

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 29/08/2017

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
16/0832/PP 12 - Erskine and Inchinnan	WRC Recycling	6 Newmains Avenue, Inchinnan, Renfrew, PA4 9RR	Formation of vehicle wash area, formation of yard, erection of covered external storage areas and erection of concrete walling.	A1
RECOMMENDATION:	GRANT subject to conditions			
16/0914/PP 12 - Erskine and Inchinnan	WRC Recycling	6 Newmains Avenue, Inchinnan, Renfrew, PA4 9RR	Erection of water storage tank, pump house and valve housing.	A2
RECOMMENDATION:	GRANT subject to conditions			
16/0726/PP 12 - Erskine and Inchinnan	CALA Homes (West) Ltd	North Bar, Banchory Avenue, Inchinnan, Renfrew, PA4 9PR	Erection of residential development comprising 195 dwelling houses, with associated roads, parking and landscaping.	A3
RECOMMENDATION:	GRANT subject to conditions			
17/0319/PP 2 - Renfrew South and Gallowhill	Burney Estates Ltd	Superstore, 160 Newmains Road, Renfrew, PA4 0NQ	Erection of Class 3 unit with drive-thru	A4
RECOMMENDATION:	GRANT subject to conditions			

APPN. NO:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
WARD: 17/0026/PP 2+4 - Renfrew S, Gallowhill & Paisley NW	Westway LP	Land at Westway Distribution Park, Porterfield Road, Renfrew	Section 42 application to vary conditions 1 (duration of permission), 2 (phasing of advanced works), 3 (submission of matters specified in conditions), 6-13 (development zones), 16 (green travel plan), 17 (development that can be undertaken prior to infrastructure modifications) and 18 (details of infrastructure modifications); and deletion of conditions 4 (phasing of development zones), and 5 (phasing of development), of permission 15/0688/PP.	A5
RECOMMENDATION:	GRANT subject to a Section 75 Agreement			
17/0254/CC 9 - J'stone N, Kilbarchan, H'wood, LochW	Diocese of Paisley	Our Lady Of Fatima RC Church, 44 High Street, Lochwinnoch, PA12 4AA	Demolition of building within the conservation area	A6
RECOMMENDATION:	GRANT subject to conditions			
16/0486/LB 11 - Bishopton, BoW & Langbank	Mr East	Hermiston, Golf Course Road, Bridge of Weir, PA11 3HN	Demolition of dwellinghouse and associated garage.	A7
RECOMMENDATION:	GRANT subject to conditions			
16/0487/PP 11 - Bishopton, BoW & Langbank	Mr East	Hermiston, Golf Course Road, Bridge of Weir, PA11 3HN	Demolition of dwellinghouse and erection of two dwellinghouses with associated garages.	A8
RECOMMENDATION:	GRANT subject to conditions			

Total Number of Applications to be considered = 8

Planning Application: Report of Handling

Application No. 16/0832/PP



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan

Applicant

WRC Recycling
6 Newmains Avenue
Inchinnan
PA4 9RR

Registered: 25/11/2016

Report by Director of Development and Housing Services

PROPOSAL: FORMATION OF VEHICLE WASH AREA,
FORMATION OF YARD, ERECTION OF COVERED EXTERNAL
STORAGE AREAS AND ERECTION OF CONCRETE WALLING

LOCATION: 6 NEWMAINS AVENUE, INCHINNAN, RENFREW,
PA4 9RR

APPLICATION FOR: PLANNING PERMISSION - FULL

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 6 June, 2017 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board to view the proposal site, the nature of the operations and the surrounding uses.

The site visit took place on 27 June 2017 and those Members attending viewed the application site(s) and were afforded the opportunity of inspecting the surroundings and the site context and were able to acquaint themselves with any features on or adjacent to the site which may be impacted by, or impact on, the proposed development.

Members were briefed on the operational characteristics of the recycling operation. The individual objector also attended in his own capacity and as a representative of Inchinnan Community Council.

The site visit was conducted in accordance with the Site Visit Protocol and Members attending did not discuss the merits of the proposal.

On the basis that the Board had decided that additional information was necessary to inform making a decision on the application, and this could only be gleaned from undertaking (and thus being present on) a visit, the Protocol for Site Visits states that "The Clerk to the Board will keep a record of the Members attending the visit and only those members who have attended the visit are eligible to determine the application."

With the benefit of having inspected the site, those Members who attended the site visit are invited to determine the application in accordance with the recommendation in the attached Report of Handling.

RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

Planning Application: Report of Handling

Application No. 16/0832/PP



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan

Applicant

WRC Recycling
6 Newmains Avenue
Inchinnan
PA4 9RR

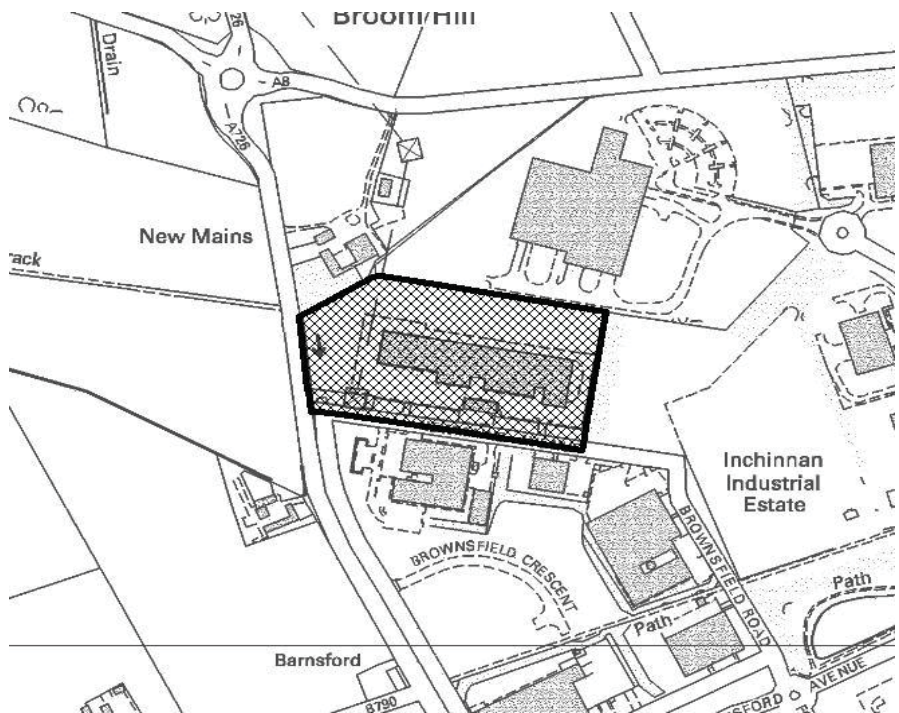
Registered: 25/11/2016

Report by Director of Development and Housing Services

PROPOSAL: FORMATION OF VEHICLE WASH AREA,
FORMATION OF YARD, ERECTION OF COVERED EXTERNAL
STORAGE AREAS AND ERECTION OF CONCRETE WALLING

LOCATION: 6 NEWMAINS AVENUE, INCHINNAN, RENFREW,
PA4 9RR

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with national planning policy, guidance and advice and with the adopted Renfrewshire Local Development Plan.
- The proposal site lies within an area covered by Policy E1 in which industrial and business uses are appropriate.
- There has been one letter objection on the grounds of conditions attached to the previous consent, details of effluent treatment, the need for a management plan for noise, birds and pest, and the need for monitoring.
- There has been no adverse comment from the consultees in respect of traffic, drainage, airport safeguarding or other environmental matters.
- An objection has been submitted by Inchinnan Community Council on the same grounds as the individual objector.

Description

Planning permission is sought for the formation of a vehicle wash area, external yard, the erection of a covered storage area with storage bays and concrete walling at the WRC waste processing facility located on Newmains Avenue within Inchinnan Business Park.

In support of the proposal, the applicant has stated that a recent appraisal of operations at the site have identified a number of issues which require to be addressed. It is submitted that in order for the operations at the site to run effectively and conform to the requirements of industry regulation and SEPA that the vehicles operated by WRC require to be washed and cleaned on a regular basis. The vehicles also require to be parked and stored within the premises and an area to the rear of the site has been identified which meets these requirements. Additionally, it has been identified that a dedicated covered area, outwith the main building, is required to store the processed and finished product from the facility prior to sale. These products which will be baled and bagged, would then be stored in a clean environment remote from the processing areas in the main building and screened from external view.

Additionally, some deliveries to the site require to be examined for quality control purposes prior to their acceptance in the main plant. In these cases the lorries would tip their loads into the quality control bay and the materials checked prior to their acceptance. This operation requires to be undertaken externally but in a covered area and is proposed in four of the fourteen external storage bays to the rear of the site.

The application site is bounded to the north by an industrial/business building occupied by Eclipse Blinds and the Bible Centre, to the south by Newmains Avenue and on the opposite side by a building occupied by Vascutek, to the east by a

building occupied by Signature Ltd and to the west by a recently constructed office building to be used in association with the reprocessing facility. With the exception of the Bible Centre all surrounding uses are industrial in nature.

Members should note that a concurrent application for the development of a water storage tank, pumphouse and valve housing is presented for consideration at this Board.

History

14/0328/PP - Use of premises as waste reprocessing and recycling facility. Granted subject to conditions on 11/11/2014.

15/0294/PP - Re-cladding of building. Granted 25/08/2015.

15/0339/PP - Temporary siting of weighbridge and portable office building. Granted subject to conditions on 25/08/2015.

15/0534/PP - Erection of boundary wall and fencing and formation of hardstanding. Refused 09/10/2015.

15/0537/PP - Engineering operations comprising the reinstatement of land to former ground level. Granted subject to conditions on 11/09/2015.

15/0703/PP - Installation of solar panels on roof of building. Granted subject to conditions on 03/12/2015.

15/0753/PP - External alterations to front elevation and formation of ramped loading bay. Granted 17/12/2015.

16/0914/PP - Erection of water storage tank and pump house. Application currently under consideration.

Policy and Material Considerations

Development Plan - Adopted
Renfrewshire Local Development Plan
2014

Policy E1 - Renfrewshire's Economic Development Locations

New Development Supplementary
Guidance

Delivering the Economic Strategy
Strategic Economic Investment Locations

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be assessed against the policies and guidance outlined above, the views of consultees, the extant planning permission for the site (planning application reference 14/0328/PP) and the physical attributes of the site.

Publicity

Neighbour notification has been undertaken in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 07/12/2016, with a deadline for representations to be received by 21/12/2016.

Objections/
Representations

There has been one objection to the application and the issues raised are summarised below;

1. The proposal constitutes a change of use of land in contravention of conditions attached to previous planning permission 14/0328/PP which restricted storage, sorting or processing of materials within the external yard area.
2. No effluent treatment process is defined in relation to the proposed vehicle wash.
3. This would be a fundamental change to the size of the operation requiring re-assessment by Roads, Environment, SEPA, Airport and Fire Scotland
4. A management plan would require to be updated for noise, birds and pests.
5. Audit, scrutiny and monitoring of recyclable volume/types is essential.

Consultations

Director of Community Resources (Environmental Services) - No objection

following consideration of environmental matters. A Pest Management Plan has been approved following the grant of planning consent (reference 14/0328/PP).

Director of Community Resources (Roads) - No objection following consideration of roads matters.

Director of Community Resources (Design Services) - No objection following consideration of drainage matters and the submitted DIA.

SEPA - No objection.

Scottish Water - No objection.

Nerl Safeguarding - No objection.

Glasgow Airport - No objection. A Bird Hazard Management Plan was required by condition of planning permission 14/0328/PP and is also proposed to be attached to any grant of consent.

Inchinnan Community Council - State that the proposal constitutes a change of use of land in contravention of conditions attached to previous planning permission 14/0328/PP which restricted storage, sorting or processing of materials within external yard area. No effluent treatment process is defined in relation to the proposed vehicle wash. The proposal would be a fundamental change to the size of the operation requiring re-assessment by Roads, Environment, SEPA, Airport and Fire Scotland. A management plan would require to be updated for noise, birds, pests. Audit, scrutiny and monitoring of recyclable volume/types is essential.

Summary of main issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments -

Drainage Impact Assessment - The DIA submitted by the applicant in support of the proposed development confirms that as a result of the development proposed an impermeable area at the site would be

introduced. The DIA demonstrates that the development site would be drained via a drainage system which can provide suitable attenuation storage of additional run off and that, there is capacity, following development of the site for any storm and foul water to be drained to the public drainage system.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case, the relevant documents of the Development Plan comprise the Adopted Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

A further relevant material consideration is the original planning permission (14/0328/PP) which granted consent for the use of the site as a waste reprocessing and recycling facility, subject to conditions restricting external storage, sorting or processing.

The application site is identified in the LDP proposals map under Policy E1 'Renfrewshire's Economic Investment Locations'. Policy E1 identifies and promotes Strategic Economic Investment Locations for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development and ancillary service provisions and proposals within these areas require to be assessed against the criteria detailed in the Supplementary Guidance. The Supplementary Guidance considers that proposals will require to be compatible with the surrounding area, support economic growth while allowing diversification or transition into new economic sectors and should not impact on economic investment generally within the area. The Supplementary Guidance

specifically states that proposals for waste management infrastructure will be acceptable within SEILs where, amongst others, it will not have a significant impact upon amenity or operation of other uses.

Planning permission (14/0328/PP) was granted, subject to conditions, in 2014 for the use of the premises as a waste reprocessing and recycling facility and therefore this location has been established as being acceptable to accommodate this facility.

Conditions attached to that planning consent restricting external storage, sorting or processing were imposed to ensure that visual amenity was protected and that the waste facility did not undermine the amenity of the Inchinnan Industrial Estate.

The applicant's justification for the proposal now submitted is that these facilities are required in order that the site functions efficiently and to comply with waste regulations. The additional facilities now proposed would be located to the rear of the site only and screened from public views, from within the Industrial Estate, by the existing building.

The storage area would be positioned along the rear boundary of the site and would comprise covered units to match the external finishes of the existing building. The covered storage units would enable the finished product to be separated from the unfinished product and stored in a clean environment. The separate covered area would enable any non conforming waste to be sifted off and scrutinised. In this way specialised sorting and the storage of finished bales would remain within buildings and screened by a 4.5 metre high wall would not overspill onto open areas of the site. The vehicle wash area would also be located on the rear boundary screened visually and acoustically.

The use of the yard and formation of a concrete surface to the rear of the site for loading/unloading is considered preferable to such activities being visible from the road frontage. It is important that a high quality frontage onto the main roadway is retained and is not diminished by activities which are better located to the rear of the buildings. The applicant has also advised of the requirement to have the external yard area covered in concrete as it makes it easier to clean the area with a road brush and ensure that the site is maintained in a clean and tidy condition to comply with waste regulation.

The Director of Community Resources following consideration of environmental issues, drainage of the site and roads issues has no objection to the proposal and is satisfied that no conditions are required to protect amenity, that the site can be properly drained and will not impact upon flooding and that the proposal can be accommodated within the existing roads infrastructure.

Issues raised through objection are considered as follows. A wide consultation has been undertaken in relation to the proposal and no objections have been raised nor conditions recommended to require further studies to be undertaken in relation to flooding, noise, pest control or bird hazard. The applicants seek to more effectively and efficiently utilise the site and have not sought an increase in the tonnage of waste to be processed.

Following assessment of the application it is considered that external storage, sorting and processing would continue to be undertaken in covered areas screened from external view. In this respect the proposed development is protecting visual amenity and therefore the attractiveness of the Inchinnan Industrial Estate. I am therefore satisfied that the proposal is acceptable for the reasons outlined above.

It is concluded that the proposal will not have a significant impact upon amenity or

the operation of other uses within the area. As such the proposal is considered acceptable when assessed against Policy E1 and the New Development Supplementary Guidance on Economic Development Criteria and Strategic Economic Investment Locations. The proposals represent relatively small-scale functional elements required to support the operation of the larger site within which these elements will be located.

Recommendation and Reasons for Decision

In light of the above assessment, the proposal is considered to be in accordance with the provisions of the Adopted Local Development Plan and New Development Supplementary Guidance. it is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

2. That with the specific exception of vehicle deliveries and uplifts, associated vehicle parking and vehicle manoeuvring, all other activities shall be carried out entirely within building envelopes and no storage, sorting or processing of materials or any other activities shall be undertaken within the external yard area.

Reason: In the interests of visual amenity and to ensure that the use hereby approved does not undermine the attractiveness of the Inchinnan Industrial Estate.

3. That the materials to be processed within the facility hereby approved shall be restricted to plastics, paper, metal, textiles, and timber and that the total volume of materials handled at the facility shall not exceed 22575 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household or putrescible waste shall be received, handled or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

4. The design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 and 0700 hours and NR 35 at all other times when measured within any dwelling in the vicinity of the development.

Reason: In the interest of amenity and to protect sensitive receptors.

5. The proposal shall be implemented in compliance with the Drainage Impact Assessment prepared by Balfour Engineering Consultancy Ltd and dated 20th March 2017.

Reason: To ensure that the site is acceptably drained.

6. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

7. That prior to development hereby permitted becoming operational, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved

under the terms of condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

8. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of the 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' (available from [http://www.aoa.org.uk/operations safety](http://www.aoa.org.uk/operations%20safety)).

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 building. 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.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0914/PP



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan

Applicant

WRC Recycling
6 Newmains Avenue
Inchinnan
PA4 9RR

Registered: 28/12/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF WATER STORAGE TANK, PUMP HOUSE AND VALVE HOUSING

LOCATION: 6 NEWMAINS AVENUE, INCHINNAN, RENFREW, PA4 9RR

APPLICATION FOR: PLANNING PERMISSION - FULL

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 6 June, 2017 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board to view the proposal site, the nature of the operations and the surrounding uses.

