

PLANNING AUTHORITY'S SUBMISSIONS

My Ref: N/A
Contact: Ms C Murray
Telephone: 0141 618 7893
Email: dc@renfrewshire.gov.uk
Date: 06/05/2020



Miss Archibald
172 Hawkhead Road
Paisley
PA2 7BQ

Proposal: Proposed refurbishment of existing domestic garage to be used as a commercial dog day-care facility.
Location: 172 Hawkhead Road, Paisley, PA2 7BQ
Application No. 20/0077/PP
Email:

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a decision notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed and the Report of Handling.

You have the right to seek a review of this decision by submitting a Notice of Review within three months from the date of the decision notice to the Head of Corporate Governance, Renfrewshire House, Cotton Street, Paisley PA1 1TR. The Notice of Review form and guidance is available on the Council's website or by contacting Legal & Democratic Services.

Yours faithfully,

Fraser Carlin
Head of Planning and Housing

DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO

Miss Archibald
172 Hawkhead Road
Paisley
PA2 7BQ

With reference to your application registered on 13/02/2020 for Planning Consent for the following development:-

PROPOSAL

Proposed refurbishment of existing domestic garage to be used as a commercial dog day-care facility.

LOCATION

172 Hawkhead Road, Paisley, PA2 7BQ

DECISION

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Planning Consent for the reasons provided on the paper apart. Please note that the full reasons as to whether the above Proposal is in accordance with the Development Plan (as required by section 37(2A) of the Town and Country Planning (Scotland) Act 1997) are found in the Report of Handling for your application which is attached as Appendix 1 and referred to for its terms which are deemed to be repeated, incorporated and forming part of this Decision Notice.

PLANS AND DRAWINGS

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated 06/05/2020

Signed 
Appointed Officer
on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

- 1 That due to the potential unacceptable noise impact on surrounding residential properties and the surrounding residential area generally, as a result of barking dogs and vehicular movement, the proposal would not comply with the requirements of Policy P1 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019), and the associated New Development Supplementary Guidance, which seek to maintain acceptable levels of amenity within residential areas.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Appendix 1

RENFREWSHIRE COUNCIL

Application No: 20/0077/PP

COMMUNITIES, HOUSING AND PLANNING SERVICES
RECOMMENDATION ON PLANNING APPLICATION

Regd: 13/02/2020

Applicant

Agent

Miss Archibald
172 Hawkhead Road
Paisley
PA2 7BQ

Nature of proposals:

Proposed refurbishment of existing domestic garage to be used as a commercial dog day-care facility.

Site:

172 Hawkhead Road, Paisley, PA2 7BQ

Application for:

Planning Permission-Full

Description

Planning permission is sought for the change of use of a domestic garage to a commercial dog day care facility at 172 hawkhead Road, Paisley.

The application site is located within an established residential street, comprising detached dwellinghouses facing onto Hawkhead Road. The residential development known as Hawkhead village is located across Hawkhead Road to the east and residential dwellings are located immediately to the north and south. To the west is an area of informal open space.

The building, in which the dogs would be housed would be a converted domestic garage which is positioned to the side and rear of the dwelling hard against the northern boundary of the garden, immediately adjacent to the dwellinghouse located to the north.

The rear garden is fairly large however the width of the gardens and footprints of properties, in the immediate vicinity, dictate that dwellings are in close proximity.

The intention would be to have 14 dogs, although it is proposed that only 8 would be left at the property at any time, with the others out for walks.

The proposed opening hours for the facility would be between the hours of 8am and 6pm, Monday to Friday. Pick up and drop off would be by dog owners. Three part time members of staff would be on site on a daily basis.

History

None.

Policy & Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy P1: Renfrewshire's Places

New Development Supplementary Guidance

Delivering the Places Strategy: Creating Places and Places Checklist

Delivering the Environment Strategy: Noise

Proposed Renfrewshire Local Development Plan 2019

Policy P1: Renfrewshire's Places

Proposed New Development Supplementary Guidance

Delivering the Places Strategy: Creating Places

Delivering the Environment Strategy: Noise

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 comments of the consultees, the physical attributes of the site and any objections received.

