

Planning Application: Report of Handling

Reference No. 22/0178/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (12) Erskine and Inchinnan

Applicant: Stewart Milne Group Ltd

Registered:
17 March 2022

PROSPECTIVE PROPOSAL: Residential development comprising fifty nine dwellinghouses and twenty four flats, including access, drainage, landscaping and associated works.

LOCATION: Site Between Sandieland Wood and Florish Road, Erskine

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Disposed to grant subject to the conclusion of a Section 75 legal agreement and conditions

Alasdair Morrison
Head of Economy & Development

IDENTIFIED KEY ISSUES

- The application site is identified by Policy P2 'Housing Land Supply Site' of the Adopted Renfrewshire Local Development Plan (2021).
- Eleven representations have been received which relate to loss of greenbelt; access arrangements and additional traffic as a result of the development; the type of development proposed; availability of services; trees; displacement of wildlife; attraction of vermin; and ownership.
- Objection from Inchinnan Community Council. No objections from other consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the Local Development Plan, providing residential development within a Housing Land Supply site, including the provision of affordable homes.

REPORT OF HANDLING FOR APPLICATION 22/0178/PP

SITE ADDRESS	Site Between Sandieland Wood and Florish Road, Erskine
PROPOSAL	Residential development comprising fifty nine dwellinghouses and twenty four flats, including access, drainage, landscaping and associated works.
RECOMMENDATION	Disposed to grant subject to the conclusion of a Section 75 legal agreement and conditions

PROPOSALS	<p>Planning consent is sought for the erection of a residential development on a site between Sandieland Wood and Florish Road, Erskine. The proposed development would comprise fifty nine detached dwellinghouses and twenty four flats, including access, drainage, landscaping and associated works.</p> <p>The site comprises approximately 3.9 hectares of agricultural land on the edge of Erskine. To the west, the site is accessed off a roundabout at the junction of Florish Road and Torran Drive, which is included within the site boundary.</p> <p>The site is comprised of part of two larger fields, subdivided by a post and wire fence and undefined along their eastern boundaries. An area of tree planting identified as the 'Sandieland Wood' is located partially within the east of the site. It should be noted that Sandieland Wood is currently the subject of a TPO designation. and no trees within this area will be affected by the proposed development.</p> <p>Residential development backs onto the majority of the western boundary of the site, beyond a tree belt approximately 10 metres wide that is to be retained. The northern boundary is similarly enclosed by residential development and a tree belt. The south-western boundary of the site runs along the edge of the CALA Homes development currently under construction (Northbar Phase 1), with the adjacent development sitting at a higher level (circa. 5m).</p> <p>During consideration of the planning application the proposed site layout was amended. The two blocks of flats were repositioned from the rear of the site to the front of the site. The proposed pathway within Sandieland Wood removed, the wastewater pumping station relocated from the edge of Sandieland Wood and replaced with a play area and the detached housing layout altered to accommodate these changes.</p>
SITE HISTORY	<p>Application No: 21/1587/PN Description: Erection of residential development including access, drainage, landscaping and associated works Decision: Accepted.</p> <p>Application No: 21/1647/EA Description: EIA Screening Opinion Decision: Environmental Assessment not required.</p>

