

Planning Application: Report of Handling

Application No. 17/0750/PP



Renfrewshire
Council

KEY INFORMATION

Ward

9 Johnstone North,
Kilbarchan, Howwood &
Lochwinnoch

Applicant

Williamsburgh Housing
Association Ltd
Ralston House
Cyril Street
Paisley
PA11RW

Registered: 23/10/2017

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF OUTHOUSE AND
CONSTRUCTION OF 18 RESIDENTIAL UNITS COMPRISING
OF 2 STOREY COTTAGE FLATS AND ASSOCIATED AMENITY
SPACE, WIDENING OF MILLIKEN ROAD, 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, however 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 120 letters of objection, including Kilbarchan Community Council and one letter of support. Matters relate to suitability of the site for residential use, overdevelopment, no shortage of effective housing land supply, irreversible destruction of green belt, traffic congestion, access, pedestrian and traffic safety and inadequate parking.
- There have been no objections from statutory consultees.
- The development is assessed to be acceptable in terms of design, layout, material and finishes.

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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 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. To the rear of the residential units is a garden area and a parking area for 24 spaces bounded by a landscaped edge and boundary fencing. The residential 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 unmaintained grassland previously associated with a smallholding. There are mature trees and a hedge located along the western boundary with Milliken Road. The site slopes downwards from Milliken Road to the on ramp to the A737.

A previous application for a similar residential development was refused by the Planning and Property Policy Board on the 24 January 2017 and dismissed at appeal on 17 August 2017. The Reporter concluded that the site was appropriate for the development proposed, subject to any revised scheme achieving road improvements including the widening of Milliken Road. The Reporter also concluded that development of the site would not have any significant adverse impact in terms of reducing or otherwise adversely affecting the identity of Kilbarchan or detracting from the landscape setting of the settlement.

This application states that a scheme which has incorporated the suggestions made by the Reporter with regard to access and specifically includes the provision of on street parking on both sides of Milliken Road and the widening of Milliken Road to enable the two way passage of vehicles.

History

08/0117/PP - Erection of 40 flats with associated access road and parking. Refused and dismissed on appeal. 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.

16/0672/PP - Demolition of existing outhouse and erection of 18 flatted dwellings and associated amenity space, new road access and parking refused by the Planning and Property Policy Board on the 24 January 2017. Appeal dismissed on 17 August 2017.

The site is also referenced in the Renfrewshire Local Development Plan Examination (2014). The Reporters commented that they considered that given the approval of the dwelling house adjacent to the site, residential development may be acceptable, with details to be tested 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, Clydeplan's Strategic Development Plan (2017) and the Adopted Renfrewshire Local Development Plan 2014 as detailed below with relevant policies identified.

Adopted Renfrewshire Local Development Plan August 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
housing land supply.

The Scottish Ministers decision on
Application Reference No: 16/0672/PP
/Appeal Reference No: PPA-350-2026 is
also a material consideration.

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
22/11/2017.

Objections/
Representations

There have been 120 objections to this
application and one letter in support. The
issues raised can be summarised as
follows:

- It is doubtful that the site is suitable for residential development given the noise and pollution which would result due to its proximity to the A737;
- The proposal represents over development of the site which would result in safety issues for both road users and pedestrians;
- The 2017 Housing land Audit confirms that there is no longer a shortage of effective housing land supply and there is no reason to build such a development in the green belt;
- The irreversible destruction of green belt was not acceptable in five recent appeals to the Scottish Ministers and should not be acceptable in this case;
- The area is already subject to severe traffic congestion, with a hazardous crossing to the shops in Tandlehill Road. The proposal will exacerbate this;
- Access onto the existing roundabout is problematic especially at peak times and this development will exacerbate the problem;
- Milliken Road should be fully widened along the entire length of the development to allow adequate safe access to all of the properties on Milliken Road;
- Widening of Milliken Road as proposed would not address traffic movement issues. The road should be widened to allow two way traffic and one parked car for existing residents parking;
- The proposal to place a pedestrian linkage across the vehicular access to Milliken Road at a point marked by 'keep clear' signs will create an accident risk;

- Parking arrangements are likely to prove inadequate with additional parking in Milliken Road;
- The proposed widening of Milliken Road will involve raising the ground level by 1.36 metres and accommodating the present underground power cable and additional water and sewerage utilities.

Consultations

The Director of Environment and Communities (Roads/traffic) - No objection.

The Director of Environment and Communities (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 Environment and Communities (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 development encroaching onto the A737.

Kilbarchan Community Council - Object for the following reasons:

- Inadequacy of safe access to the proposed development which will result in an increase in traffic congestion at the entrance to the village. The Transport Assessment has not addressed this issue but only deals with traffic issues once it has entered Milliken Road.
- The Transport Assessment has not realistically addressed the additional volume of traffic that will result from the development proposed.