Publicity

Neighbour notification has been carried out in accordance with statute, the application was also advertised in the Paisley Daily Express on 26 February 2020, with a deadline for representations to be received of 11 March 2020.

Objections/Representations

There have been six objections to the proposal and the issues raised can be summarised as follows:

1. The dogs which are currently on site are very noisy and this would only intensify if the application was approved.
2. Dogs already bark through the night disturbing adjoining residents and constant barking throughout the day would exacerbate the noise and disturbance.
3. There would be a loss of privacy due to the change from domestic to commercial usage wherein existing boundary treatments are not sufficient.
4. Surrounding residents have not objected/reported the current levels of noise as they were advised that current dog walking business arrangements were temporary until alternative accommodation was acquired.

Consultations

Environmental Protection Section - Object to the proposal on the basis of potential unacceptable noise from the proposed use..

Director of Environment and Infrastructure (Roads /Traffic) - No objections.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments -

Operational Statement - It is stated that the applicant currently runs a dog walking business and wants to establish a dog day care business at her residential property, to be accommodated within a renovated domestic garage.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Policy P1 of both the Adopted and Proposed Renfrewshire Local Development Plan, covers the application site and presumes in favour of a continuance of the built form. It considers that new development proposals within these areas should make a positive contribution to the place and be compatible and complementary to existing uses. In this regard, specific consideration shall require to be given to the impact of the proposed development on the existing residential land uses in terms of noise and disturbance, primarily.

In support of the application, the applicant has submitted a statement outlining the operational character of the facility. It is noted that the proposal is for the accommodation of a maximum of 14 dogs daily, on a day care basis, from 08.00 am to 18.00 pm, which would include the intermittent walking of the dogs and home based activity.

The applicant has outlined that the schedule is such that no more than 8 dogs would be left on the premises at any one time throughout the day insofar as the others would be out walking. The dogs would be dropped off and collected from the premises by their owners each morning and evening.

Additionally, the applicant has suggested that the proposal could be amended to accommodate lesser dogs and to stagger drop off pick up times.

When the proposal is assessed against the above policies and the requirements of the Adopted and Proposed, Renfrewshire Local Development Plan New Development Supplementary Guidance, it is evident that the proposal would be unacceptable in relation to the potential detrimental impact on amenity, essentially due to unacceptable noise impact from the dogs barking.

In this regard, the domestic garage is located in a residential area in close proximity to neighbouring properties where the introduction of up to 14 dogs, on a commercial basis, at times throughout the day would have an unacceptable impact on the existing amenity of surrounding neighbours. The proposed commercial use could result in up to 12 additional vehicular movements twice a day.

It is considered that the proposed use would have a detrimental impact on the residential area. This assessment is supported by the views of the Environmental Protection Section who have objected to the proposal due to impacts on amenity from dogs barking and potential vehicular movements. They also note that complaints have already been received from neighbours, regarding noise from the dogs already resident at the property.

The introduction of this use would be contrary to Renfrewshire Local Development Plan policy and guidance which seeks to maintain the amenity of areas.

Following consultation with the Director of Environment and Infrastructure (Roads Traffic), no objections have been raised in terms of access and traffic arrangements associated with the development.

The issues raised through objection have been addressed above and are reflected in the assessment of the proposal.

Recommendation and reasons for decision

In light of the above assessment, it is considered that on balance the proposals would be unacceptable and would not be in accordance with the provisions of the relevant policies and guidance of the Adopted and Proposed Renfrewshire Local Development Plan. It is therefore recommended that planning permission be refused.

RECOMMENDATION

Refuse

Other Action

Reasons

- 1 That due to the potential unacceptable noise impact on surrounding residential properties and the surrounding residential area generally, as a result of barking dogs and vehicular movement, the proposal would not comply with the requirements of Policy P1 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019), and the associated New Development Supplementary Guidance, which seek to maintain acceptable levels of amenity within residential areas.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.



Electronic Message Received

Message Type: DCONLINECOMMENT

CaseFullRef : 20/0077/PP

Location : 172 Hawkhead Road, Paisley, PA2 7BQ

An electronic message was submitted to Acolaid on 09/03/2020 and was processed on 18/03/2020

Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBJ

Comment:

Dear Sir,

I am writing on behalf of my elderly mother-in-law with regard to the proposed change of use of the garage to a dog day care facility. She objects on the items outlined below.

