings to form 72 no. flatted dwelling houses, and 904 sq.m. of commercial floorspace, alteration and demolition of outbuildings and formation of ancillary access roads, car parking and footways. Granted subject to conditions June 2004.

03/0234/LB - Conversion of Paton's Mill and immediate surroundings to form 72 no. flatted dwelling houses, and 904 sq.m. of commercial floorspace, alteration and demolition of outbuildings and formation of ancillary access roads, car parking and footways. Granted subject to conditions July 2004.

10/0499/LB - Partial demolition of remaining dangerous structures following fire damage including Old End North Gable, Mid-Gable, New End South Gable and West Elevation (In Retrospect). Granted August 2010.

14/0213/LB - Demolition of east range buildings and outbuildings, mechanic's machine shops, fire proof building, stair tower, dye houses, boiler house, warehouses, long shed and courtyard store and facade retention of east range

north. Granted subject to conditions September 2014.

16/0391/NO - Demolition works and erection of mixed use development comprising retail, public house, restaurant, drive-thru restaurant, residential and community woodland uses. Accepted June 2016.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy P1: Renfrewshire's Places
Policy C2: Development Outwith the Network of Centres
Policy I1: Connecting Places
Policy I5: Flooding and Drainage
Policy ENV2: Natural Heritage
Policy P7: Green Network

New Development Supplementary Guidance

Delivering the Places Strategy: Places Checklist
Delivering the Centres Strategy: Meeting Local Neighbourhood Demand and Hot Food; Public Houses; Licence Clubs
Delivering the Environment Strategy: Trees, Woodland and Forestry; Natural Heritage; and Biodiversity
Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage

Material considerations

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

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 12 October 2016, with a deadline for representations to be received of 04 November 2016.

Objections/ Representations

Seventeen letters of representation have been received, the substance of which can be summarised as follows:-

1. Note that the land to the south of the application site is identified as a potential residential site and it would be helpful to know the timescales for this and the proximity of the development to existing built form.
2. The impacts on traffic require to be understood. Concerns are expressed regarding the size of vehicles anticipated during construction and a request that re-surfacing of roads post construction as well as the introduction of traffic calming measures and suitable levels of parking provision is provided.
3. Welcome the development and regeneration of the area and enhancement of the town centre.
4. Consideration has to be given to the condition of existing trees on site.
5. Ask what preliminary site investigation work has been carried out to determine the presence of underground contamination and asks how hazardous substances will be dealt with if present.
6. There is no requirement for a further drive through restaurant in the area and the provision of such development at this location will cheapen the appearance of the town and surrounding area which would not respect the historic value of the site.

7. The development would obstruct views.
8. Noise pollution will be a concern during construction and operation.
9. Ask what safeguards will be put in place to prevent contamination of the river during site clearance and construction.
10. An area of green belt should be maintained between the houses and retail development and details of construction phasing should be provided i.e. would housing be delivered at the same time as commercial development and is this guaranteed.
11. Details of the commercial developments sought and their potential impact on Johnstone Town Centre.
12. Details of the construction of buildings and landscaping sought and confirmation that development will not damage existing development during construction.
13. Boundary lines appear to be incorrect and concern is expressed about the woodland habitat.
14. Ask what maintenance is planned for the woodland area.
15. Ask what provision will be made for youths during the re-development and what is the timescale for completion.
16. This development would increase anti-social behaviour.
17. This site previously had permission for housing and as Renfrewshire is short of housing it should not be re-allocated for commercial development.

Consultations

Director of Community Resources (Environmental Services) - No objections, subject to the submission of a site investigation report, remediation strategy/method statement and a verification report. In addition the

applicant's submitted Noise Impact Assessment and Air Quality Impact Assessment have been assessed and it has been confirmed that, should a number of measures be put in place in relation to traffic signal optimisation, the development shall not result in a worse impact on the surrounding area than that which is currently experienced. This can be ensured through the imposition of planning conditions.

Director of Community Resources (Design Services) - Drainage Impact Assessment required.

Director of Community Resources (Roads Traffic) - No objections subject to conditions relating to traffic signalisation optimisation.

Glasgow Airport Safeguarding - No objections subject to conditions.

Historic Environment Scotland - No objections on the basis that the site does not comprise any listed buildings following completion of de-listing process. The de-listing of the buildings due to their lack of remaining architectural and heritage value therefore would not merit retention, through redevelopment on this occasion.

West of Scotland Archaeology Service - No objections subject to conditions.

SEPA - No objections subject to conditions.

Coal Authority - No objections.

SNH - No comments received at time of writing.

Brookfield Community Council - In favour of the site being used for housing. The main objection relates to capacity at Barochan Road and Johnstone High Street with the area being incapable of dealing with the increased traffic associated with this development. The development should not be considered in

isolation but taking account of committed and potential development within the wider surrounding area.

Houston Community Council - Whilst generally supportive of regeneration of this site, congestion is a concern and a Traffic Impact Assessment should be submitted and considered prior to a decision being taken on the application. Given the proximity of the site to three existing convenience stores, there is also concern at trade diversion from the village of Houston and the future viability of Johnstone High Street. The Council should be supporting local restaurants which are locally owned rather than a chain drive through restaurant. Town centres should be supported over edge of centre locations for development.

Johnstone Community Council - Formally object to the proposal in relation to traffic concerns, although it is keen to see improvements made to Paton's Mill.

Bridge of Weir Community Council - No objections to the proposals however the development will have an impact on traffic. Concern expressed that the cumulative effect of traffic with the various developments in the nearby villages may not have been fully taken into consideration during the traffic assessment. Assurance is sought that the assessment is robust and that necessary junction improvements will be included, should consent be granted.

Summary of main issues

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011,

it is not likely that the proposed works would have a significant environmental impact which would require an Environmental Assessment to be carried out. It was concluded that no significant long term impacts on the environment were anticipated having regard to the characteristics of the development, the location of the development and the characteristics of the potential impact.

Design Statement & Access Statement -

The applicant's Design and Access Statement examines the history to the site and advises that the current proposals seek to create a gateway to Johnstone, from the A737 exit, through the development of a masterplanned approach to the redevelopment of the former listed Mill. Permeability and access arrangements are explored as well as design principles to ensure the development is appropriate to the surrounding area.

