

Notice of Meeting and Agenda Local Review Body.

Date	Time	Venue
Tuesday, 31 January 2023	14:00	Microsoft Teams,

MARK CONAGHAN
Head of Corporate Governance

Membership

Councillor Jim Paterson (Convener):

Councillor Chris Gilmour: Councillor Anne Hannigan: Councillor Bruce MacFarlane:
Councillor Iain Nicolson:

Further Information

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

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online

at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>

For further information, please either email

democratic-services@renfrewshire.gov.uk or telephone 0141 487 1117.

Webcasting of Meeting

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. To find the webcast please navigate to

<https://renfrewshire.public-i.tv/core/portal/home>

Declarations of Interest

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

Apologies

Apologies from members.

1	Procedure Note	1 - 2
2	LRB06.22	
	Review the Planning Authority's decision to attach conditions to the granting of planning permission for the formation of extension to watersports storage compound with associated boundary fence, access and road at Ground A, Lochlip Road, Lochwinnoch. (22/0414/PP)	
3	Planning Authority's Submission	3 - 54
	Submit documentation on which the Planning Authority decided to attach conditions to the granting of planning permission for the formation of extension to watersports storage compound with associated boundary fence, access and road at Ground A, Lochlip Road, Lochwinnoch. (22/0414/PP).	
4	Applicant's Submission	55 - 82
	Submit documentation in support of a review of the Planning Authority's decision to attach conditions to the granting of planning permission for the formation of extension to watersports storage compound with associated boundary fence, access and road at Ground A, Lochlip Road, Lochwinnoch. (22/0414/PP).	

A. At the meeting

1. When a Notice of Review is submitted, the role of the Local Review Body (“the LRB”) is to consider the planning application afresh and reach a decision.
2. The planning officer’s original decision forms part of the documents before LRB when it is making its decision, however, the LRB is not reviewing the planning officer’s original decision. Although termed a ‘review’, the decision of the planning authority when acting as the LRB is still the decision of the authority on a planning application and the same considerations apply to the factors that must be taken into account when making a decision as they would in the case of a first determination.
3. Section 37(2) of the Town and Country Planning (Scotland) Act 1997 sets out that when the planning authority is dealing with an application for planning permission, the planning authority require to have regard to the provisions of the development plan and other material considerations. This applies to the decision of the LRB today.
4. The Planning Adviser to the LRB today is not here to speak on behalf of the Planning Service about the original decision. Their function is to provide impartial planning advice to the LRB.
5. There will be up to five Councillors on the panel, made up from members of the Planning & Property Policy Board..
6. No parties have the right to speak at the meeting.

B. Procedural format

1. The members are expected to have read the papers and documents relevant to the application and noted the relevant planning policies in advance of the meeting. The Convener will ask the members to confirm whether they have done so.
2. Members have the opportunity to ask the Planning advisor for advice in relation to planning matters that are relevant to the Notice of Review, but do not have to do so.
3. If new material has been submitted panel members will decide whether this new material can be accepted. The Legal Advisor will advise on the test to be applied when deciding whether new material can be accepted.
4. The panel will consider whether the applicant has asked for further procedure in this case and will take the decision whether they have sufficient information before them to determine the notice of review, or whether further procedure is required.
5. If the panel decide that they do not have enough information to determine the notice of review at the present time, then they will decide whether there is a requirement for:
 - a. Further written submissions
 - b. Site visit
 - c. Hearing

Note: Upon the decision being taken regarding the appropriate action (at a, b, and c above) today's meeting about this matter will be brought to a close, with further consideration of the notice of review continued to a future meeting of the LRB.

6. If the panel determine that there is sufficient information within the documentation to reach a decision on the Notice of Review today, the Local Review Body will consider the following points:
 - a. The planning policies that apply to the application - noting if the application was contrary to the Local Development Plan;
 - b. The applicant's reasons for requesting a review, as stated in the notice of review;
 - c. Any representations raised by other parties;
 - d. Any material considerations identified by the applicant in the notice of review documents to support a departure from the policy and details of what these are; and
 - e. Any material considerations not mentioned by the applicant which could justify a departure from the policy.

C. Decision

1. If the Local Review Body decides to grant planning permission, it will:
 - a. Specify the reasons for granting planning permission; and
 - b. Detail any conditions to be attached to that planning permission and the reasons for those conditions.
2. If the Local Review Body decides not to grant planning permission, it will:
 - a. Specify the reasons for refusing the application; and
 - b. If conditions were suggested to allow grant, confirm why they were not prepared to grant with those conditions.

PLANNING AUTHORITY'S SUBMISSIONS

My Ref:
Contact: James Weir
Telephone: [REDACTED]
Email: dc@renfrewshire.gov.uk
Date: 9 September 2022



Mr Graham Bell
5 Victoria Gardens
Kilmacolm
PA13 4HL

Proposal: Formation of extension to watersports storage compound with associated boundary fence, access and road
Location: Ground A, Lochlip Road, Lochwinnoch, ,
Application Type: Planning Permission-Full
Application No: 22/0414/PP

Dear Sir/Madam,

NOTIFICATION OF CONSENT

The Council has approved your application, details of which are given above. I enclose a Consent Notice, which also lists the conditions attached to the approval, together with a copy of your submitted plans duly endorsed and the Report of Handling.

I would specifically draw your attention to the notes attached to the consent regarding the interests of Scottish Water and The Coal Authority.

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.

Yours faithfully,

[REDACTED]

Alasdair Morrison
Head of Economy and Development

Notes Regarding Scottish Water Interests

- a. It is the responsibility of the applicant to check Scottish Water's record plans regarding the position of its water and/or waste water assets prior to any work commencing on site. Plans available on written request from the Property Searches Department, Bullion House, Dundee, DD2 5BB.
- b. If a water main or sewer is affected, then no building shall be erected over or in such a way as to interfere with Scottish Water's right of access. The applicant must contact Scottish Water Operations, Technical Support team to ascertain what measures should be taken to safeguard this apparatus.
- c. Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head in the public main. Any property which cannot be adequately serviced using this pressure may require to have private pumping arrangements installed subject to compliance with the current water bylaws.
- d. The applicant must ensure that any new internal or external drain is connected to the correct drain or sewer.



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

GRANT Consent subject to the conditions

Ref. 22/0414/PP



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 Mr Graham Bell
5 Victoria Gardens
Kilmacolm
PA13 4HL

With reference to your application registered on 13 June 2022 for Planning Consent for the following development:-

PROPOSAL

Formation of extension to watersports storage compound with associated boundary fence, access and road

LOCATION

Ground A, Lochlip Road, Lochwinnoch,

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:-


GRANT Consent subject to the conditions listed on the reverse/paper apart.

PLANS AND DRAWINGS

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

NOTE: It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments, for example Building (Scotland) Acts, Roads (Scotland) Act 1984 etc.

Dated: 9 September 2022

Signed 
Appointed Officer
on behalf of Renfrewshire Council

Ref. 22/0414/PP

CONDITIONS AND/OR REASONS ATTACHED TO THIS DECISION

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

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

Conditions/Reasons

1. That all construction work associated with the implementation of the development hereby approved shall be undertaken in accordance with the Construction Method Statement dated the 23rd August 2022.

Reason: To reduce pollution risk in the interests of protecting the water environment

2. That prior to the commencement of development on site, the developer shall provide a plan for the written approval of the Planning Authority detailing the location of the path network to the northeast of the proposed storage compound within the area demarcated by a blue line on the approved location plan. Should the development be found to encroach upon the path network the plan shall provide details of the realignment of the path network and when works associated with the realignment of the path will be undertaken. Any works associated with the realignment of the path shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure the existing path network is protected in the interests of maintaining connections between the site and the national cycle network.

3. That prior to the commencement of development on site, the developer shall provide a species protection plan for the written approval of the Planning Authority. The plan shall set out measures to ensure that otters and nesting birds are protected during the construction process, and shall include provision for site surveys prior to work commencing and also for cessation of works should any otters or nesting birds be encountered. The development shall thereafter be implemented in accordance with the approved plans.

Reason: To ensure that appropriate measures are put in place to ensure otters and nesting birds are protected during the implementation of the development.

4. That prior to the commencement of development on site, the developer shall provide a plan and further details for the written approval of the Planning Authority specifying all

earth moving, associated level changes and wall retention required along the north western boundary of the site. The plan shall specifically detail these works in relation to the tree protection zones associated with the trees along the north western boundary. The plan shall take cognisance of the recommendations within BS 3857 (2012) Trees in Relation to Design, Demolition and Construction. Only the works detailed in the approved plan shall thereafter be implemented on site including any measures to protect the existing trees.

Reason: To ensure the trees along the north western boundary of the site are protected in the interests of natural heritage and visual amenity.

Notification of initiation of development

Notice under Section 27A(1) Town and Country Planning (Scotland) Act 1997

1. A person who intends to carry out development for which planning permission has been given must, as soon as practicable after deciding on a date on which to initiate the development and in any event before commencing the development, give notice to the planning authority as to that date.

2. The notice to be given in accordance with section 27A(1) of the Act by a person intending to carry out development must—

- (a) include the full name and address of the person intending to carry out the development;
- (b) state if that person is the owner of the land to which the development relates and if that person is not the owner provide the full name and address of the owner;
- (c) where a person is, or is to be, appointed to oversee the carrying out of the development on site, include the name of that person and details of how that person may be contacted; and
- (d) include the date of issue and reference number of the notice of the decision to grant planning permission for such development.

3. Your attention is drawn to Section 123(1) of the Town and Country Planning (Scotland) Act 1997 set out below.

“123 Expressions used in connection with enforcement

(1) For the purposes of this Act—

- (a) carrying out development without the required planning permission, or
- (b) failing to comply with any condition or limitation subject to which planning permission has been granted,

constitutes a breach of planning control.”

“27B Notification of completion of development

(1) A person who completes development for which planning permission has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

(2) If an application to a planning authority for planning permission discloses, in the opinion of the authority, that the development in question is to be carried out in phases then any such permission granted is to be granted subject to a condition, imposed under section 37(1)(a) in respect of each phase except the last (notice of the completion of which is to be given under subsection (1)), that as soon as practicable after the phase is completed the person carrying out the **Advisory regarding the Duration of Planning Permission in Principle, Planning Permission and Listed Building Consent**.

The following is advisory only and developers should satisfy themselves by reference to the relevant legislation if they are in any doubt regarding the duration of the permission

Planning Permission in Principle - Section 59 of the Town and Country Planning (Scotland) Act 1997 generally specifies that an application for approval of matters specified in conditions (requisite approval) must be made before the latest of (i) the expiration of 3 years from the date of grant of permission; (ii) the expiration of 6 months from the date an application for the requisite approval was refused; and (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed. A planning permission in principle generally lapses on the expiration of 2 years from the date of the requisite approval being obtained unless the development to which the permission relates is begun before that expiration.

Planning Permission and Listed Building Consent - Sections 58(1) and (3) of the Town and Country Planning (Scotland) Act 1997 generally specify that planning permission and listed building consent will expire after 3 years from the date on which it is granted unless the development to which it relates has been started, or that a different period has been specified in any condition attached to the permission.