The site visit took place on 27 June 2017 and those Members attending viewed the application site(s) and were afforded the opportunity of inspecting the surroundings and the site context and were able to acquaint themselves with any features on or adjacent to the site which may be impacted by, or impact on, the proposed development.

Members were briefed on the operational characteristics of the recycling operation. The individual objector also attended in his own capacity and as a representative of Inchinnan Community Council.

The site visit was conducted in accordance with the Site Visit Protocol and Members attending did not discuss the merits of the proposal.

On the basis that the Board had decided that additional information was necessary to inform making a decision on the application, and this could only be gleaned from undertaking (and thus being present on) a visit, the Protocol for Site Visits states that "The Clerk to the Board will keep a record of the Members attending the visit and only those members who have attended the visit are eligible to determine the application."

With the benefit of having inspected the site, those Members who attended the site visit are invited to determine the application in accordance with the recommendation in the attached Report of Handling.

RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

Planning Application: Report of Handling

Application No. 16/0914/PP



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan

Applicant

WRC Recycling
6 Newmains Avenue
Inchinnan
PA4 9RR

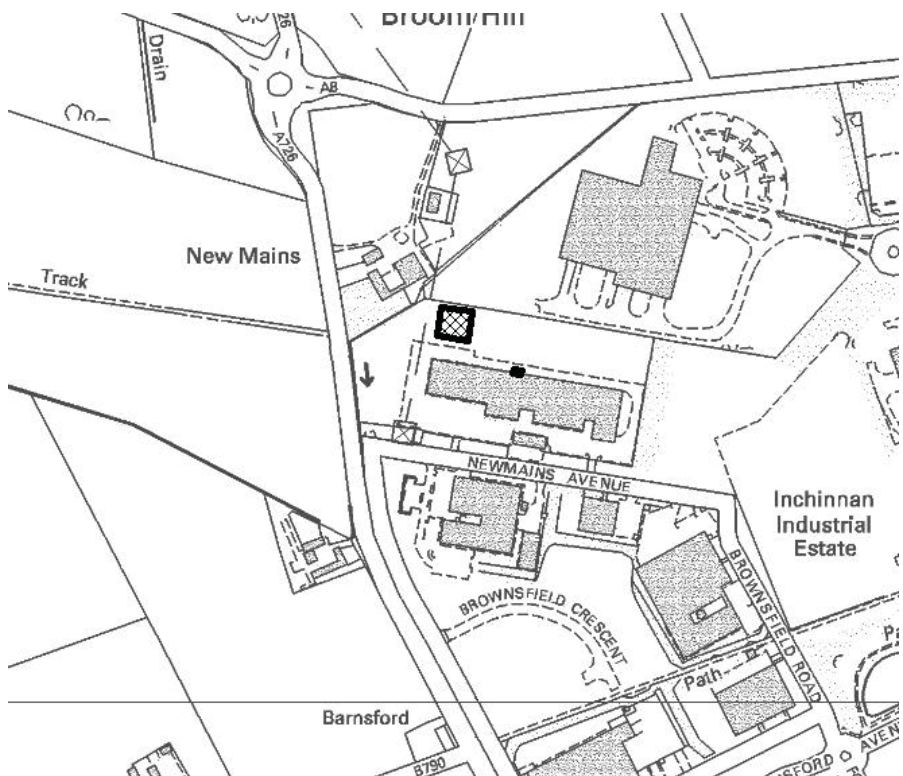
Registered: 28/12/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF WATER STORAGE TANK, PUMP HOUSE AND VALVE HOUSING

LOCATION: 6 NEWMAINS AVENUE, INCHINNAN, RENFREW, PA4 9RR

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposal site lies within an area covered by Policy E1 in which industrial and business uses are appropriate.
- The proposals represent small scale ancillary development associated with the principal waste management and recycling activities to be carried out on the site.
- There has been no adverse comment from the consultees in respect of traffic, drainage, airport safeguarding or other environmental matters.
- An objection has been submitted by Inchinnan Community Council.

Description

Planning permission is sought for the erection of a water storage tank, pump house and valve housing within the grounds of the WRC waste reprocessing and recycling facility located on Newmains Avenue within Inchinnan Business Park. Planning permission for this use was granted subject to conditions in 2014, and whilst the development has commenced the use of the site has yet to be implemented. The water tank and pump house would be positioned to the rear of the site approximately 12 metres from the northern boundary. The tank would have a diameter of 13.2 metres and a height of 8 metres and the pump house would have a footprint of approximately 61 square metres and a height of 3.5 metres. The valve housing would be positioned close to the rear elevation of the waste processing building and would have a footprint of 6 square metres and a height of 2.4 metres.

The applicant has stated that for insurance and safety purposes WRC require to install a fire suppressant system throughout the main building. This sprinkler system requires a large water storage tank to be provided at the site, together with associated plant comprising a pump house and a small control valve housing. It has been indicated that as part of the proposal a landscaping scheme would be undertaken which would include extensive bunding to the west of the application site and a mixture of extensive tree and shrub planting on the northern boundary. Detailed landscaping proposals to screen the proposed apparatus from external view have not been submitted with the application but could be required by the imposition of an appropriately worded condition should planning permission be granted.

Access to the site will remain as existing.

The application site is bounded to the north by the Bible Centre accessed from Barnsford Road, to the south by

Newmains Avenue and on the opposite side by a building occupied by Vascutek, to the east by a building occupied by Signature Ltd and to the west by a recently constructed office building to be used in association with the WRC reprocessing facility.

History

14/0328/PP - Use of premises as waste reprocessing and recycling facility. Granted subject to conditions on 11/11/2014.

15/0294/PP - Re-cladding of building. Granted 25/08/2015.

15/0339/PP - Temporary siting of weighbridge and portable office building. Granted subject to conditions on 25/08/2015.

15/0534/PP - Erection of boundary wall and fencing and formation of hardstanding. Refused 09/10/2015.

15/0537/PP - Engineering operations comprising the reinstatement of land to former ground level. Granted subject to conditions on 11/09/2015.

15/0703/PP - Installation of solar panels on roof of building. Granted subject to conditions on 03/12/2015.

15/0753/PP - External alterations to front elevation and formation of ramped loading bay. Granted 17/12/2015.

16/0832/PP - Formation of vehicle wash area, formation of yard, erection of covered external storage areas and erection of concrete walling. Application currently under consideration.

Members should note that an associated application (reference 16/0832/PP) for the formation of a vehicle wash area, formation of yard and erection of covered external storage areas, is included for consideration on this agenda.

Policy and Material Considerations

Development Plan - Adopted
Renfrewshire Local Development Plan
2014

Policy E1 - Renfrewshire's Economic Development Locations

New Development Supplementary
Guidance

Delivering the Economic Strategy
Strategic Economic Investment Locations

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be assessed against the policies and guidance outlined above, the views of consultees, the extant planning permission for the site and the physical attributes of the site.

Publicity

Neighbour notification has been undertaken in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 25/02/2017, with a deadline for representations to be received by 09/03/2017.

Objections/ Representations

None received.

Consultations

Director of Community Resources (Environmental Services) - No comments following consideration of environmental matters.

Director of Community Resources (Roads) - No objection following consideration of roads matters.

Director of Community Resources (Design Services) - No objection

following consideration of drainage matters.

Scottish Water - No objection.

Nerl Safeguarding - No objection.

Glasgow Airport - No objection.

Inchinnan Community Council - State that increases to the operations external to the building were never envisaged at the original application and if this facility is required for reasons of fire safety then Fire Scotland should have recommended an appropriate condition. There is no indication whether the facility will also be used for commercial purposes including washing processes for vehicles and waste, which could have a detrimental effect of the environment.

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case, the relevant documents of the Development Plan comprise the Adopted Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The application site is identified in the LDP proposals map under Policy E1 'Renfrewshire's Economic Investment Locations'. Policy E1 identifies and promotes Strategic Economic Investment Locations for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development and ancillary service provisions and proposals within these areas require to be assessed against the criteria detailed in the Supplementary Guidance. The Supplementary Guidance considers that proposals will require to be compatible with the surrounding area, support economic growth while allowing diversification or transition into new economic sectors and should not impact on economic investment generally within

the area. The Supplementary Guidance specifically states that proposals for waste management infrastructure will be acceptable within SEILs where, amongst others, it will not have a significant impact upon amenity or the operation of other uses.

Planning permission (14/0328/PP) was granted, subject to conditions, in 2014 for the use of the premises as a waste reprocessing and recycling facility and this location has been established as being acceptable to accommodate this facility. The applicant has advised that to enable the approved use at the site to commence, a water storage tank, pump house and valve housing are required as an ancillary element of the operations previously granted planning permission. The water storage tank and pump house would not expand operations to the external area of the site nor increase the volume of waste to be processed. I am satisfied therefore that the proposal would not conflict with the conditions applied to the original grant of planning permission.

The water tank would be located within the service yard to the rear of the building and would be screened from external view by the industrial unit and by bunds and landscaping which are proposed to be formed on open land to the north of the application site between the waste processing building and the newly constructed offices. This would screen the tank from public view from within the Industrial park and from Barnsford Road outwith the park. This bund would also screen the tank and pump house from the rear boundary and the Bible Centre beyond. A landscaping scheme will establish further screening and place the development within a landscaped setting. This would form a condition of any permission granted.

The issues raised through consultation have been discussed within the main body of this report.

It is concluded that the proposal would not have a significant impact upon amenity or the operation of other uses within the area. As such the proposal is considered acceptable development when assessed against Policy E1 and the New Development Supplementary Guidance on Economic Development Criteria and Strategic Economic Investment Locations. The proposals represent relatively small-scale functional elements required to support the operation of the larger site within which these elements will be located.

Recommendation and Reasons for Decision

In light of the above assessment, the proposal is considered to be in accordance with the provisions of the Adopted Local Development Plan and New Development Supplementary Guidance. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

2. That with the specific exception of vehicle deliveries and uplifts, associated vehicle parking and vehicle manoeuvring, all other activities shall be carried out entirely within the building envelopes and no storage, sorting or processing of materials or any other activities shall be undertaken within the external yard area.

Reason: In the interests of visual amenity and to ensure that the use hereby approved does not undermine the attractiveness of the Inchinnan Industrial Estate.

3. That the materials to be processed within the facility hereby approved shall be restricted to plastics, paper, metal, textiles, and timber and that the total volume of materials handled at the facility shall not exceed 22575 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household or putrescible waste shall be received, handled or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

4. The proposal shall be implemented in compliance with the Drainage Impact Assessment prepared by Balfour Engineering Consultancy Ltd and dated 20th March 2017.

Reason: To ensure that the site is acceptably drained.

5. The design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 and 0700 hours and NR 35 at all other times when measured within any dwelling in the vicinity of the development.

Reason: In the interest of amenity and to protect sensitive receptors.

6. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

7. That prior to development hereby permitted becoming operational, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved

under the terms of condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

8. That prior to the commencement of development, details of the colour of the water tank hereby proposed should be submitted for the written approval of the Planning Authority and thereafter implemented as approved.

Reason: In the interests of the amenity of the site and surrounding 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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0726/PP



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan

Applicant

CALA Homes (West) Ltd
Cairnlee House
Callendar Business Park
Callendar Road
Falkirk
FK1 1XE

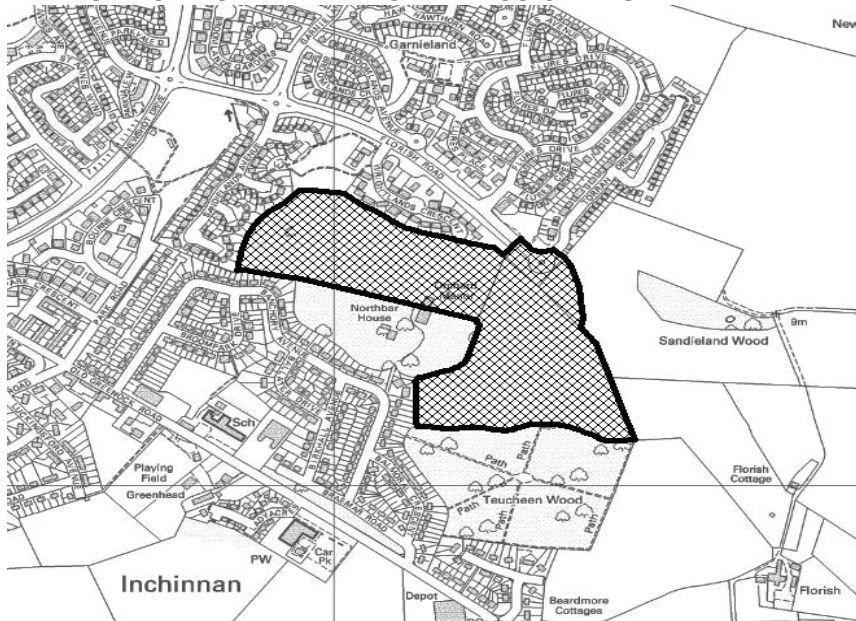
Registered: 03/11/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 195 DWELLING HOUSES, WITH ASSOCIATED ROADS, CAR PARKING AND LANDSCAPING

LOCATION: NORTH BAR, BANCHORY AVENUE, INCHINNAN, RENFREW, PA4 9PR

APPLICATION FOR: PLANNING PERMISSION - FULL



RECOMMENDATION

Grant subject to conditions.

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting of 6 June 2017, considered the attached Report of Handling and decided to continue consideration to enable the applicant to submit additional information in relation to archaeology, inclusive design and disabled access arrangements and proposed linkages from the development to surrounding development and amenities.

The applicant has subsequently provided additional information to the Planning Authority for consideration and assessment, with the details of the submission published on the Council's website for inspection by interested parties.

Within their submission, the applicant has provided the following in relation to the specific matters raised at the last meeting of the Communities, Housing and Planning Policy Board:-

Fraser Carlin
Head of Planning and
Housing



Archaeology Written Scheme of Investigation

The applicant instructed their consultant, Guard Archaeology, to provide an archaeological method statement for the proposed metal detection survey and evaluation works to be carried out at the application site, in agreement with West of Scotland Archaeological Services (WoSAS), prior to the commencement of any fieldwork on the site.

The aim of the archaeological evaluation is to identify the extent and nature of known archaeological features within the development area and as yet unknown archaeological features and deposits within the development area. All fieldwork will be conducted in line with the standards and guidance of the Chartered Archaeologists, of which Guard Archaeology is a registered organisation and an on-site archaeologist (from Guard), shall be present on site during all archaeological works.

Should significant remains be identified and it is not possible to preserve them in situ, archaeological works to ensure their preservation through record is proposed. Should human remains be revealed, the police, applicant and WoSAS shall be informed immediately and these remains will be left in situ, pending agreement with the police, applicant and WoSAS.

All phases of work will be funded by the developer who have previous experience in dealing with on-site archaeological investigations in sensitive historical areas, and in conjunction with Guard Architects.

In respect of the historic nature of this specific site, the applicant has also confirmed that it is their intention, should planning permission be granted, to erect an interpretative panel, relating to the battlefield within the landscape setting, close to the site entrance, with full details to be finally approved through the fulfilment of a planning condition.

Footpath Connections from the Proposed Development

Having further considered the possibility of delivery of the proposed footpath linkages, presented to the Communities, Housing and Planning Policy Board, on 6 June 2017, the applicant has recognised that not all of these linkages would be deliverable in the short term due to the land out with the red line planning application boundary being outwith the applicant's ownership.

The connections previously presented are considered in turn as follows:-

- Florish Road adjacent to existing roundabout – remains unchanged and can be delivered in full by the applicant to facilitate pedestrian access to and from the site directly to Florish Road.
- Eastern site boundary – land has been retained within the layout to allow a footpath link to be created from the eastern boundary, creating a potential link from the proposed development to the existing Core Path Network to the east of the site. Whilst the applicant does not own the land to the east of the application boundary, they would be willing to make a financial contribution to allow the Council to make this future connection to the Core Path Network.



- Southern site boundary (Teucheen Woods) – two opportunities have been provided in the layout to allow informal recreational access through the development site into the existing woodland. This would allow the site to become connected into the existing informal network of paths which currently exist in the Wood.
- South-west corner (Inchinnan) – Following further title checks, it has been confirmed that the land out with the site boundary is in private ownership and therefore there is no opportunity to create a link to Banchory Avenue. The footpath connection which was originally proposed to the site boundary at this location has therefore been removed from the proposals. Should this situation change in the future the applicant would be agreeable to re-visiting the situation and provide a link as appropriate.
- North-west boundary (between Wrightlands Crescent and Sandielands Avenue) – Whilst the applicant has confirmed their awareness of the importance of a link at this location, they are not in control of the land out with the site boundary and would therefore be unable to complete a formal connection to the existing footpath network. An informal link has instead been demonstrated, to the site boundary, allowing informal access to the existing footpath network at the current time, which would in turn safeguard the potential for this link to be completed in the future. An open boundary is also to be provided at this location to allow the existing open space, and the new open space to be created within the proposed development, to merge into one another and therefore assist with the integration of the proposed development with the surrounding area.

Inclusive Design

The applicant has confirmed their position in incorporating inclusive design in their developments, which can be used by everyone and in accordance with the Scottish Government's Building Standards Regulations, the development proposed meets the relevant standards for all users, including those with potential mobility or health issues.

The access road and internal road layout, has been designed in accordance with Renfrewshire Council's Roads Design Guidance and has been consulted on through the planning application process, with the Council's Roads Department raising no objections to the proposals. Overall the developer has confirmed that the proposal meets Scottish Planning Policy requirements, in terms of accessibility.