Land Quality Appraisal/Phase 1 Desk

Study - The Land Quality Appraisal / Phase 1 Desk Study as submitted considers the history of and current land conditions. Whilst the site is identified as medium risk in terms of contamination, remediation measures are proposed including the use of a capping layer cover system to ensure suitability for redevelopment. A localised area of woodland is also noted to be infested with Japanese Knotweed which will require to be subject of a full survey to determine the extent of invasive species and resultant remedial actions.

Drainage Strategy Plan Revision B -

The applicant's Drainage Strategy Plan advises that the current development proposals can be drained in accordance with the recommendations of the relevant planning guidance and key stakeholder criteria.

Community Consultation Report -

The applicant submitted a proposal of application notice (16/0391/NO) to the

Council on 25 May 2016. This required a pre-application consultation report (PAC) to be submitted with the planning application. The PAC report provides an overview of all pre-application consultations which have been undertaken, including details of pre-application consultation events held on 15 June 2016 and 18 June 2016, both at Johnstone Town Hall. The local Community Council (Johnstone) and local Members were invited, with the event open to all interested parties. The summary states that attendees were generally supportive of development, however concerns and queries were raised in relation to traffic congestion; impact on heritage; impact on the town centre; drainage; contamination; phasing and construction of the development; hours of operation of the facilities; noise, and details of design.

Flood Risk Assessment - The Flood Risk Assessment carried out by Kaya Consulting Ltd, found that there is an area of approximately 5 ha to the south of the site, potentially contributing surface water, which could enter the southern boundary of the site before flowing north westerly towards the Black Cart Water. As no development is proposed within the southern portion of the site it is not considered to be at significant risk from flooding from surface water. Should future development be proposed within the southern part of the site, mitigation measures may require to be considered.

Transport Assessment - The submitted Transport Assessment reviews the proposal in the context of current transport policy; assesses the existing accessibility of the site by all transport modes; identifies measures to support the proposed development to achieve sustainable travel patterns; and models the development impact on the local road network. The document advises that the proposed development accords with national and local planning policy as the development is accessible by sustainable

modes of travel, will be designed to be permeable by sustainable travel modes with convenient linkages to existing pedestrian, cycle and public transport networks and will be supported by parking provision to provide for vehicular traffic and encourage the use of sustainable modes of transport.

Planning and Retail Statement for Retail-Led Mixed Use Development and Addendum - The Planning and Retail Statement and Addendum considers the application site to constitute 'edge of centre' development as it lies within comfortable walking distance of the amenities within Johnstone town centre. The document also considers that the development would not raise any strategic planning issues and that it should be considered under the provisions of the Adopted Local Development Plan as a long term brownfield site which could be redeveloped. The applicant includes a sequential assessment, which considers vacant sites within Johnstone town centre and potential retail impact, concluding that the proposed developments would have a minimal impact on the centre which is performing relatively well at present. In relation to catchment, a drive time map has been produced which identifies that the population within a ten minute drive time from the application site is approximately 85,000. By 2026, an additional £2.52m expenditure is predicted due to population increase. As a result of the development it is also considered that existing leaked development to Braehead, Paisley, Linwood and Glasgow from the catchment could be reduced and retained within Johnstone, ensuring improved trade for existing traders.

Air Quality Impact Assessment - An Air Quality Impact Assessment has been provided which advises that as a result of the development proposed, the predicted increase in air pollution would be of slight/negligible significance within High Street, to the East of Collier Street and on minor roads off High Street. Air pollution

impacts of moderate/adverse significance, could however occur as a result of the proposal, within High Street, between Collier Street and George Street and at dwellings on Millview Crescent. Mitigation measures are however proposed to reduce impact including the optimising of traffic signalling measures and the control of dust and these measures can be required by planning condition.

Environmental Noise Impact Assessment -

An Environmental Noise Impact Assessment has been prepared which considers potential noise impact on and from the development. Mitigation measures are to include, the fitting of docking bays to ensure quiet deliveries for retail uses; the positioning of air conditioning units on elevations with the least resultant impact; the erection of an acoustic barrier at the site boundary and the specification of maximum noise limits for all fixed plant. A construction strategy shall also be implemented to reduce noise during construction works.

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The application site is covered by Policy P1 of the Adopted Local Development Plan, which presumes in favour of the continuance of built form, however given the nature of the majority of the development proposed, Policy C2 is also relevant to the assessment of the proposals.

Policy C2 requires proposals for retail and commercial developments outwith the network of centres to demonstrate that a number of specified criteria have been considered to ensure the location is appropriate for the use/development. These are considered as follows:-

Submitted with the application is a Planning and Retail Statement which seeks to justify why sites within the identified network of centres have been discounted. A sequential approach has been applied to site selection and identifies six units within Johnstone Town Centre which are currently being marketed. The first unit is office space on Collier Street, however due to its scale it is not considered that the unit could adequately accommodate any of the proposed development. The second premises is on MacDowall Street and is again office space which for the same reasons is considered unsuitable. The third unit which has been considered is on High Street and is identified as retail space, however at only 57sq m is not of a scale which could accommodate the proposals being considered. The fourth unit is located on Thorn Brae and is allocated as light industrial space which has a floor space of 65 sq m. Houston Square (former Co-op), is the fifth unit identified and is considered to be unacceptable due to the configuration of the store, in terms of ceiling heights, insufficient parking provision as a concern for potential occupiers and poor energy performance. A public house is the final unit considered which has also been deemed unacceptable for the development proposed.

Given the availability of units within the town centre, the applicant considers that Johnstone cannot accommodate development of the nature proposed. In addition the applicant considers that the development would contribute to the area without significantly impacting on the vitality and viability of the centres within the defined network. This is compounded by the avoidance of expenditure leakage to surrounding centres from the catchment, as expenditure could be retained within Johnstone, ensuring improved trade for existing traders.

In terms of scale, the applicant considers that the proposals would be appropriate and would not significantly impact upon the function, character or amenity of the surrounding area, in that the nature of the retail development being created would be akin to Morrisons on the opposite side of High Street as a like for like competitor. Given that this unit is also outwith the identified town centre, the applicant considers that the impact on the town centre itself will not be significant. Through community consultation the applicant has also identified that trade will not be drawn solely from Johnstone town centre, which may impact on the network but that surrounding towns and villages are likely to utilise the facilities to reduce their required travel distances.

