

EAST RENFREWSHIRE COUNCIL

25 March 2015

Report by Director of Environment

LOCAL DEVELOPMENT PLAN (SUPPLEMENTARY PLANNING GUIDANCE)

PURPOSE OF REPORT

1. The purpose of this report is to update the Council in relation to progress with the 14 Supplementary Planning Guidance documents and to seek approval to submit these to Scottish Ministers for approval alongside the Local Development Plan.

RECOMMENDATIONS

2. The Council is asked to:
- (a) Approve the proposed responses and recommendations to representations;
 - (b) Approve the submission of the Finalised Supplementary Planning Guidance to Scottish Ministers for Adoption; and
 - (c) Delegate to the Director of Environment to approve any minor inconsequential changes to the documents, in line with Council policy, prior to submission to Scottish Ministers.

BACKGROUND AND REPORT

3. Section 22 of the Planning etc. (Scotland) Act 2006 makes provision for the preparation of Supplementary Planning Guidance in connection with a Local Development Plan. Supplementary Planning Guidance can be prepared and adopted alongside the Local Development Plan or subsequently. When adopted, they will form a statutory part of the Local Development Plan. A separate report (which forms part of this Council agenda) seeks authority to submit the Modified Local Development Plan, following Examination, to Scottish Ministers for Adoption.

4. The purpose of Supplementary Planning Guidance is to provide detailed guidance on Local Development Plan Policies and Proposals including Master Plans and Settlement Strategies. Supplementary Planning Guidance sits apart from the Local Development Plan and allows the Plan to focus on providing a vision, spatial strategy and other key policies and proposals which set the framework for the growth and development of East Renfrewshire up to 2025 and beyond.

5. Supplementary Planning Guidance provides context and detail and is an important tool in the Development Management process.

6. A number of Supplementary Planning Guidance documents have been prepared and consulted upon at various stages in the Plan preparation process as follows:

- Affordable Housing;
- Rural Development Guidance;

- Green Network;
- Energy Efficient Design;
- Management and Protection of the Built Heritage;
- Householder Design Guide;
- Daylight and Sunlight Design Guide;
- Development Contributions;
- Maidenhill master plan;
- Barrhead South master plan;
- Barrhead North master plan;
- Neilston Infill Development Strategy;
- Residential Street Design; and
- Dams to Darnley.

7. The content of each Supplementary Planning Guidance is not required to be scrutinised at Examination. However, each Supplementary Planning Guidance has been reviewed to factor in any changes to the main Local Development Plan policy as recommended by the Reporters at the Examination. Full details of the Examination Report findings are set out in the separate Local Development Plan Report.

8. The Council is required to consider every representation received and offer a response to each. A summary of the representations received to each document and the Council's response is set out in Appendices 1-14 to this report. Officers have made some minor changes to documents to reflect responses received and updated guidance and legislation. A Strategic Environmental Assessment was prepared to support the Dams to Darnley SPG and comments and responses to this document are also presented in Appendix 14 with the SPG. Paper copies of all finalised documents and response reports have been made available in the Members Room and are available online at the links shown at the end of the report.

9. Renewable Energy Supplementary Planning Guidance was prepared alongside the Proposed Plan with representations to Policy E1: Renewable Energy summarised under Issue 14 and assessed through the Local Development Plan Examination process. The Reporter recommended Policy E1 be Modified and the supporting Supplementary Planning Guidance be reviewed to accord with the requirements of Scottish Planning Policy (2014). Scottish Planning Policy (2014), which replaced the 2010 document, was published when the Local Development Plan was at Examination and introduced revised criteria for preparing Spatial Frameworks for identifying areas likely to be most appropriate for onshore wind-farms. The Reporter concluded that the current Supplementary Planning Guidance was therefore no longer in accordance with current guidance and required to be reviewed. Officers will prepare a revised Supplementary Planning Guidance over the coming months. This review will also provide the opportunity to take on board findings from further technical studies that are being prepared to support the emerging Strategic Development Plan.

10. A copy of each SPG and a statement setting out the publicity measures undertaken will be submitted to Scottish Ministers together with the representations summary and responses.

11. 28 days after the Supplementary Planning Guidance has been submitted to Scottish Ministers, the Council may adopt the guidance unless directed by Ministers not to do so. Ministers have indicated that they will focus more on ensuring that the principles of good public involvement and a proper connection with the Local Development Plan has been achieved rather than on detailed policy content.

12. Supplementary Planning Guidance adopted in connection with the Local Development Plan falls when the LDP is replaced. The Council will update all the above documents alongside the next review of the LDP.

FINANCE AND EFFICIENCY

13. There will be costs associated with the printing of Adopted Supplementary Planning Guidance and these will be met from within existing budgets.

CONSULTATION

14. The Planning etc. (Scotland) Act 2006 sets out specific requirements in relation to publicity and consultation of Supplementary Planning Guidance. All documents have met these requirements and been subject to consultation with external agencies, statutory consultees and Council Departments.

PARTNERSHIP WORKING

15. As described within this report and Appendices, the preparation of Supplementary Planning Guidance has been the subject of ongoing consultation with a wide range of stakeholders.

IMPLICATIONS OF THE PROPOSALS

16. There are no other staffing, property, IT, sustainability or equalities implications arising from this report.

CONCLUSIONS

17. Supplementary Planning Guidance forms an important and statutory part of the Local Development Plan and provides an opportunity for the Council to provide detailed guidance on key matters that shape and influence the growth and change of East Renfrewshire up to 2025 and beyond. The documents will be formally adopted as Supplementary Planning Guidance alongside Adoption of the Local Development Plan.

RECOMMENDATIONS

18. The Council is asked to:

- (a) Approve the proposed responses and recommendations to representations;
- (b) Approve the submission of the Finalised Supplementary Planning Guidance to Scottish Ministers for Adoption; and
- (c) Delegate to the Director of Environment to approve any minor inconsequential changes to the documents, in line with Council policy, prior to submission to Scottish Ministers.

Director of Environment

Further information can be obtained from: Iain MacLean, Head of Environment on 0141 577 3720 or iain.macleam@eastrenfrewshire.gov.uk

March 2015

KEY WORDS: A report seeking approval to submit Finalised Supplementary Planning Guidance to Scottish Ministers for Adoption.
Local, Development, Plan, Masterplans, Supplementary, Planning, Guidance.

APPENDICES:

Summary of Consultation Responses and Recommendations:

Appendix 1: Affordable Housing Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg

Appendix 2: Rural Development Guidance Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg

Appendix 3: Green Network Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg

Appendix 4: Energy Efficient Design Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg

Appendix 5: Management and Protection of the Built Heritage Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg

Appendix 6: Householder Design Guide Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg

Appendix 7: Daylight and Sunlight Design Guide Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg

Appendix 8: Development Contributions Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg

Appendix 9: Maidenhill master plan Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg-maidenhill

Appendix 10: Barrhead South master plan Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg-barrheadsouth

Appendix 11: Barrhead North master plan Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg-barrheadnorth

Appendix 12: Neilston Infill Development Strategy Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg

Appendix 13: Residential Street Design Supplementary Planning Guidance

www.eastrenfrewshire.gov.uk/spg

Appendix 14: Dams to Darnley Supplementary Planning Guidance and Strategic Environmental Assessment

www.eastrenfrewshire.gov.uk/sea-d2d