CONSULTATIONS	<p>Communities & Housing Services - (Environmental Protection Team) – No objections subject to conditions.</p> <p>Chief Executive’s Service (Roads Development) – No objections, subject to conditions.</p> <p>Children’s Services – No objection subject to the provision of a financial contribution in respect of education facilities within the catchment of the proposed development.</p> <p>West of Scotland Archaeology Service – No objections, subject to conditions.</p> <p>Glasgow Airport Safeguarding - No objections, subject to conditions</p> <p>Scottish Environmental Protection Agency - No objections.</p> <p>The Coal Authority - No objections.</p> <p>Scottish Water – No objections.</p> <p>Inchinnan Community Council – Object to the proposals on the basis of the potential disruption to and degradation of a currently, rarely disturbed woodland with a rich variety of flora and fauna (including several protected and red listed species) as well as the effect on surrounding farmland. Concern is also raised in relation to the scope and accuracy of an Ecological Assessment Report conducted by Envirocentre on behalf of Stewart Milne Homes.</p> <p>It is requested that a new Ecological Impact Assessment is undertaken which represents the true nature of the site and its wildlife as well as the risks this development poses to them. It is recommended that a detailed ornithological survey is performed at an appropriate time of year, over a longer period. Other considerations include: a robust green boundary between the development and farm/woodland, retention of scattered/tree lines at boundaries of the site, retention of deadwood and a preference of locally native tree species in any planting scheme (unless proven that non-native species outperform/have greater environmental contribution).</p> <p>A second representation has been submitted from Inchinnan Community Council in response to additional information submitted by Envirocentre on behalf of the developer in response to the Community Council’s initial objection.</p> <p>In summary, Inchinnan Community Council still consider the development should not go ahead. It would result in the loss of another grassland habitat, the survey work carried out has been insufficient to assess the impact on birds, bats and other wildlife, no trees should be removed; it is too close to Sandieland Wood; a substantial buffer should instead be introduced; wildlife habitat may be impacted; there is no guarantee mitigation measures will be implemented; that development would see the loss of protected sites in the wider area, it would have a cumulative impact to habitats as a</p>
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	<p>result of increased population and would be contrary to local and regional biodiversity and conservation objectives.</p>
REPRESENTATIONS	<p>Eleven letters of objection have been received, the substance of which, relevant to the consideration of the current application can be summarised as follows:</p> <p>1. The pressure an additional 59 houses and 24 flats would have on the existing schools, GP's and dentists in the area.</p> <p>Response: Comments noted and have been considered in the allocation of this site as an additional housing site through the acceptance of the current Adopted Local Development Plan 2021.</p> <p>2. Concerned at the volume of traffic this would result in on Florish Road and emissions from vehicles.</p> <p>Response: In consultation with Roads Development and Environmental Services, no objections have been raised in this regard to the proposals.</p> <p>3. The roundabout at the bottom of the Gilchrist Gardens development is very small and the proposed additional properties would result in a lot more traffic going through this roundabout.</p> <p>Response: In consultation with Roads Development no objections have been raised in this regard to the proposals.</p> <p>4. The lack of public transport at this end of Florish Road is very disappointing. If additional houses are built there should be a bus service added that would come along Florish Road. The Cala development with many extra dwellings on Florish Road has already led to a significant increase in traffic. This was supposed to have brought a new bus stop on Florish Road which has still not materialised.</p> <p>Response: Noted and being progressed by Cala in association with Scottish Passenger Transport (SPT).</p> <p>5. Concerned at the loss of trees and green area at the back of houses which will have a negative impact on view as well as a significant impact on wildlife and biodiversity.</p> <p>Response: Some edge trees along the site boundary will be required to be removed to allow access to the site and to allow some of the development to be formed. However, no trees are to be lost within the woodland currently being promoted for TPO designation (Sandieland Wood). The applicant has also confirmed compliance with the relevant legislation with regard to any potential displacement of wildlife. In addition, the loss of a view is not a material consideration.</p> <p>6. The development will result in a loss of privacy as the proposed development will have houses built directly up to back fences.</p> <p>Response: The proposed development layout allows for sufficient separation distances to be achieved between dwellings in accordance with the relevant guidance.</p>