Members may also wish to note that since the preparation of the attached Report of Handling, the Scottish Ministers have approved the strategic component of the development plan, 'Clydeplan'. This does not alter the acceptability of the proposals in terms of compliance with the development plan as Clydeplan restates and reinforces the commitment to delivering new homes in appropriate locations; with this site being identified for residential development through the local component of the development plan.

In conclusion, it is considered that the additional information submitted by the applicant adequately addresses the matters raised at the Communities, Housing and Planning Policy Board and it is recommended that the proposals be approved, subject to the conditions set out in the attached Report of Handling and an additional condition as set out below.

ADDITIONAL CONDITION

10. That prior to occupation of the first dwellinghouse within the development hereby permitted, the developer shall provide for the written approval of the Planning Authority, full details of the Interpretive Signage to be erected within the development, relating to its historic status as a battlefield. Thereafter, prior to occupation of the last dwellinghouse within the development hereby approved, the developer shall erect the Interpretive Signage in accordance with the detail finally approved.

Reason: In the interests of the historic status of the site.

Planning Application: Report of Handling

Application No. 16/0726/PP



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan

Applicant

CALA Homes (West) Ltd
Cairnlee House
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Falkirk
FK1 1XE

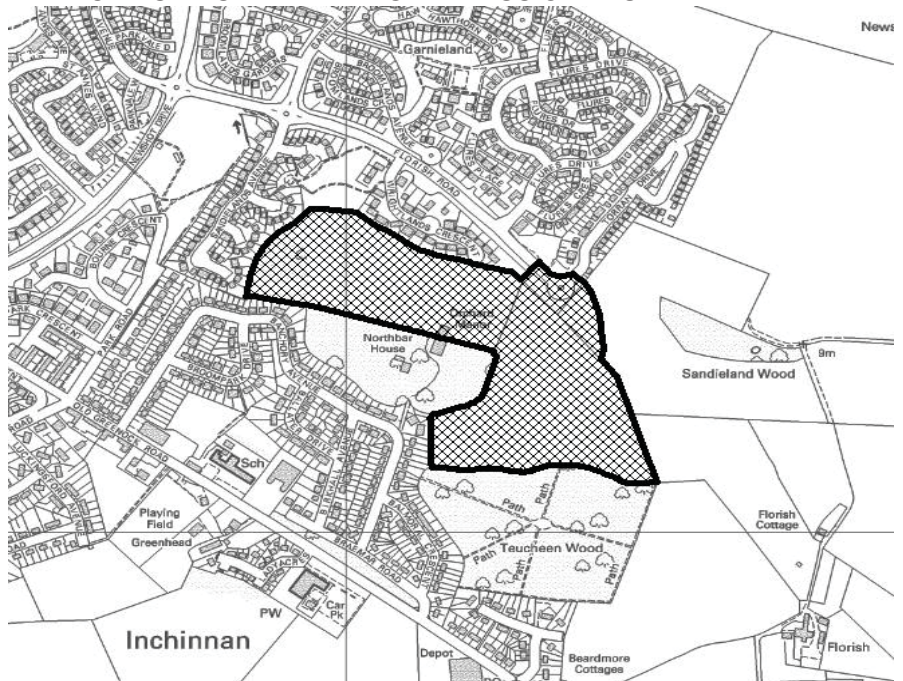
Registered: 03/11/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 195 DWELLING HOUSES, WITH ASSOCIATED ROADS, CAR PARKING AND LANDSCAPING

LOCATION: NORTH BAR, BANCHORY AVENUE, INCHINNAN, RENFREW, PA4 9PR

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and are consistent with the Policy P1 'Places' and Policy P3 'Additional Housing Sites' designation within which the site is included in Renfrewshire's Housing Land Supply.
- There have been one hundred and fifty two individual letters of objection and two petitions containing 1304 and 13 signatures respectively, relating to effect on character; traffic and access arrangements; privacy and overshadowing; drainage and flooding; green belt designation; infrastructure capacity; impact on wildlife; and adequacy of supporting information and consultation.
- There has been no adverse comment from the statutory consultees in respect of traffic, drainage, biodiversity, ground conditions, infrastructure etc.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered.

Description

Planning consent is sought for the erection of a residential development on a site bounded by Northbar House, Orchard Manor and Teucheen Woods to the south, Wrightlands Crescent and Florish Road to the north and Sandielands Avenue to the west. A hedgerow defines the eastern boundary with open fields and agricultural land forming the designated Green Belt beyond.

The proposed development would comprise 195 dwellings with vehicular access proposed off an existing roundabout to the south of Florish Road. These would comprise of a mix of 2-storey detached and terraced units and 3-storey townhouses.

The site extends to approximately 11.8 hectares and whilst currently in agricultural use the site is identified in the LDP proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the Council will support and encourage residential development on these sites. These sites have emerged through the public examination of, and Public Local Inquiry into, the Renfrewshire Local Development Plan.

Within the application site boundary lies an established woodland, covered by a Tree Preservation Order. The applicant intends to retain this area of woodland as part of the current application, which would be complemented by additional open space throughout the development.

Over the extents of the site there are varying ground levels, which has informed the proposed layout. In addition, the applicant has sought to integrate the development with existing residential areas through the introduction of enhanced path networks and connectivity.

History

14/0177/NO - Proposal of Application Notice for residential development. Accepted March 2014.

15/0052/EO - Request for screening opinion. Environmental Assessment confirmed not to be required, February 2015.

15/0085/NO - Proposal of Application Notice for the erection of residential development and associated landscaping, roads and drainage infrastructure. Accepted March 2015.

Policy and Material Considerations

Glasgow and the Clyde Valley Strategic Development Plan 2012

Strategy Support Measure 1: Delivering the Spatial Development Priorities

Strategy Support Measure 10: Housing Development and Local Flexibility

Diagram 3: Spatial Development Strategy and Indicative Compatible Development

Diagram 4: Sustainable location assessment

Clydeplan's - Strategic Development Plan Proposed Plan (2016)

The Proposed SDP is a material consideration as it is the settled view of the Clydeplan Authority.

Policy 1: Placemaking

Policy 7: Joint Action Towards the Delivery of New Homes

Policy 8: Housing Land Requirement

Policy 16: Managing Flood Risk and Drainage

Policy 18: Strategic Walking and Cycling Network

Table 1: Placemaking Principles

Schedule 14: Strategic Scales of Development

Diagram 11: Assessment of Development Proposals

Adopted Renfrewshire Local Development Plan 2014

Policy P3: Additional Housing Sites

Policy P1: Renfrewshire's Places

Policy ENV1: Green Belt

Policy I5: Flooding and Drainage
Policy ENV2: Natural Heritage

New Development Supplementary Guidance

Delivering the Places Strategy: Places Development Criteria and Places Checklist

Delivering the Environment Strategy: Green Belt; Trees, Woodland and Forestry; Local Designations: Sites of Importance for Nature Conservation (SINCs)/Local Nature Reserves (LNR); and Scheduled Ancient Monuments & Archaeological Sites

Delivering the Infrastructure Strategy: Flooding and Drainage

Material considerations

Renfrewshire's Places Residential Design Guide 2015

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the physical attributes of the site, the comments of the consultees and any objections received.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette, with a deadline for representations to be received of 25 November 2016.

**Objections/
Representations**

Two petitions have been received from Abbeyfield Residents Association. The first includes 1304 signed pro-forma letters and the second 13 signatories. It should be noted that one further letter was included within the first petition however as this contained additional comments to the pro-forma letter it has been considered as an individual objection to the proposals.

The substance of objections raised within the petitions relate to policies within Renfrewshire Council's previously approved Local Development Plan 2006. Objection is also raised in relation to congestion resulting from additional traffic associated with residential development; that the existing residential areas would not be enhanced by the development; that ecological features would be impacted upon; that existing properties would be overlooked; that green belt would be destroyed; the density of the housing proposed; loss of trees; potential disruption from noise and pollution, particularly in relation to increased traffic volumes; drainage; maintenance of the roundabout at the proposed access; the impact on biodiversity and bats; and archaeological interests.

One hundred and fifty two individual letters of representation have also been received, the substance of the objections can be summarised as follows:-

1. No traffic assessment or green travel plan has been provided and the proposed access would appear to be unacceptable. Traffic volume increase is also considered to be unacceptable due to existing infrastructure and potential impacts on road safety.
2. Insufficient measures have been undertaken to raise awareness of this development and further information on the neighbour notification procedure is required.
3. The Council's Planning Committee should be determining this application, with details of the meeting made available, including whether or not objectors may address the Committee.
4. The proposal will have an environmental impact resulting in disruption, noise, dust and upheaval, which may impact upon the health of local residents.

5. There are not enough local amenities and there is insufficient infrastructure (drainage) to serve the development, including school places. The applicant has not provided information on school capacity in support of the application.

6. The development is unnecessary given the proximity of the site to Dargavel Village.

7. The development is contrary to 2006 Local Development Plan in respect of the loss of Green Belt land.

8. The proposed development will not provide affordable or social housing.

9. Privacy would be affected, with the potential for overlooking and overshadowing impact resulting from the development. Appropriate boundary treatments should be considered.

10. This is an historic site of archaeological significance.

11. there is an absence of access to the existing woodland bordering Sandielands Avenue and surrounding areas and uncertainty as to who shall be responsible for its ongoing maintenance.

12. The proposed development represents overdevelopment of land dividing the village of Inchinnan and the town of Erskine and is unacceptable in terms of visual impact and impact on the character of the neighbourhood.

13. The development could result in anti-social problems.

14. Proposals for this site have previously been rejected.

15. The development may have impacts on the safety of children playing.

16. This development shall reduce the value of existing properties in the area.

17. The density of the development is greater than was allocated for this location in the Local Development Plan and no defensible green belt boundary has been demonstrated.

18. The decision to remove the site from green belt should be considered a flawed decision and be reversed.

19. The types of houses proposed are not in accordance with what was shown at the public consultation events held by the applicant during the pre-application consultation.

20. The proposals are contrary to the Council's Local Plan Policy ENV2 and will have a negative impact on biodiversity and wildlife, which should be subject to Environmental Impact Assessment procedure. Tree Protection measures should also be implemented to protect biodiversity and wildlife.

21. Land ownership at the roundabout and adjacent to private garden areas is queried.

In support of the application, representation has been received which welcomes the building of these homes for the area.

Consultations

Director of Community Resources (Environmental Services) - No objections, subject to the submission of a site investigation report, remediation method statement/strategy and verification report.

Director of Community Resources (Design Services) - No objections, subject to a condition requiring the resubmission of the Drainage Report for approval, prior to the commencement of development, incorporating Scottish Water's developer assessment conclusions, inclusive of any resulting amended proposals as required.

Director of Community Resources (Roads Traffic) - No objections.

Glasgow Airport Safeguarding - No objections.

West of Scotland Archaeology Service - No objections, subject to a condition requiring the submission of a programme of archaeological works.

Scottish Environmental Protection Agency - No objections.

The Coal Authority - No objections.

Scottish Natural Heritage - No objections.

Strathclyde Partnership for Transport - Recommend that conditions be attached to any consent given requiring the provision of additional footpath linkages, connecting to the surrounding area; that a sustainable transport strategy be produced; and that travel information packs be made available to occupants of each dwelling.

Inchinnan Community Council - Object to the proposal and include a petition with three hundred and eighty six pro-forma signed letters of objection. It should be noted that four further letters were included within this petition however as these contained additional comments to the pro-forma letter they have been considered as individual objections to the proposals. The objections raised within the submission include concerns in relation to congestion resulting from additional traffic associated with residential development; that the existing residential areas would not be enhanced by the development; that ecological features would be impacted upon; that existing properties would be overlooked; and that green belt would be destroyed. The content of the pro-forma letter makes specific reference to the contravention of policies within the previous Renfrewshire Local Development Plan 2006.

Summary of main issues

Drainage Report - Confirms no flood risk has been identified as a result of the development.

Transport Assessment - Concludes that the proposed development can be made accessible to the surrounding walking and bus networks. Junctions surrounding the proposed development are predicted to have sufficient capacity to accommodate additional traffic generated by the proposed development and that the proposed development complies with the relevant transport related policies of SPP and the Adopted Local Development Plan.

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, it is not likely that the proposed development would have a significant environmental impact which would require an Environmental Assessment.

Design and Access Statement - Provides a brief history to the site and its location. The document also considers the proposals against the relevant planning policies and guidance, with regard to access arrangements/provision, layout, landscaping and access to open space. In terms of design, the applicant has considered built form in conjunction with environmental integration and enhancement.

Extended Phase 1 Habitat Survey 201 and Updated Protected Species Survey 2016 - The updated Protected Species Survey for the site and a visual inspection of surrounding land found no evidence of roosting bats or badgers, although a

disused bird nest was recorded in a mature oak tree as was a squirrel drey.

Tree Survey and Arboricultural Constraints

- A Tree Survey has been provided which assessed all trees within the survey boundary. These trees are the subject of a Tree Preservation Order (T.P.O.) The document provides a condition report of trees within the site and advises that due to soil compaction a number of trees have been lost in the area over the years. Those which remain often show suppressed vigour. Recommendations for maintenance, including limited felling are proposed based on the survey findings.

Archaeological Desk-Based Assessment -

Indicates that there is evidence for medieval occupation within the study area, surrounding the development site. As the development site comprises agricultural fields that have not been occupied intensively since records were made, there is the potential for archaeological remains. Given this potential, it is advised that an archaeological survey and trench evaluation should be undertaken to demonstrate the survival or otherwise of remains on site.

Proposal of Application Consultation Report -

The applicant submitted a Proposal of Application Notice (15/0085/NO) to the Council on 11 February 2015. This required a public consultation process prior to the submission of any planning application. The subsequently submitted consultation report provides an overview of all pre-application consultations which have been undertaken, including details of a pre-application consultation event held on 24 June 2015. The public consultation event was held at The Whuppity Scourie, Bridgewater Centre, Erskine, with the Local Community Councils (Erskine and Inchinnan) and Local Members invited and the event open to all interested parties. The summary states that attendees were generally unsupportive of the development, with concerns raised at the

loss of greenbelt; the number of houses proposed; access arrangements; and traffic generation.

Coal Mining Risk Assessment - Has considered recorded geology within the site and mining conditions. No mining entries have been recorded within or in close proximity to the site. Vigilance is recommended during site works for any unrecorded mine entries and where these exist, features should be secured by grouting and/or capping.

Appropriate Assessment - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case the relevant documents of the Development Plan comprise the Glasgow and the Clyde Valley Strategic Development Plan 2012 and Clydeplan's - Strategic Development Plan Proposed Plan (2016); and the Adopted Renfrewshire Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The proposals accord with the strategic development plan (2012) policies including:-

- Strategy Support Measure 1 through consistency with the Adopted Local Development Plan;
- Strategy Support Measure 10 by maintaining an effective 5-year housing land supply;
- Diagram 3 in terms of compatible development; and
- Diagram 4 in terms of sustainable location through local development plan assessment.

The proposals accord with the strategic development plan proposed plan (2016) policies including:-

- Policy 1 in terms of complying with appropriate placemaking principles;
- Policy 7 in terms of contributing towards the delivery of new homes;
- Policy 8 in terms of the requirement to provide a generous supply of land for housing;
- Policy 16 in terms of having demonstrated appropriate management of flood risk and drainage;
- Policy 18 in terms of pedestrian and cycle connectivity;
- Table 1 in terms of the layout observing the necessary placemaking principles;
- Schedule 14 in terms of being a strategic scale of development which does not conflict with the vision and spatial development strategy; and
- Diagram 11 by according with the tests set out for the assessment of development proposals.

The application site is identified in the LDP proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the Council will support and encourage residential development on these sites, as identified in Schedule 1 and 2, as additional allocated housing sites to meet identified housing requirements. Schedule 2 identifies the application site as having an indicative capacity of 200 units. The development of these sites requires to comply with the criteria set out in the New Development Supplementary Guidance.

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 will be of a high quality; density will require to be in keeping with the surrounding areas;

surrounding land uses should not have an adverse effect on the proposed residential development and that development proposals should create attractive and well connected street networks which will 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.

Development density is considered appropriate to 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, given the location of the site between Inchinnan and Erskine.

The orientation of individual houses is mixed respecting the site constraints. The palette of materials to be used reflects those 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 the Director of Community Resources (Roads Traffic).

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 on Wrightlands Crescent, 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 of existing residential development surrounding the site.

Appropriate levels of open space and play provision are incorporated within the

application site boundary, with established woods to the north-west and south, to which the applicant has demonstrated access. The site also benefits from an acceptable degree of enclosure provided by wooded and landscaped boundaries to the east and south west which assist in establishing a defensible green belt boundary between the development itself and the wider designated green belt land to the east.

With regard to Policy ENV2, the development adjoins a Site of Importance for Nature Conservation (SINC) at Teuchean Woods. Whilst the applicant's supporting information does not anticipate impact on protected species, SNH has recommended a number of practices to be implemented in accordance with protected species legislation should the site be developed.

In relation to the Tree Preservation Order covering areas of the site, the applicant has submitted a Tree Survey Report in support of the application which considers maintenance works to trees within the development and to Teuchan Wood to the south, and demonstrates the retention of the woodland to the west of the site. Overall, having considered the findings of the Tree Survey Reports which include the requirement for limited felling, the works proposed are considered acceptable to ensure the longer term viability of the woodlands and to allow them to continue to contribute to the landscape character of Erskine and Inchinnan alike.

Policy I5, and the Flooding and Drainage Supplementary Guidance, set out a series of criteria which require to be considered. These generally require minimum standards to reduce 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 demonstrated that the buildings and persons occupying the developed site

would not be put at risk from flooding. The Director of Community Resources (Design Services) is satisfied that an appropriate condition can be imposed to ensure that it can be demonstrated that the site can be satisfactorily drained prior to the commencement of development.

