

FURTHER REPRESENTATIONS

54 Rossland Crescent

Bishopton

PA7 5JJ

Committee Clerk of Local Review Body

Committee Services

Renfrewshire Council

Renfrewshire House

Cotton Street

Paisley PA11UJ

RECEIVED BY

10 JUL 2019

BUSINESS SUPPORT

Application No. 18/0825/PP

Dear Sir/Madam

We would like to make further representations in response to the letter from Nicholson McShane Architects with regard to the application for planning permission in principle for the erection of a detached dwellinghouse.

The Background.

Mr Hasler, the previous owner, did not purchase the land from the MOD. The land was sold by the MOD to Wimpey in order to facilitate their laying of pipes and facilities under the triangle whilst they were building the houses at either end of the Crescent ie Rossland Way and Rossland Gardens. They passed the land on to a company so that the land would be maintained for the residents. They also, at that time provided some extra parking spaces and planted some shrubs. This company sold the land at auction and it was subsequently bought by Mr Hasler. We believe the land was sold with the proviso that it was not to be built upon.

The proposal

The architects state that the proposal seeks to respect the open space. This proposal in no way respects our outlook onto the open space. Any property built upon the triangle will be overlooked by almost every house in the Crescent. The triangle is like the village green and losing any of that green space will create an imbalance in the whole Crescent. They state "it (the proposed building) minimises the impact on the open space and allows an uninterrupted outlook from the existing dwellings". We, at no. 54

would have no view at all of the open space and this build would almost certainly affect the light and access to our house. This building would create division within the community of the Crescent –those with open space and those without. This may cause the devaluation for our property.

The proposal states that most people on the Crescent have parking facilities. They fail to mention that numbers 52 and 53 have no access to parking and have to park on the street on the corner of the crescent or outside part of our house. The construction of the new proposals may well affect them.

Although at present we enjoy the open space of the football pitches there are rumours that these, too, may be built upon so there is no guarantee of any open space in the area. If you look at a satellite map of Bishopton, there are not many areas that aren't required for a specific purpose e.g. football. rugby pitches. The triangle is a focal point for the Crescent where children can play safely within view.

The proposal is for quite a large building. I believe it will detrimentally affect the value of our house and block our light. The period of any build would be intolerable. Any van parked outside our house totally obscures our views and high sided trucks can look straight in at us. The noise and dust would badly affect us. Over the last 5 years we have constantly been subjected to the noise and dirt of construction in the nearby Dargavel village. That noise and dust is still ongoing –to have that directly in front of us would cause us considerable stress.

The architects state that the existing trees would remain unaltered but the building would possibly damage the root system of these trees and this could lead to the trees becoming unstable. The lime tree, in particular, has been on that land for a very long time and is a fully mature tree. The other bushes/trees were planted by Wimpey when they took over the land to provide some landscaping. These bushes and trees were maintained by the company that Wimpey passed the land onto but they have had no attention at all from Mr Hasler or the current owners.

They state that "the open space at present is relief only –the grounds do not appear to be used for recreation". Over the last 22 years I have seen the open space being used often by children and dog walkers. We frequently use the open space ourselves especially with the dogs at night. It provides a safe and overlooked space for the dogs to walk and run about.

This triangle of open space has been available to people for approximately the last 90 years. To lose that space would be a terrible loss to the community of Bishopton as a whole but most certainly to the community here in Rossland Crescent. We object most strongly to this and any other proposal to build on this space.

Yours faithfully



Linda O'Kane and K. McIlwee.

From: Maida Jackson
To: [Robert Devine](#); [Jackson, Stewart Anthony](#)
Subject: Re: Planning appeal rossland crescent Bishopton
Date: 17 July 2019 15:36:51

Good afternoon

Please find below further representation in relation to challenging the planning application 18/0825/PP appeal.

This development should not progress based on the following key issues:

1) The land that is proposed to be built on has been an area of recreation and amenity open space since the 1930s, when the original Rossland Crescent housing development was built.

Loss of this amenity space will have a significant detrimental impact on the amenity of the neighbouring properties and will erode the open and green space available. This is particularly relevant due to the level of development already underway in Bishopton with the Dargavel development.

This land has always been planned to be used as recreational green space, and this should not be altered.

2) in the appeal document (no longer visible on the website) there was some commentary from the applicants around the usage of the triangle in recent years, since blame privately owned.

1) I would like the planning committee to fully investigate how this common recreational ground became privately owned.

