

Planning Authority Submissions



**Renfrewshire
Council**

My Ref:
Contact: Maria Porch
Telephone: 0141 618 7817
Email: dc@renfrewshire.gov.uk
Date: 05/11/2018

Scotplan
96 Main Road
Langbank
PA14 6UX

Proposal: Erection of 18 holiday lodges.
Location: Site 200 metres East of Laigh Hatton Farm, Greenock Road, Bishopton
Application No. 18/0665/PP

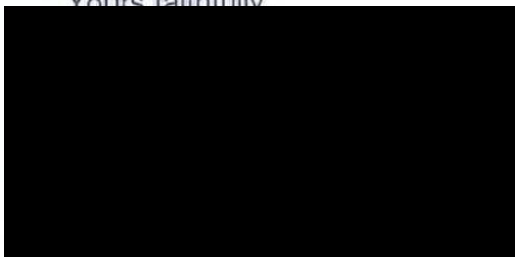
Dear Sir/Madam

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a decision notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to seek a review of this decision by submitting a Notice of Review within three months from the date of the decision notice to the Head of Corporate Governance, Renfrewshire House, Cotton Street, Paisley PA1 1TR. The Notice of Review form and guidance is available on the Council's website or by contacting Legal & Democratic Services.

Yours faithfully,



DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO

Clydeview
6 Edenhall Grove
Mearnskirck
Glasgow
G77 5TS

With reference to your application registered on 20/09/2018 for Planning Permission in Principle for the following development:-

PROPOSAL

Erection of 18 holiday lodges.

LOCATION

Site 200 metres East of Laigh Hatton Farm, Greenock Road, Bishopton

DECISION

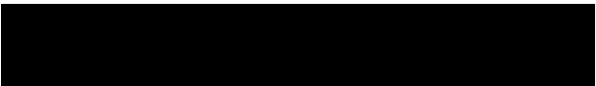
The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Planning Permission in Principle for the reasons given on the reverse/paper apart.

PLANS AND DRAWINGS

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

Dated 05/11/18



Appointed Officer
on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

- 1 The proposal is contrary to the provisions of Policy ENV1 'Green Belt' and E4 'Tourism' and the New Development Supplementary Guidance on Delivering the Environment and Economic Strategies in that the proposed development is likely to have a significant impact on the existing local landscape character of the area given the elevated position of the site from the road and that the nature of the development would be out of character in this prominent location with existing built development within the rural environment.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Applicant: Clydeview	Ref. No: 18/0665/PP
Site: Site 200 metres East of Laigh Hatton Farm, Greenock Road, Bishopton	Officer: Maria Porch

Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
V2	Planning Application Boundary	x		✓

Officers Initials: MCP

Admin Initials: _____

Checked by : WP

RENFREWSHIRE COUNCIL	
Town and Country Planning (Scotland)	
Act 1997	
Application No	18/0665/PP
	05 NOV 2018
REFUSED	
on	
Signed by	
On behalf of Renfrewshire Council	

RENFREWSHIRE COUNCIL

Application No: 18/0665/PP

COMMUNITIES, HOUSING AND PLANNING SERVICES
RECOMMENDATION ON PLANNING APPLICATION

Regd: 20/09/2018

Applicant

Clydeview
6 Edenhall Grove
Mearns Kirk
Glasgow
G77 5TS

Agent

Scotplan
96 Main Road
Langbank
PA14 6UX

Nature of proposals:

Erection of 18 holiday lodges.

Site:

Site 200 metres East of Laigh Hatton Farm, Greenock Road, Bishopton

Application for:

Planning Permission in Principle

Description

Planning permission is sought in principle for the erection of 18 holiday lodges at land approximately 200 metres east of Laigh Hatton Farm, Greenock Road, Bishopton. The lodges are proposed to provide tourist accommodation within Renfrewshire, with an indicative layout and lodge design types provided within the applicants supporting information, although not confirmed given that the application is currently in principle only at this time.

The land proposed to accommodate the development is located off Greenock Road and is currently agricultural land within the Green Belt. Access to the development is proposed from Greenock Road, via an adopted but not currently utilised access.

History

None detected.

Policy & Material ConsiderationsAdopted Renfrewshire Local Development Plan 2014

Policy ENV1: Green Belt

Policy E4: Tourism

Policy I1: Connecting Places

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Environment Strategy: Green Belt

Delivering the Economic Strategy: Tourism

Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage

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 considered against the policies and guidance set out above, the comments of the consultees, the physical attributes of the site, any objections received and any other relevant material considerations.

Publicity

The application was advertised in the Paisley and Renfrewshire Gazette on 03 October 2018, with a deadline for representations to be received of 20 October 2018.

Objections/Representations

Thirteen letters of objection have been received (two from the same individual), the substance of which can be summarised as follows:-

1. The proposal would detract from the views of neighbouring properties and effect the value of these properties.
2. Nuisance from noise associated from the proposed use would not be welcomed.
3. The applicant does not own the road, proposed to access the use.
4. The adjacent burn could be contaminated by the construction works to the detriment of livestock utilising it.
5. Concerned at the spread of Japanese Knotweed from this site.
6. Increased traffic from this development could lead to more traffic incidents given the volume of traffic on the road, the speed limit in place and poor visibility at the junction.
7. Surrounding tourist accommodation is not operating at capacity, therefore it is unlikely that additional accommodation of this nature is required nor is there evidence to support additional provision.
8. The location of the proposed lodges would detract from the local landscape character, creating a negative visual impact within the green belt.
9. The development would lead to a loss of privacy for neighbouring properties.
10. There are no local amenities to serve the development.
11. There is currently no positive drainage system to serve the area.
12. The wrong site address has been stated for the development.
13. There are insufficient services available in the area to serve the area.
14. Cognisance requires to be given to the bat population which resides within the development area and the loss of trees.
15. The applicant has not consulted with the wider community despite advising that they have.
16. The proposals would contravene the relevant Adopted Local Development Plan policies or Planning Advice Notes.
17. The applicant is a dissolved company.
18. If the development were to fail there is the potential for the site to be used for residential purposes.
19. The application should be determined by the Communities, Housing and Planning Board as the proposals do not meet the criteria of the Scheme of Delegation.

Consultations

NATS - No objections.

Environment & Infrastructure Service (Roads/Traffic) - No objections subject to conditions.

Environment & Infrastructure Service (Design Service) - No objections subject to conditions requiring the submission of a Drainage Impact Assessment and a Flood Risk Assessment.

Environmental Protection Section - No objections.

Glasgow Airport Safeguarding - No objections.

Summary of Main Issues

Supportive Planning Statement - The applicant's Supportive Planning Statement provides a background to the choice of location for the proposed development, taking into consideration both national and local policies and guidance on tourist development. Consideration is also given to connectivity with local facilities and the choice of accommodation to be provided. Compliance with the relevant policies of the Adopted Local Development Plan shall require to be assessed in the assessment portion of this report.

Design & Access Statement - Indicative lodge design options have been provided although it is recognised that the application is in principle only at this time. In terms of access arrangements, the applicant proposes to utilise the existing road network with resurfacing works necessary.

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Policy ENV1 covers the application site and seeks to maintain the identity of settlements, whilst protecting and enhancing the landscape setting of the area. Support will be given to developments that are able to demonstrate diversification within the green belt and rural areas and which promote new employment opportunities and/or community benefits. In this case the application site comprises agricultural land (not prime quality), at a prominent location, adjacent to Laigh Hatton farm, on Greenock Road on the approach to Langbank from Bishopton.

Where Green Belt development is proposed for tourism purposes assessment of the proposals is directed towards the provisions of Policy E4 of the Renfrewshire Local Development Plan and the Tourism criteria set out in the New Development Supplementary Guidance.

Policy E4 relates to tourist development and aims to support development of this nature where it can be demonstrated that the scale of the development is proportionate and fits with the location; the development will complement existing/proposed tourist facilities in the area;

that additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities; and that the development can demonstrate a site specific locational need.

In relation to the scale of the proposal and fitting with the location, the application is in principle therefore the detail requires to be submitted with any subsequent application. However, 18 lodges and potential associated facilities, services, infrastructure, landscaping, etc on this site is likely to appear quite cramped thereby having an adverse impact on the overall appearance of the site and not fitting with the location.

It is considered that the proposal for tourism facilities would likely complement existing and any potential proposed tourism facilities in and around this area of Renfrewshire.

In line with the responses from the various consultees, the proposals can be accommodated by existing infrastructure, although there would require to be some improvements to ensure walking, cycling and access to public transport could be integrated into and/or serve the proposals.

Information provided in support of the application demonstrated a locational need, however, it is considered that this information does not provide sufficient evidence to suggest that it has to be this particular site.

Therefore in relation to Policy E4, the proposal complies with some of the criteria set out in this policy framework.

Whilst the principle of tourist accommodation within the green belt could be considered appropriate for the general location, further assessment against the relevant supplementary guidance and Policy E4, relating to tourism requires to be undertaken. In this regard:-

- a) the proposal is likely to contribute to sustainable economic growth by introducing alternative tourist facilities within the local area. However it is considered that given that the development would not be in close proximity to local services, the level of this contribution to the local area would depend on good connections from the site to surrounding facilities.
- b) in terms of visual impact and impact on the local landscape character, the introduction of 18 lodges is likely to have a detrimental impact on the existing local landscape character, particularly given the elevated position of the site from the road. It is considered that the development would also be out of character in this location within the rural environment and could have an impact on the amenity of surrounding properties.
- c) whilst the applicant has provided supporting documentation with the application, no specific locational need has been demonstrated at this location. Whilst it is recognised that the development would be relatively easily accessible from transport routes within the area, it does not necessarily provide supporting evidence that tourism accommodation development should be located immediately adjacent to these routes.
- d) having consulted with Environment and Infrastructure Services (Roads), it is considered that the surrounding road network could support the proposed development subject to conditions to enhance the existing provision. However, enhancements/improvements to walking, cycling and public transport networks require to be in place to facilitate any tourism development at this location.
- e) no details of service availability to serve the development have been provided at this time given that the applicant is simply wanting the principle of the development at this location considered through the planning application.
- f) as the application is in principle only, the design of the development cannot be fully

considered at this time nor can the scale and positioning of the proposed lodges. It should be noted however that the applicant has submitted an indicative site plan with the application which does suggest that 18 units could have the potential to constitute over development of the site, dependent upon the scale of the units proposed. As outlined above, it is likely that the amenity of the surrounding area will be adversely affected by the nature of the development proposed.

g) the development may encourage business and could contribute towards assisting existing businesses which support tourism in this area.

h) the development is unlikely to have a significant negative impact on any conservation interests given its location. Whilst it is noted that an objector has commented on the presence of bats on site, this would be for Scottish Natural Heritage to progress under separate regulations.

Overall, it is not considered that the current proposals would meet all of the relevant criteria for tourism development within the green belt at this particular location for the reasons stated above.

As the application is in principle only at this time, it has been agreed that although the application should be accompanied by a Drainage Impact Assessment and Flood Risk Assessment, it would be suitable to consider these matters under the terms of an Approval of Matters Specified in Conditions application by imposing suitable conditions.

In addressing the points raised by the objectors above, which have not been considered in the main body of the assessment, the right to a view, property values, land ownership, status of the applicant's business and the spread of Japanese Knotweed are not material planning considerations in the assessment of proposals.

In consultation with Environment Protection Services, no concerns have been raised in relation to nuisance from noise from the proposed development. Contamination as a result of construction works would be for the consideration of SEPA.

The address of the site was amended during the assessment of the application following a plotting correction.

There is no formal requirement for the applicant to undertake community consultation. The application is not a 'Major Development' and therefore under the current Planning Act(s) the proposal is determined as a local application. Therefore, the determination level of the application would be delegated.

Any proposals for the use of the land for residential purposes would be the subject of a further planning application.

Recommendation and reasons for decision

In light of the above assessment, the proposal is considered to be contrary to the provisions of both the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance. It is therefore recommended that planning permission be refused.

Index of Photographs

Site has been visited and photographs archived.

Other Action

Conditions and Reasons

- 1 The proposal is contrary to the provisions of Policy ENV1 'Green Belt' and E4 'Tourism' and the New Development Supplementary Guidance on Delivering the Environment and Economic Strategies in that the proposed development is likely to have a significant impact on the existing local landscape character of the area given the elevated position of the site from the road and that the nature of the development would be out of character in this prominent location with existing built development within the rural environment.

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.

Sm

David Moffat

From: DC
Sent: 17 October 2018 08:47
To: David Moffat
Subject: FW: Clydeview development Subject: 18/0665/PP | Erection of 18 holiday lodges. | Site 200 metres East of High Hatton Farm, Greenock Road, Bishopton

AREP - MCP

From: Fraser Carlin
Sent: 16 October 2018 17:59
To: DC <dc@renfrewshire.gov.uk>
Subject: FW: Clydeview development Subject: 18/0665/PP | Erection of 18 holiday lodges. | Site 200 metres East of High Hatton Farm, Greenock Road, Bishopton

Please note and acknowledge this representation that was sent directly to me.