In terms of the Supplementary Guidance on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Director of Community Resources (Roads Traffic) is satisfied that the proposal adequately addresses parking, access and traffic requirements.

The availability of services including adequate education capacity within schools was considered when the site was identified for release through the LDP process.

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.

In addressing the points raised by the objectors above which have not been assessed within the main body of this report, both Erskine and Inchinnan Community Councils have been consulted on the application. A Screening Opinion on the proposals determined that a formal Environmental Impact Assessment submission would not be required for the development.

A Transport Assessment has been available to view online and at the Council offices since its submission. Neighbour notification and advertisement of the

application has been carried out in accordance with statute.

In terms of statutory procedures, including consultation, notification and publicity, these have all been undertaken and this application requires to be determined by the Planning and Policy Board of the Council, given its categorisation as 'major' development.

Having consulted with the Director of Community Resources (Environmental Services) no objections have been raised in respect of environmental impacts from noise, dust or upheaval.

In relation to development at Dargavel Village, each application is considered in its own merit and this site is also identified as an additional housing site within the Adopted Local Development Plan 2014. The proposed land use is therefore considered to be acceptable. Reference to the 2006, previous Renfrewshire Local Development is superseded. The site is no longer identified as green belt and is allocated for residential development.

Anti-social behaviour, property values and land ownership disputes are not material considerations in the assessment of planning applications and require to be addressed by the police or as civil matters between the parties concerned.

With regard to affordable housing, Renfrewshire Council does not impose a specific policy obligation in relation to the delivery of affordable homes, however it is considered that adequate provision is being made elsewhere within Renfrewshire for the necessary provision of affordable homes.

Recommendation and Reasons for Decision

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.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

2. Prior to the commencement of construction works on any dwelling house, the developer shall provide for the written approval of the Planning Authority full details the Locally Equipped Play Area (LEAP) area hereby approved. The details shall demonstrate that the layout, access and equipment are suitable for use by children of all abilities and that an appropriate number of inclusive items of play equipment are installed. Thereafter, prior to occupation of the final residential unit, hereby approved, the developer shall complete for use, the provision of the LEAP area in accordance with the detail finally approved. Maintenance of the play area finally 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.

3. That prior to occupation of the last dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, hereby approved, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

4. Prior to the commencement of construction works on any dwelling house, the developer shall provide for the written approval of the Planning Authority, full details and/or samples of the facing materials to be used on all external walls and roofs of the dwellings hereby approved. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

5. 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.

6. That no development shall commence on site, until the developer submits for the written approval of the Planning Authority:-

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/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, all prepared in accordance with current authoritative technical guidance.

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

7. Prior to occupation of any unit identified 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 the site, a Verification Report confirming imported soils are suitable for use on the site.

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

8. That the occupants of each dwellinghouse 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.

9. Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority a revised Drainage Report, incorporating Scottish Water's developer assessment conclusions, inclusive of any amended proposals, as necessary.

Reason: To ensure effective and sustainable drainage provision and flood risk management.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 17/0319/PP



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North and
Braehead

Applicant

Burney Estates Ltd
113 Manor Road
Chigwell
Essex
IG7 5PS

Registered: 18/05/2017

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF CLASS 3 UNIT WITH 'DRIVE-THRU'

LOCATION: SUPERSTORE, 160 NEWMAINS ROAD, RENFREW
PA4 0NQ

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with Policy P1 'Places' designation in the Adopted Renfrewshire Local Development Plan; are consistent with the Supplementary Guidance on Hot Food, Public Houses and Licensed Clubs; and accord with Policy C2 and Supplementary Guidance on Meeting Local Neighbourhood Demand.
- There have been twenty letters of objection relating to matters of cooking odours; parking and road safety; noise and anti-social behaviour; litter; concentration of fast food outlets; unhealthy eating habits; and impact on property values.
- There has been no adverse comment from the Director of Community Resources in respect of traffic, parking and circulation; noise or cooking odours.

Description

This application seeks planning permission for the erection of a class 3 restaurant, take away and drive thru, which would be constructed within a section of the car park area of the Tesco store, located on Newmains Road in Renfrew. The area is mainly residential in character, the boundary of the store and car park is surrounded mainly by houses, with a filling station (associated with the Tesco store), primary school, playing fields and a public house located in the area.

The proposed unit would be sited to the south west of the store, in close proximity to the filling station. It is proposed to be constructed on land which is allocated for parking at present. The site would use existing access roads to enter and exit the premises, with a new road formed around the building for the drive thru facility. Some of the existing parking would also be allocated to the proposed unit. The building itself would have a footprint of 170sqm and would be single storey in height, with a flat roof, measuring 4.4m from the ground level to the highest point.

History

None.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan

Policy P1 - Renfrewshire's Places

Policy C2 - Development outwith the Network of Centres

New Development Supplementary Guidance

Meeting Local Neighbourhood Demand
Hot Food; Public Houses; Licensed Clubs

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this

case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. In addition, the application was advertised in the local press as a Schedule 3 development, with a deadline for representations of the 7th June 2017.

**Objections/
Representations**

Twenty letters of representation have been received in connection with the application, including one from Cllr Eddie Grady and a petition signed by 186 local residents was also submitted. The issues raised are outlined as follows:

- Odours from cooking within the premises.
- Parking and road safety.
- Impact on amenity for local residents.
- Noise and anti-social behaviour.
- Litter.
- Sited too close to existing housing.
- Pollution from increased traffic.
- Over-concentration of fast food outlets in Renfrew.
- Encouraging unhealthy eating habits for local school children.

Consultations

Director of Community Resources (Environmental Protection) - No objection, subject to conditions in relation to the implementation of measures recommended in the ground contamination report and a condition relating to noise impact at the site.

Director of Community Resources (Traffic) - The applicant has made amendments to the layout of the scheme and accordingly the Director of Community Resources now has no comments or objections regarding the proposal.

Summary of Main Issues

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design & Access Statement - A design statement has been submitted, which seeks to justify the proposed development in terms of the impact of the use on the local area.

Other Assessments - A Drainage Impact Assessment, Noise Impact Assessment, Transport Assessment and Retail Sequential Test were also submitted in support of the application.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Assessment

Policy P1 within the Local Development Plan states that new developments within residential areas should be compatible and complementary to existing uses and demonstrate that they should cause no harm to these uses as set out by the relevant criteria in the New Development Supplementary Guidance. There are a number of potentially negative impacts associated with the proposed use of the premises, which can have a detrimental impact on the amenity of the neighbouring residential uses. As such, the proposed development must be assessed against the Supplementary Guidance on Hot Food, Public Houses and Licensed Clubs.

On consultation with the Director of Community Resources, no objections to the proposal have been offered, provided conditions relating to noise impact and ground contamination are attached to any approval. The applicant has stated that the opening hours of the unit would be limited to 7am-11pm, 7 days per week, (which could also be controlled by use of a suitable condition on any approval issued, to maintain a degree of control in terms of any potential impact with regards late opening). It is considered that these recommended conditions and the restricted opening hours proposed, will

limit the impact of the proposed use on the neighbouring properties with regard to noise and disturbance. The Director of Community Resources has not indicated any concerns with regards cooking odours, fumes and vapours, as the unit would be detached from any other buildings, with a full ventilation system installed. The proposed building is also proposed to be positioned approximately 32m from the closest residential property (wall to wall distance), which is considered to further mitigate and minimise any potential detrimental impacts on residential amenity. Furthermore, the site is within the car park of an established supermarket (with associated filling station), therefore the proposed unit would not introduce a commercial use into an area which is exclusively residential. The increased traffic (and associated noise and disturbance) over the existing levels using the site, would not result in an impact which would warrant refusal of the application.

In terms of the proposed design and impact on visual amenity, the unit proposed is of a standardised design, of the type which has been used in various locations. It is considered that a functional design, such as is proposed, would be acceptable in this location, close to an existing supermarket and filling station. The site is not within a Conservation Area or in the vicinity of any listed buildings, therefore the design and materials proposed do not require to be given any special consideration over and above what has been proposed.

The Director Community Resources (via the Head of Roads), has offered no objection on issues of traffic, parking and pedestrian safety, after the applicant made amendments to the design and layout of the proposed scheme. The development is therefore considered to accord with Policy P1.

The Supplementary Guidance on Hot Food, Public Houses and Licensed Clubs

also states that the Council will direct proposals for Class 3 and hot food takeaway uses to Strategic Centres, Core Town Centres and Local Service Centres as defined in the Local Development Plan. It is noted that the proposed site does not fall within this defined network. It is therefore considered to be contrary to this element of the Supplementary Guidance. However, the Supplementary Guidance on Meeting Local Neighbourhood Demand states that the Council will accept retail and commercial development outwith the defined network of centres where it meets a local neighbourhood demand, and subject to meeting the criteria within Policy C2.

Policy C2 states that proposals for retail and commercial development outwith the network of centres require to demonstrate that the location is appropriate for the proposed use. The above assessment has demonstrated that the proposed use will not have a significantly detrimental impact on the amenity of the surrounding area. It is not considered that a development of this scale will have a significant impact on the viability of the defined network of centres. In view of the above, I am satisfied that the proposed development will not have a detrimental impact on the existing uses within Renfrew. The proposed development is therefore considered to comply with Policy C2.

In terms of the issues raised by the objectors; impact on residential amenity, noise and disturbance, positioning of unit in relation to housing, traffic impact and loss of parking have been considered in the foregoing assessment. The issue of anti-social behaviour would be a matter for the police. In terms of over-concentration of fast food outlets in Renfrew, the site for the proposed unit is isolated from the town centre and other existing fast food establishments, therefore it cannot be considered that granting permission at this location, would result in an over-concentration in this area. The other

issues raised, impact on property values and the encouragement of unhealthy eating, are not material planning considerations.

Recommendation and Reasons for Decision

Having given consideration to the above assessment, it is found that the proposal complies with the policies and guidance of the Council. It is therefore recommended that the application should be approved, subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

2. That the measures specified within recommendation 5.3 of the 'Newmains Road, Renfrew: Phase 1 Desk Study' (Lustre Consulting) shall be implemented in the stated manner.

Reason: In the interests of environmental protection.

3. That the design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 hours and NR35 at all other times, when measured within any dwelling in the vicinity of the development. Structure borne vibration from the proposed development shall be imperceptible within any dwelling in the vicinity of the development.

(For any explanation of noise rating curves, refer to BS 8233:2014 Sound Insulation and Noise Reduction in Buildings - Code Practice, Annex B).

Reason: In the interests of residential amenity.

4. That deliveries are restricted to occur only between the hours of 0700 and 1900.

Reason: In the interests of residential amenity.

5. That the hours of operation shall be restricted to 0700 to 2300, seven days per week.

Reason: In the interests of residential amenity.

Local Government (Access to Information) Act 1985 -
Background Papers: For further information or to inspect
any letters of objection and other background papers,
please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 17/0026/PP



Renfrewshire
Council

KEY INFORMATION

Ward

2 Renfrew South and
Gallowhill & 4 Paisley
North West

Applicant

Westway LP
c/o Moorfield group
65 Curzon Street
London
W1J 8PE

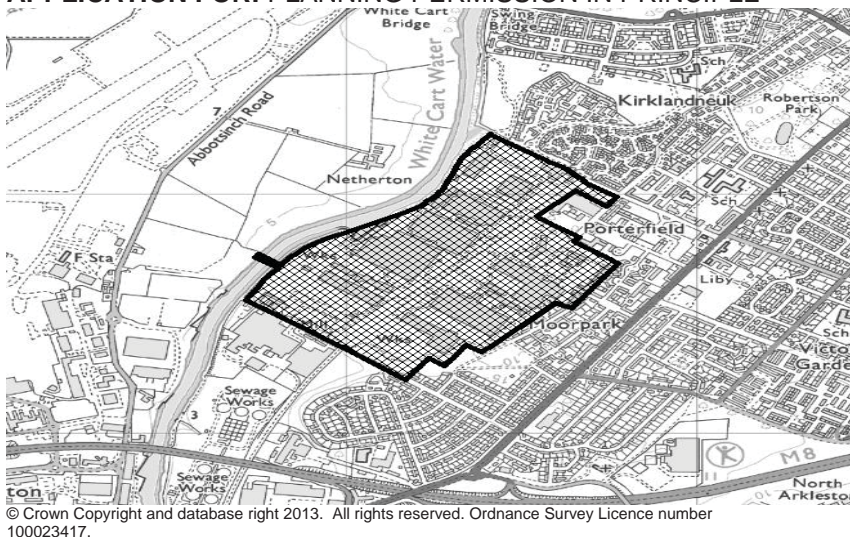
Registered: 17/01/2017

Report by Director of Development and Housing Services

PROPOSAL: SECTION 42 APPLICATION TO VARY CONDITIONS 1 (DURATION OF PERMISSION), 2 (PHASING OF ADVANCED WORKS), 3 (SUBMISSION OF MATTERS SPECIFIED IN CONDITIONS), 6-13 (DEVELOPMENT ZONES), 16 (GREEN TRAVEL PLAN), 17 (DEVELOPMENT THAT CAN BE UNDERTAKEN PRIOR TO INFRASTRUCTURE MODIFICATIONS) AND 18 (DETAILS OF INFRASTRUCTURE MODIFICATIONS); AND DELETION OF CONDITIONS 4 (PHASING OF DEVELOPMENT ZONES), AND 5 (PHASING OF DEVELOPMENT), OF PERMISSION 15/0688/PP.

LOCATION: LAND AT WESTWAY DISTRIBUTION PARK,
PORTERFIELD ROAD, RENFREW

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



RECOMMENDATION

Grant subject to
conditions/Section 75.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the recently approved Strategic Development Plan 'Clydeplan' and the Adopted Renfrewshire Local Development Plan and relate to the 'renewal' of a suite of works previously granted permission in principle. There has been no material change in the circumstances of the site, its surroundings or the relevant policy context which would adversely affect the continued acceptability of the proposals.
- There have been four letters of objection relating to noise, traffic, and access, building heights, site security and compensation for disruption.
- There has been no adverse comment from the statutory consultees including Transport Scotland, Scottish Natural Heritage and the Scottish Environmental Protection Agency.
- The proposals have the potential to deliver significant investment and improvement works at what is a strategically important business park within Renfrewshire. The development will also assist in supporting the key objectives of sustainable economic growth and employment creation without resulting in any significant adverse impacts on the environment or residential amenity.

Description

This is a Section 42 application which seeks to vary conditions 1, 2, 3, 6-13, 16, 17 and 18, and delete conditions 4 and 5 of planning permission in principle 15/0688/PP for the development of a Masterplan at the Westway Business and Distribution Park, Renfrew.

The application site is bound by the White Cart Water to the west with Glasgow Airport beyond, Porterfield Road to the north with residential development beyond, further residential development to the east, and Wright Street to the south with a mix of residential and commercial uses beyond. Westway is currently occupied by a range of industrial and business uses.

The proposed development is expressed in a Masterplan which divides the site into 8 development zones which comprises the following elements;

Development Zone 1 - **Class 3 Restaurant** of up to 450 sqm gross in one building;

Development Zone 2 - **Extension of Block M** of up to 3,600 sqm gross additional floorspace, restricted to Class 4 (Business) use with formation of associated car and lorry park;

Development Zone 3 - **Residential** of up to 125 units;

Development Zone 4 - **Refurbishment** of Block D up to no more than 9,754 sqm gross additional floorspace, restricted to Class 5 (Industrial) and Class 6 (Storage and Distribution) uses;

Development Zone 5 - **Development** of no more than 7,342 sqm gross floorspace restricted to Class 5 (industrial) and Class 6 (Storage and Distribution) uses with ancillary Class 4 (Business);

Development Zone 6 - **Development** of no more than 20,438 sqm gross

floorspace restricted to Class 5 (industrial) and Class 6 (Storage and Distribution) uses with ancillary Class 4 (Business);

Development Zone 7 - **Class 7 Hotel** of up to 150 beds, a multi storey car park providing no more than 900 spaces, and the provision of a bridge link over the White Cart Water;

Development Zone 8 - **Development** of no more than 2,787 sqm gross floorspace restricted to Class 4 (Business) use.

The conditions attached to the extant planning permission (15/0688/PP) and the corresponding proposed variations, can be summarised as follows;

Condition 1 - Direction Regarding Duration of Permission

Requires the developer to submit applications within 3 years for approval of matters specified in conditions 2 and 3 (Phasing and 1st Phase matters). Thereafter, applications for matters specified in conditions 6 to 14 (referred to as development zones and identified on approved phasing plan G941-P 02 F) shall be made within 7 years.

The variation to condition 1 would require an application for all reserved matters to be submitted within 5 years.

Condition 2 - Phasing and Advance Works

Requires the developer to agree proposals for the phased submission of approval of matters applications, and proposals for the phased development of the site. This is to enable a framework for the development of the site to be approved.

The variation would require the developer to submit applications for 1st phase matters, concurrent with a strategy for the phased development of the site, before any applications for development within the development zones can be submitted. Reference will also be made to updated

Masterplan drawing SK170704-00 which includes a minor revision to the development zone locations, and removes reference to indicative development layouts within each zone.

Condition 3 - Submission of 1st Phase of Matters Specified as Conditions

Specifies that an application shall be made for 1st phase matters which comprise the following; Sustainable Urban Drainage and Sewerage System, Ground Investigation Works, On Site Roads, Footways and Cycle Infrastructure, Off Site Road and Infrastructure, Landscaping, Riverside Walkway, Nature Conservation Measures and Air Quality.

The variation would reduce the 1st phase matters to; Sustainable Urban Drainage and Sewerage System, On Site Roads, Footways and Cycle Infrastructure, Landscaping and Air Quality.

Condition 4 - Phasing of Development Zones

Specifies that aspects of each 1st phase matter which relate to individual development zones shall be submitted to, and approved in writing by, the Planning Authority prior to commencement of development within the development zone.

