

# Planning Application: Report of Handling

Reference No. 17/0520/CC



## KEY INFORMATION

### Ward 9:

Johnstone North, Kilbarchan, Howwood and Lochwinnoch

### Applicant:

Turnberry Homes Limited  
Great Western Business Park  
18 Allerdycy Drive  
Glasgow  
G15 6RY

Registered: 10/07/2017

Report by Director of Communities, Housing and Planning Services

### PROSPECTIVE PROPOSAL:

DEMOLITION OF INDUSTRIAL BUILDINGS

### LOCATION:

40 CHURCH STREET, LOCHWINNOCH

### APPLICATION FOR:

CONSERVATION AREA CONSENT

## RECOMMENDATION

Grant subject to conditions.

Fraser Carlin  
Head of Planning and  
Housing



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## IDENTIFIED KEY ISSUES

- The building is an unlisted building located within the Lochwinnoch Conservation Area.
- There have been four representations received. The points raised include retaining the old village school building or at least the stone from the building, the character of the conservation area and potential impact from the proposals, the loss of the remaining industrial buildings from the village.
- Historic Environment Scotland has not objected to the proposals.

# RENFREWSHIRE COUNCIL

## COMMUNITIES, HOUSING AND PLANNING SERVICES REPORT OF HANDLING FOR APPLICATION 17/0520/CC

APPLICANT:	Turnberry Homes Limited
SITE ADDRESS:	40 Church Street, Lochwinnoch, PA12 4JA
PROPOSAL:	Demolition of industrial buildings
APPLICATION FOR:	<a href="#">Conservation Area Consent</a>

DATE OF ADVERT:	30/08/2017
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>Four representations have been received. The representations can be summarised as follows:</p> <ol style="list-style-type: none"> <li>1. The part of the site on the Church Street frontage was once the old village school dating back more than 160 years and if it cannot be saved then as much of the old stone work as is possible should be retained for use in the proposal, to reflect the character of the conservation area and status of the site.</li> <li>2. The Struthers Lemonade Factory has since, 2007, been included on the Buildings at Risk Register maintained by Historic Environment Scotland and is currently assessed as being only at low risk.</li> <li>3. The building to be demolished is the one remaining element representing the industrial character of that part of Lochwinnoch and must not simply be wiped out without trace to the detriment of the character of the conservation area.</li> <li>4. Renfrewshire Council describe Lochwinnoch as a "well preserved Industrial village" yet allowing complete eradication of the few remaining industrial buildings associated with significant and well known industry would completely contradict this statement.</li> <li>5. A decision on this application would be premature without a Conservation Area Appraisal being undertaken.</li> <li>6. The retention of these buildings would afford the new development some unique character</li> </ol> <p>With regard to the issues raised through objection, whilst most of these have been addressed in the body of this report and through the technical documents submitted in support of the demolition, it should be noted that the dilapidated nature of the site and buildings is having a detrimental effect on the surrounding properties, physically, environmentally and economically through the restrictions it imposes to new development.</p> <p>Turnberry Homes proposes to redevelop the site to provide a new development of houses and flats which would respond appropriately to the surrounding context and which would impact positively on the conservation area.</p>

	<p>Having considered the proposals, the demolition of these buildings is not considered to be detrimental to the character of the Conservation Area and this proposal therefore complies with the technical guidance from Historic Environment Scotland, Policy ENV3 of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance.</p> <p>Additionally, the demolition and clearance of the buildings would allow an alternative use at this location, contributing to the regeneration of this site and the wider village environment.</p>
CONSULTATIONS:	<p><b>Historic Environment Scotland</b> - No objection. Historic Environment Scotland while maintaining the view that the school building makes a positive contribution to the character of Lochwinnoch Conservation Area and that there should be a presumption in favour of retention do not object to the proposal in light of the cost plan information submitted on the costs associated with retention of the buildings.</p>

LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshires Places Policy ENV3: Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria Delivering the Environment Strategy: Conservation Areas</p> <p><u>Material considerations</u> Historic Environment Scotland Policy Statement 2016 Managing Change in the Historic Environment - Demolition</p>
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PLANNING HISTORY	<p>17/0519/PP – Erection of residential development comprising 24 dwellinghouses and 9 flats with associated access roads, car parking and landscaping. Concurrent application yet to be determined.</p>
SITE VISITS	<p>21/09/2017</p>
DESCRIPTION	<p>Conservation area consent is sought for the demolition of a two storey former school building and warehouse buildings to the rear which lie on the north west side of Church Street, Lochwinnoch within the Conservation Area.</p> <p>Struther's Lemonade operated from the premises for many years until 2006 when they ceased trading.</p> <p>The premises have lain vacant since and as a consequence these buildings are now derelict and a source of concern due to their advanced state of neglect and deterioration.</p> <p>The older former school house buildings occupy the frontage of the site facing Church Street. The buildings are not listed but lie within the conservation area.</p>