Thank you

Fraser Carlin
Head of Planning & Housing
Renfrewshire Council
Cotton Street
Paisley
PA1 1LL
T: 0141 618 7933
M: 0791 252 3418
E: fraser.carlin@renfrewshire.gov.uk

[REDACTED]
Sent: 16 October 2018 02:30
To: Fraser Carlin <fraser.carlin@renfrewshire.gov.uk>
Subject: Clydeview development Subject: 18/0665/PP | Erection of 18 holiday lodges. | Site 200 metres East of High Hatton Farm, Greenock Road, Bishopton

Dear Fraser

[REDACTED] write to lodge my objection to the above application based on the following:

1. The site is currently riddled with Japanese knotweed and a program of eradication could take up to 4 years. My concern is how long the construction will take and the noise for adjacent residents will suffer.
2. Concern surrounding weekend holiday makers for example stag and hen weekends causing noise and disruption due to outdoor activities involving hot tubs

[REDACTED]

David Moffat

From: DC
Sent: 16 October 2018 07:46
To: David Moffat
Subject: FW: 18/0665/PP | Erection of 18 holiday lodges. | Site 200 metres East of High Hatton Farm, Greenock Road, Bishopston

AREP - MCP

Sent: 15 October 2018 20:18

Subject: 18/0665/PP | Erection of 18 holiday lodges. | Site 200 metres East of High Hatton Farm, Greenock Road, Bishopston

Dear Fraser

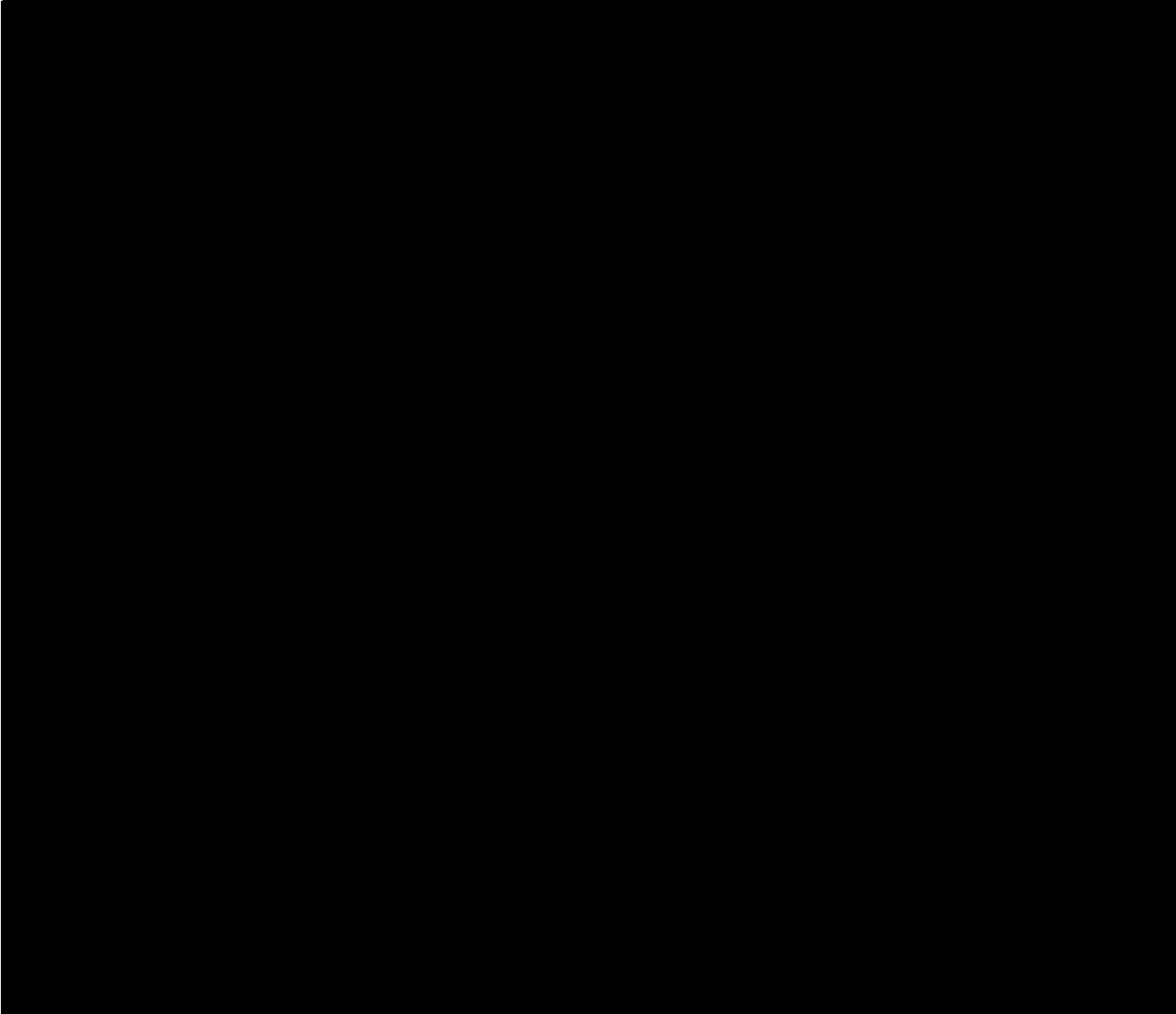
I [REDACTED] and write to lodge my objection to the above application based on the following:

1. The description of the location is false and misleading. It was originally listed as being 200m east of High Hatton Farm, this was subsequently changed to 200m east of Laigh Hatton Farm. The land is actually adjoining Laigh Hatton Farm to the south which houses 8 residential dwellings and the busy A8 to the north. The building of 18 lodges would encroach on residents' privacy, visual amenity and quality of life.
2. The applicant's submission is further misleading as despite claims they have consulted with the wider community, they have not consulted with immediate neighbours.
3. In terms of density, the site would be over developed with lodges far too close together.
4. Whilst I appreciate this is an application for planning permission in principal, the suggested style is incongruous with the style of development in the area.
5. There is no evidence to suggest that visitors may be attracted to the area for this low value style of accommodation.
6. The erection of 18 lodges will create additional noise for existing residents who currently enjoy a level of tranquillity.
7. The farmer has right of way through the land in question to gain access to and egress from one of his fields.
8. Granting this application would contravene the green belt policy.
9. There is insufficient detail within the application for officers to take a balanced view without further information.
10. The land is immediately adjacent to the busy A8 with a 60mph speed limit, the design speed being much higher.
11. There have been numerous RTAs and at least one fatality at this precise location.
12. There is no pavement which raises concerns over pedestrian safety, especially in respect of children and pets.
13. Increased vehicle movements raises further concerns over vehicular safety at this already dangerous junction.
14. To propose building holiday accommodation at such a dangerous location is beyond comprehension.
15. There is already an over provision of holiday lets in the immediate vicinity at Ingleston, Mar Hall and Gleddoch House.
16. Scotplan Ltd is a dissolved company – see attached screen dump.

17. The transient nature of the proposed development would result in short term occupants with no consideration for existing residents and has the prospective for anti-social behaviour.
18. In terms of environmental impact, if granted, the application would result in the felling of trees and the disturbance / removal of an important wildlife habitat.
19. Consideration needs to be given to what would happen to the site upon failure of the venture. There is a concern that a change of use would then be applied for and the site be used for assured tenancies resulting in a blot on the landscape. This requires to be given material consideration.
20. Because the developer has applied a model using Atmos, it appears no better than sticking a pin in a map – the transportation links are not good as I have highlighted earlier.
21. With regard to the last paragraph in section 7, Ownership Availability on page 8 of the Supportive Planning Statement submitted by Mr Smith dated 20 August 2018, I have spoken to the Fletchers regarding his claim and they have refuted his statement in respect of their position in its entirety. This together with items 1, 2 & 16 above raises questions over the truthfulness / reliability of the entire application.
22. Given the foregoing, this application requires to be passed to the councillors for determination under the scheme of delegation.

Best regards

Yours sincerely





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► **Company Search**

Advanced Com



Limited Results - 3 companie

Creditsafe Top Country* Search Results

Limited Company

Company Name	Number	Safe Number
SCOTPLAN LIMITED	SC144268	UK0725108
SCOTPLAN LIMITED	00785743	UK0046014
SCOTPLAN LIMITED	SC546752	UK1541811

Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBJ

Comment:

1, the proposal is situated within the green belt area and would set an important precedent which flies in the face of council policy; 2, the proposed buildings are within sight of my home and will detract from my property; 3, along with my brother we maintain a right of way within the proposed site which is logistically useful for our livestock operation and would be to the detriment of our business should it go ahead; 4, as a livestock operation there will be conflict between the residents in the development and the movement of cattle, sheep and horses; 5, the road access at either end of this proposed development has already been a factor in at least two fatalities and this raises serious road safety concerns; 5, Mr Smith's assertion that "Discussions with the Fletchers have not ruled out tourism development, particularly for the area between Old GreenockRoad/ Greenock Road and the link Road adjoining Clydevie," have no foundation. We jointly strongly object to this proposal.

Screen clipping taken: 16/10/2018 13:35

Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBJ

Comment:

I strongly object to these lodges being built as this is green belt land, also the A8 main road is a 60 MPH road which is very busy at times and would be a accident waiting to happen.
Ingliston Equestrian centre is approx. 500 mtrs away and has ample facilities and lodges for rent.

I also know that Alastair Fletcher of Laigh Hatton Farm was refused planning consent for a bungalow, again on green belt land.

Best Regards

Screen clipping taken: 16/10/2018 13:10

David Ramsay

From: DC
Sent: 15 October 2018 10:50
To: David Ramsay
Subject: FW: Erection of 18 holiday lodges at High Hatton Farm, Greenock Road, Bishopston. ref 18/0665/PP

AREP - MCP

From: Maria Porch
Sent: 15 October 2018 08:11
To: DC <dc@renfrewshire.gov.uk>
Subject: FW: Erection of 18 holiday lodges at High Hatton Farm, Greenock Road, Bishopston. ref 18/0665/PP

Maria Porch
Planner, Development Management
Communities, Housing & Planning Service
Renfrewshire House, Cotton Street, Paisley, PA1 1JD
Phone: 0141 618 7817 Fax: 0141 618 7935
Email: dc@renfrewshire.gov.uk
Web: renfrewshire.gov.uk
Web: renfrewshire.gov.uk

Please consider the environment before printing this email.

We would like to hear from you, let us know how satisfied you are with the service received from our Development Standards section (Building Standards and Development Management) by completing our customer survey at SurveyMonkey.com - [Development Standards](http://SurveyMonkey.com)

From: [REDACTED]
Sent: 14 October 2018 18:40
To: Fraser Carlin <fraser.carlin@renfrewshire.gov.uk>; Maria Porch <maria.porch@renfrewshire.gov.uk>
Subject: Erection of 18 holiday lodges at High Hatton Farm, Greenock Road, Bishopston. ref 18/0665/PP

Dear Sir,

I wish to object to the planning application submitted for 18 holiday lodges, the designated area is not suitable for the following reasons:

1. The road in front and behind the proposed development (Greenock Road A8 and Old Greenock Road) has a 60mph speed limit that will put at risk and endanger residents including children and pets.
2. On Greenock Road there has already been numerous road traffic accidents including a fatality.
3. Any increase in traffic will compromise safety at this dangerous junction. This junction also has a blind spot looking towards Bishopston.
4. Old Greenock Road has no pavements for walking or a cycling lane. This road is narrow and is busy with equestrian and HGV vehicles entering and leaving the equestrian centre. The road is also used for residents of Dargavel housing development. This road has been the subject of written complaints to the roads departments for a number of years and is on-going.
5. The link road between both main roads is narrow, it had a burn running down one side, this burn overflows and floods the area when the rain is heavy.
6. Nearby the designated area there is existing holiday accommodation and lodges, examples being Inglisdon Equestrian centre has lodges and an Hotel, Gleddoch Hotel and Country Club, Marr Hall and the holiday lodge development at West Ferry all within one kilometre of the site.
7. Assuming the lodges are not fully occupied how will the site be secured.
8. Water, Electricity, Sewage and telecommunications. The water supply in our area is old piping that is subject to water leaks. The water pressure is approximately 1.2 bar, most areas would expect 3bar. The electricity is by an overhead line that is subject annually to power cuts. The sewage is by septic tank. The telecommunications is an antiquated overhead cable that frequently breaks in windy and inclement weather. At present my own telecommunication supply has been off since the last storm of September 18th. Open Reach said they will not climb the polls to make a repair as they are unsafe.
9. Cognises has to be taken with regards to the wild life in the area including the bat population that nests in the development area.

The above points are only a guide and may be subject to more objections.

Thank you



David Ramsay

From: DC
Sent: 15 October 2018 10:50
To: David Ramsay
Subject: FW: Erection of 18 holiday lodges at High Hatton Farm, Greenock Road, Bishopston. ref 18/0665/PP

AREP - MCP

From: Maria Porch
Sent: 15 October 2018 08:11
To: DC <dc@renfrewshire.gov.uk>
Subject: FW: Erection of 18 holiday lodges at High Hatton Farm, Greenock Road, Bishopston. ref 18/0665/PP

Maria Porch
Planner, Development Management
Communities, Housing & Planning Service
Renfrewshire House, Cotton Street, Paisley, PA1 1JD
Phone: 0141 618 7817 Fax: 0141 618 7935
Email: dc@renfrewshire.gov.uk
Web: renfrewshire.gov.uk
Web: [Renfrewshire Council Website](http://renfrewshire.gov.uk)

Please consider the environment before printing this email.

We would like to hear from you, let us know how satisfied you are with the service received from our Development Standards section (Building Standards and Development Management) by completing our customer survey at SurveyMonkey.com - [Development Standards](http://SurveyMonkey.com)

From: [REDACTED]
Sent: 14 October 2018 18:40
To: Fraser Carlin <fraser.carlin@renfrewshire.gov.uk>; Maria Porch <maria.porch@renfrewshire.gov.uk>
Subject: Erection of 18 holiday lodges at High Hatton Farm, Greenock Road, Bishopston. ref 18/0665/PP

Dear Sir,

I wish to object to the planning application submitted for 18 holiday lodges, the designated area is not suitable for the following reasons:

1. The road in front and behind the proposed development (Greenock Road A8 and Old Greenock Road) has a 60mph speed limit that will put at risk and endanger residents including children and pets.
2. On Greenock Road there has already been numerous road traffic accidents including a fatality.
3. Any increase in traffic will compromise safety at this dangerous junction. This junction also has a blind spot looking towards Bishopston.
4. Old Greenock Road has no pavements for walking or a cycling lane. This road is narrow and is busy with equestrian and HGV vehicles entering and leaving the equestrian centre. The road is also used for residents of Dargavel housing development. This road has been the subject of written complaints to the roads departments for a number of years and is on-going.
5. The link road between both main roads is narrow, it had a burn running down one side, this burn overflows and floods the area when the rain is heavy.
6. Nearby the designated area there is existing holiday accommodation and lodges, examples being Inglisdon Equestrian centre has lodges and an Hotel, Gleddoch Hotel and Country Club, Marr Hall and the holiday lodge development at West Ferry all within one kilometre of the site.
7. Assuming the lodges are not fully occupied how will the site be secured.
8. Water, Electricity, Sewage and telecommunications. The water supply in our area is old piping that is subject to water leaks. The water pressure is approximately 1.2 bar, most areas would expect 3bar. The electricity is by an overhead line that is subject annually to power cuts. The sewage is by septic tank. The telecommunications is an antiquated overhead cable that frequently breaks in windy and inclement weather. At present my own telecommunication supply has been off since the last storm of September 18th. Open Reach said they will not climb the polls to make a repair as they are unsafe.
9. Cognises has to be taken with regards to the wild life in the area including the bat population that nests in the development area.

The above points are only a guide and may be subject to more objections.

Thank you



Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBJ

Comment:

The designated area is not suitable for holiday lodges for the following reasons:

The road in front and behind (Greenock Rd & Old Greenock Rd) has a 60mph speed limit that will endanger lodge occupants (children & pets).

2. On Greenock Rd there has already been a fatality and several road traffic accidents.

3. Any increase in vehicles will compromise vehicle safety at this dangerous junction.

4. Old Greenock Rd has no pavements for walking or a cycling lane. The road is busy with equestrian and HGV vehicles entering and leaving the Equestrian centre. This road is also a short cut for residents at Dargavel housing development.

5. The link rd between the A8 and Old Greenock Rd is narrow and has a burn running down the side of it. This burn overflows and floods the area.

6. Nearby the designated area there is existing holiday lodges and hotel at Ingliston, Gleddoch Hotel and country club, holiday lodge development at West Ferry all within 1ml of the proposed development.

Screen clipping taken: 16/10/2018 13:21

David Ramsay

From: DC
Sent: 15 October 2018 10:41
To: David Ramsay
Subject: FW: Planning application 18/0665/PP

AREP - MCP

[REDACTED]
Sent: 13 October 2018 19:19

To: DC <dc@renfrewshire.gov.uk>
Subject: Planning application 18/0665/PP

Good afternoon

We are writing to object to the planning application 18/0665/PP for the erection of 18 holiday lodges 200 metres east of Laigh Hatton Farm, Old Greenock Road, Bishopton.