It is proposed to delete this condition.

Condition 5 - Phasing of Development

Specifies that the first phase in the development of the application site shall include 1st phase matters approved under the terms of condition 3. The phased implementation of these works may be acceptable if agreed in writing.

It is proposed to delete this condition.

Conditions 6 - 13 - Development Zones

Sets out a list of specified matters which must form the subject of an Approval of Matters Specified in Condition application prior to the commencement of development within each zone.

The proposed variation does not seek to remove any of the specified matters. However additional matters which refer to the submission of a Site Investigation Report, Remediation Strategy, Verification Report, Phase 1 Habitat Survey, Protected Species Appraisal and site layout have been included within the development zone where these matters are relevant. In addition, reference to blocks P, Q and R within condition 10, S and T within condition 11, and W, X and Y within condition 13 has been removed.

Condition 14

Limitation on the height of buildings, structures and cranes in accordance with the Obstacle Limitation Surfaces as detailed in Advice Note 1 Safeguarding an Overview.

No change proposed.

Condition 15

Removes the permitted development rights set out in the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 which allow the change of use from Class 5 (industrial) and Class 6 (Storage and Distribution) to Class 4 (Business).

No change proposed. (It should be noted that the applicant originally proposed to delete this condition.)

Condition 16

Requires the developer to submit a Green Travel Plan prior to the occupation of any part of the development. The Green Travel Plan shall encourage more sustainable means of travel by identifying modal targets, the measures to be implemented, and a system of monitoring and review. Specifically, the Green Travel Plan shall incorporate measures designed to encourage modes of travel other than the private car.

The variation would require the developer to submit a Green Travel Plan Framework as part of the 1st phase of matters. The

framework, which would be assessed in consultation with Transport Scotland, would identify development zones to which an individual Green Travel Plan should apply. Individual Green Travel Plans would thereafter be implemented prior to the occupation of any building within the relevant development zone. (It should be noted that the applicant originally proposed to delete this condition.)

Condition 17

Sets out development thresholds beyond which off site infrastructure improvements, as shown in diagram 7.1 of DBA Transport Assessment dated 19/11/2010, must be implemented.

The proposed variation does not seek to change the development thresholds. However the varied condition allows the developer to modify, subject to consultation with the Planning Authority and Transport Scotland, the requirement to provide the off site infrastructure improvements. It should be noted that the applicant originally sought to include 300 sqm of ancillary Class 1 (Retail), Class 10 (Non-Residential Institutions) and Class 11 (Assembly and Leisure) within the development thresholds. However it was not considered that the inclusion of additional development in this way could be achieved through a Section 42 application.

Condition 18

Requires the developer to provide details of further off site infrastructure improvement works simultaneous with the submission of an application for the 1st phase matters as specified in condition 3. The additional infrastructure improvements shall thereafter be implemented should any of the development thresholds in Condition 17 be breached.

The proposed variation removes the requirement for the infrastructure improvement details to be provided

concurrent with the 1st phase matters, and instead be provided prior to the development thresholds identified in condition 17 being breached. The details shall thereafter be implemented at the point at which the development thresholds are breached, and must be completed before any further development can take place. The varied condition allows the developer to modify, subject to consultation with the Planning Authority and Transport Scotland, the requirement to provide the off site infrastructure improvement works.

Planning application 15/0688/PP was also subject to a Section 75 legal agreement requiring the developer to make a financial contribution to mitigation works required along the M8 corridor and this would require to be re-registered if the amendments being sought are considered acceptable.

History

15/0688/PP - Variation of condition 1 (to extend time period of the consent for a further three years); and deletion of condition 2 (relating to commencement of development) of permission 10/0914/PP - Development of a Masterplan to include refurbishment of existing industrial/warehousing units; erection of new build industrial/warehousing/business units, including the extension of Block M (Classes 4, 5 and 6); erection of a road bridge over the White Cart water; erection of a hotel (Class 7); erection of a multi-storey car park; erection of residential development (Class 9); erection of restaurant facility (Class 3); alterations to internal road layout; and formation of car and lorry parking. Granted subject to conditions and a section 75 agreement 26/04/2016.

10/0914/PP - Development of a Masterplan to include refurbishment of existing industrial/warehousing units; erection of new build industrial/warehousing/business units, including the extension of Block M

(Classes 4, 5 and 6); erection of a road bridge over the White Cart water; erection of a hotel (Class 7); erection of a multi-storey car park; erection of residential development (Class 9); erection of restaurant facility (Class 3); alterations to internal road layout; and formation of car and lorry parking. Granted subject to conditions and a section 75 agreement 12/03/2015.

10/0393/NO - Development as set out in a Masterplan to include (i) refurbishment of industrial/warehousing units; erection of new build industrial/warehousing/business units including extension of Block M; (ii) erection of a road bridge over the White Cart Water; (iii) erection of a hotel; (iv) erection of multi-storey car park; (v) erection of residential development; (vi) erection of cafe; (vii) alterations to internal road layout and (viii) formation of car & lorry parking. Proposal of Application Notice Accepted 01/06/2010.

06/0043/PP - Development as set out within a Masterplan to include: (i) Refurbishment of existing industrial/warehouse units; (ii) erection of new build industrial/business/warehouse units; (iii) erection of a road bridge over the White Cart Water; (iv) erection of class 4 business units; (v) erection of a hotel; (vi) erection of a multi-storey car park; (vii) erection of residential development; and (viii) alterations to road layout and formation of parking. Granted subject to conditions 24/07/2007.

Policy and Material Considerations

Clydeplan's - Strategic Development Plan (2016)

(Approved, with modifications, by Scottish Ministers on the 24th July 2017)

Policy 1 - Placemaking

Policy 5 - Strategic Economic Investment Locations

Policy 17 - Promoting Sustainable Transport

Table 1 - Placemaking Principles

Schedule 3 Strategic Economic Investment Locations - Glasgow Airport Investment Area

Schedule 15 Spatial Development Strategy Core Components - Strategic Economic Investment Locations Indicative Compatible Development

Diagram 11 - Assessment of Development Proposals

Adopted Renfrewshire Local Development Plan August 2014

Policy E1 - Strategic Economic Investment Location

Policy E2 - Glasgow Airport Investment Zone

Policy E4 - Tourism

Policy C2 - Development Outwith the Network of Centres

Policy I1 - Connecting Places

Policy ENV2 - Natural Heritage

New Development Supplementary Guidance

Delivering the Economic Strategy - Economic Development Criteria, Strategic Economic Investment Locations, Airport and Tourism

Delivering the Centres Strategy - Meeting Local neighbourhood Demand, Hot Food, Public Houses and Licensed Clubs

Delivering the Infrastructure Strategy - Infrastructure Development Criteria and Connecting Places

Delivering the Places Strategy - Places Development Criteria

Delivering the Environment Strategy - Environment Development Criteria, Local Designations: Sites of Importance for Nature Conservation

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

Publicity

Initial neighbour notification has been carried out in accordance with legislation. In addition, the application was advertised in the Paisley and Renfrewshire Gazette for the purposes of neighbour notification,

with a deadline for representations of the 22nd February.

A further round of neighbour notification was undertaken following a change to the description of development, and an update to the Masterplan drawing. This further neighbour notification was issued on the 21st July, with a deadline for representations of the 13th August, 2017.

Objections/ Representations

Four letters of representation have been received. The points raised in the letters can be summarised as follows:

- 1 - Noise;
- 2 - Traffic, access and parking along Wright Street;
- 3 - Proposed building units and heights;
- 4 - Site security;
- 5 - How will construction noise and dust be managed, and will residents be compensated for disruption.

Consultations

Director of Community Resources (Head of Roads - Traffic) - Initially objected to the deletion of conditions 15 and 16. However a request that a site wide strategy for roads, footways and cycle infrastructure is retained as a 1st phase matter has addressed these aspects.

Transport Scotland - Initially objected to the deletion of conditions 15 and 16 and it was noted that these conditions were originally requested by Transport Scotland. Transport Scotland advised, however, that changing the terms of condition 15 to require a Green Travel Plan Framework in advance of individual Green Travel Plans would be acceptable and this has been addressed.

Scottish Natural Heritage - Initially objected to the deletion of a requirement to provide a habitat compensation/mitigation plan in respect of the Site of Importance for Nature

Conservation (SINC) which adjoins the site, and also the requirement to provide a riverside walkway. However SNH agree that the requirement for a habitat compensation/mitigation plan can be embedded within the development zones which are most likely to have an impact on the SINC, as opposed to the existing arrangement where such a plan is required as a 1st phase matter. It was also noted that further protected species survey work is required in advance of works commencing as current surveys were undertaken over 5 years ago.

SEPA - No objection.

Director of Community Resources (Head of Roads - Design) - Advise that the requirement for a sustainable urban drainage and sewerage system should be retained as a 1st phase matter. A strategic approach to this matter will ensure the most cost effective and sustainable flow conveyance is achieved. A phased approach to the implementation of the drainage and sewerage system is also required. These matters have been addressed.

Director of Community Resources (Environmental Services) - Advise that submission of Site Investigation, Remediation Method Statement and Verification report can be embedded as a requirement within each development zone, as opposed to being required as a 1st phase matter. Requirements regarding Air Quality and Noise should be retained as 1st phase matters. These matters have been addressed.

Glasgow Airport Safeguarding - No objection.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement - N/A

Pre-Application Consultation Report - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Environmental Impact Assessment

The development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 during the processing of application 15/0688/PP in order to establish whether the development would require an Environmental Impact Assessment. It was determined that the proposed development would not have a significant environmental impact. An Environmental Impact Assessment was not therefore required.

For the purposes of this application, the proposed development has again been screened against the 2011 Regulations. However, as the characteristics of the site and the development proposal have not changed in the intervening period, and no new environmental issues have been identified, it is again considered that an Environmental Impact Assessment is not required.

Planning Assessment

This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997. In this respect, the Council can only take into consideration the acceptability of any existing and proposed conditions, and is not entitled to re-consider the merits of the development proposal and whether or not it is acceptable in principle.

The applicant states in their supporting documentation that they wish to refine and simplify the conditions attached to planning permission 15/0688/PP with the view to creating a streamlined and flexible consent which will support further development at Westway. It is noted that no element of the Masterplan has been

implemented since its original approval in 2006. This has been attributed to unfavourable market conditions. However the applicant advises that market sentiment is changing, with increased occupier confidence within the region. It is anticipated that interest in Westway will be further buoyed by the infrastructure improvements proposed as part of the Glasgow Airport Investment Area City Deal project (see planning application 17/0485/PP). Westway wish to capitalise on these changing market conditions.

The planning assessment will focus on the acceptability of the proposed changes to the conditions, and what impact they will have with regard to the implementation of the planning permission. It is acknowledged that the scope of the changes to the conditions as originally proposed by the applicant have altered during the assessment of the application following responses from statutory consultees, and discussion with the Council. This is reflected in the change made to the description of development as detailed above. Proposed conditions must also meet the tests set out under the terms of Circular 4/1998, namely that they must be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other aspects.

Condition 1 - Direction Regarding Duration of Permission

The proposal will simplify the terms of condition 1. The current condition specifies two separate time limitations which relate to the submission of 1st phase matters, and thereafter works within each development zone. The proposed condition will specify a single time limitation within which applications for all matters need to be submitted. Five years is considered to be an acceptable and reasonable time period, and a direction would be issued in this regard as per the provisions of Section 59 of The Town and Country Planning (Scotland) Act 1997 which allows the Planning Authority to

substitute an alternative time period where required. The modification to condition 1 is therefore considered to be acceptable.

Condition 2 - Phasing and Advance Works

The modifications to condition 2 will establish a structure within which approval of matters application(s) will be submitted. The condition requires the developer to submit, and have approved, an application(s) for the 1st phase of matters before any application is made for development within the development zones. This condition will therefore establish as a pre-requisite the strategic infrastructure required to support the full implementation of the Masterplan.

Condition 2 also specifies that concurrent with an application(s) for the 1st phase of matters, the developer must also agree in writing a strategy for the phased development of the site. This does not relate to the phasing of development within the development zones, but the phasing of infrastructure works required to support development within the development zones. This approach will ensure that the strategic infrastructure is implemented on site when required with regard to supporting development within each zone. The developer will only be able to submit applications for development within each zone once the strategic first phase matters, and a phasing plan, have been agreed.

The modified condition is considered to provide certainty that the strategic infrastructure required to support the implementation of the Masterplan will be phased appropriately. In this regard, the modified wording is considered to be acceptable.

Condition 3 - Submission of 1st Phase of Matters Specified as Conditions

Condition 3 continues to specify 1st phase matters. However what is considered to constitute a 1st phase matter has been modified. Of the original 1st phase matters

specified, only sustainable urban drainage and sewerage, on site roads, footways and cycle infrastructure, landscaping and air quality should be retained. The matters which have been removed from the condition, and the reasons why, are as follows;

Ground Investigation Works - It is considered that providing a site investigation report, remediation method statement and verification report is a more appropriate requirement for each development zone. In this regard, a site investigation and remediation method statement can be undertaken for each individual zone as and when development proposals come forward, as opposed to the requirement for these documents to be provided in advance of the Masterplan area in its entirety. The Director of Community Resources (Environmental Services) has offered no objection to this approach.

Off Site Road and Infrastructure - It is considered that the requirement to provide details of, and subsequently implement, off site road and infrastructure is adequately addressed via conditions 17 and 18.

Riverside Walkway - The previous condition required the submission of a report which examines the potential for delivery of a riverside walkway. For the purposes of this application, the applicant has stated that a riverside walkway cannot be delivered as ground conditions have changed since the grant of planning permission 10/0914/PP. On assessment, it is not considered that a prescriptive requirement to investigate delivery of a riverside walkway is necessary. In this regard, it is considered that sufficient connectivity to, and permeability through, the site can be achieved through assessment of a 1st phase matters application for on site roads, footways and cycle infrastructure.

Nature Conservation Measures - The Jetty Area and White Cart Water East Bank Site of Importance for Nature Conservation (SINC) is located along the north western boundary of the Westway site. A requirement to establish the impact of the development on the SINC, and provide compensation/mitigation measures if required, will be retained. However it is considered more appropriate to embed this requirement in the development zones which are most likely to have an impact on the SINC, as opposed to provision of such a survey as a pre-requisite 1st phase matter. Development zones 5 and 7 are located within the SINC. A requirement to provide habitat mitigation and compensation measures will therefore be attached to the conditions which cover these development zones. It should also be noted that the scope of the condition has been extended to require the submission of a Phase 1 Habitat Survey and Protected Species Appraisal. Scottish Natural Heritage are satisfied with this approach.

The modifications to condition 3 will reduce the number of issues which are considered to be strategic 1st phase matters, and by extension the level of information the applicant requires to provide in advance of applications for development within the development zones being submitted. This approach is considered to simplify the consent, and make it easier for the Masterplan to be implemented. However overall control over these matters will be retained as the requirements will be embedded in other conditions to be attached to the permission.

Condition 4 - Phasing of Development Zones

The modified condition 2 is considered to provide effective control over the phasing of the development. On this basis, condition 4 is no longer required.

Condition 5 - Phasing of Development

The modified condition 2 is considered to provide effective control over the phasing of the development. On this basis, condition 5 is no longer required.

Conditions 6 - 13 - Development Zones

The scope of conditions 6-13, which set out the information which must be submitted with an application for development within any of the zones, has been extended to accommodate the requirements of condition 3 which are no longer considered to be strategic 1st phase matters. Reference to 'blocks' of development in conditions 10, 11 and 13 has been removed as it is not considered that development within each zone should be restricted to the block structure shown in the indicative Masterplan. This will introduce greater flexibility beyond the currently restrictive block structure. Extending the scope of these conditions will also allow the Council to retain the necessary control over development within each zone.

Condition 14

No change.

Condition 15

No change and this condition will be retained in its present form. This satisfies the requirements of both Transport Scotland and the Director of Community Resources (Head of Roads - Traffic) who objected to the deletion of condition 15.

Condition 16

It is noted that both Transport Scotland and the Director of Community Resources (Head of Roads - Traffic) objected to the deletion of condition 16. However it is proposed to extend the scope of condition 16 to include the requirement for a Green Travel Plan Framework (GTPF) to be provided as a strategic 1st phase matter. The format of the GTPF will be used to devise subsequent individual Green Travel Plans (GTP) which will apply to development zones which are likely to generate the most journeys. The GTPF

and subsequent GTP's will be designed to encourage use of transport modes other than the private car. The GTPF is appropriate in instances where end users are not known, while individual GTP's will be developed when the end users within specific development zones are known.

This approach has been agreed with Transport Scotland, and it should be noted that the GTPF will be assessed in consultation with Transport Scotland. While this approach introduces an additional 1st phase matter, the production of an initial GTPF is considered to be appropriate with regard to encouraging modal shift away from the private car as it will allow for multiple GTP's, set within a wider framework, to be developed and targeted at specific zones, as opposed to a single GTP being spread across the site when end users are not known. In this regard, the variation to condition 16 is considered to be acceptable.

Condition 17

A minor variation to the wording of the condition will allow the developer to seek the written approval of the Planning Authority for alternative proposals for the implementation of off-site infrastructure works. The variation is considered to provide more flexibility in the permission, and Transport Scotland have offered no objection to the revised wording. On this basis the changes are considered to be acceptable.

Condition 18

A minor variation to the wording of the condition which will allow the developer to seek the written approval of the Planning Authority for alternative proposals for the implementation of off-site infrastructure works. It also removes the requirement for details of off-site infrastructure improvements to be provided as a 1st phase matter. The variation is considered to provide more flexibility in the permission, and Transport Scotland have offered no objection to the revised

wording. On this basis the changes are considered to be acceptable.