	<p>7. The location of the development will have a negative impact on residents due to the building works in relation to noise. To have another development right on our back door before the Cala development is finished is unfair.</p> <p>Response: Noise associated with the construction phase of the development is not a permanent nuisance and Environmental Services have raised no objections in this regard.</p> <p>8. Worry about the lack of affordable housing on offer. Not everyone has the funds to buy a house at the current prices on the market. Housing is required which is affordable and accessible to residents with different types of finances, this is particularly important with the current living crisis and inflation at an all time high.</p> <p>Response: Noted and Policy P3 allows for a range of affordable options to be offered such as sheltered housing which the development includes.</p> <p>9. The proposed location of the apartment blocks, due to their substantial size and height will have a severe material impact on surrounding property with regards to light, privacy and noise.</p> <p>Response: Noted and is considered in the main body of this report.</p> <p>10. There is a huge housing development in Dargavel why does further development in Erskine have to continue.</p> <p>Response: Comments noted and have been considered in the allocation of this site as an additional housing site through the acceptance of the current Adopted Local Development Plan 2021.</p> <p>11. No meaningful civic space within the area.</p> <p>Response: A proposal of this scale does not require the delivery of civic space. Adequate provision of open space provision has been provided within the development layout in accordance with the requirements of the Adopted Local Development Plan 2021.</p> <p>12. The appellant's Ecological Assessment is inadequate and does not reflect reality as there is a substantial number of species within the woodland and surrounding area that have been neglected in the report.</p> <p>Response: Noted and is considered in the main body of this report.</p> <p>13. Feel the development should go ahead given the high demand for homes in the area, however concerned that the layout does not allow the natural continuation of Florish Road as a main road should development take place east of the site as planned many years ago.</p> <p>Response: In consultation with Roads Development no objections have been raised in this regard to the proposals. In terms of development taking place to the east of the site, no proposals have been submitted and the site is not an allocated site within the Adopted Local Development Plan 2021.</p> <p>14. There are 2 blocks of flats planned despite there being a high</p>
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	<p>demand for family homes in Erskine, and low demand for flats.</p> <p>Response: The flats proposed are for sheltered housing.</p> <p>15. Development will see a loss of Greenbelt.</p> <p>Response: The site is no longer zoned as Greenbelt and is allocated as a housing site within the Adopted Local Development Plan 2021 where Policy P2 Housing Site applies.</p> <p>16. Lack of police presence.</p> <p>Response: Not a material planning consideration.</p> <p>17. Roundabouts are designed for cars not people walking.</p> <p>Response: Noted and the applicant has incorporated walking links within the development and to existing provision.</p>
DEVELOPMENT PLAN POLICIES	<p><u>Adopted Renfrewshire Local Development Plan 2021</u></p> <p>Policy P2: Housing Land Supply Sites</p> <p>Policy P1: Renfrewshire's Places</p> <p>Policy P3: Housing Mix and Affordable Housing</p> <p>Policy I1: Connecting Places</p> <p>Policy I3: Flooding and Drainage</p> <p>Policy I5: Waste Management</p> <p>Policy I7: Zero and Low Carbon Buildings</p> <p>Policy I8: Developer Contributions</p> <p><u>New Development Supplementary Guidance</u></p> <p>Delivering the Places Strategy: Places Development Criteria and Places Checklist and Housing Mix and Affordable Housing</p> <p>Delivering the Infrastructure Strategy: Connecting Places; Flooding and Drainage; Provision for Waste Recycling in New Developments; and Zero and Low Carbon Buildings</p> <p>Delivering the Environment Strategy: Trees, Woodlands and Forestry</p> <p>Renfrewshire Planning & Development Tree Policy 2022</p> <p>Material considerations</p> <p>Renfrewshire's Places Residential Design Guide March 2015</p> <p>Site Development Brief, Land East of Florish Road, Erskine</p>
PLANNING ASSESSMENT	<p>The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case the relevant Development Plan comprises the Adopted Renfrewshire Local Development Plan 2021 (LDP) and the New Development Supplementary Guidance (SG).</p> <p>The application site is identified in the LDP proposals map under Policy P2 'Housing Land Supply Sites'. Policy P2 supports and encourages residential development on these sites as additional allocated housing sites to meet identified housing requirements. In light of the LDP allocation, the principle of housing development on the site is accepted. Appendix 1 of Renfrewshire's Housing Land Supply documentation identifies the application site as having an</p>

	<p>indicative capacity of 90 units. The development of these sites requires to comply with the criteria set out in the New Development Supplementary Guidance.</p> <p>Given the number of units proposed Policy P3 is also applicable to the assessment of the proposals. Policy P3 requires that residential proposals demonstrate how they meet local housing need and demand providing a mix of housing on all residential sites. A mix of housing to meet specific housing needs requires to be considered, including housing for older people and less able residents, along with the delivery of starter homes and smaller units. Affordable housing requirements will require to be addressed in all residential developments where 50 or more dwellings are proposed providing up to 25% of the total site capacity in line with the New Development Supplementary Guidance. The appropriate housing mix for the locality and viability of the development will be key considerations in the delivery of new affordable housing.</p> <p>In this case, the applicant proposes the provision of twenty four (six one-bed and eighteen two-bed) affordable sheltered housing units within the development, which equates to approximately 29% of the overall development and therefore complies with the provisions of Policy P3. Affordable housing provision can be delivered across a range of tenures, including social housing for rent, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low-cost housing without subsidy and as such the proposals offered are considered to suitably satisfy this criteria.</p> <p>The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require, to ensure that the layout, built form, design and materials of all new developments are of a high quality; density to be in keeping with the surrounding areas while surrounding land uses should not have an adverse effect on the proposed residential development and that the development proposal should create attractive and well connected street networks which facilitate movement. In addition, Renfrewshire Places Design Guide sets out standards in relation to separation distances, layouts, parking provision and open space. Assessing the development in terms of these criteria, the following conclusions can be made.</p> <p>Development density is considered appropriate for this location and fits with the surrounding area. The form, layout, design and scale of the proposal are all commensurate with the surrounding area which is mixed in terms of age, design, materials and size. The applicant has also demonstrated that the location of the proposed flats would not give rise to significant amenity compromise to existing adjacent properties in terms of overshadowing or overlooking.</p> <p>The orientation of individual houses and flats is mixed respecting the site constraints. The palette of materials to be used reflects those</p>
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found in the wider area which will assist in assimilating the development into its location. The internal layout of the development aims to reduce traffic speeds and protect road safety to the satisfaction of Roads Development.