The Planning and Retail Statement further considers that the development could tackle deficiencies in qualitative and quantitative terms that cannot be met in the network of centres by introducing modern retail floorspace, which has not featured within the Johnstone area for a number of years. The proposals would also see the introduction of retailers to the area which presently do not feature within Johnstone itself or the wider network of centres in Renfrewshire, improving the range and choice afforded to shoppers presently.

With regard to the New Development Supplementary Guidance on Meeting Local Neighbourhood Demand, the Council will accept retail and commercial development outwith the defined Network of Centres where it meets a local neighbourhood demand and subject to meeting the criteria set out in Policy C2. For the purpose of assessing local supply and demand, the catchment is defined as by the area from which the site is easily accessible on foot.

On balance, it is considered that the applicant has provided sufficient justification for the retail element of the

development in accordance with the provisions of Policy C2.

In relation to the proposed restaurant use, again the Council promotes the provision of such facilities within the Strategic Town Centres, Core Town Centres and Local Service Centres, however for the reasons stated above, the inclusion of such a facility at this location is also considered acceptable on this occasion, particularly given that the development would bring about much needed regeneration of a long term derelict site which is highly visible at the main gateway to Johnstone Town Centre.

Traffic, parking and pedestrian safety will not be compromised, given the measures proposed and agreed, to be implemented through the imposition of planning conditions, for the existing traffic signalisation adjacent to the site.

Considering the Places Development Criteria, the layout, built form, design and materials of the proposed development, the units proposed are considered to be appropriate for the location, of a modern design, and scale similar to the Morrisson's store on the opposite side of the street. Materials are also reflective of this nature of outlet without aesthetic detriment to the wider area. In terms of layout, adequate connectivity has been demonstrated for, pedestrians, cyclists and vehicles alike, to the satisfaction of the Director of Community Resources (Roads Traffic).

With regard to areas of public open space, this will be retained and enhanced through the delivery of a community woodland. To ensure its appropriate delivery and maintenance it is considered prudent to attach a condition to any consent to ensure the applicant provides further details in relation to tree retention, planting and ongoing maintenance. Connections and ease of movement are considered to be achieved to an adequate degree to serve the proposals.

Existing landscape and ecological features shall not be significantly impacted upon as a result of the development, particularly given the retention and enhancement of the woodland. The applicant has also advised of their intention to comply with the relevant legislation in relation to protected species in this regard, should development progress.

The damage to the building caused by fire, has resulted in site and building conditions that are of no architectural or heritage value. Historic Environment Scotland has confirmed that the buildings do not merit retention and the buildings have been delisted. The redevelopment of the site is therefore considered appropriate.

In terms of surrounding land uses, it is not considered that these would have a negative impact on the proposed uses, in terms of noise, smell, traffic, hours of operation, overlooking or in meeting air quality objectives, given the commercial nature of the proposals, particularly given the measures proposed by the applicant through their Air Quality documentation.

Flooding measures are to the satisfaction of SEPA, subject to conditions. With regard to drainage impact, it is considered necessary to attach a condition to any consent, requiring the submission of a Drainage Impact Assessment for the consideration of the Director of Community Resources (Design Services), in accordance with Policy I5, prior to the commencement of any development works on site, to ensure an appropriate design for the site is implemented.

Considering the woodland proposals, the Council promotes the development of community woodlands, particularly where they are close to urban areas and where links to the green network, wider green belt and neighbourhood settlements may be facilitated. In this case, the woodland is situated in close proximity to the

established Sustrans Cycle Path network. The retention and enhancement of the woodland at this location, therefore assists in promoting links to the green network, for the closely situated urban areas of Johnstone and Brookfield, commensurate with the provisions of Policy P7.

In addressing the comments raised above by objectors, which have not been considered previously within this report, the future residential development proposed for this site does not form part of the current application and therefore further information in relation to its delivery is currently unavailable.

The applicant has submitted a Land Quality Appraisal/Phase 1 Desk Study in support of their application, relating to ground conditions which has been made available for public inspection during the assessment period. Additional site investigation information has been sought as a recommended condition of the Director of Community Resources (Environmental Services), for submission prior to the commencement of any construction works on site should consent be granted.

The right to a view is not a material planning consideration. Details of building construction have been submitted with the application, with landscaping details to be provided as a planning condition. The site is not allocated as an area for recreation and therefore use for youths, is not a material consideration of this planning application.

The timescales for completion have not been provided and are not material to the consideration of this application. Safeguarding of the river and existing property during construction works are civil issues to be addressed by the applicant and are again not material planning considerations.

The application site does not form green belt land and as such can be considered

to be developable in accordance with the provisions of the adopted Local Development Plan, subject to compliance with the relevant policies and guidance of this document. In relation to the application site boundary the applicant has signed a declaration within the application form, confirming that the relevant parties have been owner notified of the proposals.

Anti-social behaviour is not a material planning consideration and can be addressed by the police should this occur. In terms of the approved use of the site, each application is considered on its own merits in relation to its suitability and compliance with the relevant policies and guidance of the adopted Local Development Plan, with commercial development rather than residential currently being proposed and considered.

Recommendation and Reasons for Decision

In light of the above assessment, it is considered that the proposals are in accordance with the provisions of the Adopted Local Development Plan and New Development Supplementary Guidance. Furthermore sufficient justification has been made for the development, which would see the redevelopment of a long term vacant and derelict site that has existed at this location for a significant period. It is therefore recommended that the Board grant planning permission subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. That no development shall take place within the development site, as outlined in red on the location plan hereby approved, until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation, which has been submitted by the applicant, and approved in writing by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works finally approved, 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 determine the nature, form, extent and protection/retention of archaeological resources within the application site boundary.

3. That no development shall commence on site until the developer submits and has approved in writing by 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/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, all prepared in accordance with current authoritative technical guidance.

Reason: To ensure that the site will be made suitable for its proposed use.

4. Prior to occupation of any unit within an identified phase of development, the developer shall provide for the written approval of the Planning Authority:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

5. That development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The management plan shall also comply with Advice Note 8 'Potential Bird Hazards from Building Design' and shall 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.

6. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority. Details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design' and shall include the species, number and spacing of trees and shrubs and drainage details including SUDs. No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport and the scheme shall be implemented as approved.

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.

7. Notwithstanding the consent hereby given, finished floor levels for the buildings hereby approved, shall not be lower than 14.3m. Should this require any land raising within the flood plain, compensatory storage proposals as outlined in the applicant's Flood Risk Assessment by Kaya Consulting Limited, and dated November 2016, shall be implemented in accordance with the approved detail.