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: 22/0414/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 26 June 2022
Applicant	Agent	
Mr Graham Bell 5 Victoria Gardens Kilmacolm PA13 4HL		
Nature of Proposals Formation of extension to watersports storage compound with associated boundary fence, access and road		
Site Ground A, Lochlip Road, Lochwinnoch,		
Description This application seeks planning permission for an extension to a watersports storage compound with associated boundary fence, access and road at Castle Semple Visitor Centre in Lochwinnoch. The visitor centre is located on the northern bank of Castle Semple loch. It is bound by the national cycle network to the north with the village beyond. Castle Semple comprises of the main visitor centre building with associated club house and pontoons. There is an existing area of car parking to the southwest. The land to the northeast is already partly used for storage, and there have been previous applications in 2012, 2018 and 2019 to incrementally expand this storage area. The proposed development includes these existing areas plus a further area of expansion to the northeast which will create an overall storage area of 7,500 square metres. The storage areas will be formed by scraping back the existing grassland and laying hardcore. The land slopes gently uphill from southeast to northwest, and gabion baskets will be used for retention where necessary to ensure the ground can be levelled appropriately. The storage area will then be enclosed with 2.4m high Vmesh security fencing. Within the storage area there will be a mix of racking to store the various boats and containers for other equipment. An indicative layout of the storage area has been provided in this regard. This application also includes road access which continues northeast past the proposed storage areas. Although a site visit indicates that the road has already been formed.		
History Application No: 19/0431/PP Description: Formation of extension to water sports storage compound and erection of boundary fence Decision: Grant. Application No: 18/0052/PP		

<p>Description: Formation of extension to water sports storage compound and siting of storage buildings. Decision: Grant.</p> <p>Application No: 12/0649/PP Description: Erection of single storey building (Class 11) with associated access. Decision: Granted subject to conditions.</p> <p>Application No: 12/0180/PP Description: Change of use from agricultural land to recreational use to include expansion of boat storage compound and erection of 2.4m high security fence. Decision: Granted subject to conditions.</p>
<p>Policy and Material Considerations</p> <p><u>Adopted Renfrewshire Local Development Plan 2021</u></p> <p>Policy ENV1 – Green Belt Policy ENV2 – Natural Heritage Policy ENV4 – The Water Environment Policy I3 – Flooding and Drainage</p> <p><u>New Development Supplementary Guidance 2021</u></p> <p>Delivering the Environment Strategy – Green Belt, Natural Heritage and The Water Environment Delivering the Infrastructure Strategy – Flooding and Drainage Delivering the Places Strategy – Regional Parks</p> <p><u>Material Considerations</u></p>
<p>Publicity</p> <p>The Council has undertaken neighbour notification in accordance with the requirements of legislation.</p>
<p>Objections/Representation</p> <p>None received.</p>
<p>Consultations</p> <p>NatureScot – No objection subject to condition regarding the implementation of works in accordance with the Construction Method Statement. Also recommend that species protection plans are prepared for otters and breeding birds.</p> <p>Communities & Housing Services - (Environmental Protection Team) – No comments.</p> <p>Environment & Infrastructure Services - (Roads) – No objection subject to conditions regarding the monitoring of parking provision and the safeguarding of existing connections to the national cycle network.</p>

Informative to be added: N

Assessment

Policy ENV1 states that development within the green belt will only be considered acceptable where it can be demonstrated that it is compatible with the provisions of the new development supplementary guidance.

The supplementary guidance lists a range of developments that are considered appropriate within the green belt in principle. This includes recreational uses compatible with a natural environment setting, and tourism development.

Castle Semple Visitor Centre is a well-established location for recreational activities associated with the loch. The storage of boats and other equipment to support these activities is a fundamental part of the Castle Semple development, and there is already a boat storage compound at the site. Further development of this nature will be commensurate with the waterside setting, and will support Castle Semple as a recreation destination. The development is therefore considered to be appropriate in principle

All developments within the green belt must thereafter be assessed against the green belt development criteria.

In this instance there will be no loss of agricultural land and no impact on wild land.

In terms of traffic and access, the Environment and Infrastructure Service has offered no objections to the development. As noted above the access to the proposed storage area and the associated road to the northeast of the site has already been formed. The infrastructure does not have a significant impact on visual amenity or landscape character and is commensurate with the built up nature of the visitor centre.

It is not anticipated that the development will have a significant effect on public water supply.

In terms of effect on water courses from pollution risk, it is noted that NatureScot initially raised concerns over sediment and other pollutants entering the loch during the construction period. The applicant has therefore prepared a construction management plan to demonstrate how this potential pollution issue will be managed. NatureScot have confirmed that they have no objection to the development subject to the construction management plan being implemented on site during the construction phase.

The Environment and Infrastructure Service has requested that existing connections between the visitor centre and the national cycle network are retained. During the site inspection it was noted that a path has been cut through the grass on the eastern edge of the existing storage area to provide an informal link to the cycle network.

The proposed development will encroach upon this path. However, the applicant has advised that the path can be realigned if necessary to ensure the link is retained. A condition can be attached to ensure a plan showing the realigned route is submitted, with the route then brought into use thereafter in a timely manner. The applicant owns the land to the north east of the proposed storage area, and this provides flexibility for route options without land ownership constraints.

The proposed development constitutes the managed expansion of an existing and well-established facility. There is already a storage area at the site, and expansion of this area will not be incongruous with regard to landscape character. There is a line of mature trees which provide a landscape backdrop to the site. The use of the area for storage of boats is also commensurate with the waterside location. The proposed boundary fencing also matches the fencing which bounds the existing storage area.

Castle Semple Loch is designated as a Site of Special Scientific Interest (SSSI). As noted above the potential impact on the loch with respect to pollution risk will be managed via a construction management plan.

In terms of potential impact on protected species, NatureScot have also recommended that species protection plans are prepared regarding otters and nesting birds. A condition will be attached to ensure that these plans are implemented on site to safeguard these protected species.

In view of the above assessment, I am satisfied that the proposed development complies with the green belt development criteria. It is therefore considered to comply with Policy ENV1.

The above assessment has also demonstrated that the development complies with Policies ENV2 and ENV3, with measures put in place to manage the potential impact on protected species and the SSSI designated Semple Loch.

It is noted that due to the gradient of the site the most significant earthworks will take place along the north western boundary of the site adjacent to the row of mature trees that mark the edge of the cycle network. A condition can be used to request further details of the earthworks and any associated wall retention to ensure the root protection zones associated with the trees are not impacted. This will ensure that the trees are protected during the construction process.

In view of the above, I am satisfied that the development complies with Policies ENV2 and ENV3.

Policy I3 states that new development requires to avoid areas susceptible to flooding. The south eastern half of the site is within the flooding extents associated with the Semple Loch.

However, in this instance the proposed water sports storage compound is a water compatible use with respect to SEPA's land use vulnerability guidance. There is no sleeping or other residential accommodation proposed as part of the development.

On this basis I am satisfied that the development is acceptable within the flood risk area, and is compliant with Policy I3 on this basis.

The supplementary guidance on regional parks states that development within Clyde Muirshiel Regional Park will only be permitted where it can be demonstrated the assessment criteria have been met.

In this instance, the development is for a leisure use.

Nature conservation and landscape character matters have been considered above.

It is not anticipated that the development will cause significant conflict with neighbouring land uses.

A condition will be applied to ensure existing active travel networks are maintained. Habitat networks will be protected via adherence to the construction management plan.

The proposed development is commensurate with the location in terms of its scale and appearance, and there will not be a significant detrimental impact on the visual amenity of the area.

Finally, the development does not prevent recreational access to the area. It is anticipated that the development will enhance recreational access by improving storage of boats and other equipment at the site.

Regarding the consultation responses not already addressed in the above assessment, it is noted that the Environment & Infrastructure Services have requested a condition regarding the monitoring of car parking capacity at the site.

Car parking capacity is primarily an operational issue at the site. The proposed development will not result in the loss of any existing parking capacity, and the applicant has advised that the development will primarily allow for more efficient storage of boats and equipment as opposed to generating a significant increased demand which may in turn cause issues with parking. On this basis it is not necessary to apply a condition to the permission requiring monitoring of car parking capacity at the site.

Index of Photographs

No site visit was undertaken for this application.

RECOMMENDATION

Grant subject to conditions

Reason for Decision

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

Conditions

1. That all construction work associated with the implementation of the development hereby approved shall be undertaken in accordance with the Construction Method Statement dated the 23rd August 2022.

Reason: To reduce pollution risk in the interests of protecting the water environment

2. That prior to the commencement of development on site, the developer shall provide a plan for the written approval of the Planning Authority detailing the location of the path network to the northeast of the proposed storage compound within the area demarcated by a blue line on the approved location plan. Should the development be found to encroach upon the path network the plan shall provide details of the realignment of the path network and when works associated with the realignment of the path will be undertaken. Any works associated with the realignment of the path shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure the existing path network is protected in the interests of maintaining connections between the site and the national cycle network.

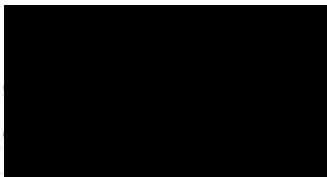
3. That prior to the commencement of development on site, the developer shall provide a species protection plan for the written approval of the Planning Authority. The plan shall set out measures to ensure that otters and nesting birds are protected during the construction process, and shall include provision for site surveys prior to work commencing and also for cessation of works should any otters or nesting birds be encountered. The development shall thereafter be implemented in accordance with the approved plans.

Reason: To ensure that appropriate measures are put in place to ensure otters and nesting birds are protected during the implementation of the development.

4. That prior to the commencement of development on site, the developer shall provide a plan and further details for the written approval of the Planning Authority specifying all earth moving, associated level changes and wall retention required along the north western boundary of the site. The plan shall specifically detail these works in relation to the tree protection zones associated with the trees along the north western boundary. The plan shall take cognisance of the recommendations within BS 3857 (2012) Trees in Relation to Design, Demolition and Construction. Only the works detailed in the approved plan shall thereafter be implemented on site including any measures to protect the existing trees.

Reason: To ensure the trees along the north western boundary of the site are protected in the interests of natural heritage and visual amenity.