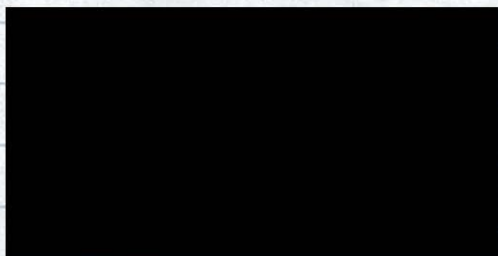
[REDACTED] There are dogs already barking through the night which disturbs her sleep. The constant barking throughout the day would only exacerbate the noise and disturbance problem.

The existing fence which over-looks the rear of the Jenny's Well property is a make-shift fence that is see-through and open and not very secure. The loss of privacy and being overlooked would also be a cause for concern.

DOG DAY CARE CENTRE 27 FEB
REF 20/0077/PP SITE 172.
ARSP - CM

Having not read the application,
I presume consideration has
been given with respect to
the size of the "garage" for the
number of loose dogs in an
enclosed area, and there also
should be separate or quiet areas
for nervous, or nervous aggressive
dogs. The 'owner(s)' of course
will have the necessary
qualifications for a commercial
dog day care centre.

Yours



Received by
Business

Ac4
513 or

02 MAR 2020

20 0077 PP

☒ Description

172 Hawkhead Road, Paisley, PA2 7B0

Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBJ

Comment:

We were told this was a temporary arrangement by the dog walker until she found her own premises, as the dogs are very noisy.

The garage concerned is [REDACTED] and therefore I must object to this application.

Screen clipping taken: 09/03/2020 15:30

20 0077 PP ▾

☒ Description

172 Hawkhead Road, Paisley, PA2 7BQ

Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBJ

Comment:

We already suffer a large amount of noise from unattended dogs in the nearby area (one dog in particular seems to be at this property). I work from home, and this causes a lot of interruption.

In addition, a dog daycare centre already exists in a nearby property on Hawkhead Road, which contributes a lot of noise.

Screen clipping taken: 02/03/2020 13:29

20 0077 PP

☒ Description

172 Hawkhead Road, Paisley, PA2 7BQ

Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBJ

Comment:

I have previously discussed the noise level of many barking dogs with the applicant. I was advised the arrangement was temporary therefore I made no more of it. I have been resident for approximately 30 years and have dogs and a cat of my own, however I strongly object to this becoming a commercial project due to disturbance from barking dogs and vocals from the care staff all day long from 6.45am until sometimes 7pm in the evening.

Screen clipping taken: 02/03/2020 11:26

20 0077 PP

☒ Description

172 Hawkhead Road, Paisley, PA2 7BQ

Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBJ

Comment: I wish to object to the Planning Application submitted re 172 Hawkhead Road.

it's a nightmare with dogs barking from 7.00am up until 5.30pm daily.

I have reported this on several occasions.

The garage and therefore these dogs would be too close for comfort, and when the warmer weather comes along it's just unbearable.

Thank you.

Screen clipping taken: 02/03/2020 11:08

MEMORANDUM

Communities, Housing and Planning Services

Director: Mary Crearie

Tel: 07768555718 Fax: 0141 618 7500
My Ref: CH/JG/
Your Ref: 20/0111/PP
Ask For: Jennifer Gray
Date: 6 May 2020



To: Head of Planning and Housing

From: Head of Communities & Public Protection

Application Number: 20/0077/PP

LOCATION: 172 Hawkhead Road, Paisley, PA2 7BQ

The applicant proposes to operate a dog day care business from a residential property which is located close to other residential properties. This Service objects to this application as it is unlikely that there will be adequate solutions to mitigate noise from dogs within garden areas as it cannot be readily controlled.

This Service previously received a complaint, from a nearby resident, regarding dog barking noise at the address the planning application relates to.