The reason we have is from a safety implication of access on to the busy Greenock Road from junction 31 to Bishopton. In particular the close proximity to the blind dip in the road at the Laigh Hatton Farm entrance.

18 holiday lodges sounds too many for the size of the site and we feel it would be overcrowded, this may also have noise implications for so many properties in a small area.

Yours faithfully

[REDACTED]

David Ramsay

From: DC
Sent: 15 October 2018 10:41
To: David Ramsay
Subject: FW: Planning application 18/0665/PP

AREP - MCP

From: [REDACTED]
Sent: 13 October 2018 13:25
To: DC <dc@renfrewshire.gov.uk>
Subject: Planning application 18/0665/PP

F.A.O Maria Porch, Fraser Carlin,

Planning application 18/0665/PP.

In addition to my earlier objection, and in response to the further detail and information being submitted regarding the outline planning application adjacent to my property, I would like the following facts outlined below to be logged and considered as further objection to planning application 18/0665/PP.

Please note the application is in breach of the Scottish governments development management procedures – processing planning applications regulation 18 neighbour notification and publicity. It is of my opinion the deliberate falsehoods in the application location resulted in this.

- The proposed development is in direct contravention of Renfrewshire council local development plan.
- The proposed development does not meet the requirements of ENV1 or ENV4 of the Renfrewshire council local development plan.
- The application does not meet PLANNING ADVICE NOTE 61: PLANNING AND SUSTAINABLE URBAN DRAINAGE SYSTEMS in particular paragraph 23.
- The site is listed as HIGH likelihood of surface water flooding and the upstream water body listed as HIGH likelihood of flooding by SEPA. Any increase in hardstanding and development in this area will be of a detrimental impact This area is known to historically flood with surface water runoff affecting road conditions.
- The downstream area where the sewage treatment plant is located is a conservation area. Any effluent treated or otherwise would be detrimental to this conservation environment.
- The proposed lodges do not fit in with local area or property being adjacent to a 200 year old farmhouse and unspoiled countryside.
- The core path route shown on the application is incorrect with an additional core path route shown to Ingliston. This is in fact a dangerous B class road not suitable for walking and any increased traffic should not be permitted
- Bringing in excess of 100 visitors adjacent to my property and livestock holdings, in a rural setting will result in unacceptable noise pollution. The addition of outdoor hot tubs will further exacerbate this.
- The site is only accessible by car, with no public transport links.
- The omission of the second motorway junction link road for the Dargavel village has already vastly increased traffic on this route. Additional traffic and slow vehicles turning into the development off a national speed limit carriageway is dangerous.
- There is an abundance of holiday accommodation, including lodges, hotels and apartments within the area.

Due to the above and the breach of process to date, I request that the application is moved from delegated powers as described in the application summary to the Communities, Housing and Planning Policy Board for decision.

Kind Regards

[REDACTED]

Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBJ

Comment: In reference to document 00413874.pdf uploaded 08/10/18, it states at the bottom of page 8 that discussions with the Fletcher's haven't ruled out the possibility of tourist accommodation and that further discussions are on hold until family title restructuring.
As the soon to be majority owner of the adjacent land please be assured that we in no way support the proposal and have already submitted formal letters of objection alongside other family member and neighbour who reside at Laigh Hatton Farm.

Screen clipping taken: 16/10/2018 11:34

Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBU

Comment:

Proposed site is not east of my farm, it is adjacent to it. I have a legal right to use the road adjoining the proposed development and use it regularly to access my fields. This field naturally supplies water to my livestock. Proposed site is infested with knotweed. It is also adjacent to an accident blackspot which has included a recent fatality. Ingliston nearby has a surfeit of holiday lodge accommodation. A few years ago I enquired about buying this property (to ensure no development would take place). I dropped my interest when you (the council) informed me that planning permission would never be granted for the site.

Screen clipping taken: 16/10/2018 11:17

Jack Arthur

From: DC
Sent: 08 October 2018 13:12
To: Jack Arthur
Subject: FW: Objection to Planning 18/0665/PP

arep MCP

From: Maria Porch
Sent: 08 October 2018 13:08
To: DC <dc@renfrewshire.gov.uk>
Subject: FW: Objection to Planning 18/0665/PP

Maria Porch
Planner, Development Management
Communities, Housing & Planning Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: 0141 618 7817 Fax: 0141 618 7935
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

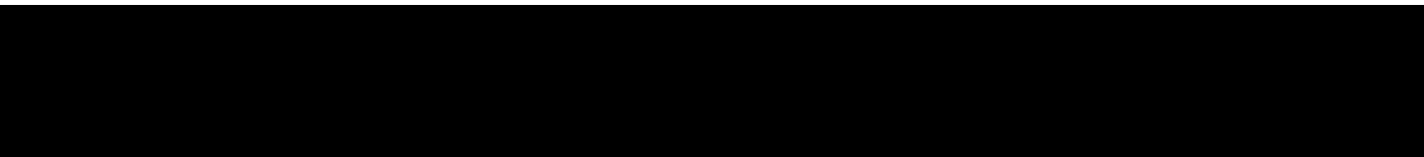
Please consider the environment before printing this email.

We would like to hear from you, let us know how satisfied you are with the service received from our Development Standards section (Building Standards and Development Management) by completing our customer survey at [Survey Monkey - Development Standards](#)



Dear Ms Porch,

I have recently been notified that an advert has appeared in the local press regarding Planning Permission Ref No: 18/0665/PP and that you are currently dealing with the decision for the application.



In addition, the noise nuisance created and the environmental impact of holidaymakers would not be welcome.

The person who has made the application only owns the land and not the lay-by road that was formerly owned by Transport Scotland. Transport Scotland were unable to sell this access road to the new owner due to my father in law having a right of access into the bottom end of his field that is directly behind our house.

My father in law is also deeply concerned that the natural water source (burn) for his livestock could become contaminated by the work to install these lodges and the associated amenities that would be required for them.

Furthermore, the land to be developed has large areas of Japanese Knotweed growing. The cost to properly remove something like this is huge and from the discussions we've had with the new land owner I am seriously concerned that it will not be removed and disposed of properly which seriously increases the risk of the knotweed spreading onto my father in laws and our land.

The main road running along the front of the lay-by (Greenock Road) is a 60mph road, lodges at this location will not be desirable to holidaymakers due to the busy road which has become even more busier since the development of Dargavel.

Should you visit the site, you will notice not only the amount of traffic but also how dangerous the junction is that leads out of the trunk road entering onto Greenock Road. An increased volume of traffic at this location would also no doubt lead to more traffic incidents (there have been fatalities on this stretch of road in the past due to poor visibility coming out of the junction).

The Ingliston Equestrian Centre situated further up the road has holiday lodges that are at a far more desirable location and they do not run at full occupancy and are continually advertised as part of groupon deals to try and increase sales.

These lodges will be a lot less desirable than the ones at Ingliston and I would suspect that if planning was ever granted for holiday lodges that they would be largely unused and then become a blight on the landscape. The owner would then apply for a change of use and attempt to build dwelling houses.

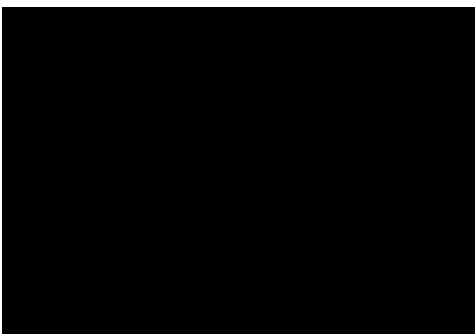
Also, the lodges at Ingliston are hidden, these lodges are being proposed right next to a main road and would look completely out of place with the surrounding properties, would detract from the local area and would have a negative visual impact on the landscape.

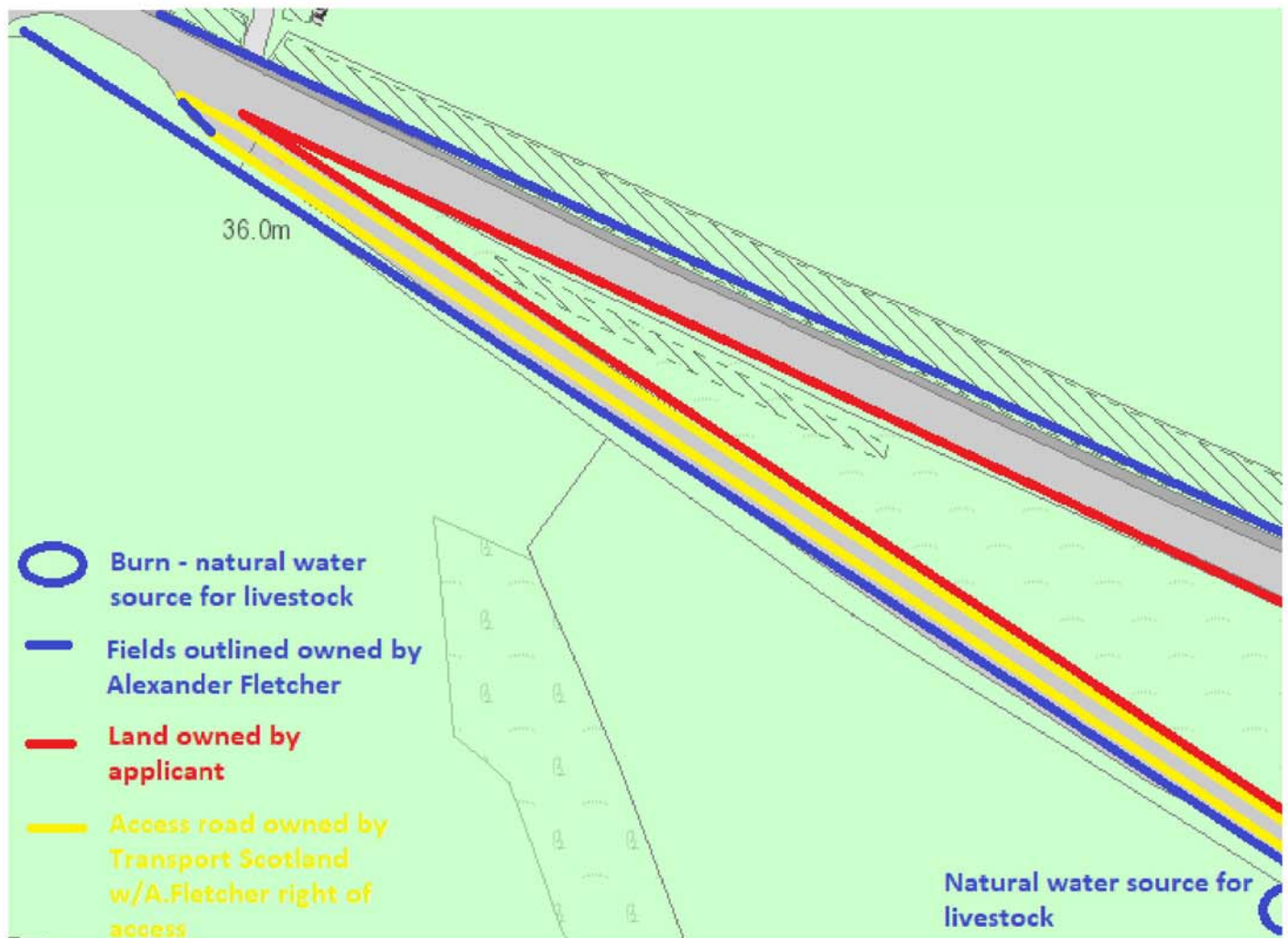
I have tried to provide you with as much information in the map below but please do not hesitate to contact me should you require any further information or even if you would like to attend at our property to discuss our concerns where we could show you the impact that such a development would have on us.

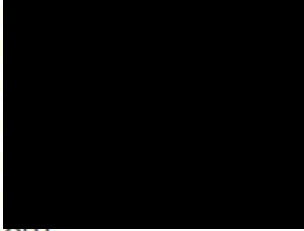
Lastly, could you please provide me with the date of expiry for lodging objections against this planning proposal and the date when a decision is due?

Many thanks.

Regards





18	0665	PP	<input checked="" type="checkbox"/> Description
Site 200 metres East of Laigh Hatton Farm, Greenock Road, Bishopton			
Online Comment			
Contact Name:			
Address:			
Postcode:			
Email Address:			
Representation:	OBJ		
Comment:	<p>Application 18/0665/PP should be refused at outline planning permission stage on the following basis:</p> <p>1.Road Safety - The area is accessed via a 60mph road on a blind hill. This is an accident spot 2.Loss of privacy - The number of potential occupants in a rural setting will have a detrimental impact on my privacy . 3. Increase traffic - The development would inevitably increase traffic to the area and in particular at the entrance/exit to my property.</p> <p>4. Noise - 18 holiday homes has the potential to bring upwards of 100 people to a rural setting with no local amenities or activities.5. The development will not be in keeping with the area and should not be constructed on greenbelt land.6. Drainage - Currently there is no positive drainage system that serves this area. The development site is located 20m to the east of my property, however the application states a location 200m East of High Hatton Farm (approximately 430m away)</p>		

Maria Porph

From: Stewart Marshall
Sent: 03 October 2018 13:18
To: [REDACTED]
Cc: Maria Porph
Subject: FW: 18/0665/PP - Site 200 metres East of High Hatton Farm, Greenock Road, Bishopton - Erection of 18 holiday lodges.

[REDACTED]

The required scope of an outline DIA is as follows :

- Indicate in plan land take requirements for SUDS / Storage.
- Indicate (in text format) type of SUDs proposed and how to be integrated into main development proposals / landscaping / roads and whether ant roads propossed for adoption include SUDS for adoption.
- State intended maintenace provider for SUDS.

My personal mobile number is 07773711939 if at any point in the future you wish to discuss strategic flood management issues with myself as per our discussion today.

Regards,

Stewart,

Stewart Marshall
Supervisory Engineer
(Flood Risk Management.)
Environment & Communities.
Tel: 0141 618 7879.

From: Stewart Marshall
Sent: 01 October 2018 16:00
To: DC <dc@renfrewshire.gov.uk>; Maria Porph <maria.porph@renfrewshire.gov.uk>
Subject: RE: 18/0665/PP - Site 200 metres East of High Hatton Farm, Greenock Road, Bishopton - Erection of 18 holiday lodges.

Maria,

FRA & DIA required.

Regards,

Stewart,

Stewart Marshall
Supervisory Engineer
(Flood Risk Management.)
Environment & Communities.
Tel: 0141 618 7879.

From: Jack Arthur
Sent: 27 September 2018 12:17
To: Stewart Marshall <stewart.marshall@renfrewshire.gov.uk>
Subject: 18/0665/PP - Site 200 metres East of High Hatton Farm, Greenock Road, Bishopton - Erection of 18 holiday lodges.

CONSULTATION ON PLANNING APPLICATION

Please find attached a consultation in respect of the above Planning Application.

To view plans and documents click on the link in letter or retype url into address bar of browser.