Alasdair Morrison
Head of Economy and Development



Applicant: Mr Graham Bell	Ref. No: 22/0414/PP
Site: Ground A Lochlip Road Lochwinnoch	Officer: James Weir

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

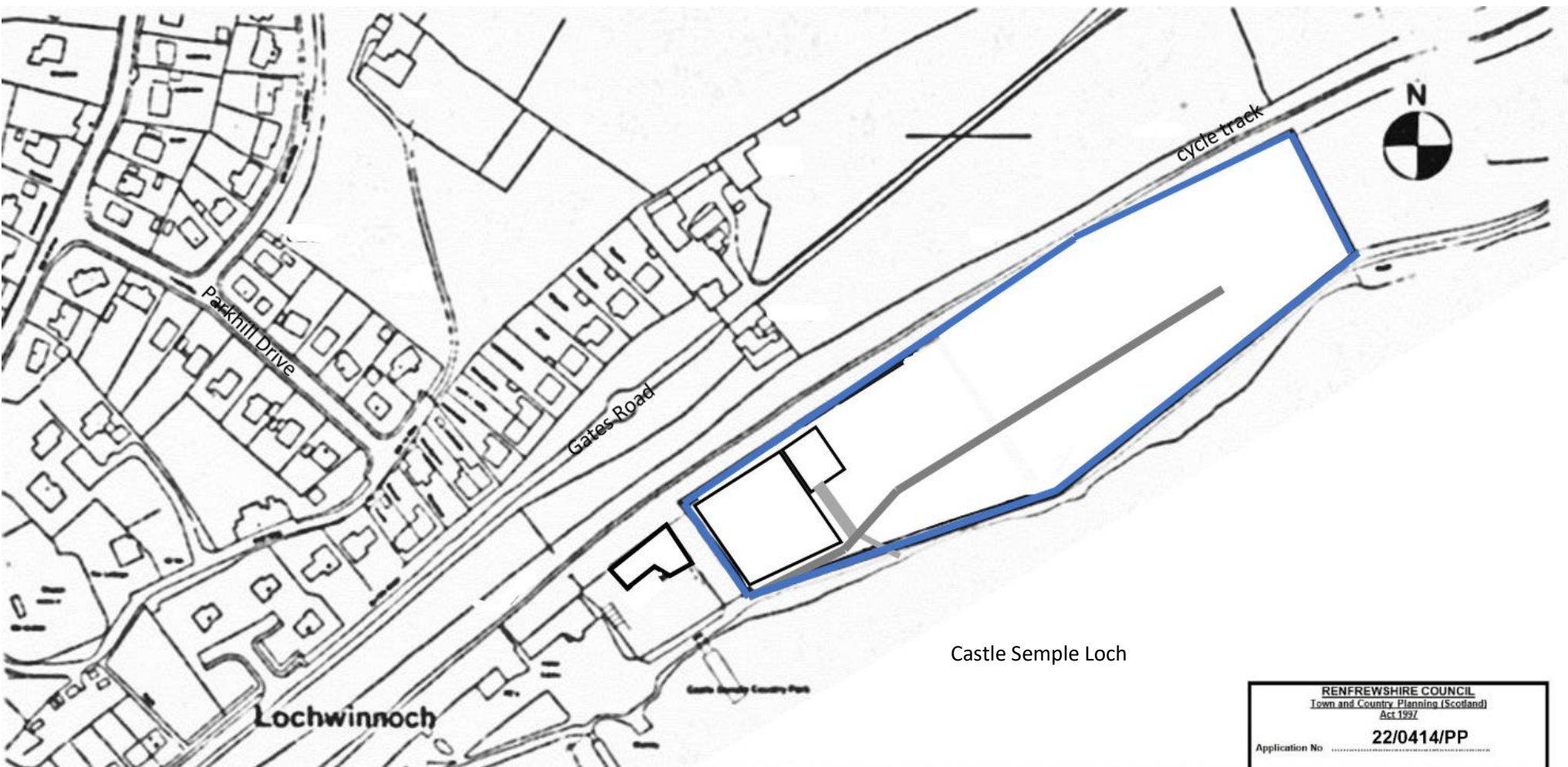
Plans to be stamped

Drawing Number	Drawing Title	Checked Paper/DMS (Officer) ✓	Stamped DMS (BS) ✓
/	Location Plan as Proposed	✓	✓
/	Block Plan 1:500	✓	✓
/	Site Plan 1:1250	✓	✓
/	Site Plan 1:200	✓	✓
/	Site Plan 1:200	✓	✓
/	Location Plan as Existing	✓	✓

Officers Initials: JW

Business Support Initials: __DM__

RENFREWSHIRE COUNCIL <small>Town and Country Planning (Scotland) Act 1997</small>	
Application No	22/0414/PP
Approved on	09.09.2022
Signed by	
On behalf of Renfrewshire Council	
<small>It should be understood that the planning permission does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003 (as amended) or any other enactment.</small>	

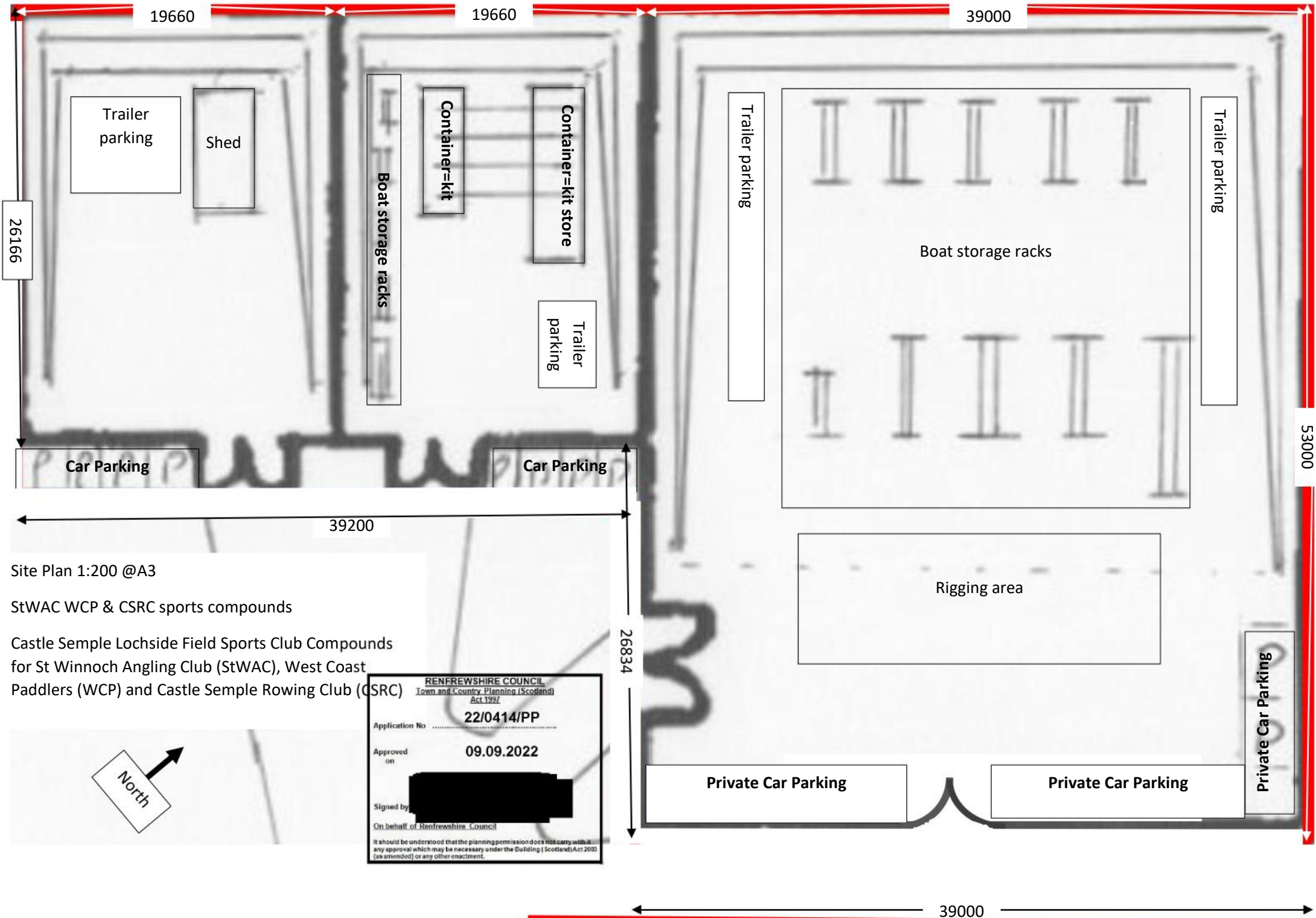


RENFREWSHIRE COUNCIL <small>Town and Country Planning (Scotland) Act 1997</small>	
Application No	22/0414/PP
Approved on	09.09.2022
Signed by	
<small>On behalf of Renfrewshire Council</small>	
<small>It should be understood that the planning permission does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003 (as amended) or any other enactment.</small>	

Location Plan 1:2000 @A3 as existing

CSSC StWAC WCP & CSRC sports compounds

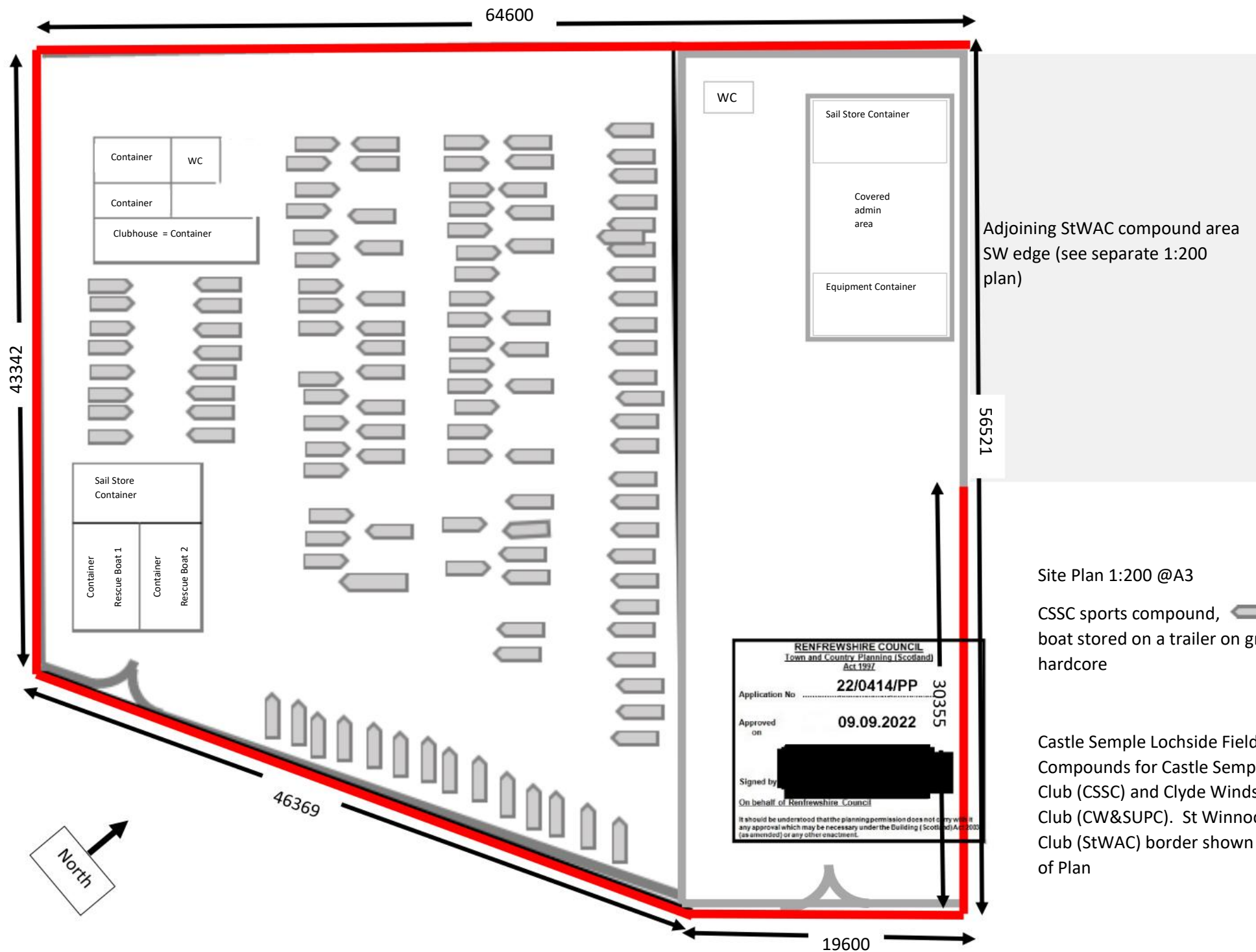
Castle Sempole Lochside Field Club Compounds fo Castle Sempole Sailing Club (CSSC), St Winnoch Angling Club (StWAC), West Coast Paddlers (WCP) and Castle Sempole Rowing Club (CSRC)