Jennifer Gray
Environmental Health Officer

**Environment and Communities
Roads Development Team
Observations on Planning Application**

Our Ref:

32/04

Planning Contact
Roads Contact:
Tel:

Ms C Murray
Stephen Boyle
0141-618-*

Planning Application No: 20/0077/PP

Dated 20/02/2020

Received *

Applicant	Miss Archibald
Proposed Development	Proposed refurbishment of existing domestic garage to be used as a commercial dog day-care facility.
Location	172 Hawkhead Road, Paisley, PA2 7BQ
Type of Consent	Planning Permission-Full

RECOMMENDATION - NO OBJECTIONS

Proposals Acceptable 1. General Y or N	Proposals Acceptable 3. New Roads Y or N	Proposals Acceptable 4. Servicing & Car Parking Y or N
Provision & links for:-		
Pedestrian *	(a) Widths *	(a) Servicing Arrangements *
Cyclists *	(b) Pedestrian Provision *	(b) Parking Provision *
Public transport *	(c) Layout (Horizontal/Vertical Alignment) *	(c) Layout of Parking Bays/ garages *
Loading *		(d) Drainage
Parking *	(d) Turning facilities (Circles/ Hammerheads *	
	(e) Junction Details (Locations/ Radii/sightlines) *	
(a) General impact of development *	(f) Provision for P.U. Services *	5. Signing
(b) Safety Audit Required *	(g) SUDS *	(a) Location *
(c) Traffic Impact Analysis *	(h) other	(b) Illumination *
2. Existing Roads		
(a) Pedestrian Provision *		
(b) Type of Connection (Road Junc/Footway Crossing) *		
(c) Locations(s) of Connection(s) *		
(d) Sightlines *		

Comments


*

Conditions

*

Notes for intimation to Applicant

(i) Construction Consent (s21)	REQUIRED / NOT REQUIRED
(ii) Road Bond (S17)*	REQUIRED / NOT REQUIRED
(iii) Road Openings Permit (s56)*	REQUIRED / NOT REQUIRED

Signed Date03/03/2020.....
for Head of Operations & Infrastructure



RENFREWSHIRE COUNCIL

Town and Country Planning (Scotland)