Please respond to dc@renfrewshire.gov.uk within 14 days.

<< File: DES Letter.pdf >> << File: Request Notification.RTF >>

Jack Arthur

From: DC
Sent: 02 October 2018 15:35
To: Jack Arthur
Subject: FW: 18/0665/PP - Site 200 metres East of High Hatton Farm, Greenock Road, Bishopton - Erection of 18 holiday lodges.

ACON-DES - MP

Ryan Cameron

Development Assistant

Communities, Housing and Planning Services | Strategy and Place Team | 4th Floor
Renfrewshire Council | Renfrewshire House | Cotton Street | Paisley | PA1 1JD

Phone: 0141 618 7883 Email: ryan.cameron-pt@renfrewshire.gov.uk

Please consider the environment before printing this e-mail.

We aim to respond to general enquiries within 14 days.

Depending on the nature of the enquiry and the complexity of the issues raised we may require a longer time period.

In which case we will endeavour to advise you of when you can expect to receive a response and keep you updated on the progress made.

For further information regarding the service, including the Council's Planning Enforcement Charter, please visit

<http://www.renfrewshire.gov.uk/article/2798/Enforcement-of-Planning-Control>

In respect of representations made to current planning applications a separate formal acknowledgement will be issued in due course.

From: Stewart Marshall

Sent: 01 October 2018 16:00

To: DC <dc@renfrewshire.gov.uk>; Maria Porch <maria.porch@renfrewshire.gov.uk>

Subject: RE: 18/0665/PP - Site 200 metres East of High Hatton Farm, Greenock Road, Bishopton - Erection of 18 holiday lodges.

Maria,

FRA & DIA required.

Regards,

Stewart,

Stewart Marshall
Supervisory Engineer
(Flood Risk Management.)
Environment & Communities.
Tel: 0141 618 7879.

From: Jack Arthur
Sent: 27 September 2018 12:17
To: Stewart Marshall <stewart.marshall@renfrewshire.gov.uk>
Subject: 18/0665/PP - Site 200 metres East of High Hatton Farm, Greenock Road, Bishopton - Erection of 18 holiday lodges.

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Please respond to dc@renfrewshire.gov.uk within 14 days.

<< File: DES Letter.pdf >> << File: Request Notification.RTF >>

Jack Arthur

From: DC
Sent: 28 September 2018 15:38
To: Jack Arthur
Subject: FW: RE: Consultation on Planning Application - 18/0665/PP CONTAMINATED LAND

ACON-ESE - MP

Ryan Cameron

Development Assistant

Communities, Housing and Planning Services | Strategy and Place Team | 4th Floor
Renfrewshire Council | Renfrewshire House | Cotton Street | Paisley | PA1 1JD

Phone: 0141 618 7883 Email: ryan.cameron-pt@renfrewshire.gov.uk

Please consider the environment before printing this e-mail.

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In respect of representations made to current planning applications a separate formal acknowledgement will be issued in due course.

From: BS Regservices
Sent: 28 September 2018 14:11
To: DC <dc@renfrewshire.gov.uk>
Subject: RE: Consultation on Planning Application - 18/0665/PP CONTAMINATED LAND

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

If you require any further information on this reply please contact Colin Hunter on 0141 618 7598.

Business Support
Renfrewshire House
Paisley

Tel: 0141 618 2504
Fax : 0141 618 7935
Email: BS.Regservices.gov.uk

FAO Maria Porch
Renfrewshire Council
By Email

19th October 2018

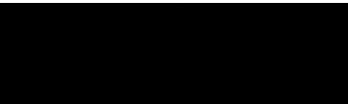
Dear Maria

**Re: 18/0665/PP Erection of 18 holiday lodges at Site 200 metres East of Laigh Hatton Farm, Greenock Road, Bishopton
Our Ref: GLA3602**

I refer to your consultation request received in this office on 27th September 2018.

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

Yours sincerely



Kirsteen MacDonald

Safeguarding Manager
Glasgow Airport



Jack Arthur

From: DC
Sent: 28 September 2018 11:42
To: Jack Arthur
Subject: FW: Consultation on Planning Application - 18/0665/PP [Our Ref: SG26924]

ACON-NAT - MP

Ryan Cameron

Development Assistant

Communities, Housing and Planning Services | Strategy and Place Team | 4th Floor
Renfrewshire Council | Renfrewshire House | Cotton Street | Paisley | PA1 1JD

Phone: 0141 618 7883 Email: ryan.cameron-pt@renfrewshire.gov.uk

Please consider the environment before printing this e-mail.

We aim to respond to general enquiries within 14 days.

Depending on the nature of the enquiry and the complexity of the issues raised we may require a longer time period.

In which case we will endeavour to advise you of when you can expect to receive a response and keep you updated on the progress made.

For further information regarding the service, including the Council's Planning Enforcement Charter, please visit www.renfrewshire.gov.uk

In respect of representations made to current planning applications a separate formal acknowledgement will be issued in due course.

From: Jack Arthur
Sent: 28 September 2018 11:11
To: DC <dc@renfrewshire.gov.uk>
Subject: FW: Consultation on Planning Application - 18/0665/PP [Our Ref: SG26924]

Jack Arthur

Senior Clerical Officer
Planning Department
Development Management
Renfrewshire Council

 **Phone:** 0141 618 5644  **Email:** jack.arthur@renfrewshire.gov.uk

From: NATS Safeguarding [<mailto:NATSSafeguarding@nats.co.uk>]
Sent: 28 September 2018 11:10
To: Jack Arthur <jack.arthur@renfrewshire.gov.uk>
Subject: RE: Consultation on Planning Application - 18/0665/PP [Our Ref: SG26924]

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours Faithfully



NATS Safeguarding

D: 01489 444687

E: NATSSafeguarding@nats.co.uk

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



From: Jack Arthur [<mailto:jack.arthur@renfrewshire.gov.uk>]

Sent: 27 September 2018 12:18

To: NATS Safeguarding

Subject: Consultation on Planning Application - 18/0665/PP

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

CONSULTATION ON PLANNING APPLICATION

Please find attached a consultation in respect of the above Planning Application.

To view plans and documents click on the link in letter or retype url into address bar of browser.

Please respond to dc@renfrewshire.gov.uk within 14 days.

Renfrewshire Council Website - <http://www.renfrewshire.gov.uk>

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Renfrewshire Council is decommissioning all gcsx email between now and November 2017. The Council email domain will change to @renfrewshire.gov.uk. My new email address will still allow me to send email to you securely as it meets the UK Government's Secure Email Blueprint (SEB)

If you are not the intended recipient, please notify our Help Desk at Email Information.Solutions@nats.co.uk immediately. You should not copy or use this email or attachment(s) for any purpose nor disclose their contents to any other person.

NATS computer systems may be monitored and communications carried on them recorded, to secure the effective operation of the system.

Please note that neither NATS nor the sender accepts any responsibility for viruses or any losses caused as a result of viruses and it is your responsibility to scan or otherwise check this email and any attachments.

NATS means NATS (En Route) plc (company number: 4129273), NATS (Services) Ltd (company number 4129270), NATSNAV Ltd (company number: 4164590) or NATS Ltd (company number 3155567) or NATS Holdings Ltd (company number 4138218). All companies are registered in England and their registered office is at 4000 Parkway, Whiteley, Fareham, Hampshire, PO15 7FL.















**Renfrewshire
Council**

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100126910-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☒ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

The development of disused land for the provision of a site for 18 holiday tourism lodges to the east of High Hatton, Greenock Road, Bishopton.

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

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

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Scotplan		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	
Last Name: *	Smith	Building Number:	96
Telephone Number: *	01475540630	Address 1 (Street): *	96 main road
Extension Number:		Address 2:	langbank
Mobile Number:		Town/City: *	port glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	pa146ux
Email Address: *	john.smith@Scotplan.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Clydeview
First Name: *	alan	Building Number:	
Last Name: *	quinn	Address 1 (Street): *	6 Edenhall Grove
Company/Organisation	Clydeview	Address 2:	Mearnskirk
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:	97591587387	Postcode: *	G77 5TS
Fax Number:			
Email Address: *	alan@quinn-family.co.uk		

Site Address Details

Planning Authority:

Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Greenock Road, east of High Hatton, Bishopton

Northing

672370

Easting

241500

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☒ Meeting ☒ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Renfrewshire Council have not provide details of how to address Green belt policy issues and the Head of Planning has stated "It is not my intention to engage in detailed exchanges on the merits or interpretation of the planning policies and instead will leave that up to you." This has necessitated bringing this application forward to allow this matter to be properly assessed.

Title:

Mr

Other title:

First Name:

Fraser

Last Name:

Carlin

Correspondence Reference
Number:

Date (dd/mm/yyyy):

16/03/2018

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

4186.00

Please state the measurement type used:

☐

Hectares (ha)

☒

Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Vacant and derelict land caused by Council infilling and land raising of adopted highways.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☒

Yes

☐

No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐

Yes

☒

No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☒

Yes

☐

No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

☐

Yes – connecting to public drainage network

☒

No – proposing to make private drainage arrangements

☐

Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

☐

New/Altered septic tank.

☒

Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

☐

Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Layout plans show provision for drainage and treatment plant and appropriate discharge to existing water course, as well as facilities to accommodate sustainable urban drainage.

<p>Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------

<p>Are you proposing to connect to the public water supply network? *</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>

<h2 style="margin: 0;">Assessment of Flood Risk</h2>	
<p>Is the site within an area of known risk of flooding? *</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? *</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>

<h2 style="margin: 0;">Trees</h2>	
<p>Are there any trees on or adjacent to the application site? *</p> <p>If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

<h2 style="margin: 0;">All Types of Non Housing Development – Proposed New Floorspace</h2>	
<p>Does your proposal alter or create non-residential floorspace? *</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

<h2 style="margin: 0;">Schedule 3 Development</h2>	
<p>Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *</p> <p>If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.</p> <p>If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>

<h2 style="margin: 0;">Planning Service Employee/Elected Member Interest</h2>	
<p>Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: John Smith

On behalf of: Clydevue

Date: 26/08/2018

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☒ Yes ☐ No ☐ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☐ Elevations.

☐ Floor plans.

☐ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☒ Other.

If Other, please specify: * (Max 500 characters)

Supportive statement and appendices adequately describe the outline proposals.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☒ Yes ☐ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr John Smith

Declaration Date: 26/08/2018

Payment Details

Telephone Payment Reference: 0

Created: 20/09/2018 15:23

Clydeview

Design and Access Statement.

Design

The proposed development is an outline planning application, but the applicant appreciates that there is a need for a quality development in such an accessible location with the necessary appreciation of the significant value of the exceptional panoramic views that the site offers.

There has therefore been due consideration given to the aesthetic requirements of the proposed development and potential examples of the appropriate architectural image for the development is attached below.

The final proposals and external images are hoped to be reached after discussion with Renfrewshire Council planning department officers, but a SIPS form of development incorporating the issues defined above is likely to present an architectural form that may be able to reflect something of the following.



Potential Images



Potential Images



Potential Images

Access

To comply with sustainability requirements and aspirations for the location, a site has been selected that already has an adopted access roadway in situ. It merely requires to be reopened and provided with an appropriate road surface finish.

Discussions with Renfrewshire Council Roads Department have confirmed the situation, that although the road is closed with current restricted access, the officers would wish the roadway to remain adopted and to be used as the access route to the proposed development.

That in turn has led to a layout to accommodate these requirements but also to enhance the location by allowing landscaped treatment to the site periphery in the form of a potential landscape bunded gabion wall.

In addition, allowance has been made for the accommodation of all relevant sight line requirements into the site via the closed adopted roadway, but also to ensure sustainable access improvements between the link road and the junction of Greenock Road.

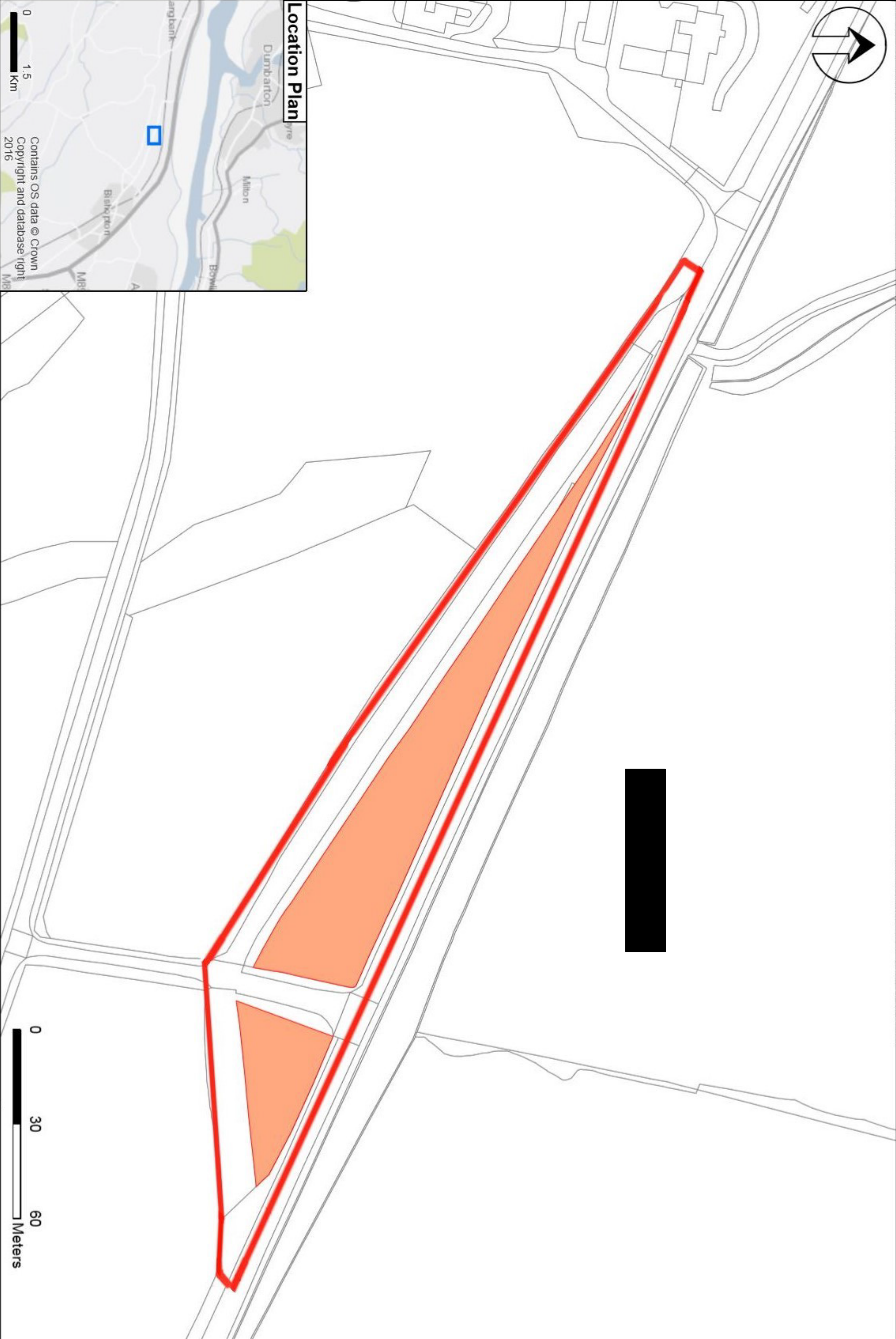
The principles of this access arrangement are attached in the Plan below.