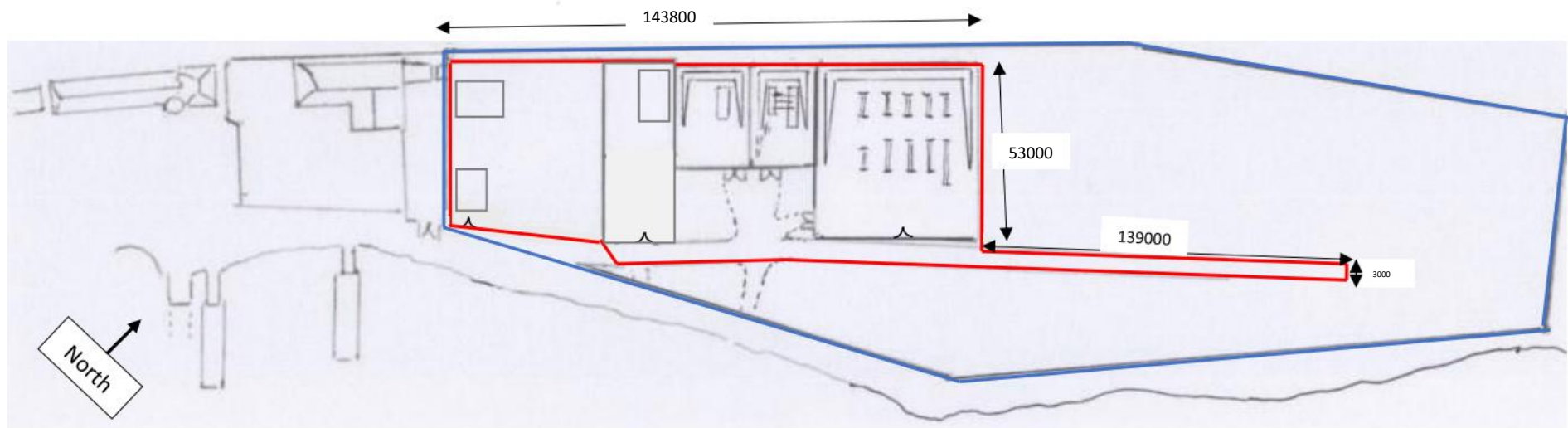


Site Plan 1:200 @A3

StWAC WCP & CSRC sports compounds

Castle Semple Lochside Field Sports Club Compounds
for St Winnoch Angling Club (StWAC), West Coast
Paddlers (WCP) and Castle Semple Rowing Club (CSRC)



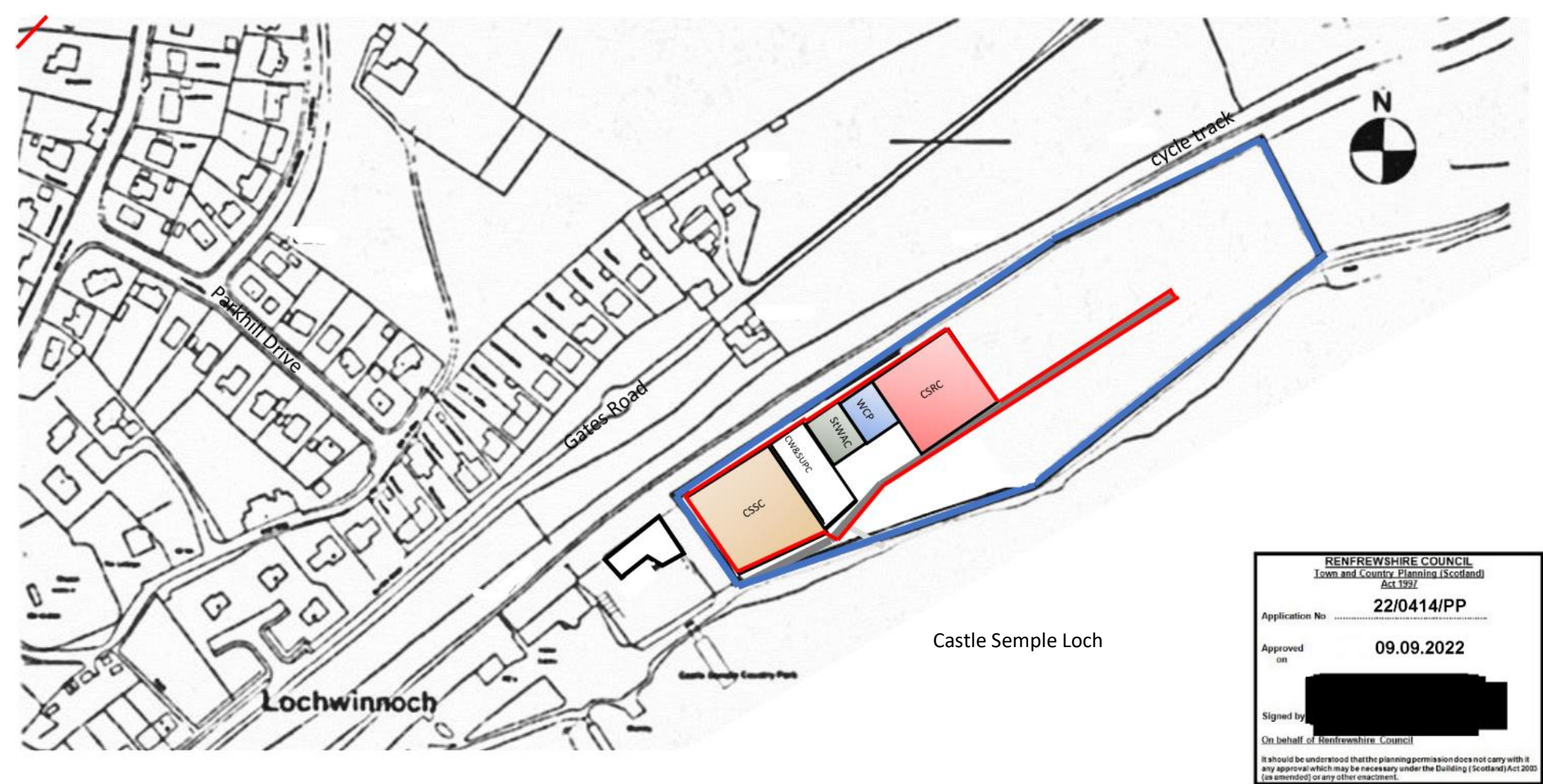


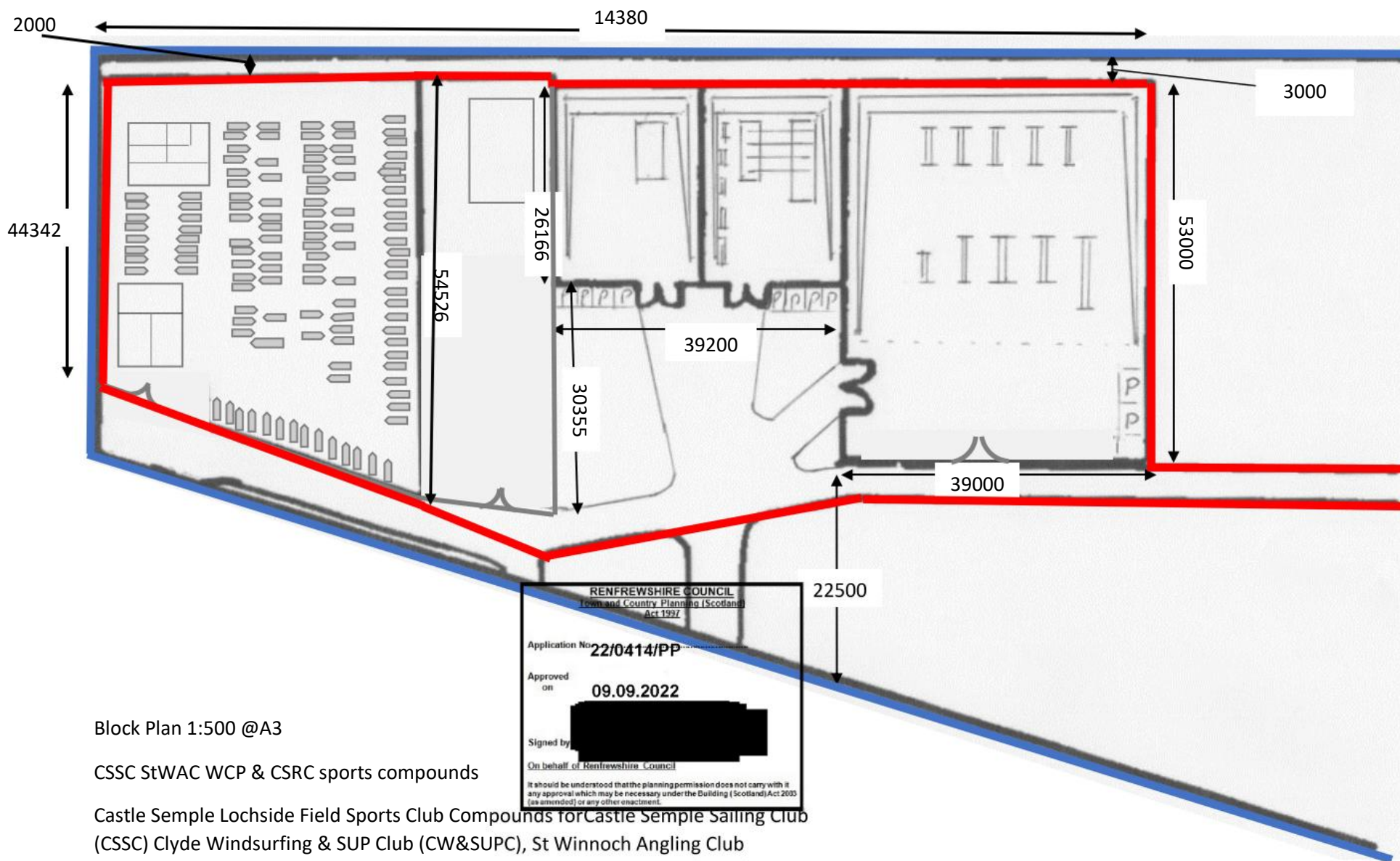
Site Plan 1:1250 @A3.

CSSC CW&SUPC, StWAC WCP & CSRC sports compounds

Castle Semple Lochside Field Sports Club Compounds for Castle Semple Sailing Club (CSSC), Clyde Windsurfing & SUP Club (CW&SUPC), St Winnoch Angling Club (StWAC), West Coast Paddlers (WCP) and Castle Semple Rowing Club (CSRC)

RENFREWSHIRE COUNCIL Town and Country Planning (Scotland) Act 1997	
Application No	22/0414/PP
Approved on	09.09.2022
Signed by	[Redacted Signature]
On behalf of Renfrewshire Council	
<small>It should be understood that the planning permission does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003 (as amended) or any other enactment.</small>	





Block Plan 1:500 @A3

CSSC StWAC WCP & CSRC sports compounds

Castle Semple Lochside Field Sports Club Compounds for Castle Semple Sailing Club (CSSC) Clyde Windsurfing & SUP Club (CW&SUPC), St Winnoch Angling Club (StWAC), West Coast Paddlers (WCP) and Castle Semple Rowing Club (CSRC)

Supporting Information; CSSC, StWAC WCP & CSRC Sports Compounds

Castle Semple Lochside Field Sports Club Compounds for Castle Semple Sailing Club, St Winnoch Angling Club (StWAC), West Coast Paddlers (WCP) and Castle Semple Rowing Club (CSRC)



Field Levelling

We propose to level the area of the compounds with sloping banks to account for the height drops. Where necessary, gabion baskets will be used to support the banks, after levelling the ground will be covered with a combination of hardcore and grass

Fencing

2.4m high Vmesh security fence will be used to surround the area and for the internal dividing boundaries. Gates will be sited as shown on the plans



Proposed Racking for CSRC Rowing boats

The racking will be set into the ground in concrete. Each individual rack stands approximately 2.2m high & 3.5m wide and boat rack requires 2 supports, one at each end. The racks are set at a variable distance apart depending on the length of boat (single scull, double scull, coxed four or coxed eight) There will be 10-14 boat racks within the compound.