Reason: In the interests of amenity and to protect the development from flood risk.

8. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs, hereby approved, 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.

9. 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, (d) details of the phasing of these works, and (e) a maintenance plan for the ongoing maintenance of the woodland hereby approved.

Reason: In the interests of the visual amenity of the area.

10. That prior to the commencement of use of the last commercial building 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 9 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 or in

accordance with the approved maintenance plan for the woodland, whichever is the latter.

Reason: In the interests of amenity.

11. Prior to the commencement of any development works on site, a Drainage Impact Assessment for the application site, prepared in accordance with the Council's Drainage Impact Assessment Guidance Notes, shall be submitted for the written approval of the Planning Authority. The details thereafter agreed shall be implemented in the approved manner.

Reason: In order to meet the requirements of the Council as flood prevention authority.

12. Prior to any construction works commencing on site, the developer shall provide for the written approval of the Planning Authority, a survey of the traffic signals at High Street and Collier Street, High Street and MacDowall Street and Napier Street. This survey shall provide details to optimise the traffic signal timings at these junctions in the region of 10-15% as stated within the approved Air Quality Impact Assessment, dated 28 September 2016. Thereafter the approved details shall be fully implemented prior to the retail use hereby approved commencing.

Reason: In the interests of traffic safety and to meet the required statutory air quality objectives.

13. That 12 months after the commencement of any commercial use hereby approved becoming operational, a review of the signal timings at the junctions of High Street and Collier Street, High Street and MacDowall Street and Morrisons, shall be undertaken by the developers and the findings of which shall be submitted for the approval of the Planning Authority. The review shall identify whether the signal timings approved under Condition 12 above have been effective at reducing the anticipated congestion at these three locations. Any recommendations within the review, approved by the Planning Authority, shall be fully implemented within one month of the date of the approval of the review, to the satisfaction of the Planning Authority.

Reason: In the interests of traffic safety and to meet the statutory air quality objectives.

14. Prior to the commencement of trading of any commercial unit hereby approved, the developer shall ensure electric car charging facilities are provided, within the car parking area also hereby approved to serve the developments, in accordance with the applicants supporting Air Quality Impact Assessment, dated 28 September 2016 to the satisfaction of the Planning Authority. The charging outlets to be provided shall be in accordance with Type 2 (EN62196-2), Mode 3 (EN61851-1) or other standard approved by the Planning Authority.

Reason: In the interests of pedestrian safety and to meet the statutory air quality objectives.

15. That all measures contained within the applicant's Flood Risk Assessment - 'Summary and Conclusions', dated November 2016, shall be implemented in accordance with the detail provided.

Reason: In order to protect the site itself and surrounding area from flood risk.

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

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0672/PP



Renfrewshire
Council

KEY INFORMATION

Ward

8 Johnstone North,
Kilbarchan & Lochwinnoch

Applicant

Williamsburgh Housing
Association
Ralston House
Cyril Street
Paisley
PA1 1RW

Registered: 21/09/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF EXISTING OUTHUSE AND
ERECTION OF 18 FLATTED DWELLINGS AND ASSOCIATED
AMENITY SPACE, NEW ACCESS ROAD AND PARKING

LOCATION: 8 NETHER JOHNSTONE AND LAND TO SOUTH
WEST, MILLIKEN ROAD, KILBARCHAN, JOHNSTONE

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals do not fully accord with Policy ENV1 'Green Belt' of the Renfrewshire Local Development Plan but accord with the New Development Supplementary Guidance and Housing Land Supply Supplementary Guidance.
- Assessment of all relevant material considerations demonstrates that the proposals will not adversely affect the Green Belt nor establish an unacceptable precedent for further development in the Green Belt.
- There have been 281 letters of objection, including Kilbarchan Community Council, relating to Green Belt policy, roads matters, impact on the village, inappropriate development, inadequate infrastructure, impact on wildlife and the previous refusal of housing on the site. One letter of support refers to a modest expansion of Kilbarchan with affordable housing in a sustainable location.
- There have been no objections from statutory consultees.
- The development is assessed to be acceptable in terms of design, layout, material and finishes.

Description

Planning permission is sought for the erection of a residential development on land to the north-west of Milliken Road, Kilbarchan. The site extends to 0.38 hectares and the proposed development would comprise the erection of five, two storey flatted blocks running parallel with Milliken Road with a centrally located vehicular access also taken from Milliken Road. A car park with 24 spaces would be located to the rear of the garden area and would be bounded by a landscaped edge and boundary fencing.

Given the sloping nature of the site downwards from Milliken Road to the on ramp to the A737 (northwest to southeast) land upfilling will be required to create a level site, however, the residential blocks will be set at a lower level than Milliken Road. The blocks will be finished in light facing brick with a variety of colours and textures and brown concrete roof tiles.

The site currently comprises vacant grassland previously associated with a smallholding with mature trees and a hedge located along the western boundary with Milliken Road.

History

08/0117/PP - Erection of 40 flats with associated access road and parking. Refused and dismissed on appeal to the Scottish Government. In respect of the appeal decision, the Reporter, whilst taking the view that the site should not be developed for forty flats, in his assessment considered that the site was well contained and, if developed for housing, would be unlikely to establish any undesirable precedent.

The site is also referenced in the Renfrewshire Local Development Plan Examination (2014). Whilst the site had been submitted late in the plan preparation process for it to be considered for inclusion in the (then) proposed LDP, the Reporters commented that they considered that given the approval of the

dwelling house adjacent to the site, residential development may be acceptable and that the quickest route to testing this proposal should be through the submission of a planning application.

Policy and Material Considerations

Scottish Planning Policy

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

Glasgow and the Clyde Valley Strategic Development Plan 2012 and Clydeplan's - Strategic Development Plan Proposed Plan (2016) set the strategic context.

Adopted Renfrewshire Local Development Plan 2014

Policy ENV1: Green Belt

Policy P2: Housing Land Supply

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Environment Strategy: Green Belt; Housing in the Green Belt; Contaminated Land;

Delivering the Places Strategy: Places Development Criteria

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

Material considerations

Renfrewshire's Housing Land Supply Supplementary Guidance 2015 requires to be considered in addressing the Council's shortfall in housing land supply. The replacement Renfrewshire Local Development Plan will set out a framework for new and appropriate housing sites for meeting housing need and demand in Renfrewshire.