This land was originally part of the Rossland Crescent development when built by ROF. Subsequently this looks to have then become part of Renfrewshire Council green space, and also connected to Wimpey when they were building Rossland Gardens and Rossland View.

There were burdens on this land at that time, and I cannot find any evidence that these have been removed.

This land then became privately owned (not by current owners) who seems to have acquired the land from the Greenspace company, but I can find no evidence of this land being advertised and therefore query the transaction as to whether it was fully transparent. The first time any residents were aware was when a planning application for multiple properties was submitted. The 1st owner had council connections and before any decision is taken a full and thorough internal investigation into all the transactions around the buying and selling of this land should be undertaken and published.

Subsequently the land has resold, and the current owners have applied to build a different property.

They have challenged some usage of the current land:

1) challenging people parking on the hard standing area without permission.

This is because this hard standing area was created prior to the land being privately owned and looked to be a condition of planning for historic Wimpey development so they could prevent congestion in triangle from on street parking. Therefore this argument is flawed as highlights the challenges of this area being privately owned for personal use when always been a public space to be used, indeed residents were instructed to use these spaces to avoid congestion.

2) challenging the recreational use of the private land

This open land has always been used by residents, mainly children, for playing and leisure activities. This has been done sensitively when owned publicly or privately and no damage occurring.

It shows that the original natural usage of the land is still required when children, my own included, still play in the green space available, without the need to cross busy main roads or be out of eyesight

2) access and traffic management

Building on this site will cause challenges in relation to access and traffic management, and cause issues with potential accidents, access will always mean access from both sides of the road and this will cause issues.

3) outlook

The outlook of the whole crescent will be adversely affected, from it's initial concept, the open green space was designed to allow open outlook for all residences, hence the crescent design with the green space in the middle. Building on this will degrade the area and negatively impact people's mental and physical health and well being.

4) sewage / water courses

There are a number of sewage and water wastage systems under the triangle that will be adversely affected by any proposed build on the land, that is from my understanding part of why was originally designed in such a way. I understand there is a subterranean water way and building this land could have significant negative impacts on surrounding properties, including flooding and sewage backup.

5) electrical substation

The current 'in principle' drawings have the property located very close to the sub station, and I fail to see how the council will support the development as presented, but have concerns that this may result in an amended plan that causes even more impact on the triangle/ open space as well as leading to potential for more than 1 property to be built.

6) local development

Bisphopton is currently being extensively developed, with up to 4000 new homes being built on designated redevelopment land, why when this is happening would the council

consider turning green open recreational ground into further residential land, ruining forever the land and the benefits it brings

Rossland Crescent is part of Bishopton history, and should be protected due to that, to allow future residents to understand what an important place it has been.

The crescent has heritage and should be treated with care, the properties were built for the ROF policemen and firemen, and should remain as intended.

7) Bishopton Development Trust

The community council are very supportive in challenging this change of land use and property development, mainly due to the areas outlined in this letter.

As there is so much current development in Bishopton, the Community Trust has been set up and it has been indicated that they would consider taking over management of the land in discussion to ensure its future use is protected for the benefit of the Village residents, and transferring ownership to them would enable the land to be used as originally planned. Please can you ensure that this is considered in full as part of the planning decision.

In summary it will be a sad day for the general public if this development is approved. This land has been successfully managed and used by hundreds of villagers and residents as an open recreational area for 80 years, and for this to be sacrificed so one individual can build a 'cheap' property would underline everything that is wrong with current planning and individual selfishness. If the individuals had been keen to become resident in Rossland Crescent, there have been a number of properties for sale in last 2 years that could have enabled them to enjoy all the benefits that living in this wonderful and historic community would bring, rather than trying to destroy the heart of it.

I am entrusting the knowledge, experience and personal ethics of the planning review committee to consider the balance of impact that their decision will make.....to allow one family to build a house (or more if the plans in principle agreed) for financial gain, or all of the villagers in Bishopton and in particular the residents of Rossland Crescent who would be so negatively affected by the change in land use and the development of the land to housing.

It's a historic place, that should be protected, and retain the green open recreational land for the use of all.

Please do not hesitate to contact me for any further information.

In addition, my husband (Mr Stewart Jackson) also fully accepts this challenge and rejects the plans for the development.

Can you please confirm that you have received and submitted this to the file, and whether it is possible to sit in on the planning review board meeting.

Regards

Maida Jackson
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