Exact positioning of the racks will be dictated by the levelling of the storage area, distance between the racks will be approximately 3m.



Proposed Racking for WCP Kayaks

The racking will be set into the ground in concrete. Each individual rack stands approximately 2.2m high & 2m wide and boat rack requires 2 supports, one at each end. The racks are set at a variable distance apart depending on the length of boat (single kayak or double kayak) There will be 6-8 boat racks within the compound.

Exact positioning of the racks will be dictated by the levelling of the storage area, distance between the racks will be approximately 2m.

Containers

Containers of various lengths will be used for boat and other equipment storage, changing areas and administrative areas as required by clubs. These may include areas for portable toilet units.

The containers will sit on levelled ground with a hardcore base.

From: DC <dc@renfrewshire.gov.uk>
Sent: 22 Jul 2022 01:13:46
To: dc.bs@renfrewshire.gov.uk
Cc: james.weir@renfrewshire.gov.uk
Subject: FW: 22/0414/PP
Attachments:

ACON-ESE-22/0414/PP

From: BS Regservices <bsregservices@renfrewshire.gov.uk>
Sent: 22 July 2022 10:53
To: DC <dc@renfrewshire.gov.uk>
Subject: 22/0414/PP

Having reviewed the above application, this Service has no comments to make on the proposals

If you require any further information on this reply please contact Colin Hunter on [REDACTED]

James Weir

From: Stephen Boyle
Sent: 04 August 2022 10:25
To: James Weir
Subject: RE: Consultation Letter for Planning Application Ref:22/0414/PP

Thanks James,

I don't see any issues with the extension. In a sense storing the boats here could be seen as a benefit as it reduces the number of times the boats would be driven to and from the Sailing club.

I would offer no objection subject to conditions 1. the applicant shall monitor the parking provision and provide additional parking should it be found demand exceeds provision.
2. the field to the west of the development site offers walkers a recreational route and connects into the cycle network. The applicant shall ensure the connection to the cycle network is not removed and shall look to improve the connection where possible.

Thanks
Stephen

-----Original Message-----

From: James Weir <james.weir@renfrewshire.gov.uk>
Sent: 04 August 2022 10:03
To: Stephen Boyle <stephen.boyle@renfrewshire.gov.uk>
Subject: RE: Consultation Letter for Planning Application Ref:22/0414/PP

Hi Stephen,

Yeah sorry I received a response to this one whilst I was on holiday. Please see attached email accordingly.

Let me know if this clears things up.

Thanks again,

James Weir
Planner, Development Management
Renfrewshire House, Cotton Street, Paisley, PA1 1JD
Phone: [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: Renfrewshire Council Website

Please consider the environment before printing this email

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

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.

-----Original Message-----

From: Stephen Boyle <stephen.boyle@renfrewshire.gov.uk>
Sent: 03 August 2022 15:28
To: James Weir <james.weir@renfrewshire.gov.uk>
Subject: FW: Consultation Letter for Planning Application Ref:22/0414/PP

Hi James,

Trying to clear outstanding planning response.

Did you reply to this one for me?

I meant to also ask would the vehicles using the site change with the development, just want to make to that the new trailers etc would not cause issues with manoeuvrability.

Thanks

Stephen

-----Original Message-----

From: Stephen Boyle
Sent: 06 July 2022 08:49
To: James Weir <james.weir@renfrewshire.gov.uk>
Subject: FW: Consultation Letter for Planning Application Ref:22/0414/PP

Hi James

Can I request some further information regarding this.

The extension looks quite large and I was looking to see if the applicant can answer the following 1. is there enough parking to accommodate the extension? Mini bus parking needed?

2. how does the extension compare with the existing usage?

Thanks

Stephen

-----Original Message-----

From: dc@renfrewshire.gov.uk <dc@renfrewshire.gov.uk>
Sent: 06 July 2022 07:59
To: Stephen Boyle <stephen.boyle@renfrewshire.gov.uk>
Subject: Consultation Letter for Planning Application Ref:22/0414/PP

Dear Stephen Boyle

Please find attached important information from Renfrewshire Council with regards to the planning application submitted on 13 June 2022.

The documentation relating to the application can be reviewed online through the Council's Public Access web site, if you have registered as a Consultee on the system you directly input your comments to the case through this web site.

Kind regards

Renfrewshire Council
Renfrewshire House, Cotton Street, Paisley, PA1 1JD

Construction Methods Statement – 23rd August 2022

Site	Lochside field Castle Semple (55.79, -4.618) immediately adjacent to the existing Clyde Muirshiel compound; Lochlip road, Lochwinnoch
Terms of Reference	All contractors engaging in work on the planning proposal 22/0414/PP will be asked ,prior to quotation, to adhere to this construction methods statement.
Timescale	It is expected that the work will occur in 2 or 3 phases; Firstly the kayak , angling sailing +/- windsurfing club and at a later date the rowing club compounds would be constructed. The period of work would be around 2 weeks for each phase
Contractor	Preferred contractor; Artscape ltd 23 Glenvilla Circle Paisley SC299890.
Access	Vehicle & plant access will be via the existing entry road from the lochside path
Security	During the build, plant will remain on site, all fuel & portable equipment will be locked in a secure freightliner container. This will be >30m from the border of the SSSI
Housekeeping	There are public toilets at the Clyde Muirshiel visitor centre less than 100m from the site so there is no requirement for additional facilities
Chemical control measures	Site supervisors will be required to ensure there are provisions in place to minimise the possibility of fuel spillages due to the adjacency of the SSSI; Spill kits will be available & any contaminated soil will be removed to a landfill site. No refuelling will be conducted within 30m of the waterside edge of the lochside field
Sediment control measures	During any ground movement work silt traps will be placed at all possible outfalls (including field drains) in order to prevent contamination of the shore of Castle Semple loch. These traps will be no closer than 15m from the shore. Earthworks will not be conducted during or immediately following periods of heavy rain.
Excavated materials	Some ground levelling will be required to create level areas for boat racks, Any excavated materials will be re-distributed locally in order to achieve this. There is only one natural watercourse near the lochside field, a stream close to the far north-west edge of the field, however no work is planned in the vicinity of this stream.
Contamination	All construction vehicles will be thoroughly washed prior to arrival on site
Site maintenance & inspection	The site will be walked & inspected each day prior to commencing work specifically to look for ground nesting birds, inspection findings will be recorded. If any ground levelling work is anticipated from the beginning of April until the end of August, the grass will be cut in March & maintained short until the completion of the work.
Other provisions	To our best knowledge, there is no evidence of Eurasian otter settlement on the northwest shore of Castle Semple loch adjacent to the lochside path. If, between the preparation of this document & the commencement of work there is evidence of otter activity in this area we (the lochside field owners) will consult with NatureScot to agree any further provisions in this construction methods statement.

James Weir
Planning Officer
Renfrewshire Council
By email: dc@renfrewshire.gov.uk

13 July 2022

Dear James

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

GROUND A, LOCHLIP ROAD, LOCHWINNOCH - PLANNING CONSULTATION – 22 /0414/ PP

Thank you for consulting NatureScot on the above proposal dated 6 July 2022. We understand that the development being considered would comprise formation of extension to watersports storage compound with associated boundary fence, access and road.

Summary

There are natural heritage interests of national importance adjacent to the site, which could be affected by the proposal. The proposal is adjacent to Castle Semple and Barr Lochs Site of Special Scientific Interest (SSSI). We require further information detailed below to determine if the proposal will affect the integrity of the SSSI. We therefore **object** to the proposal until the further information is obtained from the applicant and considered by the Planning Authority. We will comment further once the additional information is available.

Appraisal of the impacts and Advice

Castle Semple and Barr Lochs Site of Special Scientific Interest (SSSI)

The boundary of the proposed development is adjacent to the Castle Semple and Barr Lochs Site of Special Scientific Interest. This site is designated for its Eutrophic Loch freshwater habitat and Breeding Bird Assemblage notified features. Further information can be found on NatureScot's Site Link website: <https://sitelink.nature.scot/site/346>

The Supporting Statement proposes that there will be activity to "level the area of the compounds with sloping banks to account for the height drops. Where necessary, gabion baskets will be used to support the banks, after levelling the ground will be covered with a combination of hardcore and grass". Construction work of this nature may result in direct and indirect impacts on the SSSI through run-off of material into the loch during construction. There is also the potential for disturbance to breeding birds, if works take place during the breeding bird season (March-August).

As no information has been provided regarding the nature and timing of works proposed, it is not possible to assess effects on the objectives of designation and the overall integrity of the area without further information.

There are natural heritage interests of national importance on the site, which could be affected by the proposal. We require further information to determine if the proposal will affect the integrity of the SSSI. We therefore object to the proposal until the further information detailed below is obtained from the applicant and considered by the Planning Authority. We will comment further once the additional information is available.

- Detailed information on works to be carried out, the period during which these works will take place and the likely duration of the works (in order for us to assess the possible impacts upon the breeding bird assemblage)
- Surface Water Management Plan

If the planning authority intends to grant planning permission against this advice without the requested information, you must notify Scottish Ministers.

Protected Species

We also advise that there is a known population of Eurasian Otter resident within the area, and that the applicant should consider whether a species protection plan is likely to be required. Our standing advice on otter is available here: <https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-protected-species>

Concluding remarks

The advice in this letter is provided by NatureScot, the operating name of Scottish Natural Heritage. We hope that you will find it helpful in your consideration of these proposals. However, should you require any further information or advice, please contact Siân Williams at sian.williams@nature.scot.

Yours sincerely,

Lyndsey Kinnes (by email)

Operations Manager

West Central Scotland

James Weir, Planner
Development Management
Renfrewshire House
Cotton Street
Paisley
PA1 1JD
By email: james.weir@renfrewshire.gov.uk

30 August 2022

Dear James

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

GROUND A, LOCHLIP ROAD, LOCHWINNOCH - PLANNING CONSULTATION – 22 /0414/ PP

Thank you for your email of 23 August 2022 providing us with the applicant's Construction Method Statement (CMS), relating to the formation of extension to watersports storage compound with associated boundary fence, access and road. We previously issued a holding objection dated 13 July 2022, because we needed further information at that time to determine the potential impacts of the application on Castle Semple and Barr Lochs SSSI.

Summary

This proposal could be progressed with appropriate mitigation measures. However, the proposal could adversely affect natural heritage interests of national importance, and we **therefore object to it unless** it is made subject to the measures set out below:

- That all works are undertaken in accordance with agreed the Construction Method Statement.