- The Adopted Development Plan shows that the development is proposed within an area of green belt which cannot be supported.

The Director of Education and Leisure - Has confirmed that there will be sufficient education capacity.

Scottish Water - No objection.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - The report sets out that 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 portion of the existing road will be widened, with additional lay-by parking introduced and a new access road into the parking area provided

Other Assessments

Ecological Survey (Extended Phase 1 Habitat Survey) - The survey included a search for bat roost potential, badger, birds and any other signs of notable

species. 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.

Arboricultural Survey - The report states that the tree stock bordering Milliken Road is from naturally occurring seed which have grown unchecked and are now in conflict with service infrastructure. It is stated that no individual tree is of special note, nor has the potential to become so. It is stated that any proposed development has the potential to impact on the trees but that a robust planting programme as part of a landscape design could successfully offset losses with more suitable planting and greater long term prospects than the retention of the species found on site.

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. Overall, the development would not be detrimental to the local area in respect of drainage and flooding.

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.

Traffic Assessment - The report summarises the design intention for vehicular and pedestrian movement to and around the site. It is stated that the intention is to provide a clear, safe and high quality pedestrian and vehicular access to the site and to improve the length of Milliken Road between the access roundabout and the site access. The report states that it is proposed that the existing road be widened to 7.75 metres with an additional 2.25 metres of width to provide 4 parking spaces for the existing flats. It is claimed that this improvement to the existing road is intended to ease congestion in this area where previously only one car could pass at a time as the parked cars reduced the width of the road. In relation to future development it is submitted that as there are currently no development sites identified through the Local Development Plan in this area, it is in the interests of the area to maintain the remainder of Milliken Road as is to help reduce traffic speeds.

Planning Obligation Summary - N/A

Scottish Ministers Direction - 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 Clydeplan 2017, 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. In addition, the comments of consultees and the issues raised through representations are material considerations in the assessment of the application as is the conclusions made by the Reporter in dismissing a planning appeal against the refusal of a previous planning application for a similar residential development at the site.

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; whether the benefits of doing so would justify the use of green belt land; Whether the widening of Milliken Road would address the concerns over road safety, pedestrian access and parking and the effects on the surrounding area having regard to the development plan and other material considerations.

Scottish Planning Policy

Scottish Planning Policy sets out national planning policies which aim to support sustainable development and the creation of high quality places. The aim is to achieve the right development in the right place.

There is a presumption in favour of sustainable development. For proposals

that do not accord with development plans, the primacy of the plan is maintained, however the presumption in favour of development that contributes to sustainable development is a material consideration.

Scottish Planning Policy requires sustainable patterns of development appropriate to areas and encourages developments which optimises the use of existing resource capacities such as infrastructure and guides the use of land to within or adjacent to settlements. It is considered that the location of this development complies with the principles of sustainable development as set out in Scottish Planning Policy.

In relation to Placemaking, it is considered that this development will complement local features such as landscape, topography and skylines given its design, layout, form and location on a site which is both physically and visually well contained at the entrance to Kilbarchan.

On 'Enabling the Delivery of New Homes' Scottish Planning Policy 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.

This site for affordable housing would contribute to Renfrewshire Housing Land Supply providing good homes in an area of need for affordable tenure. It is considered that the proposal complies with the principles set out in Scottish Planning Policy.

Approved Strategic Development Plan - Clydeplan 2017

The Approved Clydeplan 2017 sets out a Spatial Development Strategy which supports a presumption in favour of sustainable development. It seeks to embed the creation of high quality places firmly as part of its Strategy.

Policy 8 - Housing Land Requirement sets out that Local Authorities should take steps to remedy any shortfalls in the five year supply of effective housing land through granting of planning permission for housing developments on greenfield or brownfield sites subject to the following criteria:

- the development will help remedy the shortfall which has been identified;
- the development will contribute to sustainable development;
- the development will be in keeping with the character of the settlement and the local area;
- the development will not undermine Green Belt objectives; and,
- any additional infrastructure required as a result of the development is either committed or funded by the developer.

It is considered that the proposal meets all relevant criteria of Clydeplan 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 and there is an assumed shortfall in effective housing land

supply. It can be concluded therefore that the development accords with Clydeplan.

Adopted Renfrewshire Local Development Plan 2014

When the proposal is assessed against the relevant policies of the Renfrewshire Local Development Plan and the 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. In this regard the Renfrewshire Local Development Plan identifies land across the Renfrewshire area to meet the housing need and demand 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.