Clydeview

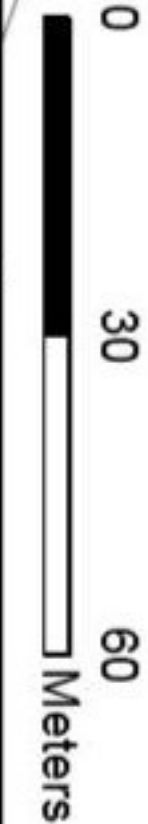
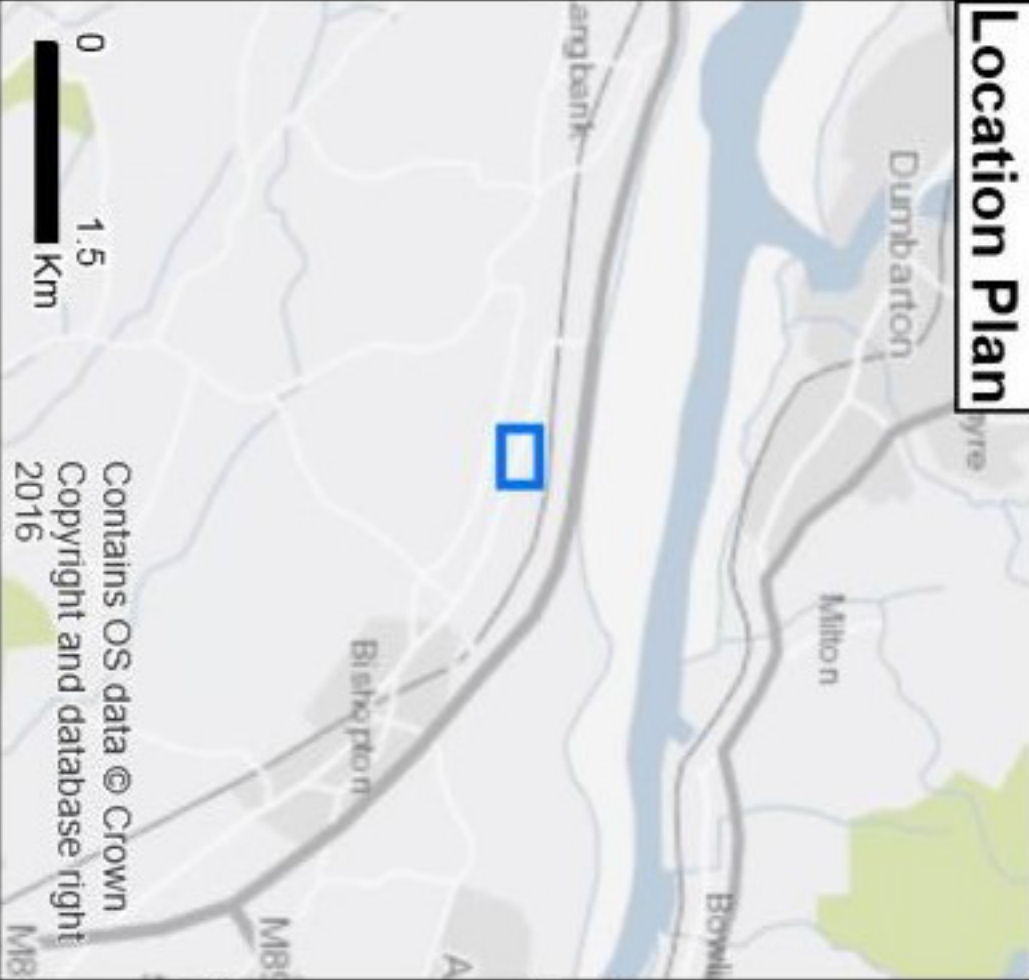
Peripheral Treatment



Although this is an outline application consideration of such issues has been taken into account in the overall design, and the applicant is willing to accept appropriate conditions to ensure that design requirements and access arrangements fully meet the requirements of Renfrewshire Council.



Location Plan



Key:

 Land Boundary

Area of Scottish Ministers ownership: 4186m²

Title:

A8 Surplus Land
Area of land to East South
East of Laigh Hatton Lodge

Drawing No:

Planning Application Boundary

Design: JN

ArcGIS: JN

Chk'd: SS

App'd: MML

Date: 25/08/2016

Scale: 1:1,250

Rev: V2



Holiday Lodge Development



Clydeview

Bishopton, Renfrewshire

Supportive Planning Statement

20 August 2018

Prepared by John Smith

Tel: 07825 654790

john@clydeview.info

Contents

1. Introduction
2. Scottish Tourism Aspirations
3. Planning Policy
4. Site Selection Factors
5. Atmos Consulting Appraisal Matrix
6. Specific Search Area Location Appraisal
7. Ownership Availability
8. Connectivity
9. Development Principles and Lodge Style
10. Layout
11. Peripheral Boundary Treatment
12. Conclusions

1. Introduction

Clydeview (Scotland) Ltd. has been established in response to a range of factors that has shown a steady increase in demand for improvements in the quality and value for money of tourist accommodation facilities to meet the Scottish holidaymaker's requirements.

Clydeview (Scotland) Ltd is owned by Alan Quinn a property developer / serviced apartment owner and John Smith a planning and development consultant.

Their combined expertise and knowledge has identified the shortfall of quality and value for money tourist accommodation across Scotland which has led to the establishment of Clydeview and a number of developments opportunities across Scotland and elsewhere.

This has specifically led to the promotion of a tourist holiday accommodation proposal in Renfrewshire and hence the Clydeview name.

2. Scottish Tourism Aspirations

The Tourism Development Framework for Scotland: Role of the Planning System in delivering the Visitor Economy (the Framework), published by VisitScotland, sets out the way forward to assist and promote growth in Scotland's visitor economy to 2020. It supports the national tourism strategy (Tourism Scotland 2020) produced by the Tourism Leadership Group.

The preface states

The Framework sets out actions and provides guidance to help co-ordinate future development and growth in the visitor economy. Through a greater focus on co-ordination, the actions proposed by the Framework will help secure added value from future investment in infrastructure and promote engagement with the development plan system to realise future opportunities. As well as helping to align with the current infrastructure and other investment strategies in the public sector for the visitor economy, the consultation process identified future aspirations and ambitions of stakeholders working in the visitor economy for each development planning authority. These aspirations and ambitions are published in this Report, Aspirations and Ambitions – our development opportunities.

<http://www.visitscotland.org/pdf/Aspirations%20and%20Ambitions%20-%20FINAL.pdf>

This Report presents these opportunities for each development planning authority (local planning authorities, strategic development planning authorities and national parks authorities) for consideration in emerging and future development plans across Scotland as a basis to examine existing tourism development strategies, updating community plans and single outcome agreements as required.

For Renfrewshire the Report recommends in relation to Accommodation, Nature, Heritage and Activities and Destinations Towns and Cities the following,

There are opportunities for the provision of new hotels, particularly in the 3 and 4 star markets, to support activities at Glasgow International Airport as well as associated airport requirements. There is an opportunity for a range of further accommodation, including the country house hotel product, within the main tourism locations, close to existing tourism attractions. This investment could be in self-catering accommodation (where deficiencies are identified), bunkhouse provision, holiday parks and novel low carbon development which support the wider “rural tourism product”. Food & Drink Providing Authentic Experiences Nature, Heritage and Activities Proposals to improve the area’s visitor experience and provide further attractions are welcome, building on the area’s attraction for fishing, mountain biking and other outdoor activities. Destination Towns & Cities Glasgow International Airport plays an important role as a gateway to Scotland’s main tourism destinations. Opportunities for the improvement of the built environment around routes from Glasgow International Airport should continue to be considered.

3. Planning Policy

Planning policy for tourism is covered at a variety of levels but the starting point for this planning application support document is summarised by the Council’s earlier response dated 22nd February 2017, which suggested that the identified location at Clydeview was contrary to LP policy.

In particular that reply stated:

While the principle of a tourist related development in the Greenbelt is not contrary to Policy ENV 1 (Green Belt) of the Local Development Plan, Policy E4 states that proposals for the development of tourist facilities will be supported where it can be demonstrated that:

- The scale of the proposal is proportionate and fits in well with the location;*
- The development will complement existing/proposed tourist facilities in that area;*
- Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities and;*
- The development can demonstrate a site specific locational need.*

A considerable amount of work has been undertaken since that date and the details below provide additional justification to counter these views and justify formal pre-application discussions as suggested in the Council’s email of 21st September 2017.

Planning Justification Statement

Planning legislation requires that development should be in compliance with the Local Development plan and this application has sought to ensure this has been done. Current directions through the review of the planning system has also placed a degree of emphasis on community involvement and wider engagement.

Initial responses to enquiries to the approved development plan framework generated a response from Renfrewshire Council as stated above, and subsequent enquiries to ensure that policy translation was fully understood, resulted with the statement from the Director of Planning - Fraser Carlin

"It is not my intention to engage in detailed exchanges on the merits or interpretation of the planning policies or any other back ground information that you may wish to raise and instead will leave that up to you."

This in turn ~~lead-led~~ to seeking advice from local political representatives and a specific approach to the local Bishopton Community Council which generated ~~d~~ a very favourable and positive response (See appendix 1-).

This positive encouragement ~~lead-led~~ to further discussions with Renfrewshire Council (Tourism and Marketing) which provided extremely valuable feedback in relation to ways to ensure these proposals included the creation of a safe and child friendly environment with appropriate secure boundary treatment to the A8 Greenock Road.

All these matters and responses have been taken into account and submissions have been made to Renfrewshire Council's Main Issues Report requesting a more detailed and constructive policy to support tourism.

Recent enquiries have confirmed that a report is expected to go to board in October 2018, but no additional information has been provided to understand how the Council intends to deal with this matter.

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It is therefore considered appropriate that this application and this detailed information be submitted now to ensure that emerging policy and research helps deliver improved Local Plan policy.

This may also help ensure Greenbelt policy and E4 in particular becomes a framework to support and direct tourism development and encourage the delivery of new economic tourism investment, rather than a difficult to translate negative policy.

This outline application provides a major opportunity to provide an appropriately sized and scale of development that will meet current demand for a scenically attractive location meeting excellent accessibility criterion.

It should also be stressed that this is an outline application justifying the scale of development and its location, but also emphasising the applicant's willingness to take additional Council feedback into account to ensure the subsequent detailed application meets all additional design requirements.

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4. Site Selection Factors

Major factors have been identified in keeping with Visit Scotland's opinions as to the matters that are important in defining development locations.

These factors applicable to Renfrewshire include;

- Proximity to holiday makers, including proximity to Glasgow Airport,
- Motorway and main road accessibility, and perhaps most importantly
- An attractive scenic quality of location.

In addition, further appraisal of west coast locational factors have been identified to present a range of day trip locations that can supplement the visitor experience of a given location for accommodation development justification.

An appraisal of such day trip locations within 1 hour of Glasgow Airport and with good motorway connections, has included the following,

- Loch Lomond and Trossachs.
- Argyll and the Isles and ferry links
- The Ayrshire Coast and West central Scotland (for golf interest holidaymakers), and
- Urban Heritage centres such as Paisley, Edinburgh, Stirling and Glasgow, potentially
- ally served via Network Rail.

This in turn has re-focused attention on proximity to Glasgow Airport and the M8 and beneficial development locations with high scoring scenic values.

Atmos Consulting were appointed in response to the above policy considerations and have produced a matrix assessment which has led to a priority scoring map system defining a range of grid square locations within Renfrewshire, that are worthy of further consideration for tourist accommodation development purposes. (See Appendix 2 and Appendices 6 – 11).

5. Atmos Appraisal Matrix

To produce a relative ranking of the areas of Renfrewshire most suited to tourism accommodation, four distinct categories were assessed, using the inputs in the individual sections below:

- Transportation Links
- Regional Tourism
- Local Tourism

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- Scenic Views.

This process assisted in determining where optimum locations for tourism development should be located, and in turn helped identify more detailed Search Areas for development opportunity sites.

6. Specific Search Areal Location Appraisal

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Whilst the assessment process focussed on Renfrewshire there is much of the West central area that does not provide an attractive scenic environment which helps distinguish an optimum location for the Scottish tourist holiday experience.

The attached map of the defined Search Area within Renfrewshire (Appendix 3) identifies the grid squares examined and the approaches made to identify potential development opportunities.

7. Ownership Availability

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Some 64 grid squares, potentially suitable to accommodate tourist accommodation in the Langbank / Bishopton area off the M8 in the Renfrewshire Search Area have been examined in some detail and where appropriate specific land owners have been approached re their reaction to accommodating tourism development.

In general terms, a number of these locations are ruled out as they are affected by the M8 with no access point, are already developed (Langbank) or have poor accessibility for connection to the M8 or good link Roads.

Of the remaining locations, approaches have been made to Mr Michael Johal at Gleddoch Hotel and adjoining land, Mr John Lithgow at Drums Estate, Mr Paul Fraser at Ingliston Hotel and Country Club, Mr Charles Hamilton at Gledburn, Langbank and Mr David Baird at Whitemoss Farm, Bishopton. These parties have replied expressing a desire to retain the land in agricultural or existing use and do not want to examine joint tourism development opportunities.

This leaves the land at Clydevie and the land held by A and K Fletcher at High Hatton, for consideration.

Discussions with the Fletchers, who wish to retain the vast majority of their land for farming purposes, have not ruled out tourism development, particularly for the area between Old Greenock Road/ Greenock Road and the link Road adjoining Clydevie, but this is currently on hold till legal and family title restructuring has been completed.

8. Connectivity

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To ensure any tourism development in this search area is justified it is necessary to show how it could be connected to existing local facilities.

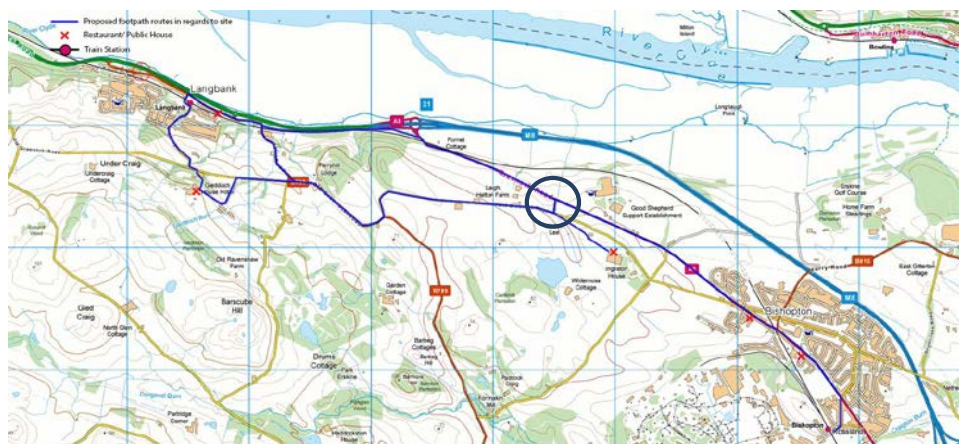
The appraisal work, independently carried out by Atmos Consulting for this location, shows that Clydeview is extremely well connected to the main road and Motorway infrastructure serving Glasgow Airport and the main M8. It is also evident that the network provides good connectivity to a wide range of other day trip locations for the benefit of holidaymakers.