If the planning authority is minded to grant planning permission without the condition recommended above the case must be notified to Scottish Ministers.

We advise that a species protection plan should be prepared, which covers otters and breeding birds. This plan should be completed in advance of any works commencing on site, and should include actions that will be taken should otters or breeding birds be found on-site.

It is for the planning authority to determine, within the context of its own policies, whether conditions are necessary to secure the mitigation set out above for otters and breeding birds.

Appraisal of the impacts of the proposal and advice

Castle Semple and Barr Lochs Site of Special Scientific Interest (SSSI)

The boundary of the proposed development is adjacent to the Castle Semple and Barr Lochs Site of Special Scientific Interest. This site is designated for its Eutrophic Loch freshwater and Breeding Bird Assemblage features. Further information can be found on NatureScot's Site Link website: <https://sitelink.nature.scot/site/346>

With regards to the Eutrophic Loch notified feature, we advise that if the measures set out in the CMS are followed then the feature should not be adversely affected. We advise that the proposal will not compromise the objectives of designation and the overall integrity of the area provided that all works are undertaken in accordance with the CMS.

Breeding Birds have been noted on site as early as March, and without survey work it is not possible to be certain that otters are not present. Guidance on otters can be accessed here: <https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-protected-species>.

We advise that a species protection plan should be prepared, which covers otters and breeding birds. Guidance on the content of a Species Protection Plan can be found on our website: <https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-protected-species>.

Conclusion

This advice is provided by NatureScot, the operating name of Scottish Natural Heritage.

We hope that you will find it helpful in your consideration of these proposals. However, should you require any further information or advice, please contact Siân Williams at sian.williams@nature.scot

Yours sincerely,

Lyndsey Kinnes (by email)

Operations Manager

West Central Scotland

























**Renfrewshire
Council**

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 100557175-001

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)

Creation of new West Coast Paddlers (WCP) kayak club compound, expansion of the proposed StWAC compound by 1.6m in width and relocation of the footprint of the future CSRC compound 21.2m down the field in a north-easterly direction. Access road shown in plans = 230m long, 3m wide road with 1m drainage ditch on NW side. Compared to previously approved plans 19/0431/PP the road is longer & also closer to the SE border of the field.

Is this a temporary permission? *

☐ Yes ☒ No

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

☐ Yes ☒ No

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

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

☒ No ☐ Yes – Started ☐ Yes - Completed

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="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Graham"/>	Building Number: <input type="text" value="5"/>
Last Name: *	<input type="text" value="Bell"/>	Address 1 (Street): * <input type="text" value="Victoria Gardens"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: * <input type="text" value="Kilmacom"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text" value=""/>	Postcode: * <input type="text" value="PA13 4HL"/>
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"/>
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"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

South-west border of proposed application = North-east border of existing windsurfing sports compound in the lochside field adjacent to Castle Semple Loch

Northing	<input type="text" value="659208"/>	Easting	<input type="text" value="235993"/>
----------	-------------------------------------	---------	-------------------------------------

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

3095.00

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)

Agricultural land used for cattle grazing until purchase by several watersports clubs in 2012, the lochside field currently houses 2 water-sports club compounds and has a large remaining area currently used by dog walkers / joggers. The proposal will occupy 3095m2 of the field which has a total area of 23954m2

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.

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.

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:

Mr Tom Sprought

Address:

Saint Winnoch Angling Club, 2, Calderpark Avenue, Lochwinnoch, PA12 4AY

Date of Service of Notice: *

23/05/2022

Name:

Mr Alan Murray

Address:

Saint Winnoch Angling Club, 3, Calderhaugh Mill, Lochwinnoch, PA12 4AJ

Date of Service of Notice: *

23/05/2022

Name:

Mr Peter Collings

Address:

Castle Semple Sailing Club, 57, Grovepark Street, Glasgow, G20 7NZ

Date of Service of Notice: *

23/05/2022

Name:

Mr Rob Mclver

Address:

Castle Semple Sailing ClubC/O, 57, Grovepark Street, Glasgow, G20 7NZ

Date of Service of Notice: *

23/05/2022

Name:

Ms Eleanor Inglis

Address:

Castle Semple Rowing ClubC/O, Clyde Muirshiel Regional Park, Lochlip Rd, Lochwinnoch, PA12 4AE

Date of Service of Notice: *

23/05/2022

Name:

Mr Tony Synott

Address:

Castle Semple Rowing Club, 119, Renfrew Road, Paisley, PA3 4EA

Date of Service of Notice: *

23/05/2022

Name:

Mr Andy Galloway

Address:

Clyde Windsurfing & SUP Club/o, Clyde Muirshiel Regional Park, Lochlip Rd, Lochwinnoch, PA12 4AE

Date of Service of Notice: *

23/05/2022

Name:

Mr Martin Kerr

Address:

Clyde Windsurfing & SUP Club/o, Clyde Muirshiel Regional Park, Lochlip Rd, Lochwinnoch, PA12 4AE

Date of Service of Notice: *

23/05/2022

(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: Mr Graham Bell

On behalf of:

Date: 13/06/2022

☒ 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 principle 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: Mr Graham Bell

Declaration Date: 13/06/2022

Payment Details

Online payment: 094681

Payment date: 13/06/2022 09:43:15

Created: 13/06/2022 09:43

APPELLANT'S SUBMISSIONS

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS; THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008; AND THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Please use BLOCK CAPITALS if completing in ink

The completed notice of review and any supporting documents should be sent by e-mail to lrb-planning.cs@renfrewshire.gov.uk, or by mail or by hand to the Head of Corporate Governance, Finance & Resources, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1TR.

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative: ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☐ No ☐

Planning authority

Renfrewshire Council

Planning application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

Note. This notice must be served on the Council within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- | | |
|--|--------------------------|
| 1. Application for planning permission (including householder application) | <input type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|--------------------------|
| 1. Refusal of application by appointed officer | <input type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- | | |
|---|--------------------------|
| 1. Further written submissions | <input type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> |
| 3. Site inspection | <input type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|--------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No
☐ ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Note. The Council will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at Renfrewshire House, Cotton Street, Paisley until such time as the review is determined. It may also be available on the Council's website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☐ Full completion of all parts of this form
- ☐ Statement of your reasons for requiring a review
- ☐ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the Council to review the application as set out on this form and in the supporting documents.

Please sign or type your name if sending by e-mail

Date

For office use only:

LRB Reference No:

22/0414/PP extension to water sports storage compounds in the Lochside field, Castle Semple Loch.

Figure 1) The Lochside field 05/2012



My Ref:
Contact: James Weir
Telephone: 07483 370666
Email: dc@renfrewshire.gov.uk
Date: 9 September 2022



Mr Graham Bell
[Redacted]

Proposal: Formation of extension to watersports storage compound with associated boundary fence, access and road
Location: Ground A, Lochlip Road, Lochwinnoch, ,
Application Type: Planning Permission-Full
Application No: 22/0414/PP

Dear Sir/Madam,

NOTIFICATION OF CONSENT

The Council has approved your application, details of which are given above. I enclose a Consent Notice, which also lists the conditions attached to the approval, together with a copy of your submitted plans duly endorsed and the Report of Handling.

I would specifically draw your attention to the notes attached to the consent regarding the interests of Scottish Water and The Coal Authority.

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.

Yours faithfully,

[Redacted Signature]

Alasdair Morrison
Head of Economy and Development

Notes Regarding Scottish Water Interests

- a. It is the responsibility of the applicant to check Scottish Water's record plans regarding the position of its water and/or waste water assets prior to any work commencing on site. Plans available on written request from the Property Searches Department, Bullion House, Dundee, DD2 5BB.
- b. If a water main or sewer is affected, then no building shall be erected over or in such a way as to interfere with Scottish Water's right of access. The applicant must contact Scottish Water Operations, Technical Support team to ascertain what measures should be taken to safeguard this apparatus.
- c. Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head in the public main. Any property which cannot be adequately serviced using this pressure may require to have private pumping arrangements installed subject to compliance with the current water bylaws.
- d. The applicant must ensure that any new internal or external drain is connected to the correct drain or sewer.



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

GRANT Consent subject to the conditions

Ref. 22/0414/PP



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 Mr Graham Bell



With reference to your application registered on 13 June 2022 for Planning Consent for the following development:-

PROPOSAL

Formation of extension to watersports storage compound with associated boundary fence, access and road

LOCATION

Ground A, Lochlip Road, Lochwinnoch,

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:-


GRANT Consent subject to the conditions listed on the reverse/paper apart.

PLANS AND DRAWINGS

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

NOTE: It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments, for example Building (Scotland) Acts, Roads (Scotland) Act 1984 etc.

Dated: 9 September 2022

Signed 
.....
Appointed Officer
on behalf of Renfrewshire Council

Ref. 22/0414/PP

CONDITIONS AND/OR REASONS ATTACHED TO THIS DECISION

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

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

Conditions/Reasons

1. That all construction work associated with the implementation of the development hereby approved shall be undertaken in accordance with the Construction Method Statement dated the 23rd August 2022.

Reason: To reduce pollution risk in the interests of protecting the water environment

2. That prior to the commencement of development on site, the developer shall provide a plan for the written approval of the Planning Authority detailing the location of the path network to the northeast of the proposed storage compound within the area demarcated by a blue line on the approved location plan. Should the development be found to encroach upon the path network the plan shall provide details of the realignment of the path network and when works associated with the realignment of the path will be undertaken. Any works associated with the realignment of the path shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure the existing path network is protected in the interests of maintaining connections between the site and the national cycle network.

3. That prior to the commencement of development on site, the developer shall provide a species protection plan for the written approval of the Planning Authority. The plan shall set out measures to ensure that otters and nesting birds are protected during the construction process, and shall include provision for site surveys prior to work commencing and also for cessation of works should any otters or nesting birds be encountered. The development shall thereafter be implemented in accordance with the approved plans.

Reason: To ensure that appropriate measures are put in place to ensure otters and nesting birds are protected during the implementation of the development.

4. That prior to the commencement of development on site, the developer shall provide a plan and further details for the written approval of the Planning Authority specifying all

earth moving, associated level changes and wall retention required along the north western boundary of the site. The plan shall specifically detail these works in relation to the tree protection zones associated with the trees along the north western boundary. The plan shall take cognisance of the recommendations within BS 3857 (2012) Trees in Relation to Design, Demolition and Construction. Only the works detailed in the approved plan shall thereafter be implemented on site including any measures to protect the existing trees.

Reason: To ensure the trees along the north western boundary of the site are protected in the interests of natural heritage and visual amenity.

Notification of initiation of development

Notice under Section 27A(1) Town and Country Planning (Scotland) Act 1997

1. A person who intends to carry out development for which planning permission has been given must, as soon as practicable after deciding on a date on which to initiate the development and in any event before commencing the development, give notice to the planning authority as to that date.

2. The notice to be given in accordance with section 27A(1) of the Act by a person intending to carry out development must—

- (a) include the full name and address of the person intending to carry out the development;
- (b) state if that person is the owner of the land to which the development relates and if that person is not the owner provide the full name and address of the owner;
- (c) where a person is, or is to be, appointed to oversee the carrying out of the development on site, include the name of that person and details of how that person may be contacted; and
- (d) include the date of issue and reference number of the notice of the decision to grant planning permission for such development.

3. Your attention is drawn to Section 123(1) of the Town and Country Planning (Scotland) Act 1997 set out below.

“123 Expressions used in connection with enforcement

(1) For the purposes of this Act—

- (a) carrying out development without the required planning permission, or
- (b) failing to comply with any condition or limitation subject to which planning permission has been granted,

constitutes a breach of planning control.”