Summary and Conclusions

The proposed Masterplan development at Westway is to be welcomed as it has the potential to deliver significant investment and improvement works at what is a strategically important business park within the Renfrewshire area. The development will also assist in supporting the key objectives of sustainable economic growth and employment creation without resulting in any significant adverse impacts on the environment or residential amenity. The development is compliant with the relevant Strategic and Local Development Plan policies.

The proposed variations to conditions 1, 2, 3, 6-13, 16, 17 and 18, and the deletion of conditions 4 and 5 will simplify the consent and provide more flexibility with regard to its implementation. However the Planning Authority will still retain effective control over all matters, including phasing of strategic infrastructure and development within each zone, to ensure that the potential of the Masterplan, with regard to job creation and the development of a successful place, is fully realised. In this regard, the proposed amendments to the suite of conditions attached to the planning permission are considered to be acceptable.

It is noted that the previous application was granted subject to a Section 75 agreement relating to a financial contribution which must be made to mitigate road safety and capacity constraints on the M8 due to the impact of the development. As the agreement relates solely to the previous application, a new agreement will need to be concluded as the approval of the current application will result in the issue of an entirely new permission.

It is considered that the comments from statutory consultees have been

addressed, and the interests of these bodies will be safeguarded. As stated above, the variations proposed are considered to simplify the planning permission and provide more flexibility and in doing so, enhance the potential for its implementation. It is not considered that the variations will dilute the robustness of the permission in terms of safeguarding the environment and residential amenity.

In response to the points raised in the letters of representation;

- 1, 2 - These issues were fully assessed during the assessment of the original Masterplan application, and cannot be further considered during the assessment of this application as it relates to the amendment of conditions only. However it should be noted that the responses from statutory consultees have not identified any new issues regarding these matters;
- 3, 5 - These matters will be addressed during the assessment of approval of matters applications for development within each zone;
- 4 - This is not a material planning consideration.

Recommendation and Reasons for Decision

The proposals comply with the relevant provisions of the development plan and it is recommended that the application is approved subject to conditions; and that a direction is issued to allow the permission to be extended to five years; and subject to the conclusion of a Section 75 agreement.

Recommendation

GRANT SUBJECT TO CONDITIONS AND SECTION 75 AGREEMENT AND DIRECTION

Other Action

1. A Section 75 Agreement requires to be concluded which requires the developer to provide an agreed financial contribution to

fund identified network improvements to the M8 between Junctions 25 and 29.

2. That a direction be issued with the permission to the effect that the time period of consent for this planning permission in principle be extended five years.

Conditions & Reasons

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.

Direction

2. That the time period of consent for this planning permission in principle shall be five years.

Conditions

3. Phasing and Advance Works

That prior to the submission of an application for any of the matters specified in conditions 4-11, hereafter referred to as 'Development Zones' as detailed in approved drawing SK170704-00, the developer shall submit to, and have approved in writing by the Planning Authority, an application(s) for the matters specified in condition 4, hereafter referred to as the '1st Phase of Matters'. That concurrent with the submission of an application(s) for the '1st Phase of Matters', the developer shall also agree in writing with the Planning Authority a strategy for the phased development of the site. Thereafter the development shall proceed in accordance with the approved phasing details unless otherwise agreed in writing with the Planning Authority.

Reason: To enable a framework for the development of the site to be approved, and to allow the development to be carried out in a phased manner.

4. Submission of 1st Phase of Matters Specified as Conditions

That prior to the submission of any application for matters specified in conditions 5-12, an application(s) in respect of the following matters shall be submitted to, and approved in writing by, the Planning Authority.

4. Sustainable Urban Drainage and Sewerage System

Details of a site-wide drainage scheme and proposals for the phased implementation of the scheme. The scheme shall comprise of a detailed drainage design developed in accordance with the principles set down in the approved Drainage Impact Assessment by Weetwood dated July 2011.

4.2 On Site Roads, Footways, and Cycle Infrastructure

Details of the location, construction method and finish of on-site roads, cycleways, footways and other infrastructure works.

4.3 Landscaping

Details of a site-wide landscaping scheme including; details of any earth moulding and hard landscaping (including all hard surfaces), grass seeding and turfing; a scheme of tree and shrub planting incorporating details of the number, variety and size of trees and shrubs to be planted; details of the management and maintenance of all landscaped areas.

4.4 Air Quality

The submission of a survey and report which demonstrates that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where relevant exposure is liable to occur. The survey and the report shall use a method based on the principles set out in the Scottish Government publication "Local Air Quality Management Technical Guidance LAQM.TG(09) or a method that has been agreed with the Planning Authority.

Reasons: To ensure that:-

- the infrastructure is provided to serve the development prior to the construction of buildings;
- the landscaping schemes do not endanger the safe passage of aircraft;
- the site can be developed safely;
- the site can be developed in an environmentally sensitive manner.

5. Development Zone 1: Restaurant

This area shall be developed as a restaurant of up to 450 sqm gross in one building principally serving the needs of Westway tenants and visitors. The use of the building is restricted to Class 3 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 1, a written application and plans in respect of the following specified matters shall be submitted to, and approved in writing by, the Planning Authority:

5.1 Details of the design, height and external appearance of the building;

5.2 Details of all external finishing materials;

5.3 Details of all ventilation proposals including the means of dealing with cooking odours;

5.4 The layout of the site, including details of a means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones which shall accord with the infrastructure strategy approved under the terms of condition 4.2 above;

5.5 The provision of parking and servicing;

5.6 Details of all hard and soft landscaping which shall accord with the landscape strategy approved under the terms of condition 4.3 above;

5.7 Details of all drainage proposals within the area which shall accord with the sustainable urban drainage system approved under terms of condition of 4.1 above;

5.8 Details of refuse collection, storage and serving arrangements;

5.9 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';

5.10 Details of the design and location of all boundary walls and fences;

5.11 Details of any proposed renewable energy schemes;

5.12 A site investigation strategy characterising the nature and extent of any soil, water and gas contamination within the site; and where remedial works are recommended therein a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report. A verification report, confirming completion of the works specified within the remediation strategy, shall thereafter be submitted to and approved in

writing by the Planning Authority prior to the occupation of any building within Development Zone 1.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

6. Development Zone 2: Extension of Block M and associated parking and formation of Lorry Park

This area shall be developed to create an extension of Block M of up to 3,600 sqm gross with associated car parking. The use of the building is restricted to Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 2, a written application and plans in respect of the following specified matters shall be submitted to, and approved in writing by, the Planning Authority:

- 6.1 Details of the design, height and external appearance of the building;
- 6.2 Details of all external finishing materials;
- 6.3 The layout of the site, including details of a means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones which shall accord with the infrastructure strategy approved under the terms of condition 4.2 above;
- 6.4 The provision of parking and servicing;
- 6.5 Details of all hard and soft landscaping which shall accord with the landscape strategy approved under the terms of condition 4.3 above;
- 6.6 Details of all drainage proposals within the area which shall accord with the sustainable urban drainage system approved under terms of condition of 4.1 above;
- 6.7 Details of refuse collection, storage and serving arrangements;
- 6.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 6.9 Details of the design and location of all boundary walls and fences;
- 6.10 Details of any proposed renewable energy schemes;
- 6.11 A site investigation strategy characterising the nature and extent of any

soil, water and gas contamination within the site; and where remedial works are recommended therein a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report. A verification report, confirming completion of the works specified within the remediation strategy, shall thereafter be submitted to and approved in writing by the Planning Authority prior to the occupation of any building within Development Zone 2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

7. Development Zone 3: Residential

This area shall be developed to create no more than 125 residential units with associated amenity space. Prior to the commencement of development within Development Zone 3, a written application and plans in respect of the following specified matters shall be submitted to, and approved in writing by, the Planning Authority:

- 7.1 Details of the design, height and external appearance of the proposed dwellings;
- 7.2 Details of all external finishing materials;
- 7.3 Details of the glazing specification and ventilation details (in accordance with the recommendations in the approved Noise Impact Assessment produced by New Acoustics dated 21st April 2011).
- 7.3 The layout of the site, including details of a means of vehicular access to the site and links to the surrounding road, pedestrian and cycle network which shall accord with the infrastructure strategy approved under the terms of condition 4.2 above;
- 7.4 The provision of parking areas;
- 7.5 Details of all hard and soft landscaping to accord with Condition 4.3, including public open space and the introduction of a landscaping bund or close board fence to be located between the site and Block L;
- 7.6 Details of the provision of equipped play areas;
- 7.7 Details of all drainage proposals within the area which shall accord with the sustainable urban drainage system approved under terms of condition of 4.1 above.

7.8 Details of refuse collection, storage and serving arrangements;

7.9 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';

7.10 Details of the design and location of all boundary walls and fences;

7.11 Details of any proposed renewable energy schemes.

7.12 A site investigation strategy characterising the nature and extent of any soil, water and gas contamination within the site; and where remedial works are recommended therein a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report. A verification report, confirming completion of the works specified within the remediation strategy, shall thereafter be submitted to and approved in writing by the Planning Authority prior to the occupation of Development Zone 3.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

8. Development Zone 4: Block D Refurbishment

This area shall be developed to refurbish the existing Block D comprising up to no more than 9,754 sqm gross. The use of the building should be restricted to Classes 5 and 6 with ancillary Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 4, a written application and plans in respect of the following specified matters shall be submitted to, and approved in writing by, the Planning Authority:-

8.1 Details of the design, height and external appearance of the building;

8.2 Details of all external finishing materials;

8.3 The layout of the site, including details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones which shall accord with the infrastructure strategy approved under the terms of condition 4.2 above;

8.4 The provision of parking and servicing;

8.5 Details of all hard and soft landscaping which shall accord with the landscape strategy approved under the terms of Condition 4.3 above;

8.6 Details of all drainage proposals within the area which shall accord with the sustainable urban drainage system approved under terms of condition of 4.1 above;

8.7 Details of refuse collection, storage and serving arrangements;

8.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';

8.9 Details of the design and location of all boundary walls and fences;

8.10 Details of any proposed renewable energy schemes.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in phased manner.

9. Development Zone 5: Industrial / Distribution uses

The area shall be developed for no more than 7,342 sqm gross industrial / distribution uses within Classes 5 and 6 and ancillary office floorspace within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 5, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

9.1 Details of the size, design, height and external appearance of the buildings;

9.2 Details of all external finishing materials;

9.3 The layout of the site, including details of a means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones which shall accord with the infrastructure strategy approved under the terms of condition 4.2 above;

9.4 The provision of parking and servicing;

9.5 Details of all hard and soft landscaping which shall accord with the landscape strategy approved under the terms of condition 4.3 above;

9.6 Details of all drainage proposals within the area which shall accord with the sustainable urban drainage system approved under terms of condition of 4.1 above;

9.7 Details of refuse collection, storage and serving arrangements;

9.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';

9.9 Details of the design and location of all boundary walls and fences, including an acoustic barrier to be positioned at an agreed location between the development zone and the residential properties on Wright Street;

9.10 Details of any proposed renewable energy schemes;

9.11 A site investigation strategy characterising the nature and extent of any soil, water and gas contamination within the site; and where remedial works are recommended therein a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report. A verification report, confirming completion of the works specified within the remediation strategy, shall thereafter be submitted to and approved in writing by the Planning Authority prior to the occupation of any building within Development Zone 5;

9.12 A Phase 1 Habitat Survey and Protected Species Appraisal to establish the impact of the development on the Jetty Area and White Cart Water East Bank Site of Importance for Nature Conservation (SINC). Where the development is found to have a detrimental impact on the SINC, habitat mitigation and compensation measures shall provided to offset any impact. All mitigation and compensation measures shall thereafter be implemented on site in accordance with approved details to the satisfaction of the Planning Authority.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in phased manner.

10. Development Zone 6: Industrial / Distribution uses

The area shall be developed for no more than 20,438 sqm gross industrial / distribution uses

within Classes 5 and 6 and ancillary office floorspace within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 6, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

10.1 Details of the design, height and external appearance of the buildings;

10.2 Details of all external finishing materials;

10.3 The layout of the site, including details of a means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones which shall accord with the infrastructure strategy approved under the terms of condition 4.2 above;

10.4 The provision of parking and servicing;

10.5 Details of all hard and soft landscaping which shall accord with the landscape strategy approved under the terms of condition 4.3 above;

10.6 Details of all drainage proposals within the area which shall accord with the sustainable urban drainage system approved under terms of condition of 4.1 above;

10.7 Details of refuse collection, storage and serving arrangements;;

10.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';

10.9 Details of the design and location of all boundary walls and fences;

10.10 A site investigation strategy characterising the nature and extent of any soil, water and gas contamination within the site; and where remedial works are recommended therein a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report. A verification report, confirming completion of the works specified within the remediation strategy, shall thereafter be submitted to and approved in writing by the Planning Authority prior to the occupation of any building within Development Zone 6.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

11. Development Zone 7: Hotel, Multi-Storey Car Park and Bridge Link

The area shall be developed for a Hotel of up to 150 beds within Class 7 of the Town and Country Planning (Use Classes)(Scotland) Order 1997; a multi-storey car park providing no more than 900 spaces; and the provision of a bridge link over the White Cart Water. Prior to the commencement of development within Development Zone 7, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 11.1 Details of the design, height and external appearance of the buildings;
- 11.2 Details of all external finishing materials;
- 11.3 The layout of the site, including details of a means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones which shall accord with the infrastructure strategy approved under the terms of condition 4.2 above;
- 11.4 The provision of parking and servicing;
- 11.5 Details of all hard and soft landscaping which shall accord with the landscape strategy approved under the terms of condition 4.3 above;
- 11.6 Details of all drainage proposals within the area which shall accord with the sustainable urban drainage system approved under terms of condition of 4.1 above;
- 11.7 Details of refuse collection, storage and serving arrangements;
- 11.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes'
- 11.9 Details of the design and location of all boundary walls and fences;
- 11.10 Details of the design of the bridge and the means of controlling access to the application site. For the avoidance of doubt the bridge shall include provision for pedestrians and cyclists.
- 11.11 A Phase 1 Habitat Survey and Protected Species Appraisal to establish the impact of the development on the Jetty Area and White Cart Water East Bank Site of Importance for Nature Conservation (SINC). Where the development is found to have a detrimental impact on the SINC, habitat mitigation and compensation measures shall provided to

offset any impact. All mitigation and compensation measures shall thereafter be implemented on site in accordance with approved details to the satisfaction of the Planning Authority.

11.12 Details of any proposed renewable energy schemes.

11.13 A site investigation strategy characterising the nature and extent of any soil, water and gas contamination within the site; and where remedial works are recommended therein a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report. A verification report, confirming completion of the works specified within the remediation strategy, shall thereafter be submitted to and approved in writing by the Planning Authority prior to the occupation of any building within Development Zone 7.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in phased manner.

12. Development Zone 8: Business uses

The area shall be developed for up to no more than 2,787 sqm gross for uses within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 8, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 12.1 Details of the design, height and external appearance of the buildings;
- 12.2 Details of all external finishing materials;
- 12.3 The layout of the site, including details of a means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones which shall accord with the infrastructure strategy approved under the terms of condition 4.2 above;
- 12.4 The provision of parking and servicing;
- 12.5 Details of all hard and soft landscaping which shall accord with the landscape strategy approved under the terms of condition 4.3 above;

12.6 Details of all drainage proposals within the area which shall accord with the sustainable urban drainage system approved under terms of condition of 4.1 above;

12.7 Details of refuse collection, storage and serving arrangements;

12.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';

12.9 Details of the design and location of all boundary walls and fences;

12.10 Details of any proposed renewable energy schemes;

12.11 A site investigation strategy characterising the nature and extent of any soil, water and gas contamination within the site; and where remedial works are recommended therein a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report. A verification report, confirming completion of the works specified within the remediation strategy, shall thereafter be submitted to and approved in writing by the Planning Authority prior to the occupation of any building Development Zone 8.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

13. The height of buildings, structures and cranes shall be restricted to the Obstacle Limitation Surfaces as detailed in Advice Note 1 Safeguarding an Overview.

Reason: In the interests of the safe navigation of aircraft.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) the permitted change of use from Class 5 or 6 to Class 4 is hereby removed in respect of the new build Class 5 and 6 buildings.

Reason: To define the consent and to prevent an unregulated potential increase in the level of traffic.

15. That concurrent with the submission of an application for matters specified in Condition 4, a Green Travel Plan Framework shall be submitted to, and approved in writing by, the Planning Authority in consultation with Transport Scotland. The Framework shall also identify development zones to which an Individual Travel Plan should apply. Individual Travel Plans shall thereafter be agreed in writing with the Planning Authority prior to the commencement of development within the relevant development zone, and shall thereafter be implemented on site following the occupation of any building within the relevant development zone. Individual Travel Plans shall remain in operation throughout the duration that buildings within the development zone are occupied, unless otherwise agreed in writing with the Planning Authority.

Reason: To encourage the use of sustainable modes of transport.

16. No development, other than the following:-

-The erection of 125 residential units;

-The erection/extension of up to a combined total of 10,000 sqm of Class 5 and Class 6 development as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997;

-The erection/extension of 3600 sqm of Class 4 development as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997;

-The refurbishment of Block D (providing no additional floor space created or change of use takes place)

-The erection of Class 3 Restaurant as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997 and

-Works associated with the above development

shall take place, unless otherwise agreed in writing with the Planning Authority in consultation with Transport Scotland, until the infrastructure modifications, generally in accordance with diagram 7.1 "Proposed Network Improvements" of the Dougall Baillie Associates Transport Assessment dated 19th November 2010 and with Dougall Baillie Associates drawing No. 10035-SK-05 dated

6th June 2011 which incorporates a Queue Detection Loop System on the M8 Junction 27 Westbound Off Slip, have been completed to the satisfaction of the Planning Authority in consultation with Transport Scotland.