In relation to local connectivity the Clydeview location has direct access via an existing link Road and adopted roads adjoining Old Greenock Road and Greenock Road.

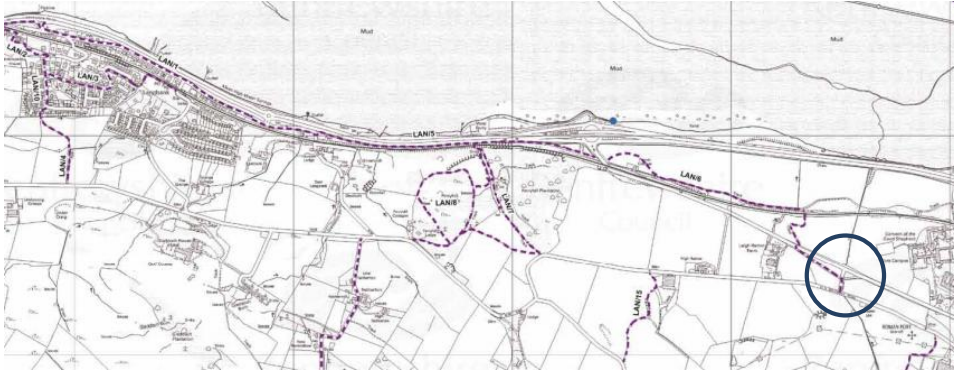
Furthermore, local core paths (see attached Plan Appendix 11) literally run through the Clydeview site and the existing footpath on the north side of Greenock road provides a pedestrian and cycle connection to the wider community.

In relation to this aspect Visit Scotland have also identified that part of the attraction of holidaying in Scotland is the availability of attractive short walks between accommodation and other facilities and the relationship between Clydeview and Ingliston is a perfect example of this.

The possibility of providing secure pedestrian and cycle links from Clydeview to Ingliston are shown on the attached location plan and connections to Bishopton, Langbank and Langank Railway station and further afield in Renfrewshire, courtesy of the Core Path network and adjoining road related footpath system is quite evident.



Clydeview area location and Connectivity



Core Paths

9. Development Principles and Lodge Style

There is also a need to identify a development that offers value for money and a quality tourist development the clearly creates an image of lodge development.

Principles to be incorporated in such a form of development requires to show compact standards where there is easily maintained amenity space with adequate space for the property, car parking facilities and necessary storage for waste, bicycles and other holiday equipment and (to provide the appropriate Scottish facilities and image) a log store for a wood burning interior stove per lodge.

For an up-market holiday location it has also been determined to be a requirement to provide an outdoor hot tub facility.

There is also a need to provide a solution offering value for money and therefore minimal running costs, the provision of the highest standards of insulation and accommodation for renewable energy have been built in as a standard requirement. The layout in particular, has been orientated to accommodate Roof or stand-alone PV facilities to optimise south facing opportunities.

The external treatment should present a modern lodge image with sustainable materials which should be used in an acceptable and appealing way to create an architectural ambience which is modern, can sit in harmony with the adjoining landscape and provide a form of lodge ~~the-that~~ maximises the benefits of views over the attractive scenery of the Clyde Estuary to the north. The proposed development should **not** be contrived or twee creating an inappropriate Scottish suburban impression.

The final proposals and external images are hoped to be reached after discussion with Renfrewshire Council planning department officers, but a SIPS form of development incorporating the issues defined above is likely to present an architectural form that may be able to reflect something of the following.



Potential Images



Potential Images



Potential Images

10. Layout

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To address all these requirements a range of layouts have been tested and a variety of cost effective footprints for both a range of lodges and the site layout have been developed and appraised.

It is considered that the attached layout for 18 lodges gives the most effective use of the linear form of the site, makes full sustainable use of the existing adopted unused Road and provides space for appropriate infrastructure including waste water treatment, SUDS and landscape treatment areas for surface water and opportunities for other facilities as mentioned in Section 9.

The current layout as proposed is attached as APPENDIX 4

11. Peripheral Boundary Treatment

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Based on opinions expressed by the Head of Marketing at Renfrewshire Council, a more detailed appraisal of the peripheral treatment of the area adjacent to the A8 has been considered and a gabion wall finish has been promoted.

This has a dual function in giving a more secure northern walled backdrop to the lodges and at the same time presenting a unified and potentially landscaped feature to the site as viewed from the A8.

This is now incorporated as a potential detailed element for the proposed context of the lodge development.

12. Conclusions

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The Local Renfrewshire Development Plan, Policy E4 states that proposals for the development of tourist facilities will be supported where it can be demonstrated that:

- *The scale of the proposal is proportionate and fits in well with the location;*
- *The development will complement existing/proposed tourist facilities in that area;*
- *Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities and;*
- *The development can demonstrate a site specific locational need.*

This supportive statement, whilst not being able to obtain a response from the Planning Authority to translate and define these requirements, has assessed each requirement in turn and responds accordingly.

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- *The scale of the proposal is proportionate and fits in well with the location;*

To ensure that the proposals are proportionate and fit in well it is necessary to bear in mind that these proposals are for quality easily maintained tourist accommodation that can provide accommodation and necessary additional facilities such as scenic views, good accessibility, car parking provision, external outside space for leisure use such as hot tubs and holiday storage facilities and easily maintained landscaped outdoor space.

The attached layout shows how this has been achieved and provides a development that can accommodate a manageable number for sustainable daily /weekly maintenance and at the same time provides sufficient accommodation to offer a cost effective and deliverable proposal.

- *The development will complement existing/proposed tourist facilities in that area;*

The site selection process took Visit Scotland requirements into account and one of the major tourist facilities that is not being fully utilised is the exceptionally scenic views of the Clyde from the Langbank/ Bishopton Corridor as identified in Appendix 3 below.

This general location is already recognised by established tourist facilities in the area including Gleddoch Country House Hotel, Ingliston Country Club and Hotel, Marr Hotel as well as the Coast Restaurant in Langbank (all within walking distance) and providing a range of quality dining restaurant facilities. The proposed development will therefore supplement and support these existing tourist facilities.

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- *Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities;*

The site for development has been specifically identified because of the existence of an adopted unused former stretch of the A8 providing existing spare infrastructure and offering excellent accessibility. In addition, it is an area that is a recognised problem area for fly tipping with staff from Ingliston regularly tidying the location to improve their entrance to Ingliston from the M8.

-This issue will be resolved by the provision of this development and thereby wider improvements to the location and adjacent facilities. Existing infrastructure can be accommodated and linked into helping to ensure this is a cost effective and sustainable development.

- *The development can demonstrate a site specific locational need.*

All of the above goes to prove that this is a well chosen viable sustainable location for tourist lodge development and that this development presents a site specific locational *opportunity*.

If Renfrewshire Council intend to meet the Scottish Government's requirements to support and deliver the ambition of an additional £1 billion annual tourist income, this opportunity should be taken, and this development should be recognised as meeting the *needs* of Renfrewshire Council's contribution to this national ambition.

It is therefore argued that this proposal demonstrates that this development will meet this *site specific locational need*.

In conclusion we are of the opinion that this development and this submitted supportive planning statement fully addresses the Councils issues and that the proposal fully accords with the Local Development Plan and in particular Policy E4.

It is therefore recommended that this outline application should be conditionally approved to ensure that the Council's views are incorporated in any subsequent detailed application.

APPENDICES

APPENDIX 1

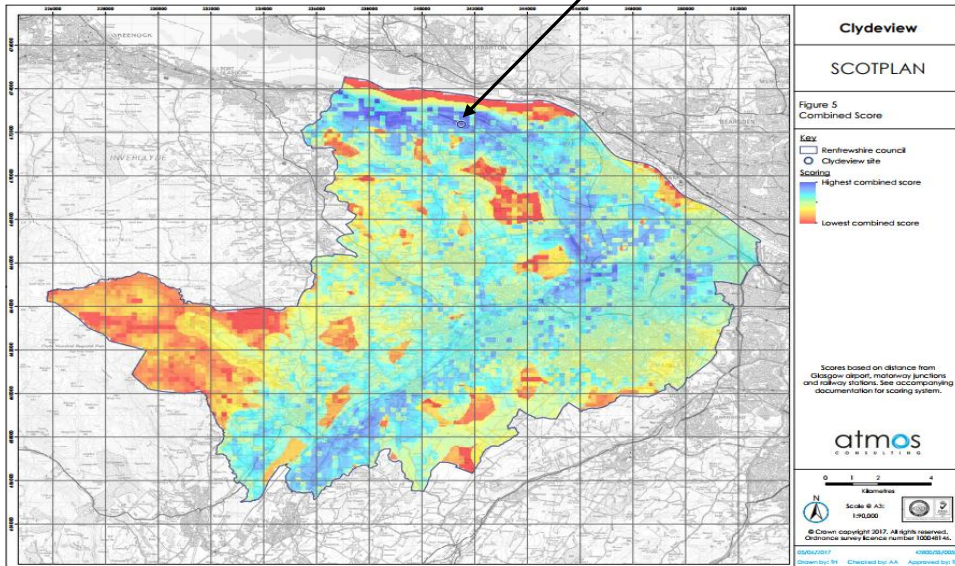
BCC Minutes

Please see attached

APPENDIX 2

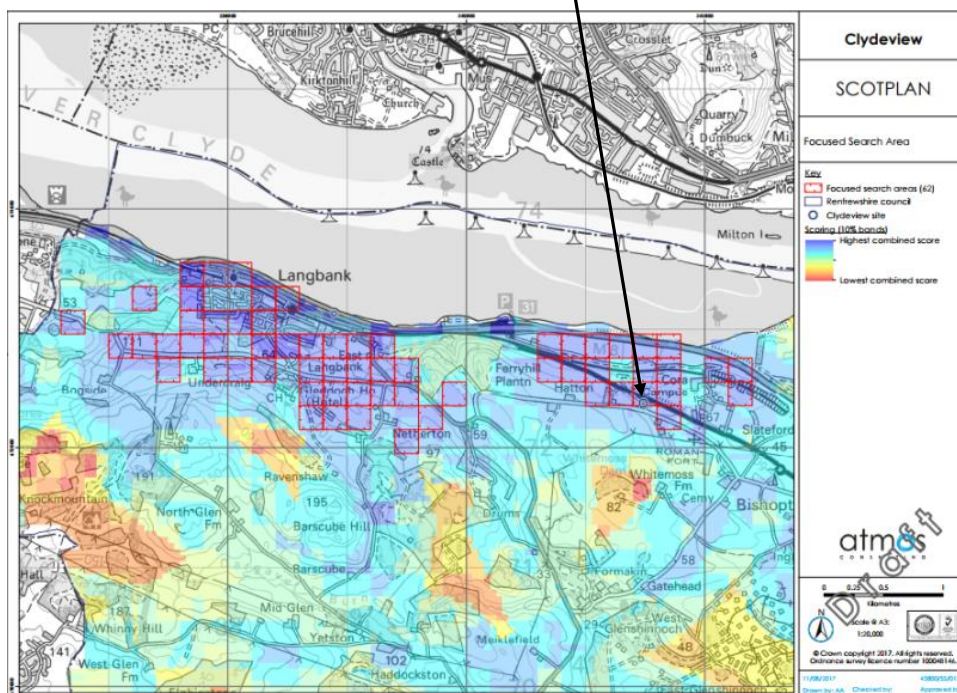
Combined Scores. For individual maps see Appendices 5-10