Act 1997

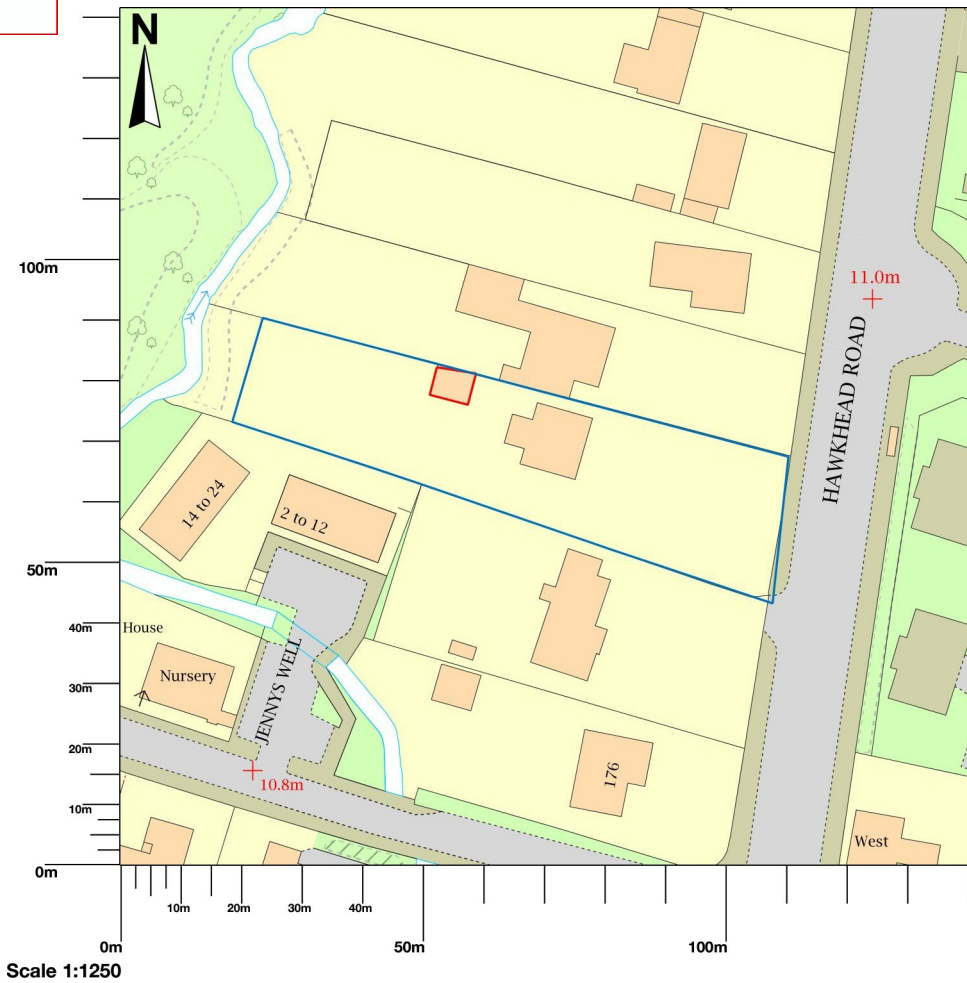
Application No. 20/0077/PP

REFUSED
on 06/05/2020

Signed by 

On behalf of Renfrewshire Council

172 Hawkhead Road, Paisley, PA2 7BQ



Map area bounded by: 249964,662681 250106,662823. Produced on 13 February 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/429036/581727

Note of Intention

I am a self-employed dog walker and my intention is that I would like to upgrade and expand my business in to a small council licenced dog day-care facility. I would like to use 172 Hawkhead Road as a base for the business. Currently I have 14 dogs on my dog walking books but never walk more than 4 at a time. I would like to offer a licenced dog day-care facility for the dogs that I already walk. Due to the different times and days I walk the dogs there would be a maximum of 8 dogs on the premises on a daily basis. I would hope to add two more dogs to my group, licence allowing.

Opening times would be 8am until 6pm Monday to Friday. My business would not be open in the evenings or at weekend and no dog overnight boarding option would be on offer.

Preliminary inspection by the council for the licence has already been done and everything fulfils the necessary regulations and terms of the licence.

My intention would be to have three part-time, self-employed team members to ensure that there is always two people on site at all times.

Arrangements have been made with K9 Waste Solutions for management of our dog faeces. There would be a regular twice weekly pick up of our dog waste, in the event of us getting the change of use granted by the council and the dog day-care licence. K9 Waste Solutions are a reputable, licensed company.

The necessary qualifications in dog first aid and training have been gained for the safety and wellbeing of the dogs already in my care whilst dog walking.

A full Risk Assessment has been issued to the licence board department of the council.

Every effort would be taken to keep noise to a minimum so as not to disturb our neighbours unnecessarily.

Proposed Daily Schedule

8am-10am – Dogs Dropped off by owners

10am-2pm – Dogs off premises. Away out for their daily walks

2pm-4pm – Dogs return to the premises for a rest and daily activities.

4pm-6pm – Dogs get picked up and go home.

Evenings and Weekends – Closed

Dog Overnight Boarding Service – Not a service I would offer.

Clare Murray

From: Clare Murray
Sent: 30 April 2020 15:53
To: Catherine Archibald
Subject: RE: App Ref No: 20/0077/PP - 172 Hawkhead Road, Paisley - Refurbishment of existing domestic garage to be used as a commercial dog day care facility

To: Catherine Archibald

Thank you for your response. I remain concerned, however, I note what you are saying. I am currently also in consultation with environmental services as well as having received a number of objections to the proposal. I will contact you again once I have had further discussions and undertaken further consideration.

Thanks

From: Catherine Archibald [REDACTED]
Sent: 30 April 2020 14:48
To: Clare Murray [REDACTED]
Subject: Re: App Ref No: 20/0077/PP - 172 Hawkhead Road, Paisley - Refurbishment of existing domestic garage to be used as a commercial dog day care facility

Good afternoon Clare,

Thank you for your reply and for confirming the difference between our application and that of the other daycare on the same street.

Is there anything that we can do that would sway this decision in our favour?