In examining Renfrewshire's Local Development Plan, the Reporter concluded that there was a potential shortfall in housing land in Renfrewshire. As such the Housing Land Supply Supplementary Guidance 2015 (HLSSG) was produced to provide a framework to assess sites which could come forward in the short term to contribute to the housing land supply. This is in line with both Scottish Planning Policy and Clydeplan as set out above.

It is accepted that there is an assumed shortfall in the supply of effective housing land in Renfrewshire. Policy P2 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 evidence submitted in support of the application indicates that the site is effective with no apparent barriers to development in the short term.

It should also be noted that the proposed development for affordable housing has already been incorporated into Renfrewshire Council's approved Strategic Housing Investment Plan. This supports the argument that the site would deliver new homes to meet housing demand in the short term with access to funding already secured.

The proposal would increase effective housing land supply, and particularly help to meet the demand for affordable housing in areas of Renfrewshire where there is a need and demand for this tenure.

Development of affordable homes in this area would also meet the outcomes set out in Renfrewshire Council's approved Local Housing Strategy where the supply of housing is increased of the right type and tenure in the right location.

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, as accepted by the Reporter in considering the appeal against the previous refusal of planning permission for a similar residential development on this site. 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. Development of this site would not create an undesirable precedent.

Its design would comply with the criteria for implementing the spatial strategy - it is considered that 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. With regard to layout, built form, design and the use of

materials, the proposal provides a suitable road frontage to Milliken Road. 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 existing landscape/ecological features on the site were considered through the habitat and arboricultural surveys 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. The arboricultural report concludes that the robust planting programme as part of a landscape design could successfully offset losses with more suitable planting and greater long term prospects than the retention of the species found on site. A landscaping scheme is proposed as part of the proposal, as described above.

Given the nature of surrounding development, which is primarily residential, the proposed use is considered to be compatible and the Director of Environment and Communities (Environmental Services) has raised no objections in terms of nuisance from noise. In this regard the Noise Report submitted in support of the application has proposed measures to ensure that noise is not an issue for the dwellings proposed and the remediation measures proposed would form a condition of any planning approval.

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 both the 'Main Considerations' and 'Other Considerations' set out in the HLSSG. In particular the development 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.

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 Supplementary Guidance.

The New Development Supplementary Guidance '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 Supplementary Guidance '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 Renfrewshire Council's Strategic Housing Investment Plan approved by the Housing and Community Safety Policy Board on 8 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 as a site which is in a sustainable location at the entrance to Kilbarchan. This conclusion is supported by the Reporter's comments on the appeal against the

refusal of a previous similar residential development at the site.

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.

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 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. These conclusions are supported by the Reporter's comments in the decision on the appeal against the refusal of a previous planning application in 2016 for similar residential development of the site. The Reporter considered that the development would integrate into the established character of the area and would have no significant impact on landscape character.

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 Supplementary Guidance.

Policy I5, and the Flooding and Drainage Supplementary Guidance, are also

material planning considerations and set out a series of criteria which require to be considered. The Director of Environment and Communities (Design Services) is satisfied that an appropriate condition can be imposed. Overall, the development would not be detrimental to the local area in respect of drainage and flooding.

In terms of the Supplementary Guidance on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. In this regard, there was concern that the previous proposal for the site did not adequately address access and parking issues especially with regard to Milliken Road and the accommodation of the parking requirements of existing residents.

It was also considered essential that the proposal enables the two way passage of traffic to ensure that congestion would not arise as a result of the development. The Director of Environment and Communities (Roads/Traffic) is satisfied that the proposal, which includes the widening of Milliken Road to accommodate the provision of on street parking on both sides and a 7.5 metre wide carriageway which will enable two way traffic, 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 Environment and Communities (Environmental Services) has no objection to the proposals and is satisfied that any potential contamination of the site can be addressed by a condition.

The majority of the points of objection have been addressed in the body of this report. With regard to the issues raised relative to housing land supply, it is considered that in a recent decision issued by the Scottish Ministers on 30th November 2017 in relation to five appeals against the release of major green belt

sites for residential development the Reporters stated that there was an assumed shortfall in Renfrewshire's Housing Land Supply. The Reporters statements were made on land supply in full knowledge of the 2017 Housing Land Supply Audit which formed a key document in the consideration of these appeals. This current application proposal has therefore been assessed on this basis.

It is considered that the parking and access arrangements now proposed, the conclusions of the Reporter in considering the appropriateness of the site for residential development in the recent appeal against the refusal of residential development at the site, the high quality of affordable housing proposed in a sustainable location and the assumed housing shortfall 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 assumed 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.

Index of Photographs

A site visit has been undertaken, and photographs relevant to this application have been archived

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

1. 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.

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 Milliken Road to a minimum width of 10 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 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.

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.