Reason: In the interests of traffic safety and to minimise impact on the trunk road network.

17. That prior to any of the development thresholds as detailed in condition 16 being exceeded, details of the following additional infrastructure improvements shall be submitted to, and approved in writing by, the Planning Authority in consultation with Transport Scotland;

- The provision of two through lanes on the Paisley Road southbound approach to the roundabout junction with Arkleston Road.
- The reinstatement of 2 through lanes from Paisley Road onto the southbound M8 over-bridge and the replacement of the dedicated left turn exit lane with a merge left turn lane.
- The reinstatement of 2 lanes on the Paisley Road M8 overbridge with the dedicated left turn from the westbound off-ramp being removed.
- The signalisation of the Paisley Road / Junction 27 westbound off ramp with 2 lanes reinstated on the ramp and the re-opening of the central reserve on Paisley Road.

The above details shall accord with Dougall Baillie Associates Transport Assessment dated 19th November 2010 and as shown in Dougall Baillie Associates drawing No. 10035-SK-05 dated 6th June 2011 (Diagram 7.1). Thereafter the approved details shall be implemented once any of the thresholds identified in condition 16 above are exceeded, and shall be completed to the satisfaction of the Planning Authority in consultation with Transport Scotland before any further development can take place, unless otherwise agreed in writing with the Planning Authority in consultation with Transport Scotland.

Reason: To accord with the assessed impact of the development and in the interests of traffic safety.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 17/0254/CC



Renfrewshire
Council

KEY INFORMATION

Ward

9 Johnstone North,
Kilbarchan, Howwood and
Lochwinnoch

Applicant

Diocese of Paisley
Cathedral Precincts
Incle Street
Paisley
PA1 1HR

Registered: 28/03/2017

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF BUILDING

LOCATION: OUR LADY OF FATIMA RC CHURCH, 44 HIGH
STREET, LOCHWINNOCH, PA12 4AA

APPLICATION FOR: CONSERVATION AREA CONSENT



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and are consistent with the New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement and guidance.
- There have been no letters of representation and Historic Environment Scotland has indicated no objection.
- The building makes a minimal contribution to the special character of the Conservation Area and its demolition would have a neutral effect.

Description

Conservation Area Consent is sought, for the demolition of a vacant church building, known as 'Our Lady of Fatima RC Church' located at 44 High Street in the centre of Lochwinnoch. The church building is single storey is severely affected by rot to its timber frame. Its appearance is of a deteriorating building with areas of damage and dereliction. The church was built in 1954 and has brick walls and a tile roof.

The church and its grounds extend to approximately 0.1 hectares and is bounded to the north (front) by High Street and the library and museum building beyond, to the south (rear) by the rear/side gardens of adjacent dwellings and to the east and west by 2 storey tenemental properties which directly abut the pavement of High Street.

It is proposed to demolish the building and level the site and no redevelopment of the site is currently proposed.

History

None.

Policy and Material Considerations

Development Plan - Adopted Renfrewshire Local Development Plan 2014

Policy ENV3: Built Heritage
Policy ENV 13 - Conservation Areas
Policy ENV 14 - Development Standards within Conservation Areas.

New Development Supplementary Guidance

Delivering the Environment Strategy: Conservation Areas

Material considerations

The Historic Environment Policy Statement 2016
Managing Change in the Historic Environment Guidance Notes - Demolition

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the comments of the consultees, the history of the site and any objections received.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley Daily Express and the Edinburgh Gazette with deadlines for the submission of representations of 28th April 2017 and 26th April 2017 respectively.

Objections/ Representations

None received.

Consultations

The Director of Community Resources (Environmental Services) - No objection.

The Director of Community Resources (Roads) - No objection.

Historic Environment Scotland - No objection to the proposal commenting that the church does not make a positive contribution to the special character of the Conservation Area.

Summary of Main Issues

Demolition Assessment - The applicant has submitted a Demolition Statement detailing the method of demolition to be in compliance with all relevant legislation and temporary measures of site enclosure to prevent unauthorised access to the site during demolition works.

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design Statement - Not applicable.

Access Statement - Not applicable.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Assessment

In considering the demolition of unlisted buildings in conservation areas, Historic Environment Scotland's Guidance advises that planning authorities should take into account the contribution that the building makes to the character, appearance and history of the relevant conservation area.

The building in this instance is a single storey pitched roofed church constructed in brick and tiled roof and painted white. Built in 1954, whilst not an unattractive building in itself, its design and degree of set back from High Street sets it apart from other adjacent buildings within the Lochwinnoch Conservation Area which are of traditional design mostly of sandstone construction, of higher density and positioned immediately adjacent to High Street. In this regard the church contributes little to the streetscape of High Street in a central location within the Conservation Area. This is exacerbated by the deteriorating condition of the building. Historic Environment Scotland has offered no objection to the proposed demolition commenting that the building does not make a positive contribution to the special character of the Conservation Area.

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 key principle in such cases being that the character of the conservation area should be preserved or enhanced. In this instance the church building dating from the 1950's makes no contribution to the special character of the

Conservation Area due to the building design and location set back from a grouping of traditional buildings. The demolition of the building will therefore have a neutral impact on the streetscape and the character of the Conservation Area even were a gap site to remain (subject, of course, to the removal of demolition materials, levelling of the site and the implementation of appropriate landscaping). These requirements could be achieved by the imposition of a planning condition were Conservation Area Consent to be granted.

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.

Recommendation and Reasons for Decision

In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Council in respect of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement and guidance. It is therefore recommended that Conservation Area Consent be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

2. That before the demolition hereby approved commences, details shall be submitted for the written approval of the Planning Authority in respect of the interim treatment to be applied immediately following site clearance and removal of demolition material. The details shall include measures to landscape the ground and to thereafter maintain the site in a clean and tidy condition. The details shall include measures to protect the trees on the site's High Street frontage from demolition and site clearance activities and for their subsequent incorporation into the proposed landscape treatment.

Reason: To ensure that the site is cleared and left in a manner which will not unacceptably impact on the amenity, character or appearance of the Conservation Area.

3. That before the demolition hereby approved commences, details shall be submitted for the written approval of the Planning Authority in respect of the proposed permanent boundary enclosure which shall be erected following the demolition of the building, and where appropriate, measures for the protection of the existing wall, fence and gates and their re-instatement where they are to be retained; or such other means to enclose the site, as may be agreed in writing with the Planning Authority. The temporary hoarding proposed to protect the site during demolition shall be removed following the completion of demolition works.

Reason: To ensure an appropriate boundary treatment and to ensure that the works do not unacceptably impact on the amenity, character or appearance 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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Listed Building Application: Report of Handling



Application No. 16/0486/LB

Renfrewshire
Council

KEY INFORMATION

Ward

11 Bishopton, Bridge of Weir & Langbank

Applicant

Mr East
The Homestead
Golf Course Road
Bridge of Weir
PA11 3HN

Registered: 01/07/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF DWELLINGHOUSE AND ASSOCIATED GARAGE

LOCATION: HERMISTON, GOLF COURSE ROAD, BRIDGE OF WEIR, PA11 3HN

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The Scottish Historic Environment Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests regarding demolition, only one of which requires to be satisfied, and these relate to whether the building is of special interest; whether it is beyond repair; whether refurbishment is economically viable; and, whether there are wider public benefits.
- There have been five letters of objection on the grounds that the building is architecturally and historically important; it should be retained; the viability appraisal is not accepted; and other parties should be given the opportunity to acquire it.
- Historic Environment Scotland has not objected to the proposals.
- The supporting information demonstrates that the building is not capable of viable re-use, has structural defects and alternative options to secure its retention have been examined.
- The removal of Hermiston would present the opportunity for the redevelopment of a derelict building within the Conservation Area.

Description

This application seeks listed building consent for the demolition of a category B listed dwelling house, 'Hermiston', located on Golf Course Road, Bridge of Weir, an established residential area within the Ranfurly Conservation Area. The area immediately surrounding Hermiston is characterised by a variety of large, detached dwellings within generous plots, many of which are also listed.

Hermiston fronts on to the Ranfurly Golf Course and is bound by dwelling houses of a similar scale and character to the east and west. The golf course is located to the south (front) and the extensive garden ground of Hermiston and open agricultural fields beyond are located to the north (rear). The dwelling is finished in red facing brick and cream render, with a slate roof and timber sash and case windows. The curtilage of the property is bound by high hedges and mature trees.

The property is in very poor condition primarily due to having been vacant (since 2007), prior neglect, lack of maintenance and vandalism. Hermiston has been unoccupied and has been subjected to both vandalism and general deterioration through the effects of weather.

The property was purchased in 2013 by the current applicants, who are also immediately adjoining neighbours to the property, with a view to commencing its restoration. Meetings with the Council commenced thereafter in an attempt to halt deterioration and assess the future viability of the property. Despite improvements to site security, incidents of vandalism continued. Restoration proposals including detailed condition surveys were undertaken, resulting in liaison between Council officers and Historic Environment Scotland to discuss the extent of decay.

The current application has been submitted following these discussions and supporting documents in the form of a

condition report and enabling report which seek to demonstrate that restoration is not financially viable.

History

16/0487/PP - Demolition of dwelling house and erection of two dwelling houses with associated garages. This application is also presented to Members for consideration as a separate item on this Board agenda.

11/0642/PP - Erection of one and a half storey dwelling house. Refused 09/11/2011.

11/0572/PP - Erection of one and a half storey detached dwelling house. Withdrawn.

Policy and Material Considerations

Development Plan

Renfrewshire Local Development Plan 2014

Policy ENV3 - Built Heritage

New Development Supplementary Guidance

Delivering the Environment Strategy: Listed Buildings and Conservation Areas.

Material considerations

The Scottish Historic Environment Policy Statement and associated Managing Change in the Historic Environment Guidance - Demolition.

Planning legislation requires that planning decisions are made in accordance with the development plan and any other material considerations. In addition, as the proposal concerns a listed building the Planning (Listed Buildings and Conservation Areas) Act 1997 is also relevant. In this case, the proposal requires to be assessed against the above policies and guidance, the views of consultees the objections received and

the supporting information submitted by the applicant in respect of building condition and re-development viability.

Publicity

The proposals were advertised in the Paisley and Renfrewshire Gazette and the Edinburgh Gazette, with a deadline for representations of the 03/08/2016 and 05/08/2016 respectively.

Objections/ Representations

There have been five objections to this application and the substance of the issues raised can be summarised as follows:-

1. By seeking to demolish a listed building which makes a clear positive contribution to the Conservation Area this application contravenes the Local Development Plan.
2. Preventative measures should be taken to secure Hermiston's condition, allowing time for a more sensitive and conservation led proposal to be developed.
3. The claim in the applicant's Design and Access Statement that Hermiston is of lesser importance than other buildings in the street is refuted. It has clear special interest, and this is recognised in its category B listing.
4. It is refuted that the building is incapable of repair, or that the proposed re-development will deliver significant benefits to economic growth in the wider community.
5. The applicant claims in the Design and Access Statement that Hermiston was marketed between 2007 and 2013, however, further details are absent, including any asking price and where the marketing exercise was carried out. Until this information is provided there is no evidence that all options for marketing and reusing the building have been exhausted.
6. Hermiston has been on the Scottish Buildings at Risk register since 2008, yet there appears to have been no attempts to secure it and maintain it in an appropriate condition.

7. The statement of financial viability is flawed because the price comparisons drawn in the statement are misleading.

8. The building was purchased at a price which reflected the potential for redevelopment rather than at a price that reflected the condition and constraints of the existing building.

9. It is likely that there would be an appetite to renovate this building if it were placed on the open market at a suitable price.

10. The house has never been exposed to the open market for a prolonged period of time as implied.

11. No evidence has been presented to suggest that either the planning department, or that the owners have exhausted all practical steps to obtain grants to preserve this building.

Consultations

Historic Environment Scotland (HES) -

Initially objected to the application. This objection was withdrawn following assessment of a re-development financial viability assessment by the applicant. HES has noted that the specification for restoring Hermiston has resulted in a high cost and recognise that even if it were possible to considerably reduce this specification, a substantial deficit between the cost of repairs and the end value of the property is likely to remain. HES state that this remains the case even if the purchase price of the property was discounted.

It is accepted that the scheme of enabling development is also considered unlikely to cover the deficit of repairing Hermiston. HES therefore conclude that repair of the building is not economically viable.

Summary of Main Issues

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design Statement - Not applicable.

Access Statement - Not applicable.

Other Assessments

Condition Report - The purpose of the report was to survey the building and assess whether it could be restored at a reasonable cost as part of a viable development project.

The report notes that the property is in a very poor condition primarily due to vacancy, neglect, lack on maintenance and vandalism. This has resulted in many defects with the most significant being wet and dry rot which is affecting all areas of the house at all locations and levels. The roof structure is impacted by rot, with dry rot currently affecting ceiling joists in the west wing and at other locations. Wet rot is affecting rafters where the roof is leaking and has resulted in deterioration of the first floor front facade. The rot infestation is extensive such that as a minimum, all ground and upper floor areas will require removal leaving a shell building from roof down to the ground floor solum. The west extension is considered to be in such poor condition that it should be demolished.

Enabling Report For Restoration of 'Hermiston' Jan 2017 - This document was prepared in response to a request from Historic Environment Scotland (HES) at a meeting during the application consultation period. The report sets out development appraisals for (A) full restoration; (B) partial restoration; (C) full restoration with enabling development of a single house to the east; and (D) full restoration with enabling development of two houses to the north. A full breakdown of the development proposals is provided.

For restoration proposal A - the report illustrates a cost of £2.2 million with a market value of Hermiston upon completion of £1 million.

For restoration proposal B - the cost is calculated at £2 million with a market value upon completion of £800,000. It states that regardless of which option is

chosen an outlay of £2 million would be required and would incur a loss of over £1 million.

For enabling developments C and D - the report notes that following guidance from HES, enabling developments should be considered as a means to facilitate the restoration of Hermiston. Even although it may not be considered acceptable in planning terms, enabling development should be explored for the wider advantage of retaining a Listed Building.

'Enabling Development C' would involve the development of a new dwelling house between Hermiston and 'The Holmstead' to reflect general plot standards that exist within the Ranfurly Conservation Area as a whole. A two storey dwelling would reflect the scale and massing of neighbouring houses, orientated toward the golf course. The report identifies that although the footprint of such a house would be similar to that of adjacent dwellings, it would have a detrimental impact on the overall streetscape, of 'Hermiston' and the landscape setting.

The report concludes that actual costs for restoration of 'Hermiston' together with enabling development would be £3.3 million and would have a market value upon completion of £1.7 million. The report concludes that notwithstanding that this development option does not successfully integrate into the conservation area, it would still not bring enough profit to cross-subsidise the restoration (full or partial) and would incur a financial loss of £1.5 million.

'Enabling Development D' would result in the development of two additional dwelling houses on the vacant land to the rear (north) of Hermiston. The report notes that although these houses require to be smaller than those existing in the area, HES considered this to be a viable option to explore. Concealed at a lower ground level, screened by existing trees, access would be by a shared private drive,

widening to 5.5m at the junction with Golf Course Road.

The report concludes that actual costs for restoration of Hermiston together with this enabling development would be £3.7 million and would have a market value upon completion of £1.8 million. It is concluded that this option would also not result in sufficient profit to subsidise the restoration (full or partial) of Hermiston and would incur a financial loss of £1.9 million.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Assessment

The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.

In the case of applications for the demolition of listed buildings the Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it. It considers that planning authorities should only approve such applications where they are satisfied that:

- (a) The building is not of special interest; or
- (b) The building is incapable of repair; or
- (c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- (d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

These tests are re-stated in the Council's New Development Supplementary Guidance. The HES Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.

When the proposed demolition is assessed against these requirements the following conclusions can be made:

(a) Historic Environment Scotland considers that Hermiston is of special interest even in its current state of repair and that this is reflected in its listed status. The applicants have not sought to demonstrate, nor would such an assertion be supported, that 'Hermiston' is not of special interest. Test (a) is therefore not met.

(b) The building condition reports have highlighted major structural inadequacies and defects due to years of vacancy, general neglect, lack of maintenance and vandalism. As a result extensive works would be required to return Hermiston to an acceptable condition. The reports on the required works have been prepared following engagement with HES who confirmed that although Hermiston is of significant interest the restoration and replacement of interiors could be completed at a reduced quality to secure the future of the building. Works required include the stripping out of floors, joists, walls, windows and doors due to rot and extensive repair to roof structures and render. The building is not considered to be incapable of repair however the reports submitted following the requirements of the Council and discussions with Historic Environment Scotland demonstrate that associated costs are prohibitive.

These cost calculations have been based on the detailed surveys and technical reports prepared by suitably qualified professionals. In reaching the conclusion that the costs of retention are prohibitive a variety of options have been considered following guidance from the Council and

HES. A detailed assessment of the current housing market in Bridge of Weir has also been obtained from a suitably qualified and reputable property surveying company. These options considered full restoration of Hermiston, partial restoration and scenarios of enabling development. The costs associated with each of these options, in all scenarios, far exceeds the market value of 'Hermiston' on completion of the works. The deficits are so large that any of the scenarios presented are unlikely to be capable of funding from other sources or by other individuals. In such circumstances restoration is unviable and the only reasonable option is therefore demolition. Test (b) has therefore been met.

(c) With regard to benefits to the wider community, it is recognised that the building in its current condition has a negative impact on the immediate area both visually and associated with anti-social behaviour. In contrast, its demolition and replacement with an appropriate residential scheme could benefit the visual amenity of the immediate area and the surrounding conservation area in general.