I understand the proximity of the garage to our neighbours property is a concern and I would like to note that we have had the garage refitted with sound dampening insulation installed to all walls in an effort to negate any noise concerns.

Would it help if we reduced the proposed number of dogs attending daycare? Would it help if we arranged collection and drop off of dogs as opposed to their owners delivering them to the property? Would it help if we implemented a 'no bark' policy?

I would also like to reconfirm that the hours of operation would be between 8am and 6pm, Monday to Friday with no dogs on the premises out with these times. Also, the dogs are taken for daily walks and so for large portions of the afternoon the number of dogs on site at one time would be greatly reduced.

Any advice or assistance you can provide that would help the decision become more favourable to us would be greatly appreciated. We have been working non-stop for over 2 years to try and make our dream of a dog daycare a reality and I am personally very heavily invested in the project financially. Unfortunately, upon commencing this project and investigating what permissions and planning we would require, we made the mistake of believing the change of use did not apply to us as we believed it only related to change of use within a commercial property, not domestic. This has been a terrible oversight on our part and has resulted in us arriving here at a place where the dream we have been building for so long may now be snatched away at the last hurdle and the thought of this is absolutely devastating.

Kind regards

[REDACTED]

From: Clare Murray <[REDACTED]>
Sent: 29 April 2020 16:54
To: Catherine Archibald <[REDACTED]>
Subject: RE: App Ref No: 20/0077/PP - 172 Hawkhead Road, Paisley - Refurbishment of existing domestic garage to be used as a commercial dog day care facility

To: Catherine Archibald

Thank you for your response.

Unfortunately as I am now home working due to the lockdown, my only means of contact is through email.

In response to the issues you have raised, I can advise as follows.

The requirement for a licence and for planning permission for a change of use are separate requirements under separate legislations and the approval of one does not dictate the approval of the other or indeed make the approval of the other more probable. In this regard the assessment of a planning application has to be made on the individual merits of each case, taking account of the relevant Development Plan policies and guidance, the physical attributes of the site and any other material considerations.

In this instance, and as mentioned previously, the domestic garage is located in a wholly residential area in close proximity to neighbouring properties where the introduction of up to 12 dogs at times throughout the day could have quite an unacceptable impact on the existing amenity of surrounding neighbours, as could up to 12 additional vehicular movements twice a day. This is essentially due to the existing character of the immediate area, which is wholly residential, and the proximity of residential neighbours. Furthermore, the Local Development Plan, in the main, seeks to direct commercial operations and certainly ones which are not compatible with a domestic setting, to other areas. The introduction of this use would be contrary to LDP policy and guidance which seeks to maintain the amenity of these areas.

You have highlighted a consent which you say has been granted three properties down from yours and have queried why a similar consent could be acceptable in that location. My search of our records has identified only one such property located at 158 Hawkhead Road, where consent was granted back in 2006. That property is in a very different location/situation to yours, formerly operating as a commercial monumental sculptures, surrounded until recently by a large industrial facility on one side and the White Cart Water on the other. In granting planning permission at that time, this specific location, set apart from residential property would have been considered, wherein the nearest residential property was some 35 metres distant. The physical attributes of that site therefore bears no comparison to your property.

I hope this additional information is of assistance and explains my views in this instance.

Thanks

From: Catherine Archibald <[REDACTED]>
Sent: 28 April 2020 10:53
To: Clare Murray <[REDACTED]>
Subject: Re: App Ref No: 20/0077/PP - 172 Hawkhead Road, Paisley - Refurbishment of existing domestic garage to be used as a commercial dog day care facility

To Ms C Murray

Please could you contact me to discuss and clarify as to why I would not be recommended for a dog day care licence.

Some points I would like to discuss are that I would not be a large daycare unit as stated in your email, there would be a maximum of 12 dogs at any one point. We would be out the majority of the day as stated in my 'further

information' i submitted and also dont understand why there is also an established dog kennels five door down which has a licence as well as a dog walking daycare business three doors down. Also the garage has been renovated to licence stipulations and therefore meets all the criteria.

Any further information you can give me would be much appreciated.