	<p>It is believed that the original buildings constructed on the site were the central 2 storey building along with a single storey side wing to the south-east.</p> <p>This was followed later with a single storey wing to the north west and a large classroom extension behind the east wing, along with a rear building creating a small courtyard.</p> <p>The centre building is two storeys with three bays and of rubble construction.</p> <p>The single storey extensions to either side date from a similar period. The larger warehouse buildings to the rear are more recent additions with little townscape or conservation merit.</p> <p>The application is accompanied by supporting information in the form of a Conditions Survey (incorporating structural statement) and Cost Plan Comparison (which considers and assesses options for the subsequent redevelopment of the site).</p> <p>The application proposals involve complete demolition.</p> <p>These redevelopment proposals are the subject of a concurrent application at this Board, seeking planning permission for a residential development comprising of 24 dwellinghouses and 9 flats with associated access roads, car parking and landscaping.</p>
OTHER COMMENTS	<p>The proposals require to be considered in the context of the obligations set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, within Scottish Planning Policy, and Historic Environment Scotland's Policy Statement 2016.</p> <p>Consideration must also be given to the relevant policies within the Adopted Renfrewshire Local Development Plan, and Historic Environment Scotland's 'Managing Change in the Historic Environment Guidance Notes.</p> <p>Scottish Planning Policy recognises the historic environment as a key cultural and economic asset. The policy principles include enabling positive change in the historic environment, sensitively managing change, and avoiding or minimising adverse impacts.</p> <p>Within conservation areas, proposals should preserve or enhance the character or appearance; and proposals which do not harm the character or appearance (i.e. have a neutral impact) should be treated as preserving a conservation areas character or appearance.</p> <p>Historic Environment Scotland's Policy Statement advises that planning authorities should carefully consider the contribution that an unlisted building makes to a conservation area and that retention, restoration and conversion should be considered before demolition.</p>

	<p>It also notes that in some cases demolition may be appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult.</p> <p>Having regard to the above, it is considered that the proposals comply with Scottish Planning Policy and guidance with regard to the historic environment and that the proposals, when taken in the context of the anticipated redevelopment of the site, comply with the general requirements in respect of the limitations imposed by the condition of the existing building and for sensitive redevelopment of any vacant site subsequently arising.</p> <p>Having regards to Historic Environment Scotland Managing Change in the Historic Environment Guidance Note on 'Demolition, the appropriate tests are also considered to have been met.</p> <p>In this regard Planning Application Reference, No: 17/0519/PP which is also under consideration represents a scheme which is both sensitive to its context and suitable for the site.</p> <p>The guidance note also comments that if consent for demolition is granted, salvage and reuse of the materials can ensure retention of architectural features and materials and in this particular case, it merits noting that the current proposal seeks to utilise some of the stone in boundary features within the site.</p> <p>In terms of the Renfrewshire Local Development Plan, Policy P1: Renfrewshire's Places presumes in favour of a continuance of the built form.</p> <p>In this regard the application site has lain vacant for some time, unable to secure investment and the development proposed through Planning Application Reference No: 17/0519/PP seeks planning permission for a residential development in a predominantly residential area and can be considered to be acceptable in principle.</p> <p>Policy ENV3: Built Heritage sets out that development proposals, including enabling development, within or in the vicinity of built heritage assets will be required to demonstrate that there is no negative impact to their site or setting and is in accordance with the provisions set out in the New Development Supplementary Guidance. The proposals are considered to be compliant in this regard.</p> <p>It is considered that adequate justification has been submitted to justify the demolition of this unlisted building in the Conservation Area and that the proposal accords with Policy P1 and Policy ENV3 of the Local Development Plan; and the relevant aspects of the New Development Supplementary Guidance.</p>
RECOMMENDATION	GRANT subject to conditions

1 **Reason for Decision**

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

- 2 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in planning permission reference number 17/0519/PP. The redevelopment of the site shall thereafter only proceed in accordance with the terms and conditions of this planning permission.

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

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.