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

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was advertised in the Paisley and Renfrewshire Gazette for the purposes of neighbour notification with a deadline for representations of 2nd November 2016.

Objections/ Representations

There have been 281 objections to this application and one letter in support and the issues raised can be summarised as follows.

1. As the proposal is in the greenbelt it is contrary to the Renfrewshire Council's Local Development Plan (LDP).
2. The development if approved would set a precedent for further development within the greenbelt contrary to the LDP.
3. Green belt release should only be considered as a last resort when a comprehensive survey has ruled out every other option. It should be noted that the Scottish Government reporters rejection of the appeal in the 2008 case contains a comprehensive defence of the status of the greenbelt on this site as part of an "envelope" surrounding the village.
- 4 Traffic flow through this part of the village, which is already bad, would be made worse, particularly in the area around Milliken Road and Tandlehill Road

junctions and the roundabout access to the east-bound A737.

5. The width of Milliken Road between the vehicle entrance into the proposed development and the south west end should be adequate for a parking lane for existing resident's cars, plus two vehicle lanes.

6. Without road layout improvements, congestion/gridlock will increase.

7. Simplification of the traffic system is required, not additional usage leading to congestion/gridlock and danger for drivers using Milliken Road.

8. There is evidence that Kilbarchan village is being used by traffic from Bridge of Weir and the west to avoid increasing congestion at Brookfield and the A737 access at Johnstone. This will become an increasing problem as the Merchiston development progresses with another access road on to Deafhillock roundabout. The congestion in this area would be exacerbated if the proposed development at Paton's Mill were to be approved and when the landfill of Kilbarchan quarry starts.

9. Accessibility along Milliken Road is already difficult, due to its narrowness. This is a particular concern for emergency vehicles. The proposed development would exacerbate these problems of accessibility, traffic flow and parking.

10. Milliken Road would have to be substantially widened as existing parking would make it difficult to turn into the development without causing potential obstruction to emergency vehicles.

11. Access for pedestrians is not safe as this involves crossing where traffic is coming from the roundabout as it enters Milliken Road.

12. The proposals show a widening of the westerly portion of Milliken Road up to the

new access formed to the new flats. However this widening would only result in an overall carriageway width of 6m, insufficient for two way traffic, effectively maintaining a one way system, for increased vehicle numbers. The tracking diagram for bin lorry access to the site does not take account of parking for the existing flats.

13. A 0.5m pavement has been illustrated to the western portion of Milliken Road only and this should be 2m wide to facilitate wheelchair and pram access.

14. This development will affect the identity of Kilbarchan as a village as it will become a continuation of Johnstone with housing placed at the main road entrance to the village.

15. A block of flats in this position at the entrance to the conservation village is not appropriate.

16. Milliken Road leads to a Sustrans Cycle track and is frequently used by dog walkers, cyclists and families to access the track.

17. The proposal would result in the coalescence of Kilbarchan with surrounding settlements.

18. In 2008, there was an application made to build on this site, which was refused and said to be "an inappropriate development in the greenbelt".

19. This is the latest in a series of planning proposals which seek to encroach on the village's green space and which ignore the inadequacies of current infrastructure to support such developments.

20. The village school and other village infrastructure would not be able to cope with the increase in population that such a development would bring.

21. The sewage and drainage system in Kilbarchan already struggles to cope.

22. The proposed tree planting should be adequate to obscure the rear elevations of the proposed buildings.

23. Despite the developers disclaimer that there will not be a negative impact on wildlife, there are hedgehogs, a protected species, in the area and these may require to be relocated.

The issues outlined in support of the application can be summarised as follows:

1. Kilbarchan is a village well suited to sympathetic and well planned modest expansion. The village could expand to the degree of 18 new households without difficulty and the development is unlikely to disrupt the character of the village.

2. The creation of these affordable rented homes will meet local needs.

3. The siting of this proposal makes provision for travel by sustainable means possible; village facilities would be easily accessible by foot, bus and train.

4. Although the development is within the greenbelt, the adjacent A737 on ramp delineates the village quite effectively, so there is no possibility of further development creep. Additionally, the land offers no real amenity to the village, nor does it add to the character of the village, sandwiched as it is between the on-ramp and Milliken Road flats and has no agricultural or recreational value.

Consultations

The Director of Community Resources (Roads) - No objections subject to a condition that Milliken Road is widened and that a Transport Statement is submitted to confirm sustainable connections to Kilbarchan. It is considered unnecessary to request a Transport Statement on the basis that the

proposed plans demonstrate sustainable connections.

The Director of Community Resources (Design Services) - Requires the submission of a Drainage Impact Assessment to confirm acceptable drainage measures. This matter can be safeguarded by condition.

The Director of Community Resources (Environmental Services) - No objection subject to a condition that the noise mitigation measures proposed in the submitted Noise Impact Assessment are implemented; and that conditions are imposed to address potential ground contamination.

Transport Scotland - No objection subject to a condition to prevent any vegetation encroaching onto the A737.

Kilbarchan Community Council - Object for the following reasons:

1. The proposal does not accord with the adopted Renfrewshire Local Plan with respect to development in the green belt
2. The application site acts as a clear edge to the village envelope along Milliken Road and acts as a buffer of open space between the village and the A737 by-pass which enhances the landscape setting of the village.
3. The strategic Green Belt Review of 2013 restricted development to discreet sites which have, "good design, layout, enhanced landscaping and provides opportunities to enhance the green network". This development does not comply with these requirements.
4. Repeated applications have been made to develop the site over the past 25 years, the last being in 2008, which was rejected on appeal.
5. The development of so large a site up to the by-pass will result in coalescence between Kilbarchan and Johnstone and as such harmful to the objectives of green belt policy
6. The potential widening and improvement of Milliken Road and

increased parking provision is not sufficient to offset the impact of the additional traffic on the road which suffers from problems with vehicle movements and parking.

7. The applicant did not put this site forward as a suitable site for housing when the last Local Development Plan was being produced.

The Director of Education and Leisure - Has confirmed that there will be no impact on education provision.

