

Planning Application: Report of Handling

Reference No. 22/0741/CA



Renfrewshire
Council

KEY INFORMATION

Ward: 5 – Paisley East and Central

Applicant:
Renfrewshire Council

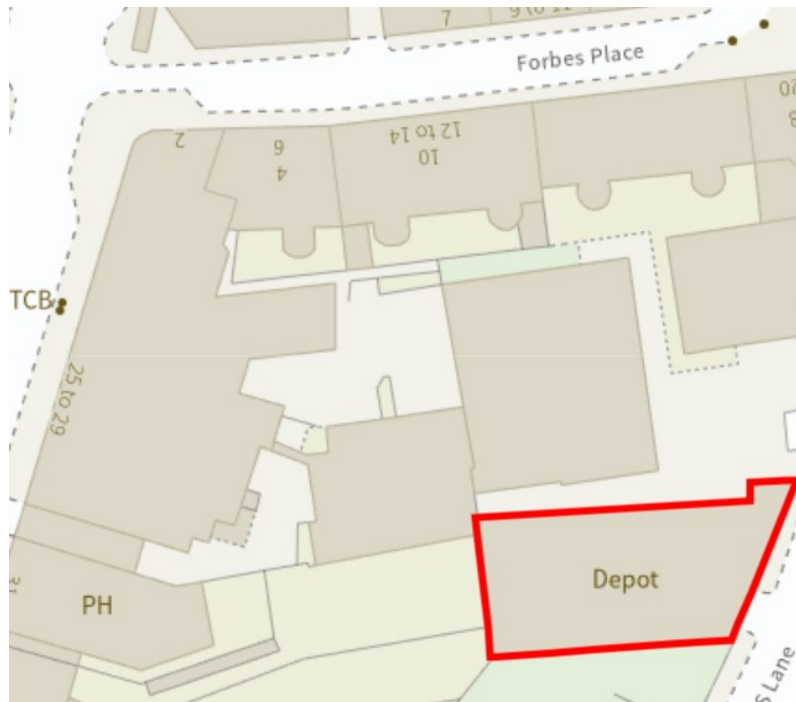
Registered: 28.10.2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Demolition of former depot building

LOCATION: Former Depot, Marshall's Lane, Paisley

APPLICATION FOR: Conservation Area Consent



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RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The proposed demolition complies with Policy ENV3 of the adopted Local Development Plan and the associated New Development Supplementary Guidance on Delivering the Environment Strategy.
- There has been no objection from Historic Environment Scotland
- The proposed demolition complies with national policy on conservation area consent together with the relevant policy guidance.
- There have been no letters of representation.

REPORT OF HANDLING FOR APPLICATION 22/0741/CA

SITE ADDRESS	Former Depot, Marshall's Lane, Paisley
PROPOSAL	Demolition of former depot building
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks conservation area consent to demolish a vacant former depot building on Marshall's Lane within the Paisley Town Centre conservation area.</p> <p>The depot is constructed from brick, with a corrugated sheet metal roof. It is bound by Marshall's Lane to the east with a new residential flatted development beyond, Kelvin House and car parking to the north, and residential cottages and tenements and offices to the south and west.</p> <p>The demolition of the depot has been proposed concurrently with the demolition of Kelvin House to the north. It is anticipated that the demolition of these buildings will facilitate new development on the site which would include retention and restoration of Forbes Place.</p>
SITE HISTORY	<p>Application No: 22/0740/LB Description: Demolition of Kelvin House Decision: Pending consideration</p> <p>Application No: 16/0860/PP Description: Proposed use of existing car park as public pay and display short stay car park in conjunction with approved primary hotel use. Decision: Granted.</p> <p>Application No: 15/0007/LB Description: Erection of single storey extension to rear courtyard and external alterations to building. Decision: Grant subject to conditions.</p> <p>Application No: 15/0006/PP Description: Change of use from offices to hotel (Class 7) with ancillary bar/brasserie, event space, microbrewery, business centre and car parking and erection of single storey extensions, installation of dormer windows, solar panels, rooflights, formation of external access, erection of lift shaft, and external alterations. Decision: Grant subject to conditions.</p>
CONSULTATIONS	<p>Historic Environment Scotland – No objections.</p> <p>West of Scotland Archaeology Service – No objection subject to condition regarding the implementation of a programme of archaeological works.</p>

REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>National Planning Framework 4 (Revised Draft – Nov 2022)</p> <p>Renfrewshire Local Development Plan (2021)</p> <p>Policy ENV3 – Built and Cultural Heritage</p> <p>New Development Supplementary Guidance (2021)</p> <p>Delivering the Environment Strategy</p> <p>Material considerations</p> <p>Scottish Planning Policy Historic Environment Scotland Policy Statement Historic Environment Circular Historic Environment Scotland's Managing Change in the Historic Environment Guidance Notes</p> <p>Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal shall require to be assessed against the policies and guidance set out above, the history of the site, the comments of the consultees and any objections received.</p>
PLANNING ASSESSMENT	<p>The fourth National Planning Framework (NPF4) although not yet formally adopted, was approved by Scottish Ministers on 11 January 2023. It provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government's current view on delivering sustainable, liveable and productive places through the application of spatial principles. NPF4 is a material consideration and therefore applying these principles in practice is relevant to the consideration of each proposal and as such each application is being considered taking account of the overarching spatial principles. It is considered that the proposal complies with the overall focus of NPF4.</p> <p>In considering the demolition of unlisted buildings in conservation areas, Historic Environment Scotland's guidance advises that planning authorities should consider the contribution that the building makes to the character, appearance, and history of the relevant conservation area. There is a presumption in favour of retention of unlisted buildings in conservation areas where they make a positive contribution to the character of the area.</p> <p>The depot building is of minimal architectural value and does not have any redeeming features with respect to design, finish, or detailing. Its current vacant status is also of detriment to the visual amenity of the area. The building does not make a significant or positive contribution to the character of the conservation area. Historic Environment</p>

	<p>Scotland have offered no objections to the proposed demolition. On this basis, I am satisfied that demolition of the building is acceptable.</p> <p>Historic Environment Scotland guidance advises that proposals for demolition of unlisted buildings in conservation areas should be considered in conjunction with details of replacement development as it is considered that gap sites could be harmful to the character of the conservation area if allowed to lie undeveloped for a significant time. The guidance also advises that demolition should not begin until evidence is given of contracts let for the redevelopment of the site. The key principle in such cases being that the character of the conservation area should be preserved or enhanced.</p> <p>This application and the associated listed building application have been submitted on the basis that without action the regeneration of this declining prominent site in the conservation area is economically unviable and the protection of Forbes Place, a category B listed building would be at risk. It is anticipated that the demolition of the depot and Kelvin House will support the repair and refurbishment of the buildings on Forbes Place as the viability of retaining the buildings on Forbes Place is contingent on a redevelopment scheme that includes this demolition work.</p> <p>In view of the above it is considered acceptable to allow this demolition work to take place without requiring evidence of contracts for redevelopment of the site before demolition takes place. However, it is recognised that the character of the conservation must be protected and should consent be granted an appropriate planning condition will be attached to control how the site is restored.</p> <p>Conclusion</p> <p>Having assessed the proposal against the Historic Environment Scotland Policy Statement and guidance notes, the adopted Renfrewshire Local Development Plan, and relevant Supplementary Guidance, it is considered that the demolition of the building would not be detrimental to the character of the conservation area, subject to the attached planning conditions.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

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

Conditions

1. No demolition shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of

investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: To ensure suitable provisions are in place in the interests of safeguarding archaeological heritage.

2. That prior to the commencement of demolition on site, the developer shall submit a specification for the written approval of the Planning Authority detailing the method by which the building will be demolished, and how the site will be restored following demolition including (but not limited to) removal of demolition waste and material, any associated level changes or regrading of the site, and the final surface finish to the site following completion of demolition works. Demolition will thereafter be undertaken in accordance with the approved specification. For the avoidance of doubt this specification will require to be to a standard appropriate to the character of the conservation area and setting of the adjoining listed building.

Reason: To ensure the site is left in an acceptable manner following demolition and to safeguard the character of the conservation area.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact James Weir on 07483370666