Given the positioning of dwellings within the layout, there would be no potential for direct overlooking or impact on privacy to neighbouring dwellings. Although it is acknowledged that there are ground level differences between the proposed development and existing dwellings, sufficient separation distances have been demonstrated to reduce impact. Landscaping buffers and tree retention within the development would also preclude the possibility for overlooking to an unacceptable degree for existing residential development surrounding the site.

In terms of noise, it is not considered that the development will have an adverse impact in terms of noise or disturbance. The parking court for the proposed flats is separated from the dividing boundary to Torran Drive by a treebelt approximately 10 metres wide that will be retained and protected. This treebelt will also separate the rear gardens of the proposed houses to those in Torran Drive and the orientation and layout of the new Cala development and the proposed houses within this scheme is also acceptable in this regard.

Appropriate levels of open space and play provision are incorporated within the application site boundary, with the established Sandieland Wood also unaffected by the proposals. The site also benefits from an acceptable degree of enclosure provided by wooded and landscaped boundaries which will be retained and protected. Further landscaping is also proposed within the development and this will complement existing landscaping. This can be controlled by planning condition to ensure it is delivered appropriately.

With regard to the Community Council's representation, the applicant has confirmed that the site analysis (desk based and on site surveys) have analysed all species in line with statutory regulations. Whilst the Community Council may be dissatisfied with what has been carried out it has been done in accordance with required procedures. Effective management and appropriate timings of works will also be undertaken in accordance with the recommendations of the Ecological Assessment and in line with best practice. The applicant is aware of their responsibilities in this regard and the requirement to adhere to legislation that controls these matters. The applicant has confirmed that further surveys on wildlife shall be undertaken at the appropriate times prior to any development taking place on site to ensure compliance with the relevant legislation. Best practice is to be followed to protect wildlife as well as the trees around the site and those within Sandieland Wood. It is also noted that the proposed landscaping scheme also requires additional trees to be planted and appropriate planning conditions are attached to control these matters.

Policy I3, and the Flooding and Drainage guidance within the Supplementary Guidance, set out a series of criteria which require to be considered. These generally require minimum standards to reduce

	<p>the risk of flooding in new developments and to ensure that the risk of flooding is fully considered in the assessment of new development proposals. The applicants have through the submission of a Drainage Report and Flood Risk Assessment demonstrated that the buildings and persons occupying the developed site would not be put at risk from flooding.</p> <p>In terms of the Supplementary Guidance on infrastructure design, the proposals are considered to demonstrate an acceptable layout. The applicant has sought to address matters raised by Roads Development and subject to the attached conditions the proposed development is considered to be acceptable in terms of impact on the local road network, sustainable transport, visitor parking and traffic management. Furthermore, Roads Development has agreed that the additional off street parking requirements necessary for some of the larger house types can be met through the removal of permitted development rights for the associated double width garages provided for these house plots.</p> <p>The availability of services was considered when the site was identified for release through the LDP process.</p> <p>As the site has the potential to be of archaeological significance, it has been recommended by the West of Scotland Archaeology Service, that a programme of archaeological works be undertaken prior to the commencement of any development works on site, should consent be issued. This can be ensured through the imposition of a safeguarding planning condition on any grant of planning permission.</p> <p>The applicant's submission also adequately demonstrates compliance with Policy I5 in relation to Waste Management and Policy I7 relating to Zero and Low Carbon Buildings through the development layout provided and design of the proposed dwellinghouses.</p> <p>With regard to the comments of Children's Services and the relevant Policy and guidance on developer's contributions, the developer would require to make a financial contribution to ensure adequate education provision can be made to serve the increased numbers of pupils generated by these proposals. The applicant is aware of the sum required and has agreed to enter into a Section 75 agreement to ensure this sum is provided should consent be granted.</p> <p><u>Recommendation</u></p> <p>In light of the foregoing, it is considered that the proposals are acceptable and represent acceptable development, having regard to the relevant development plan policies and associated guidance. It is therefore recommended that planning permission be granted subject to conditions and a Section 75 Legal Agreement.</p>
RECOMMENDATION	Disposed to grant subject to the conclusion of a Section 75 legal agreement and conditions