Clydeview

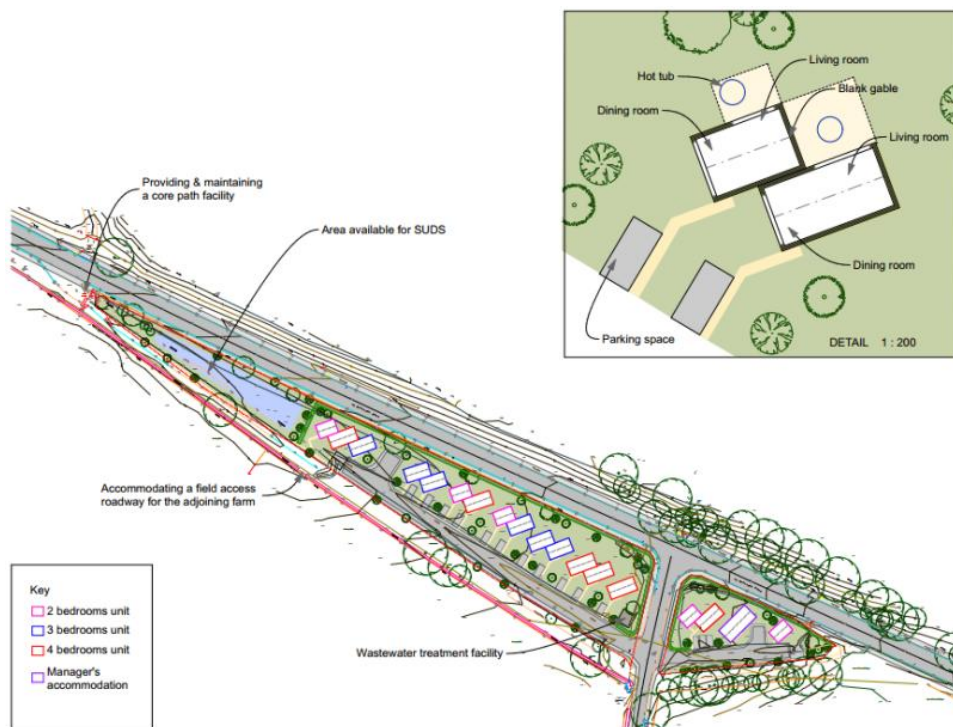


APPENDIX 3

Clydeview



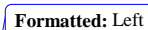
APPENDIX 4



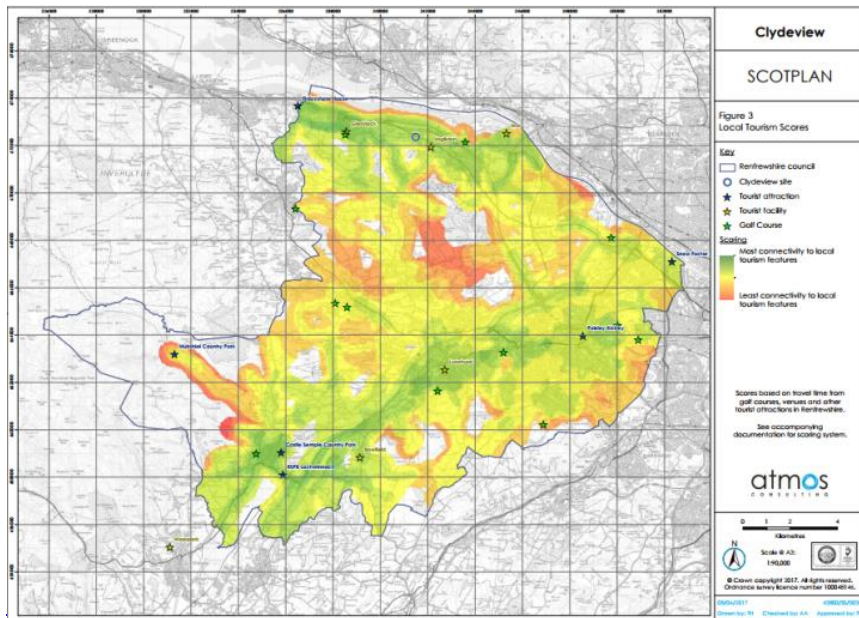
APPENDIX 5



~~APPENDIX 6~~

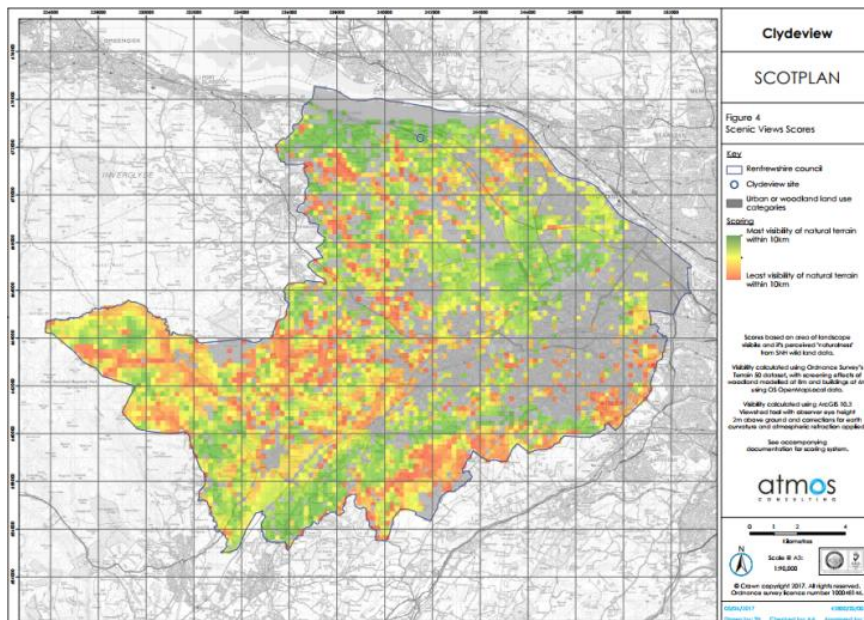


APPENDIX 7



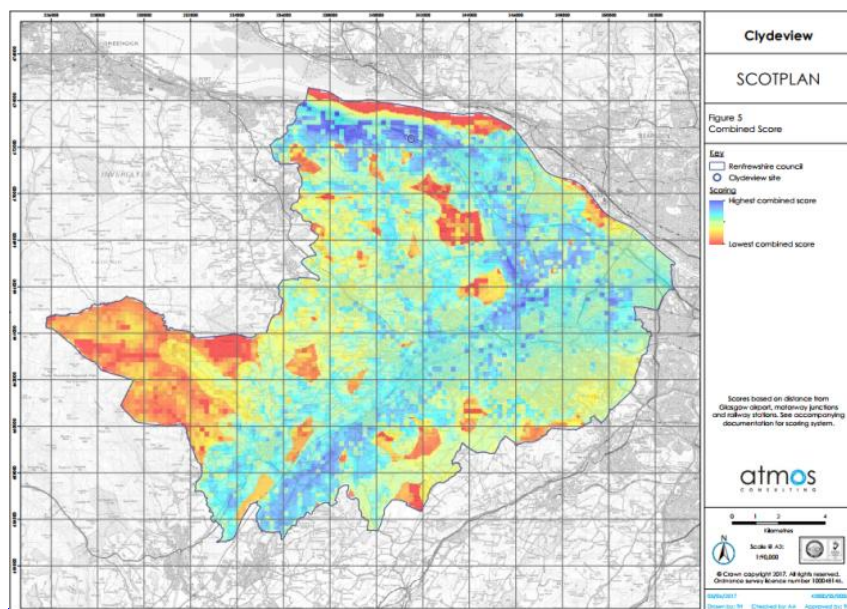
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APPENDIX 8



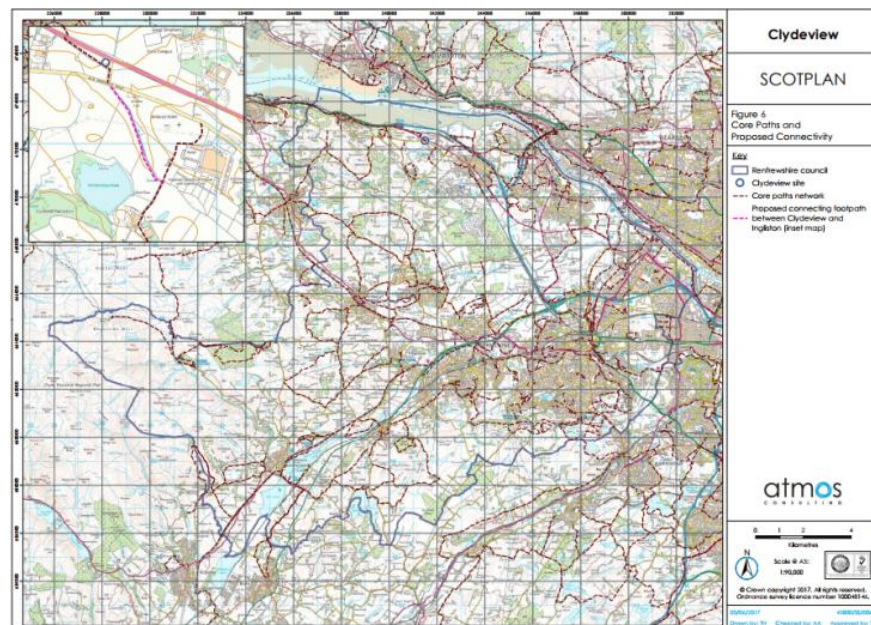
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APPENDIX 9



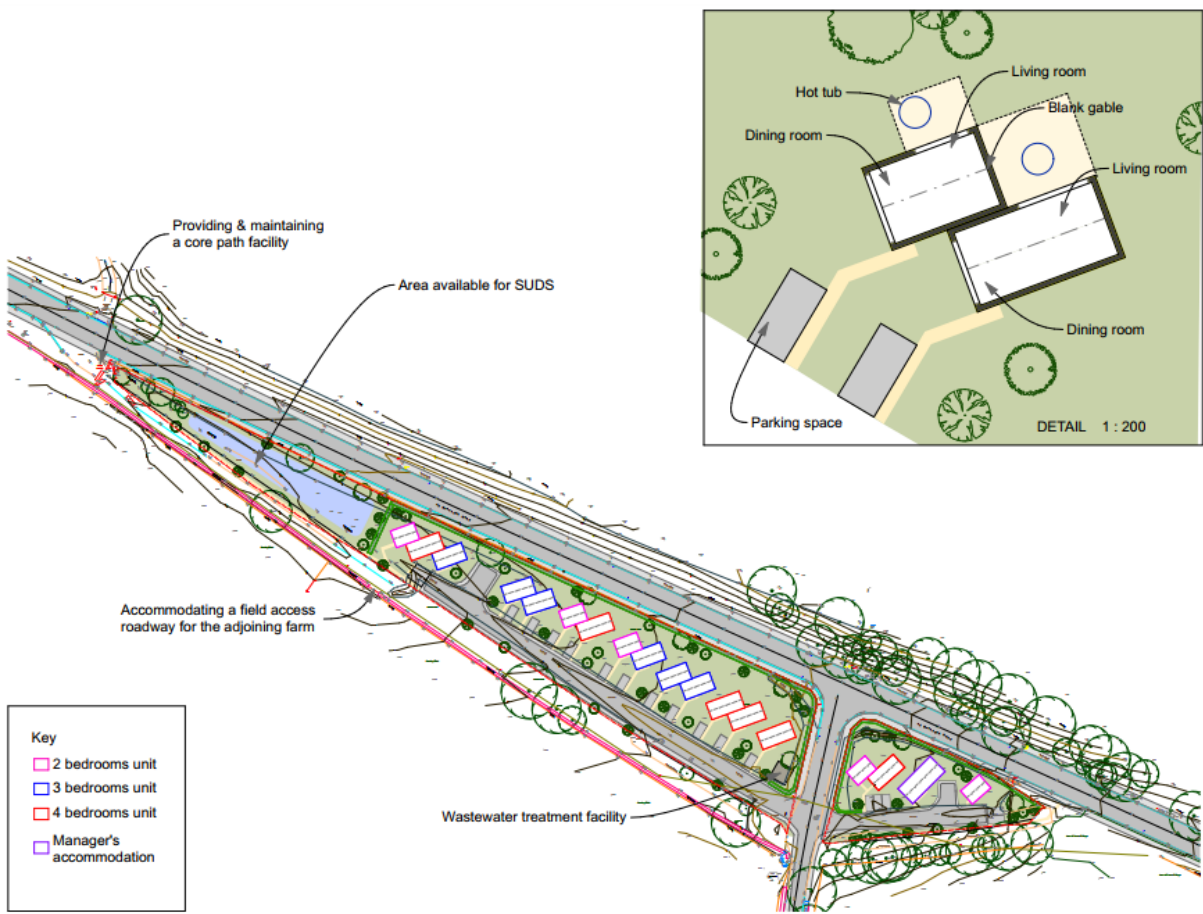
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APPENDIX 10

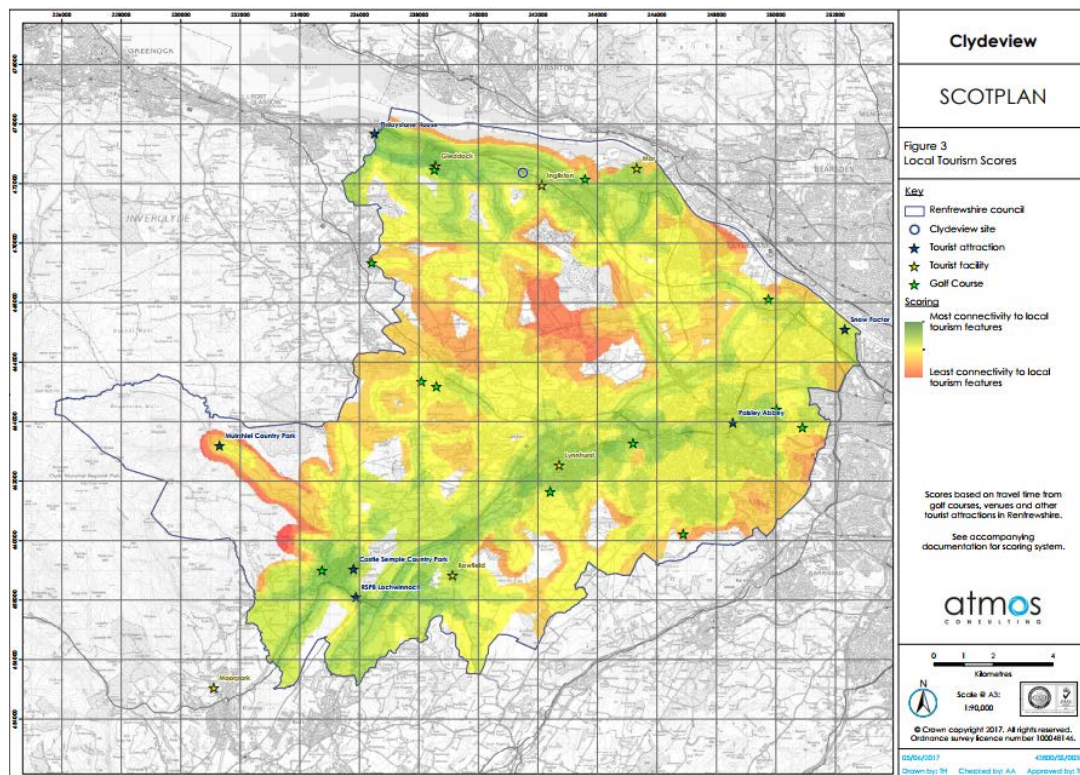


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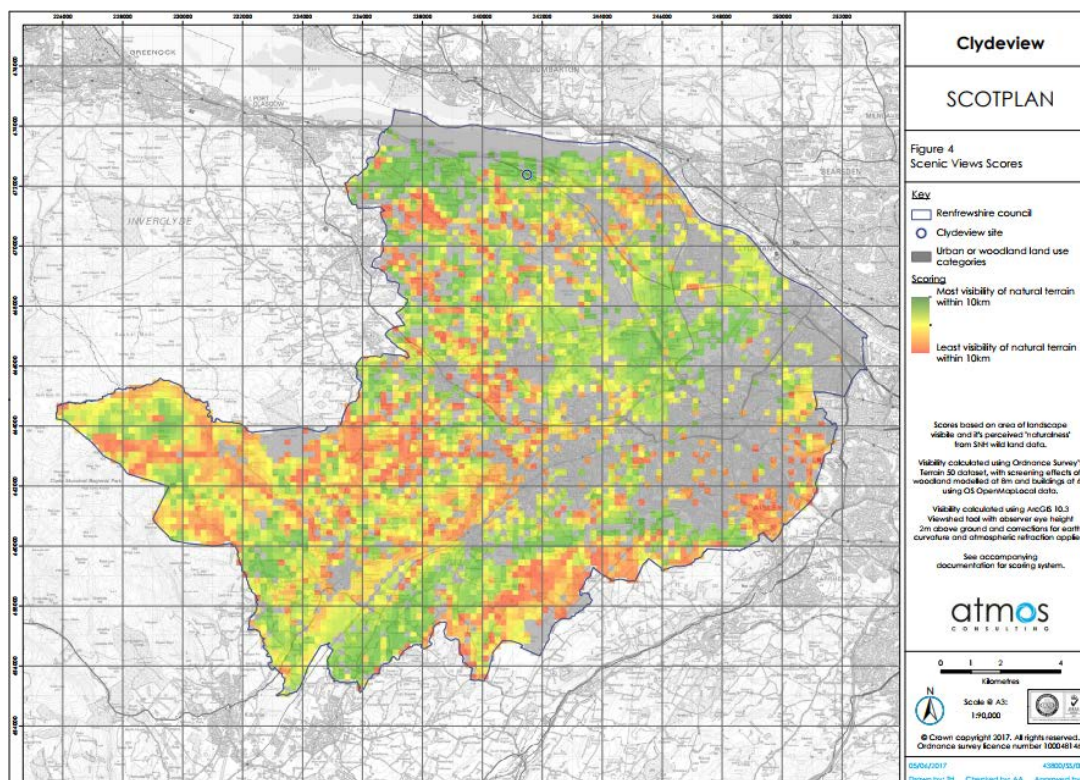
APPENDIX 4