“27B Notification of completion of development

(1) A person who completes development for which planning permission has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

(2) If an application to a planning authority for planning permission discloses, in the opinion of the authority, that the development in question is to be carried out in phases then any such permission granted is to be granted subject to a condition, imposed under section 37(1)(a) in respect of each phase except the last (notice of the completion of which is to be given under subsection (1)), that as soon as practicable after the phase is completed the person carrying out the **Advisory regarding the Duration of Planning Permission in Principle, Planning Permission and Listed Building Consent**.

The following is advisory only and developers should satisfy themselves by reference to the relevant legislation if they are in any doubt regarding the duration of the permission

Planning Permission in Principle - Section 59 of the Town and Country Planning (Scotland) Act 1997 generally specifies that an application for approval of matters specified in conditions (requisite approval) must be made before the latest of (i) the expiration of 3 years from the date of grant of permission; (ii) the expiration of 6 months from the date an application for the requisite approval was refused; and (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed. A planning permission in principle generally lapses on the expiration of 2 years from the date of the requisite approval being obtained unless the development to which the permission relates is begun before that expiration.


Planning Permission and Listed Building Consent - Sections 58(1) and (3) of the Town and Country Planning (Scotland) Act 1997 generally specify that planning permission and listed building consent will expire after 3 years from the date on which it is granted unless the development to which it relates has been started, or that a different period has been specified in any condition attached to the permission.

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: 22/0414/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 26 June 2022
Applicant	Agent	
Mr Graham Bell 		
Nature of Proposals Formation of extension to watersports storage compound with associated boundary fence, access and road		
Site Ground A, Lochlip Road, Lochwinnoch,		
Description <p>This application seeks planning permission for an extension to a watersports storage compound with associated boundary fence, access and road at Castle Semple Visitor Centre in Lochwinnoch. The visitor centre is located on the northern bank of Castle Semple loch. It is bound by the national cycle network to the north with the village beyond.</p> <p>Castle Semple comprises of the main visitor centre building with associated club house and pontoons. There is an existing area of car parking to the southwest. The land to the northeast is already partly used for storage, and there have been previous applications in 2012, 2018 and 2019 to incrementally expand this storage area.</p> <p>The proposed development includes these existing areas plus a further area of expansion to the northeast which will create an overall storage area of 7,500 square metres. The storage areas will be formed by scraping back the existing grassland and laying hardcore. The land slopes gently uphill from southeast to northwest, and gabion baskets will be used for retention where necessary to ensure the ground can be levelled appropriately. The storage area will then be enclosed with 2.4m high Vmesh security fencing. Within the storage area there will be a mix of racking to store the various boats and containers for other equipment. An indicative layout of the storage area has been provided in this regard.</p> <p>This application also includes road access which continues northeast past the proposed storage areas. Although a site visit indicates that the road has already been formed.</p>		
History <p>Application No: 19/0431/PP Description: Formation of extension to water sports storage compound and erection of boundary fence Decision: Grant.</p> <p>Application No: 18/0052/PP</p>		

<p>Description: Formation of extension to water sports storage compound and siting of storage buildings. Decision: Grant.</p> <p>Application No: 12/0649/PP Description: Erection of single storey building (Class 11) with associated access. Decision: Granted subject to conditions.</p> <p>Application No: 12/0180/PP Description: Change of use from agricultural land to recreational use to include expansion of boat storage compound and erection of 2.4m high security fence. Decision: Granted subject to conditions.</p>
<p>Policy and Material Considerations</p> <p><u>Adopted Renfrewshire Local Development Plan 2021</u></p> <p>Policy ENV1 – Green Belt Policy ENV2 – Natural Heritage Policy ENV4 – The Water Environment Policy I3 – Flooding and Drainage</p> <p><u>New Development Supplementary Guidance 2021</u></p> <p>Delivering the Environment Strategy – Green Belt, Natural Heritage and The Water Environment Delivering the Infrastructure Strategy – Flooding and Drainage Delivering the Places Strategy – Regional Parks</p> <p><u>Material Considerations</u></p>
<p>Publicity</p> <p>The Council has undertaken neighbour notification in accordance with the requirements of legislation.</p>
<p>Objections/Representation</p> <p>None received.</p>
<p>Consultations</p> <p>NatureScot – No objection subject to condition regarding the implementation of works in accordance with the Construction Method Statement. Also recommend that species protection plans are prepared for otters and breeding birds.</p> <p>Communities & Housing Services - (Environmental Protection Team) – No comments.</p> <p>Environment & Infrastructure Services - (Roads) – No objection subject to conditions regarding the monitoring of parking provision and the safeguarding of existing connections to the national cycle network.</p>

Informative to be added: N

Assessment

Policy ENV1 states that development within the green belt will only be considered acceptable where it can be demonstrated that it is compatible with the provisions of the new development supplementary guidance.

The supplementary guidance lists a range of developments that are considered appropriate within the green belt in principle. This includes recreational uses compatible with a natural environment setting, and tourism development.

Castle Semple Visitor Centre is a well-established location for recreational activities associated with the loch. The storage of boats and other equipment to support these activities is a fundamental part of the Castle Semple development, and there is already a boat storage compound at the site. Further development of this nature will be commensurate with the waterside setting, and will support Castle Semple as a recreation destination. The development is therefore considered to be appropriate in principle

All developments within the green belt must thereafter be assessed against the green belt development criteria.

In this instance there will be no loss of agricultural land and no impact on wild land.

In terms of traffic and access, the Environment and Infrastructure Service has offered no objections to the development. As noted above the access to the proposed storage area and the associated road to the northeast of the site has already been formed. The infrastructure does not have a significant impact on visual amenity or landscape character and is commensurate with the built up nature of the visitor centre.

It is not anticipated that the development will have a significant effect on public water supply.

In terms of effect on water courses from pollution risk, it is noted that NatureScot initially raised concerns over sediment and other pollutants entering the loch during the construction period. The applicant has therefore prepared a construction management plan to demonstrate how this potential pollution issue will be managed. NatureScot have confirmed that they have no objection to the development subject to the construction management plan being implemented on site during the construction phase.

The Environment and Infrastructure Service has requested that existing connections between the visitor centre and the national cycle network are retained. During the site inspection it was noted that a path has been cut through the grass on the eastern edge of the existing storage area to provide an informal link to the cycle network.

The proposed development will encroach upon this path. However, the applicant has advised that the path can be realigned if necessary to ensure the link is retained. A condition can be attached to ensure a plan showing the realigned route is submitted, with the route then brought into use thereafter in a timely manner. The applicant owns the land to the north east of the proposed storage area, and this provides flexibility for route options without land ownership constraints.

The proposed development constitutes the managed expansion of an existing and well-established facility. There is already a storage area at the site, and expansion of this area will not be incongruous with regard to landscape character. There is a line of mature trees which provide a landscape backdrop to the site. The use of the area for storage of boats is also commensurate with the waterside location. The proposed boundary fencing also matches the fencing which bounds the existing storage area.

Castle Semple Loch is designated as a Site of Special Scientific Interest (SSSI). As noted above the potential impact on the loch with respect to pollution risk will be managed via a construction management plan.

In terms of potential impact on protected species, NatureScot have also recommended that species protection plans are prepared regarding otters and nesting birds. A condition will be attached to ensure that these plans are implemented on site to safeguard these protected species.

In view of the above assessment, I am satisfied that the proposed development complies with the green belt development criteria. It is therefore considered to comply with Policy ENV1.

The above assessment has also demonstrated that the development complies with Policies ENV2 and ENV3, with measures put in place to manage the potential impact on protected species and the SSSI designated Semple Loch.

It is noted that due to the gradient of the site the most significant earthworks will take place along the north western boundary of the site adjacent to the row of mature trees that mark the edge of the cycle network. A condition can be used to request further details of the earthworks and any associated wall retention to ensure the root protection zones associated with the trees are not impacted. This will ensure that the trees are protected during the construction process.

In view of the above, I am satisfied that the development complies with Policies ENV2 and ENV3.

Policy I3 states that new development requires to avoid areas susceptible to flooding. The south eastern half of the site is within the flooding extents associated with the Semple Loch.

However, in this instance the proposed water sports storage compound is a water compatible use with respect to SEPA's land use vulnerability guidance. There is no sleeping or other residential accommodation proposed as part of the development.

On this basis I am satisfied that the development is acceptable within the flood risk area, and is compliant with Policy I3 on this basis.

The supplementary guidance on regional parks states that development within Clyde Muirshiel Regional Park will only be permitted where it can be demonstrated the assessment criteria have been met.

In this instance, the development is for a leisure use.

Nature conservation and landscape character matters have been considered above.

It is not anticipated that the development will cause significant conflict with neighbouring land uses.

A condition will be applied to ensure existing active travel networks are maintained. Habitat networks will be protected via adherence to the construction management plan.

The proposed development is commensurate with the location in terms of its scale and appearance, and there will not be a significant detrimental impact on the visual amenity of the area.

Finally, the development does not prevent recreational access to the area. It is anticipated that the development will enhance recreational access by improving storage of boats and other equipment at the site.

Regarding the consultation responses not already addressed in the above assessment, it is noted that the Environment & Infrastructure Services have requested a condition regarding the monitoring of car parking capacity at the site.

Car parking capacity is primarily an operational issue at the site. The proposed development will not result in the loss of any existing parking capacity, and the applicant has advised that the development will primarily allow for more efficient storage of boats and equipment as opposed to generating a significant increased demand which may in turn cause issues with parking. On this basis it is not necessary to apply a condition to the permission requiring monitoring of car parking capacity at the site.

Index of Photographs

No site visit was undertaken for this application.

RECOMMENDATION

Grant subject to conditions

Reason for Decision

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

Conditions

1. That all construction work associated with the implementation of the development hereby approved shall be undertaken in accordance with the Construction Method Statement dated the 23rd August 2022.

Reason: To reduce pollution risk in the interests of protecting the water environment

2. That prior to the commencement of development on site, the developer shall provide a plan for the written approval of the Planning Authority detailing the location of the path network to the northeast of the proposed storage compound within the area demarcated by a blue line on the approved location plan. Should the development be found to encroach upon the path network the plan shall provide details of the realignment of the path network and when works associated with the realignment of the path will be undertaken. Any works associated with the realignment of the path shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure the existing path network is protected in the interests of maintaining connections between the site and the national cycle network.

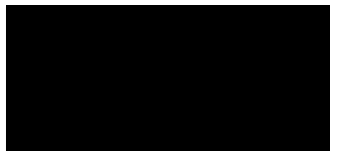
3. That prior to the commencement of development on site, the developer shall provide a species protection plan for the written approval of the Planning Authority. The plan shall set out measures to ensure that otters and nesting birds are protected during the construction process, and shall include provision for site surveys prior to work commencing and also for cessation of works should any otters or nesting birds be encountered. The development shall thereafter be implemented in accordance with the approved plans.

Reason: To ensure that appropriate measures are put in place to ensure otters and nesting birds are protected during the implementation of the development.

4. That prior to the commencement of development on site, the developer shall provide a plan and further details for the written approval of the Planning Authority specifying all earth moving, associated level changes and wall retention required along the north western boundary of the site. The plan shall specifically detail these works in relation to the tree protection zones associated with the trees along the north western boundary. The plan shall take cognisance of the recommendations within BS 3857 (2012) Trees in Relation to Design, Demolition and Construction. Only the works detailed in the approved plan shall thereafter be implemented on site including any measures to protect the existing trees.