Historic Environment Scotland and Renfrewshire Council policies and guidance require that cognisance is taken of the importance of the building to the character or appearance of any part of the conservation area, and of proposals for the future of the cleared site. If the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made to achieve its retention and restoration to some other compatible use before proposals to demolish are considered. A development proposal for the site has been submitted through planning application (16/0487/PP) for the erection of two detached houses facing onto Golf Course Road. The dwellings proposed have been set in generous grounds reflective of the plot sizes on Golf Course Road and the surrounding Conservation Area generally. Although adopting a

contemporary design approach and materials palette they are of an appropriate scale, massing, design and exterior finish which would enhance the character of the conservation area. The proposal submitted therefore demonstrates that an acceptable development could be accommodated within the cleared site. A condition could be imposed to ensure that demolition is contingent on redevelopment. The test is therefore only partly met as any benefits would be limited to the immediate area rather than to the wider community. This test is therefore only partially met.

(d) Historic Scotland's Managing Change Guidance Note acknowledges that consent may be granted for the demolition of a listed building that is capable of repair but where the costs of doing so mean that its repair would not be viable. The supporting information included viability appraisals, valuations and marketing advice. The house was actively marketed for sale from late 2007 until late 2013 without success. A property agent report has acknowledged that the premium housing market in Scotland over the last 3 years has been subject to uncertainty and contraction in the capital value of premium residential property is forecast. Present day values and values if fully restored are given which range from between £630,00 (as existing); £1 million (fully restored); £800,000 (fully restored dependant on extent of finish); £900,00 (if single additional property built); and £850,000 (if two additional properties built).

It is evident that the majority of the capital outlay required to restore the house would be spent on down-taking and rebuilding and the difference in final valuation when completed to a partial level, will be no more than the difference in the cost of standard fixtures and fittings. When these values are compared to the costs involved in restoration and the scenarios for enabling development, the deficits are prohibitively large ranging from £1.1 to £1.8 million. These costs further

demonstrate that restoration of Hermiston is not financially viable. Test (d) has therefore also been met.

It is concluded that although Hermiston would be capable of repair its restoration would not be economically viable. It has been demonstrated through the supporting information that all potential scenarios for restoration have been appropriately considered and that an acceptable alternative scheme for the resultant cleared site has been demonstrated. To ensure that demolition is not undertaken unless approved development is to take place immediately, it is considered prudent to impose a safeguarding condition that Hermiston is not demolished until binding contracts for redevelopment are exhibited to the planning authority. This would ensure that the site would not remain undeveloped and thus result in a detrimental impact on the amenity of the conservation area.

On balance it is considered that the applicant has satisfied the relevant tests and has demonstrated that Hermiston is beyond viable conversion, refurbishment or reuse.

All the matters raised through objection have been addressed through the submission and detailed assessment and have been discussed in the main body of this report.

Recommendation and Reasons for Decision

It is considered that the relevant tests in both Historic Environment Scotland's Policy Statement and associated guidance and relevant Council policy and associated guidance have been satisfied and it is therefore recommended that the Board grant listed building consent for demolition subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

2. No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in planning permission reference number 16/0487/PP. The redevelopment of the site shall thereafter only proceed in accordance with the terms and conditions of this planning permission.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site immediately following its demolition.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0487/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Bishopton, Bridge of Weir & Langbank

Applicant

Mr East
The Homestead
Golf Course Road
Bridge of Weir
PA11 3HN

Registered: 01/07/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF DWELLINGHOUSE AND ERECTION OF TWO DWELLINGHOUSES WITH ASSOCIATED GARAGES

LOCATION: HERMISTON, GOLF COURSE ROAD, BRIDGE OF WEIR, PA11 3HN

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and Housing

SUMMARY OF REPORT

- The site lies within a residential land use designation, Policy P1 'Places' within the Adopted Renfrewshire Local Development Plan.
- There have been four letters of objection on the grounds that the building currently occupying the site is architecturally and historically important; it should be retained; the viability appraisal is not accepted; and other parties should be given the opportunity to acquire it.
- There have been no objections from the consultees.
- The proposals are considered to be acceptable in terms of siting, design, scale, massing, and finishing materials.

Description

This application seeks planning permission for the erection of two detached dwelling houses within the curtilage of a site currently occupied by a Category B listed building ('Hermiston') which is in a state of disrepair and has been deteriorating for a number of years.

A concurrent Listed Building application seeking consent for its demolition has provided evidence that its repair is now economically unviable. This application seeks to present a development scheme which is an appropriate replacement development within the site and sympathetic to its location within the Ranfurly Conservation Area generally.

It is proposed to subdivide the curtilage of the dwelling house to provide two separate plots. Access would be taken from Golf Course Road and driveways would be formed through the existing random rubble wall on the site frontage leading around the side of the proposed houses to detached double garages at the rear. The site levels fall from both north west to south east and from south west to north east and this would require a degree of underbuilding on the eastern side of one house.

The dwelling houses would be similarly positioned in relation to plot boundaries, maintaining a frontage to Golf Course Road and would be of similar footprint, scale and design. Both houses would be two storeys in height albeit the house to the east would have an additional basement level, which can be accommodated due to the changes in levels. Finishing materials would include natural stone, slate, white render and large areas of glazing. New openings in the random rubble wall adjoining the footway of Golf Course Road would be formed with a 6 metre splay formed over a lowered kerb and pavement crossing.

Limited tree felling is proposed along the boundary with Golf Course Road. It is

proposed to maintain the grouping of trees at the eastern house driveway entrance and to remove two further trees to the north west of the house. In mitigation it is proposed to plant nine semi-mature trees in south garden areas between the houses and Golf Course Road. A new line of tree planting is also proposed on the new boundary between the houses. This would consist of groups of Beech and Hawthorn each side of a 900mm high post and wire fence. Existing boundary treatments would be retained and supplemented with matching materials where damaged.

The area immediately surrounding the application site is characterised by a variety of large Arts and Crafts dwellings within generous plots, many of which are listed. Wooded grounds border the site to the north east and Ranfurly Castle Golf Course is located on the opposite side of Golf Course Road.

History

16/0486/LB - Demolition of dwellinghouse and associated garage. This application is also presented to Members for consideration as a separate item on this Board agenda.

11/0642/PP - Erection of one and a half storey detached dwellinghouse. Refused.

11/0572/PP - A planning application to erect a dwellinghouse within the grounds of Hermiston was withdrawn on 14/09/11.

11/0565/TC - An application to fell trees within the grounds of Hermiston was withdrawn on 14/09/11.

Policy and Material Considerations

Renfrewshire Local Development Plan 2014

Policy P1 - Renfrewshires Places

Policy ENV 3 - Built Heritage

New Development Supplementary Guidance 2014

Delivering the Places Strategy - Places Development Criteria;
Residential Development Within garden ground
Delivering the Environment Strategy - Listed Buildings;
Conservation Areas;
Trees, Woodland and Forestry

Material considerations - The Historic Environment Scotland Policy Statement and associated guidance Managing Change in the Historic Environment - Demolition.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, material considerations include the characteristics of the application site, the supporting information submitted by the applicant, the comments of consultees and issues raised by objectors.

Publicity

The proposals were advertised in the Paisley and Renfrewshire Gazette, with a deadline for representations of the 17/08/2016.

**Objections/
Representations**

There have been four objections to this application and the substance of the issues raised can be summarised as follows.

1. By seeking to demolish a listed building which makes a clear positive contribution to the Conservation Area this application contravenes the Local Development Plan.
2. Preventative measures should be taken to secure Hermiston's condition, allowing time for a more sensitive and conservation led proposal to be developed.
3. It is refuted that the building is incapable of repair, or that the proposed application would deliver significant

benefits to economic growth in the wider community.

4. The applicant claims in the Design and Access Statement that Hermiston was marketed between 2007 and 2013, however, further details are absent, including any asking price and where the marketing exercise was carried out. Until this information is provided there is no evidence that all options for marketing and reusing the building have been exhausted.
5. Hermiston has been on the Scottish Buildings at Risk register since 2008, yet there appears to have been no attempts to secure it and maintain it in an appropriate condition.
6. The statement of financial viability is flawed because the price comparisons drawn in the statement are misleading.
7. The building was purchased at a price which reflects the potential for redevelopment rather than at a price that reflected the condition and constraints of the existing building.
8. It is likely that there would be an appetite to renovate this building if it were placed on the open market at a suitable price.
9. The house has never been exposed to the open market for a prolonged period of time as implied.
10. No evidence has been presented to suggest that either the planning department, or that the owners have exhausted all practical steps to obtain grants to preserve this building.

Consultations

The Director of Community Resources (Traffic) - No objection subject to a condition which would ensure an appropriate visibility splay for both properties.

The Director of Community Resources (Design Services) - No objection following consideration of drainage/flooding matters.

The Director of Community Resources (Environmental Services) - No objection subject to a condition requiring the submission of site investigation and remediation reports.

Summary of main issues

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design Statement - The statement describes the location and characteristics of the site. The historic development of the area is set out and the basis of the design philosophy has been provided to demonstrate how the proposed development would be sympathetic to the historic character of the area. The report sets out the reasons for the design, massing and scale of the houses. The low energy principles of the design are set out. It is stated that the treatment and siting of the development proposed has been carefully considered in terms of the relationship to Golf Course Road, and to adjoining houses and gardens.

Access Statement - As part of the same statement, the access methods are discussed.

Other Assessments

Outline Description of Construction - Provides a detailed breakdown of cost associated with the development of the dwellinghouses proposed.

Enabling Report for Restoration of Hermiston - Provides a detailed survey and commentary on the current condition of Hermiston, the viability and projected costs of full restoration, partial restoration and full restoration with enabling development.

Tree Survey Report - Thirty five individual trees and two hedges were assessed as part of the tree survey which established that there are two groups of trees within the application site. Group 1 at the south east corner of the property being the largest and of a consistent to moderate quality. Group 2 on the northern boundary is more variable with two attractive Japanese maples and lesser quality conifers. It is stated that of the 35 trees

inspected, no category A specimens are present and no trees require removal on the basis of safety, however, the trees would benefit from management. It is anticipated that two mature trees would require to be removed to facilitate development.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Assessment

'Hermiston' is a category B listed building located in the Ranfurly Conservation Area. The building has not been occupied or maintained for a number of years and has been subjected to vandalism, the ingress of rainwater and deterioration through vacancy. The external fabric of the building has badly deteriorated and the interior is significantly damaged. A concurrent listed building application seeking demolition, which is also being presented to this Board, has demonstrated that it is not financially viable or reasonable to repair and renovate the building and Historic Environment Scotland has not objected to its proposed demolition.

This assessment is therefore limited to the merits of the proposed redevelopment of the site. The case for demolition and its assessment against the statutory tests is set out in the Report of Handling for application 16/0486/LB.

The proposed development of the Hermiston curtilage for the erection of two dwellinghouse is acceptable in principle as the site is covered by a 'Places' land use policy designation within the Adopted Renfrewshire Local Development Plan which presumes a continuance of the built form. Policy P1 considers that new development within these areas should be compatible and complementary to existing uses and demonstrate that they would cause no significant harm to these uses as

set out by the criteria in the New Development Supplementary Guidance. Therefore, there is no conflict with the provisions of Policy P1 in principle.

Considering the provisions of The Delivering the Places Strategy of the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guidance, the following conclusions can be made :-

a) Hermiston has substantial grounds within its curtilage, extending to some 1.5 hectares, which are wooded with mature trees. This pattern of development is replicated along Golf Course Road, although Hermiston has a larger curtilage than any other property. The density of the development proposed is entirely in keeping with the density of residential development along the Golf Course Road frontage and is considered appropriate. The plot frontages will extend to 53 metres and 63 metres which is consistent with other plots in the vicinity which range between 20 metres and 60 metres of frontage width. Furthermore, the spacing of properties, plot ratio and proportion of garden space to dwelling is comparable to that of the existing dwellings in the street. A significant provision of private garden space and landscaping is also proposed to be contained within the two plots to be created.

b) With regard to layout, built form, design, height, scale, massing and the selection and disposition of materials, the proposal provides a suitable road frontage and streetscape, reflecting prevailing building lines, building set-back distances and spacing between dwellings in the immediate vicinity and which is characteristic of the wider Conservation Area. The scale of the development is commensurate with the variety of dwellings located along Golf Course Road.

The proposed palette of materials include natural slate, white roughcast, coated zinc cladding, natural stone cladding and

aluminium and timber framed windows and doors, which given the variation in surrounding finishing materials are considered to be reflective of this location. Timber fenestration, white render and slate roofing are dominant materials in traditional housing in the immediate vicinity and in the Conservation Area generally.

The spacing between the dwellinghouses proposed is approximately 29 metres which is similar to the spacing of adjacent properties. The proposed dwellings would be set within generous garden grounds with a landscape comprising of existing mature trees supplemented with additional planting. In terms of streetscape, the existing random rubble boundary wall will be retained with access taken through it. While limited tree felling along the boundary with Golf Course Road is proposed, the grouping of mature trees at the eastern house driveway entrance is to be substantially retained. In mitigation for any tree loss it is proposed to plant nine semi-mature trees in south garden areas between the houses and Golf Course Road. This approach is consistent with the boundaries and setting of the existing houses on Golf Course Road. Access and parking arrangements are to the satisfaction of the Director of Community Resources (Traffic) provided that a condition is imposed to ensure appropriate visibility splays.

c) Given the number of dwellings proposed there is no requirement for open space/play areas, however, the dwellings are contained within plots and set at distances apart which provide a generous amount of private amenity space.

d) The existing landscape/ecological features on the site were considered through the Tree Report submitted as part of the application. A landscaping scheme is proposed as part of the proposal.

e) Consultation responses indicate that adequate service provision to serve the proposed development can be achieved.

f) Given the nature of surrounding development, which is primarily residential, the proposed use is considered to be compatible and the Director of Community Resources has raised no objections in terms of nuisance from noise.

g) Given the location of the site, the development would not constitute backland development and a suitable frontage can be achieved.

It is concluded therefore, that the application proposal complies with the relevant New Development Supplementary Guidance.

Policy ENV3 of the Adopted Renfrewshire Local Development Plan, and the New Development Supplementary Guidance on Development within Conservation Areas and Listed Buildings seeks to preserve and enhance the townscape qualities of the conservation areas and requires that it is demonstrated that the proposal will enhance the visual amenity, individual settings, buildings, open space and historical architectural character of the Conservation Area.

These policies are expanded upon by Historic Environment Scotland's Guidance Notes on 'New Design in Historic Settings' which considers that the introduction of successful new buildings can enhance the historic setting, become a valued addition and contribute to a sense of place. It considers that new interventions in historic settings do not need to look 'old' in order to create a harmonious relationship with their new surroundings but should respect the urban grain which is the pattern of streets and spaces rather than of buildings. With regard to design it is considered that new design should consider the surrounding scale, hierarchy and massing of the existing built form and

the sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary, and their use and detailing is crucial in making a development stand out or blend in.

In so far as the streetscene on Golf Course Road would be affected, this would be largely due to the subdivision of the plot and the new access arrangements into the sites. In this regard, the plots created are similar in width and depth to surrounding plots and the dwellings proposed would have similar separation distances from each other and surrounding dwellings. They are set a similar distance back from the frontage to surrounding dwellings, reflective of prevailing and characteristic building lines, and are of similar height. The proposed dwellings are of contemporary design and materials and although different from the surrounding dwellings, their layout, scale, mass and height is reflective of surrounding dwellings which enables a harmonious relationship to be created. Materials are of high quality with a mix of natural stone, slate and glass.

A common design theme has been established for both houses with a traditional cruciform plan layout, each two storey wing terminating in either a hipped or end gable. As such the main views of these houses in the street scene would be of frontages of similar widths to existing dwellings with both hipped and pitched roof elements which is reflective of surrounding roof forms. The predominance of glass and render in the palette of materials, in addition to reflecting the materials of existing dwellings also introduces a degree of interest and variety to Golf Course Road. This assists in assimilating the development with its location and reduces the impact. Although an additional lower ground floor is proposed for the eastern house, the siting of the house and existing topography enable the accommodation to be incorporated without unacceptable impact on Golf Course Road. Existing

trees are to be substantially retained within the site and would be supplemented by the planting of additional indigenous trees to complement those already present.

It is concluded therefore, that the application proposal complies with the relevant policy considerations and will protect, preserve and enhance the visual amenity and character of the Conservation Area.

In terms of the points of representation not covered in the above assessment, these relate to the justification for demolition and are covered by the concurrent listed building application which seeks approval for demolition.

Recommendation and Reasons for Decision

In light of the above assessment, the proposed development is considered to comply with Policy P1 and ENV 3 of the Adopted Renfrewshire Local Development Plan and New Development Supplementary Guidance, and will not detract from the amenity of the conservation area by virtue of design, form and siting. It is therefore recommended that the application be granted, subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

2. Prior to the commencement of any construction works on site the developer shall

provide for the written approval of the Planning Authority:-

a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within that development, and
b) a remediation strategy / method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports;
Reports shall be prepared in accordance with BS10175: 2011- Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority.

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

3. Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that unit, submitted under the terms of Condition 2 above, shall be submitted to the Planning Authority for written approval.

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

4. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:-
(a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

5. That prior to occupation of the dwellinghouses hereby approved, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 4 above, shall be completed; and any trees,

shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

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

Reason: These details have not been submitted.

7. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

8. That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. That a visibility splay of 2 metres (x) by 20 metres (y), measured from the road channel, shall be provided on both sides of the vehicular accesses and before the development hereby permitted is completed, or brought into use, everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and, thereafter, nothing exceeding 1.05 metres planted, placed, erected, or allowed to grow, within these sight line areas;

Reason: In the interests of public safety.

Local Government (Access to Information) Act 1985 -
Background Papers: For further information or to inspect
any letters of objection and other background papers,
please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.