Summary of Main Issues

Design Statement - States that Kilbarchan is characterised by 19th Century two storey terraced housing with facades predominantly blonde sandstone or render, with slated roofs. Three storey post war existing housing on Milliken Road faces the application site and is of lesser architectural merit as the rest of the village. The proposals aim to create a clear identity for the site through unifying architectural elements which would visually link the new development to the existing village. Architectural features evident throughout the village such as building massing, roof profile, elevations and the expression of window surrounds will be met with a contemporary response that references these traditional forms. A sympathetic palette of materials will be used to fit with the character of Kilbarchan, in addition to the provision of a strong building line onto the street.

Access Statement - States that pedestrian access to the flats will be via adopted public footpaths and private paths. A new footpath connection will be made across the area of grass opposite the site to enable a safe walking route from the village to the site. Vehicle access for parking and servicing will be via Milliken Road. The southern entrance of the existing road will be widened, with additional layby parking introduced and a new access road into the parking area provided

Other Assessments

Ecological Survey (Extended Phase 1 Habitat Survey) - Identified the habitats present on site and included a search for protected species and habitat suitability for protected species. The protected species survey included a search for bat roost potential, badger, birds and any other signs of notable species. The majority of the site is comprised of semi-improved neutral grassland, with areas of tall vegetation associated with a hedge, trees and a small patch of broad-leaved woodland. It is stated that the habitats on site have reasonably high species richness and that the hedge, tall vegetation and woodland habitats are widespread and common in the area. No signs of badger or bats were recorded during the survey, but to ensure compliance with wildlife legislation, and to adhere to best practice guidelines a series of recommendations are made in relation to nesting birds, roosting bats and updated surveys.

Development Impact Assessment on Local Drainage and Flooding - States that SEPA flood maps indicate that the site is not at risk from flooding and no natural water course was found to be within influence of the site. A drainage assessment has been prepared for Scottish Water and acceptance of the principle of attenuated discharge into their network has been agreed. A SUDs storage system will be installed to collect the surface runoff from the houses. In extreme conditions, excess flow will be directed to the south east corner of the site where it will discharge into the bypass, as it currently does. It is concluded that the development would provide storage capacity for surface water that would normally impact on the local road bypass and that overall, the development would not be detrimental to the local area in respect of drainage and flooding. The submission of a Drainage Impact Assessment to confirm acceptable drainage measures can be a condition of planning permission.

Road Traffic Noise Assessment - States that to reduce the significance of the external noise in gardens requires the measured noise level to be reduced. To achieve this requires that garden space is screened by an acoustic barrier (solid, close boarded timber fence) from road traffic noise sources. The exact height of the barrier cannot be quantified until the location is selected. To achieve neutral noise levels during the night within the dwellings will require the installation of specified double glazing and to allow windows to remain closed an alternative ventilation strategy will need to be adopted.

Site Investigation Report - States that ground conditions at the site do not represent any risk to human health or the wider environment and no remediation works are necessary. It is stated that as the site level may be raised to the level of Milliken Road, allowance should be made for deepened trench fill foundations or a piled foundation solution. It is submitted that soak-away drainage is unlikely to be feasible at the site and an alternative form of surface water drainage should be identified for the site.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Environmental Statement - N/A

Appropriate Assessment - N/A

Assessment

Section 25 of the Town and Country Planning (Scotland) Act 1997, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the Approved Glasgow and Clyde Valley Strategic Development Plan (GCVSDP) 2012 and the Adopted Renfrewshire Local Development Plan 2014 and associated New Development

Supplementary Guidance, including the Housing Land Supply Supplementary Guidance. The proposal also requires to be assessed taking account of the Scottish Planning Policy and the Proposed Strategic Development Plan 2016 (Clydeplan). In addition, the comments of consultees and the issues raised through representations are material considerations in the assessment of the application.

The determining issues in this case are whether there is a need for this site to be developed for housing in the short term; the ability of the proposed development to meet this need; and whether the benefits of doing so would justify the use of green belt land and the effects on the surrounding area having regard to the development plan and other material considerations.

Scottish Planning Policy

Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for the operation of the planning system and for the development and use of land. SPP aims to support sustainable development and the creation of high quality places. It sets out two overarching policy principles namely a presumption in favour of development that contributes to sustainable development; and placemaking which seeks the creation of high quality places. It considers that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place.

The presumption in favour of sustainable development does not change the statutory status of the development plan for decision making. For proposals that do not accord with development plans, the primacy of the plan is maintained. The presumption in favour of development that

contributes to sustainable development is a material consideration.

In relation to Placemaking, it is considered that this development will complement the local features such as landscape, topography and skylines given its location on a site which is both physically and visually well contained at the entrance to Kilbarchan.

On 'Enabling the Delivery of New Homes' SPP indicates that the planning system should identify a generous supply of land within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times; enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.

In this regard the LDP identified land across the Renfrewshire area to meet the housing land requirements with the focus on brownfield land to meet the majority of the housing land requirements along with a number of green belt release sites to help stimulate supply in the short term. However, following the examination of Renfrewshire's Local Development Plan, the Reporter concluded that there was a potential shortfall in housing land in Renfrewshire and that the LDP did not identify sufficient land to meet the housing need and demand.

As such the Housing Land Supply Supplementary Guidance 2015 (HLSSG) was produced in order to provide a framework to assess sites which could come forward in the short term to contribute to the housing land supply. The application site under consideration is not one of those sites identified by the Reporter for release however it can be demonstrated that it meets all of the requirements set out in HLSSG.

Glasgow and the Clyde Valley Strategic Development Plan 2012

The Approved Glasgow and the Clyde Valley Strategic Development Plan 2012 provides the framework for local authority development management decisions and outlines a Spatial Vision for the city-region to 2035 along with a Spatial Development Strategy (SDS) to deliver that vision. The Approved SDP establishes the principle of development where development proposals conform to its policy direction and provisions. Strategy Support Measure 1 'Delivering the Spatial Development Priorities' states that the Spatial Development Strategy is clear and consistent in its intent, to support sustainable economic growth and development.

The proposal is considered to accord with the Strategic Development Plan in that the development is a local application within the green belt but at a sustainable location at an edge of settlement location that will not compromise the Spatial Vision or Spatial Strategy of the city-region.

With regard to housing land supply the Approved SDP indicates that Local Development Plans should allocate sufficient land which is effective, or likely to be capable of becoming effective, so as to deliver the scale of house completions required across all tenures both in the period to 2020, and from 2020 to 2025.