Reason: To ensure the trees along the north western boundary of the site are protected in the interests of natural heritage and visual amenity.

Alasdair Morrison
Head of Economy and Development



Applicant: Mr Graham Bell	Ref. No: 22/0414/PP
Site: Ground A Lochlip Road Lochwinnoch	Officer: James Weir

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

Plans to be stamped

Drawing Number	Drawing Title	Checked Paper/DMS (Officer) ✓	Stamped DMS (BS) ✓
/	Location Plan as Proposed	✓	✓
/	Block Plan 1:500	✓	✓
/	Site Plan 1:1250	✓	✓
/	Site Plan 1:200	✓	✓
/	Site Plan 1:200	✓	✓
/	Location Plan as Existing	✓	✓

Officers Initials: JW

Business Support Initials: __DM__

RENFREWSHIRE COUNCIL <small>Town and Country Planning (Scotland) Act 1997</small>	
Application No	22/0414/PP
Approved on	09.09.2022
Signed by	
On behalf of Renfrewshire Council	
<small>It should be understood that the planning permission does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003 (as amended) or any other enactment.</small>	

Appendix 1

RENFREWSHIRE COUNCIL		Application No: 22/0414/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 26 June 2022
Applicant	Agent	
Mr Graham Bell [REDACTED] [REDACTED] [REDACTED]		
Nature of Proposals Formation of extension to watersports storage compound with associated boundary fence, access and road		
Site Ground A, Lochlip Road, Lochwinnoch,		
Description <p>This application seeks planning permission for an extension to a watersports storage compound with associated boundary fence, access and road at Castle Semple Visitor Centre in Lochwinnoch. The visitor centre is located on the northern bank of Castle Semple loch. It is bound by the national cycle network to the north with the village beyond.</p> <p>Castle Semple comprises of the main visitor centre building with associated club house and pontoons. There is an existing area of car parking to the southwest. The land to the northeast is already partly used for storage, and there have been previous applications in 2012, 2018 and 2019 to incrementally expand this storage area.</p> <p>The proposed development includes these existing areas plus a further area of expansion to the northeast which will create an overall storage area of 7,500 square metres. The storage areas will be formed by scraping back the existing grassland and laying hardcore. The land slopes gently uphill from southeast to northwest, and gabion baskets will be used for retention where necessary to ensure the ground can be levelled appropriately. The storage area will then be enclosed with 2.4m high Vmesh security fencing. Within the storage area there will be a mix of racking to store the various boats and containers for other equipment. An indicative layout of the storage area has been provided in this regard.</p> <p>This application also includes road access which continues northeast past the proposed storage areas. Although a site visit indicates that the road has already been formed.</p>		
History <p>Application No: 19/0431/PP Description: Formation of extension to water sports storage compound and erection of boundary fence Decision: Grant.</p> <p>Application No: 18/0052/PP</p>		

<p>Description: Formation of extension to water sports storage compound and siting of storage buildings. Decision: Grant.</p> <p>Application No: 12/0649/PP Description: Erection of single storey building (Class 11) with associated access. Decision: Granted subject to conditions.</p> <p>Application No: 12/0180/PP Description: Change of use from agricultural land to recreational use to include expansion of boat storage compound and erection of 2.4m high security fence. Decision: Granted subject to conditions.</p>
<p>Policy and Material Considerations</p> <p><u>Adopted Renfrewshire Local Development Plan 2021</u></p> <p>Policy ENV1 – Green Belt Policy ENV2 – Natural Heritage Policy ENV4 – The Water Environment Policy I3 – Flooding and Drainage</p> <p><u>New Development Supplementary Guidance 2021</u></p> <p>Delivering the Environment Strategy – Green Belt, Natural Heritage and The Water Environment Delivering the Infrastructure Strategy – Flooding and Drainage Delivering the Places Strategy – Regional Parks</p> <p><u>Material Considerations</u></p>
<p>Publicity</p> <p>The Council has undertaken neighbour notification in accordance with the requirements of legislation.</p>
<p>Objections/Representation</p> <p>None received.</p>
<p>Consultations</p> <p>NatureScot – No objection subject to condition regarding the implementation of works in accordance with the Construction Method Statement. Also recommend that species protection plans are prepared for otters and breeding birds.</p> <p>Communities & Housing Services - (Environmental Protection Team) – No comments.</p> <p>Environment & Infrastructure Services - (Roads) – No objection subject to conditions regarding the monitoring of parking provision and the safeguarding of existing connections to the national cycle network.</p>

Informative to be added: N

Assessment

Policy ENV1 states that development within the green belt will only be considered acceptable where it can be demonstrated that it is compatible with the provisions of the new development supplementary guidance.

The supplementary guidance lists a range of developments that are considered appropriate within the green belt in principle. This includes recreational uses compatible with a natural environment setting, and tourism development.

Castle Semple Visitor Centre is a well-established location for recreational activities associated with the loch. The storage of boats and other equipment to support these activities is a fundamental part of the Castle Semple development, and there is already a boat storage compound at the site. Further development of this nature will be commensurate with the waterside setting, and will support Castle Semple as a recreation destination. The development is therefore considered to be appropriate in principle

All developments within the green belt must thereafter be assessed against the green belt development criteria.

In this instance there will be no loss of agricultural land and no impact on wild land.

In terms of traffic and access, the Environment and Infrastructure Service has offered no objections to the development. As noted above the access to the proposed storage area and the associated road to the northeast of the site has already been formed. The infrastructure does not have a significant impact on visual amenity or landscape character and is commensurate with the built up nature of the visitor centre.

It is not anticipated that the development will have a significant effect on public water supply.

In terms of effect on water courses from pollution risk, it is noted that NatureScot initially raised concerns over sediment and other pollutants entering the loch during the construction period. The applicant has therefore prepared a construction management plan to demonstrate how this potential pollution issue will be managed. NatureScot have confirmed that they have no objection to the development subject to the construction management plan being implemented on site during the construction phase.

The Environment and Infrastructure Service has requested that existing connections between the visitor centre and the national cycle network are retained. During the site inspection it was noted that a path has been cut through the grass on the eastern edge of the existing storage area to provide an informal link to the cycle network.

The proposed development will encroach upon this path. However, the applicant has advised that the path can be realigned if necessary to ensure the link is retained. A condition can be attached to ensure a plan showing the realigned route is submitted, with the route then brought into use thereafter in a timely manner. The applicant owns the land to the north east of the proposed storage area, and this provides flexibility for route options without land ownership constraints.

The proposed development constitutes the managed expansion of an existing and well-established facility. There is already a storage area at the site, and expansion of this area will not be incongruous with regard to landscape character. There is a line of mature trees which provide a landscape backdrop to the site. The use of the area for storage of boats is also commensurate with the waterside location. The proposed boundary fencing also matches the fencing which bounds the existing storage area.

Castle Semple Loch is designated as a Site of Special Scientific Interest (SSSI). As noted above the potential impact on the loch with respect to pollution risk will be managed via a construction management plan.

In terms of potential impact on protected species, NatureScot have also recommended that species protection plans are prepared regarding otters and nesting birds. A condition will be attached to ensure that these plans are implemented on site to safeguard these protected species.

In view of the above assessment, I am satisfied that the proposed development complies with the green belt development criteria. It is therefore considered to comply with Policy ENV1.

The above assessment has also demonstrated that the development complies with Policies ENV2 and ENV3, with measures put in place to manage the potential impact on protected species and the SSSI designated Semple Loch.

It is noted that due to the gradient of the site the most significant earthworks will take place along the north western boundary of the site adjacent to the row of mature trees that mark the edge of the cycle network. A condition can be used to request further details of the earthworks and any associated wall retention to ensure the root protection zones associated with the trees are not impacted. This will ensure that the trees are protected during the construction process.

In view of the above, I am satisfied that the development complies with Policies ENV2 and ENV3.

Policy I3 states that new development requires to avoid areas susceptible to flooding. The south eastern half of the site is within the flooding extents associated with the Semple Loch.

However, in this instance the proposed water sports storage compound is a water compatible use with respect to SEPA's land use vulnerability guidance. There is no sleeping or other residential accommodation proposed as part of the development.

On this basis I am satisfied that the development is acceptable within the flood risk area, and is compliant with Policy I3 on this basis.

The supplementary guidance on regional parks states that development within Clyde Muirshiel Regional Park will only be permitted where it can be demonstrated the assessment criteria have been met.

In this instance, the development is for a leisure use.

Nature conservation and landscape character matters have been considered above.

It is not anticipated that the development will cause significant conflict with neighbouring land uses.

A condition will be applied to ensure existing active travel networks are maintained. Habitat networks will be protected via adherence to the construction management plan.

The proposed development is commensurate with the location in terms of its scale and appearance, and there will not be a significant detrimental impact on the visual amenity of the area.

Finally, the development does not prevent recreational access to the area. It is anticipated that the development will enhance recreational access by improving storage of boats and other equipment at the site.

Regarding the consultation responses not already addressed in the above assessment, it is noted that the Environment & Infrastructure Services have requested a condition regarding the monitoring of car parking capacity at the site.

Car parking capacity is primarily an operational issue at the site. The proposed development will not result in the loss of any existing parking capacity, and the applicant has advised that the development will primarily allow for more efficient storage of boats and equipment as opposed to generating a significant increased demand which may in turn cause issues with parking. On this basis it is not necessary to apply a condition to the permission requiring monitoring of car parking capacity at the site.

Index of Photographs

No site visit was undertaken for this application.

RECOMMENDATION

Grant subject to conditions

Reason for Decision

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

Conditions

1. That all construction work associated with the implementation of the development hereby approved shall be undertaken in accordance with the Construction Method Statement dated the 23rd August 2022.

Reason: To reduce pollution risk in the interests of protecting the water environment

2. That prior to the commencement of development on site, the developer shall provide a plan for the written approval of the Planning Authority detailing the location of the path network to the northeast of the proposed storage compound within the area demarcated by a blue line on the approved location plan. Should the development be found to encroach upon the path network the plan shall provide details of the realignment of the path network and when works associated with the realignment of the path will be undertaken. Any works associated with the realignment of the path shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure the existing path network is protected in the interests of maintaining connections between the site and the national cycle network.

3. That prior to the commencement of development on site, the developer shall provide a species protection plan for the written approval of the Planning Authority. The plan shall set out measures to ensure that otters and nesting birds are protected during the construction process, and shall include provision for site surveys prior to work commencing and also for cessation of works should any otters or nesting birds be encountered. The development shall thereafter be implemented in accordance with the approved plans.

Reason: To ensure that appropriate measures are put in place to ensure otters and nesting birds are protected during the implementation of the development.

4. That prior to the commencement of development on site, the developer shall provide a plan and further details for the written approval of the Planning Authority specifying all earth moving, associated level changes and wall retention required along the north western boundary of the site. The plan shall specifically detail these works in relation to the tree protection zones associated with the trees along the north western boundary. The plan shall take cognisance of the recommendations within BS 3857 (2012) Trees in Relation to Design, Demolition and Construction. Only the works detailed in the approved plan shall thereafter be implemented on site including any measures to protect the existing trees.

Reason: To ensure the trees along the north western boundary of the site are protected in the interests of natural heritage and visual amenity.

Alasdair Morrison
Head of Economy and Development