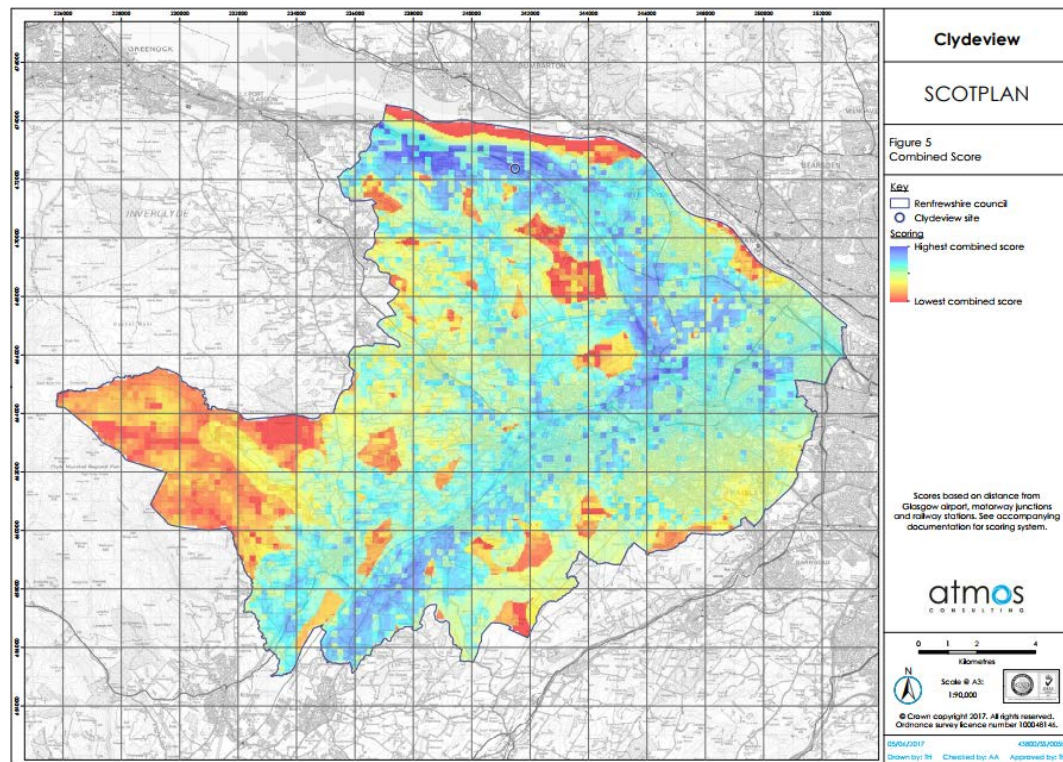
APPENDIX 7



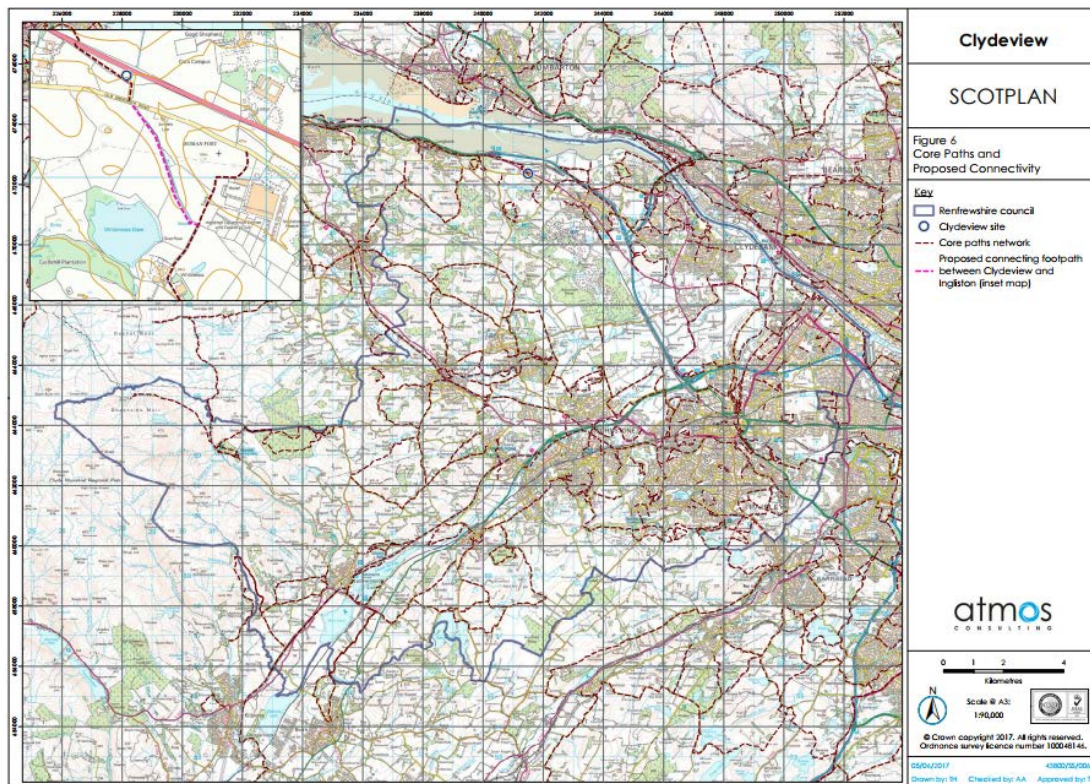
APPENDIX 8



APPENDIX 9



APPENDIX 10



APPENDICES

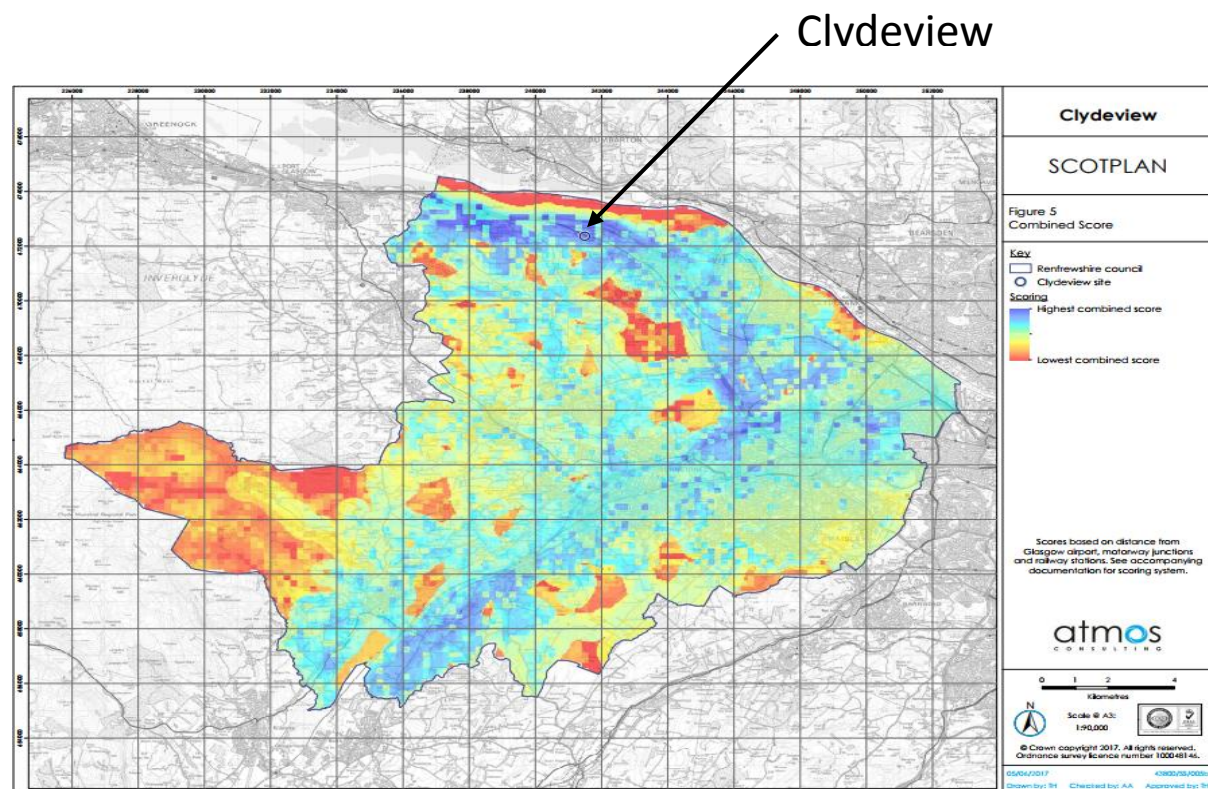
APPENDIX 1

BCC Minutes

Please see attached

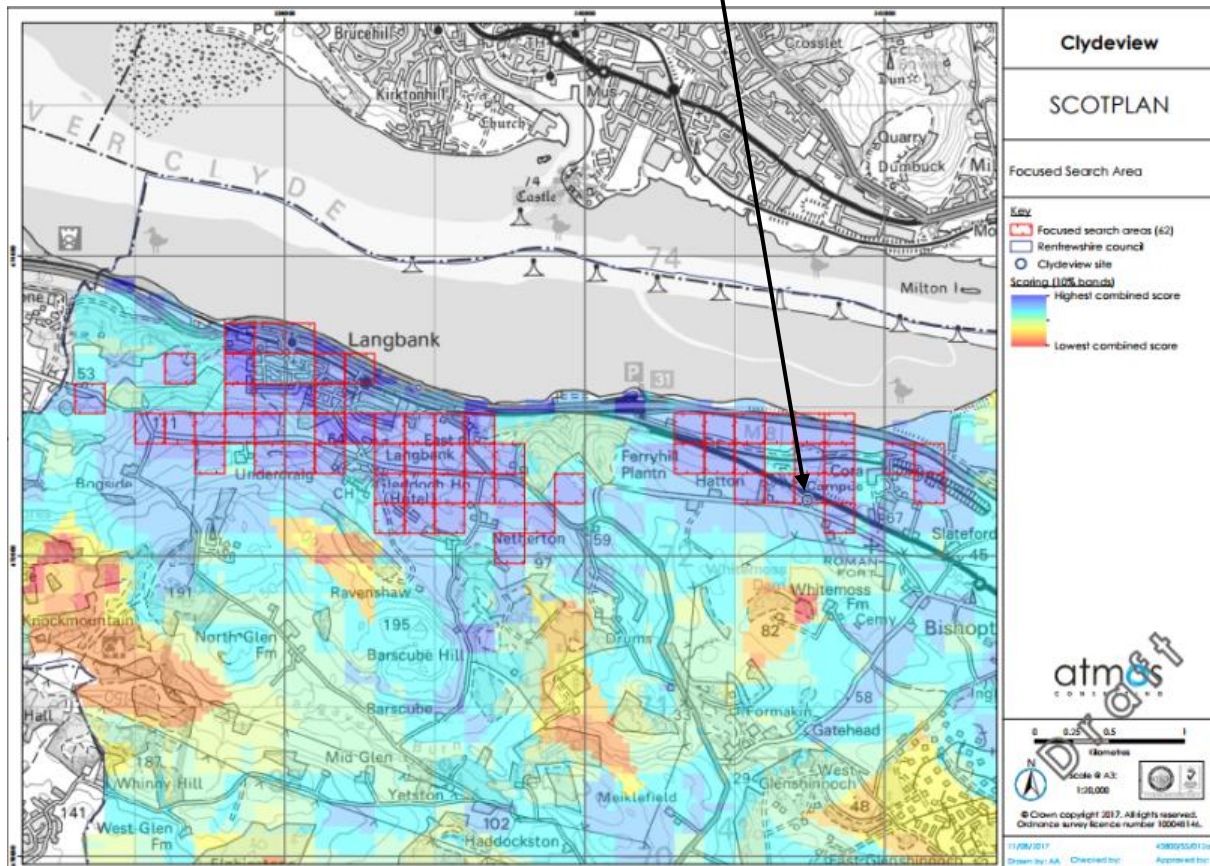
APPENDIX 2

Combined Scores. For individual maps see Appendices 5 - 10

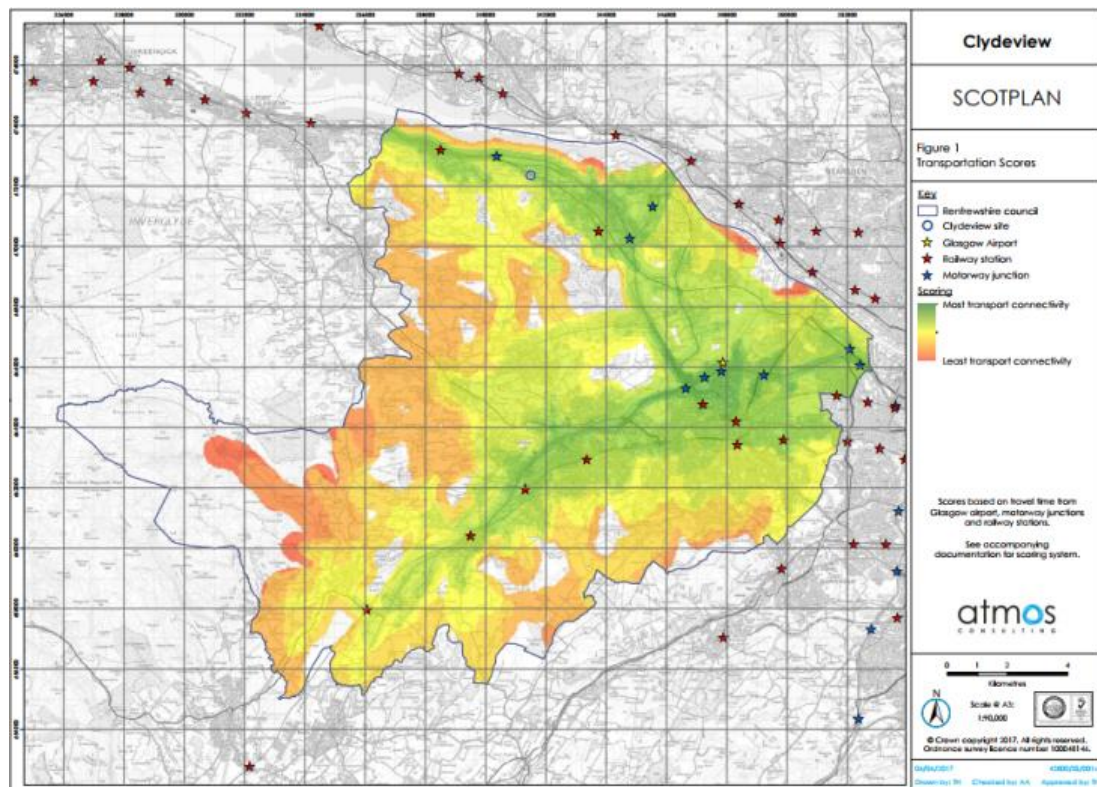


APPENDIX 3

Clydeview



APPENDIX 5



APPENDIX 6