Proposed Strategic Development Plan 2016(SDP)

The Proposed SDP 2016 was submitted to the Scottish Ministers for Examination on 26th May 2016 and represents the settled view of Clydeplan, the Strategic Development Planning Authority of which Renfrewshire is a constituent part and therefore it has to be considered in the assessment of this proposal.

The Proposed SDP 2016 sets out a Spatial Development Strategy which supports a presumption in favour of sustainable development that contributes

to economic growth. It acknowledges the city region's legacy of development and infrastructure and recognises that maximising the benefit of those resources is fundamental to ensuring the long term success of the city region. It seeks to embed the creation of high quality places firmly as part of its Vision and Spatial Strategy.

The application proposal meets all relevant criteria of the Proposed SDP and is therefore regarded as being in compliance with the Strategic Development Plan for the reasons that the application site, on the edge of the village, with defensible boundaries set by existing residential development to the northwest and west and the A737 to the south east and south is considered to enhance the existing community and make a positive contribution to the village and choice of housing in the village. The layout and design of the proposed dwellings and integral landscaping both within the development and on the boundaries of the site will positively contribute to the character and appearance of Kilbarchan. The development will represent sustainable development on the edge of an existing settlement.

It can be concluded therefore that the development accords with the Proposed Strategic Development Plan 2016.

Adopted Renfrewshire Local Development Plan 2014

When the proposal is assessed against the relevant policies of the LDP and New Development Supplementary Guidance the following conclusions can be made.

Policy P2 'Housing Land Supply' states that the Council will maintain a 5 year supply of effective housing land at all times and prepare Supplementary Guidance including a framework to guide the release of additional housing land where a 5 year supply of effective housing land is not being maintained. It is accepted that there is a potential shortfall

in the supply of effective housing land and the Housing Land Supply Supplementary Guidance was approved in 2015. Policy P2 further states that the Council will grant planning permission in accordance with the detailed guidance provided that a number of criteria are met. When the application proposal is assessed against these criteria the following conclusions can be made.

The site is shown to be effective and can be delivered to address the identified shortfall -

The Council's recently adopted Strategic Housing Investment Plan (SHIP) identifies the application site as one which could provide affordable housing through Williamsburgh Housing Association in the period 2017/2018. This demonstrates that development of the site would comply with the requirement to provide effective housing by 2019. This timetable would appear to be achievable and to demonstrate that the site can be delivered to address the identified potential shortfall.

It will not undermine the spatial strategy of the plan - The proposal represents the development of a small well contained area of mostly scrub land in a sustainable location on the edge of Kilbarchan with defensible boundaries. The development of the site as proposed would not therefore compromise the functions of the green belt in this location. In this regard, the proposed development would be contained within a site which is bounded immediately to the north and north east by an existing dwellinghouse, to the south and south east by the A737 slip road, to the south by existing roads and a roundabout with dwellings beyond and to the west by 3 storey tenement style flats. The edge of the application site fronting onto the A737 would have boundary treatments including a landscaping scheme. The dwellings proposed generally reflect the massing design and scale of those in the immediate vicinity and sit at a lower level than the existing dwellings which front Milliken Road. For

these reasons development of the site will not result in an unacceptable encroachment into the green belt.

Its design would comply with the criteria for implementing the spatial strategy - Considering the provisions of the 'Delivering the Places Strategy' of the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guidance, the following criteria are assessed:-

a) The density of the development is in keeping with wider residential development along Milliken Road frontage and to the north west and is considered appropriate. Also contained within the development site is a significant provision of open space and landscaping.

b) With regard to layout, built form, design and the use of materials, the proposal provides a suitable road frontage to Milliken Road and backdrop to the A737. The scale of the development is similar to the dwellings located on the opposite side of Milliken Road which do not have the same architectural merit as the rest of the village. The proposals will create an identity for the site through unifying design elements which link the new development to the wider village context. In providing a contemporary response to the historic context of the village, the design has sought to replicate the massing and architectural features found within existing housing whilst developing a palette of materials which are appropriate. The overall layout of the development has been set to enhance the landscape edge of the development site and represents an opportunity to enhance the setting and entrance to the village. Access and parking arrangements are to the satisfaction of the Director of Community Resources (Roads).

c) Concerning the provision of open and play space within developments, given the number of units proposed no formal space is sought within the development site to

serve the current proposal. However, the development provides a generous amount of private amenity space to the rear both in individual plot form and on a communal basis.

d) The existing landscape/ecological features on the site were considered through the habitat survey submitted in support of the application. The report concludes that the proposed development would not adversely affect protected species or protected sites and there would be no significant change to the ecology of the area. Notwithstanding this, a landscaping scheme is proposed as part of the proposal, as described above.

e) Consultation responses confirm that adequate service provision to serve the proposed development can be achieved.

f) Given the nature of surrounding development, which is primarily residential, the proposed use is considered to be compatible and the Director of Community Resources (Environmental Services) has raised no objections in terms of nuisance from noise.

g) Given the location of the site, the development would not constitute backland development and a suitable frontage can be achieved.

Taking the above into account, it can be concluded that the proposal does not conflict with the provisions of the New Development Supplementary Guidance Delivering the Places Strategy or the Council's Residential Design Guidance.

It is concluded therefore, that the application proposal complies with Policy P2 - Housing Land Supply.

The Housing Land Supply Supplementary Guidance 2015 (HLSSG) provides a framework for release of further housing land against which residential planning applications are to be assessed. The HLSSG sets out the circumstances within

which the additional release of land for housing will be supported but demands that those sites meet the "main" and "other" considerations.

For the reasons set out earlier in this report, the proposals are considered to satisfy the 'Main Considerations' set out in the HLSSG. The proposals are considered to have satisfied all of the HLSSG 'Other Considerations' and in particular would be contained within robust and defensible boundaries, would not set a precedent for further expansion, would not have a significant effect on the character and amenity of the surrounding area nor would impact on the prior provision of infrastructure required by existing housing and land allocations which are either not yet consented or are committed.

It is concluded therefore that the application proposal complies with the framework for release as required by the HLSSG.

It has also been demonstrated that the proposal would comply with the requirements of the New Development Supplementary Guidance 2014, Places Development Criteria.

Notwithstanding the above assessment, the application site is located in the green belt and is subject to assessment against Policy ENV 1 'Green Belt'. Policy ENV 1 states that, amongst others, the green belt in Renfrewshire aims to identify appropriate locations to support planned growth, where required, as well as maintaining the identity of settlements and protecting and enhancing the landscape setting of an area. It states that appropriate development within the green belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development SG.