Catherine Archibald

From: Clare Murray [REDACTED]

Sent: 28 April 2020 08:51

To: [REDACTED]

Subject: App Ref No: 20/0077/PP - 172 Hawkhead Road, Paisley - Refurbishment of existing domestic garage to be used as a commercial dog day care facility

To: Miss Archibald

I refer to the above planning application, which is currently under consideration, and would apologise for the delay in updating you on the progress of this application. However the current situation with covid 19 has made things a little more difficult.

I can advise that the proposal requires to be assessed in relation to the relevant policies and guidance of the Adopted and Proposed Local Development Plan and other material considerations including the physical attributes of the site. In this instance, the application property is covered by Policy P1 which seeks to, amongst others, maintain the amenity of residential areas. Your proposal would introduce a large number of canines to a residential area where there is the potential for continuous noise throughout the day, which could introduce a level of noise which would unacceptably impact the amenity of the surrounding area, especially neighbouring residential properties. In addition, I am concerned that the domestic garage to be converted, is positioned hard against the boundary with the adjacent residential dwelling to the north and could have a particularly unacceptable impact on the amenity of that property.

Dog kennels and dog day care facilities are more appropriately located in locations which are not in close proximity to residential areas and where no unacceptable impacts would result.

Given the concerns outlined above, it is unlikely that this application will receive a positive recommendation.

Thanks

Clare Murray

Planner, Development Management
Development and Housing Services
Renfrewshire House, Cotton Street, Paisley, PA1 1JD

I am currently working from home so have no access to my phone line. Please contact me by email and I will respond as soon as possible.

Due to the ongoing issues related to the Coronavirus, unfortunately the Planning Authority are suspending the drop in duty planning officer service. Please contact Planning via email – dc@renfrewshire.gov.uk

Work Pattern - Tuesday, Wednesday and Thursday

Please consider the environment before printing this email

Please note if you submitted your application via the eDevelopment portal all additional supporting documentation in relation to your application should be submitted in the same manner as the original application. Supporting Documentation should not be sent to the Case Officers email address or to the Council's dc@renfrewshire.gov.uk mailbox. If you have any queries with this process please contact 0300 3000 144.

Please note there has been a change in the hours of the Duty Officer to 10am – 12pm and 2pm – 4pm, Monday - Thursday and 10am – 12pm and 2pm – 3.55pm on a Friday.

Renfrewshire Council Website -<http://www.renfrewshire.gov.uk>

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Renfrewshire Council Website -<http://www.renfrewshire.gov.uk>

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Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100224594-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed refurbishment of existing domestic garage to be used as a commercial dog day-care facility.

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☐ No ☐ Yes – Started ☒ Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

17/10/2019

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

We believed that as we were not building any new structures and all refurbishment works were internal to the garage that planning permission would not be required. It was only upon commencing our licence application we were informed a change of use application would be needed.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☒ Applicant ☐ Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Miss"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Garage"/>
First Name: *	<input type="text" value="Catherine"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Archibald"/>	Address 1 (Street): * <input type="text" value="172 hawkhead Road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: * <input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="PA2 7BQ"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

Site Address Details

Planning Authority:	<input type="text" value="Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="172 HAWKHEAD ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PAISLEY"/>
Post Code:	<input type="text" value="PA2 7BQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="662752"/>	Easting	<input type="text" value="250035"/>
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

36.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Garage used for storing junk.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

5

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

5

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☐ Yes ☒ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- ☒ Yes
☐ No, using a private water supply
☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☐ Yes ☒ No

If Yes or No, please provide further details: * (Max 500 characters)

The only waste that will be produced will be dog faeces which will be collected by a licenced dog waste company. A bin solely for the use of dog faeces is provided by said company.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☐ Yes ☒ No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☐ Yes ☒ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? *

☒ Yes ☐ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Miss Mairi Cameron

Address:

Garage, 172 Hawkhead Road, Paisley, PA2 7BQ

Date of Service of Notice: *

13/01/2020

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Miss Catherine Archibald

On behalf of:

Date: 13/02/2020

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☐ Elevations.

☐ Floor plans.

☐ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Miss Catherine Archibald

Declaration Date: 13/02/2020

Payment Details

Online payment: 013062

Payment date: 13/02/2020 15:22:00

Created: 13/02/2020 15:22