Reason for Decision

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

Conditions

1. No development shall commence on site until written approval of:

- a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
- b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use

2. Prior to occupation of any unit within an identified phase of development, the developer shall submit for the written approval of the Planning Authority:

- a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or
- b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

3. Prior to occupation of the final residential unit, hereby approved, the developer shall complete for use, the provision of a play area, in accordance with the detail hereby approved. Maintenance of the play area hereby approved, shall be in accordance with a scheme to be agreed between the developer and the individual occupiers of the development or a factor appointed to act on their behalf.

Reason: In the interests of residential amenity.

4. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of a management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the

operation of Glasgow Airport.

5. Prior to occupation of any particular dwellinghouse/flat hereby approved, any fence or wall to be erected in association with that feu shall be erected in accordance with the details approved.

Reason: In the interests of visual and residential amenity.

6. That all landscaping works and open space provision shall be completed in accordance with the approved landscape drawings prior to the occupation of the last house in the approved development. The open space/landscaped area shall be retained as open space and to the approved standard.

Reason: To ensure landscaping works are completed at an appropriate stage in the development of the site.

7. That before any works start on site, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.

Reason: In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

8. That no development shall take place within the development site as outlined in red on the approved location 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 and approved in writing 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.

Reason: In order to quantify the effect of the development on the historic environment, and to allow a methodology to be developed to mitigate this impact, should this prove necessary.

9. Two parking spaces shall be provided for 3 bedroom dwellinghouses and three parking spaces for 4 or more bedroom dwellinghouses to the satisfaction of the Council as Planning Authority. For the avoidance of doubt permitted development rights for the conversion of any double garages to another use is removed.

Reason: To ensure sufficient parking is retained within the site.

10. That the occupants of each dwellinghouse/flat hereby approved, shall be provided with a travel information pack which incorporates sustainable travel information, including the location of local services and facilities upon occupation.

Reason: In the interests of sustainable development.

11. Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority a dilapidation survey of Florish Road from Newshot Drive, and make repairs should it be found the

impact of construction traffic has deteriorated the public road during the construction phase prior to occupation of the last unit hereby approved.

Reason: In the interests of traffic and pedestrian safety.

12. Visitor parking shall be provided at a rate of 1 per 4 homes evenly distributed within sight of each property within the development. This parking provision shall also be in accordance with the national guidelines.

Reason: In the interests of traffic and pedestrian safety.

13. Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, a construction traffic management plan ensuring the construction phase of the development will have no impact on local road network.

Reason: In the interests of traffic and pedestrian safety.

14. That before any works start on site, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees to be retained and those which form part of Sandieland Wood, during construction. The Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason: In order to ensure that no damage is caused to the existing trees during development operations.

15. That notwithstanding the terms of condition 14 above all trees at the boundary with the site and within the boundary of the site which are to be retained shall be protected in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction and BS 3998: 2010 Recommendations for Tree Work.

Reason: To ensure appropriate protection of these specimens.

16. That before development starts, full details of the facing materials to be used on all external walls and roofs shall be submitted to, and approved by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

17. That prior to the commencement of development an Electric Vehicle Charging Plan for the development will be submitted for the written approval of the Council as Planning Authority. Thereafter the plan shall be implemented in accordance with the approved arrangements to the satisfaction of the Council as Planning Authority.

Reason: In the interests of sustainable development.

18. That mitigation will be carried out in accordance with the Barton Wilmore Ecological Assessment Report (March 2022) to the satisfaction of the Council as

Planning Authority.

Reason: In the interests of ecology.

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 Gwen McCracken on 07483419705.