The New Development SG 'Delivering the Environment Strategy - Green Belt' considers that development within the green belt is appropriate in principle where

it is for the purposes of or in support of a use which requires a green belt location including agriculture, forestry and recreational uses. The application proposal for residential development does not support one of these purposes.

However, the New Development SG 'Delivering the Environmental Strategy - Housing in the Green Belt', sets out a number of criteria against which proposals for residential use in the green belt require to be assessed and considers that the majority of the criteria must be met. When the application proposal is assessed against these criteria the following conclusions can be made.

The development is required to maintain and support an established activity that is suitable in the green belt; The application proposal is not required to maintain or support an established activity that is suitable in the green belt, however, it has been identified as a suitable site for the provision of affordable housing through the SHIP approved by the Housing and Community Safety Policy Board on 8th November 2016.

It is demonstrated that there is a need for residential use to be located out with the settlement; It has not been demonstrated that there is a need for the residential use to be located outwith a settlement other than that the site has been identified through the SHIP, as an appropriate site for the provision of affordable housing, with a committed funding allocation and a site which is in a sustainable location with appropriate connections to Kilbarchan.

The proposal demonstrates outstanding quality of design; The proposal submitted demonstrates a high quality of design which reflects the massing and scale of surrounding development and is reflective of properties located on the opposite side of Milliken Road. The proposals will create an identity for the site through unifying design elements which link the new development to the wider village context. In providing a contemporary response to

the historic context of the village, the design has sought to replicate the massing and architectural features found within existing housing with a high standard of design.

The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character. The site consists of unmaintained land, containing a range of semi-native grassland, scrub and trees. The development proposed would be contained within a site which is bounded by existing development, and the A737 slip road. Therefore the application site is well contained within the existing landscape and defensible boundaries. The dwellings proposed reflect the scale and massing of the dwellings opposite but also due to their layout and design have the opportunity to enhance the setting and entrance to the village.

The potential visual impact of the development has been considered in the design and access statement submitted by the applicant and it has been concluded that no significant visual impact will result.

It can be concluded therefore, that the proposal integrates with the established character of the area and would have no significant impact on the landscape character of the wider area. It can be concluded that on balance the proposal could be assessed as being in compliance with the requirements of the SG.

Policy I5, and the Flooding and Drainage SG, are also material planning considerations and set out a series of criteria which require to be considered. These require that minimum standards are achieved to reduce the risk of flooding in new developments and to ensure that the risk of flooding is fully taken into account in the assessment of new development proposals. The Director of Community Resources (Design Services) is satisfied that an appropriate condition can be imposed to ensure that these standards

are achieved prior to the commencement of development.

In terms of the SG on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Director of Community Resources (Roads) is satisfied that the proposal meets the relevant parking, access and traffic requirements and has no objection to the proposal.

In terms of the SG relative to contamination, the Director of Community Resources (Environmental Services) has no objection to the proposals and is satisfied that any potential contamination of the site can be addressed by a condition.

With the exception of the site history, all the points of objection have been addressed in the body of this report. In respect of the site history cognisance is given to the findings of the Scottish Government in 2014 in examination of the Renfrewshire Local Development Plan Examination. At that time the Scottish Government Reporters considered that residential development of the site may be acceptable and that this could be tested through the submission of a planning application.

It is considered that the reduced number of residential units now proposed, the high quality of affordable housing proposed in a sustainable location and the housing shortfall identified through the LDP process are material considerations in the assessment of this current application for housing on the site.

Recommendation and Reasons for Decision

In light of the above assessment, it is concluded that taking account of the potential shortfall of an effective land supply, as set out in the Housing Land Supply Supplementary Guidance 2015, the supporting information submitted with

the application, the objections submitted and the justification provided for the development, it has been demonstrated that this is an appropriate site for residential development which would not have an adverse impact on the purpose of the green belt at this location and which could be developed with a defensible green belt boundary. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

1. The proposal does not fully accord with the provisions of the Development Plan but other material considerations were considered to carry sufficient weight to justify the grant of planning permission.

2. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority:-

a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within the development, and

b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports;

Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

Reason: To ensure that the site will be made suitable for its proposed use.

3. Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy, submitted under the terms of Condition 2 above, shall be submitted to the Planning Authority for written approval.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

4. That prior to the commencement of development a Drainage Impact Assessment prepared in line with Renfrewshire Council's Drainage Assessment Notes for Guidance, shall be submitted for the approval of the Planning Authority. Thereafter, the development shall proceed in accordance with the approved details.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

5. That prior to the commencement of development a landscaping scheme shall be submitted for the approval of the Planning Authority, which shall include:-

- (a) details of structure planting and retained landscaping
- (b) details of any earth moulding and hard landscaping, grass seeding and turfing;
- (c) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted incorporating the requirements of Transport Scotland to avoid vegetation encroaching on the A737; and
- (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area and to create a defensible site boundary.

6. That prior to the completion of the last dwellinghouse, all planting seeding, turfing and earth moulding included in the schemes of landscaping and planting, approved under the terms of condition 5 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.

7. That the development shall be implemented in accordance with the mitigation measures outlined in the New Acoustics report titled "Road Traffic Noise Assessment", dated 18th July 2016, all prior to the occupation of the dwellings hereby approved.

Reason: In the interests of residential amenity and to mitigate internal noise levels at night from external sources.

8. That prior to the construction of foundations of any flatted dwelling on the site, full details of the location and design of the acoustic fence and/or bund required under condition 7 above to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. The details thereafter agreed shall be implemented on site in the approved manner prior to the occupation of any flatted dwelling.

Reason: In the interests of residential amenity and to mitigate traffic noise.

9. That prior to the commencement of development details illustrating the widening of Miliken Road to a minimum width of 6 metres and upgrading of the street lighting shall be submitted for the written approval of the Planning Authority and thereafter implemented as approved, prior to the occupation of the dwellings hereby approved.

Reason: In the interests of traffic and pedestrian safety.

10. 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.

11. 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 and thereafter implemented as approved.

Reason: These details have not been submitted.

12. That the development shall be implemented in accordance with the Extended Phase 1 Habitat Survey (Version 2), dated 3rd November 2016, all prior to the occupation of the dwellings hereby approved.

Reason: In the interests of wildlife protection.

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

The site has been visited and the photographs archived.