PLANNING AUTHORITY'S SUBMISSIONS

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 100142658-001

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)

Proposed new detached 3 or 4 bed dwelling house on site at Rossland Crescent.

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:	Nicholson McShane Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	Ladyburn Business Centre
Last Name: *	McShane	Building Number:	10
Telephone Number: *	01475 325025	Address 1 (Street): *	Pottery Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Greenock
Fax Number:		Country: *	Scotland
		Postcode: *	PA15 2UH
Email Address: *	consents@nicholsonmcshane.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Lynda	Building Number:	86
Last Name: *	Gemmell	Address 1 (Street): *	Lesmuir Drive
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Scotstoun
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G14 0EE
Fax Number:			
Email Address: *			

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

Northing 671217 Easting 243269

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * ☐ Yes ☒ No

Site Area

Please state the site area: 0.05

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)

Residential.

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

Do your proposals make provision for sustainable drainage of surface water?? * ☐ Yes ☒ No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * ☐ Yes ☐ No ☒ Don't Know

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.

Do you think your proposal may increase the flood risk elsewhere? * ☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? * ☒ Yes ☐ No

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.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ☐ Yes ☒ No ☐ Don't Know

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.

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.

Planning Service Employee/Elected Member Interest

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? * ☐ Yes ☒ No

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: Paul McShane

On behalf of: Ms Lynda Gemmell

Date: 27/11/2018

☒ 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 principal 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)

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 Douglas Nicholson

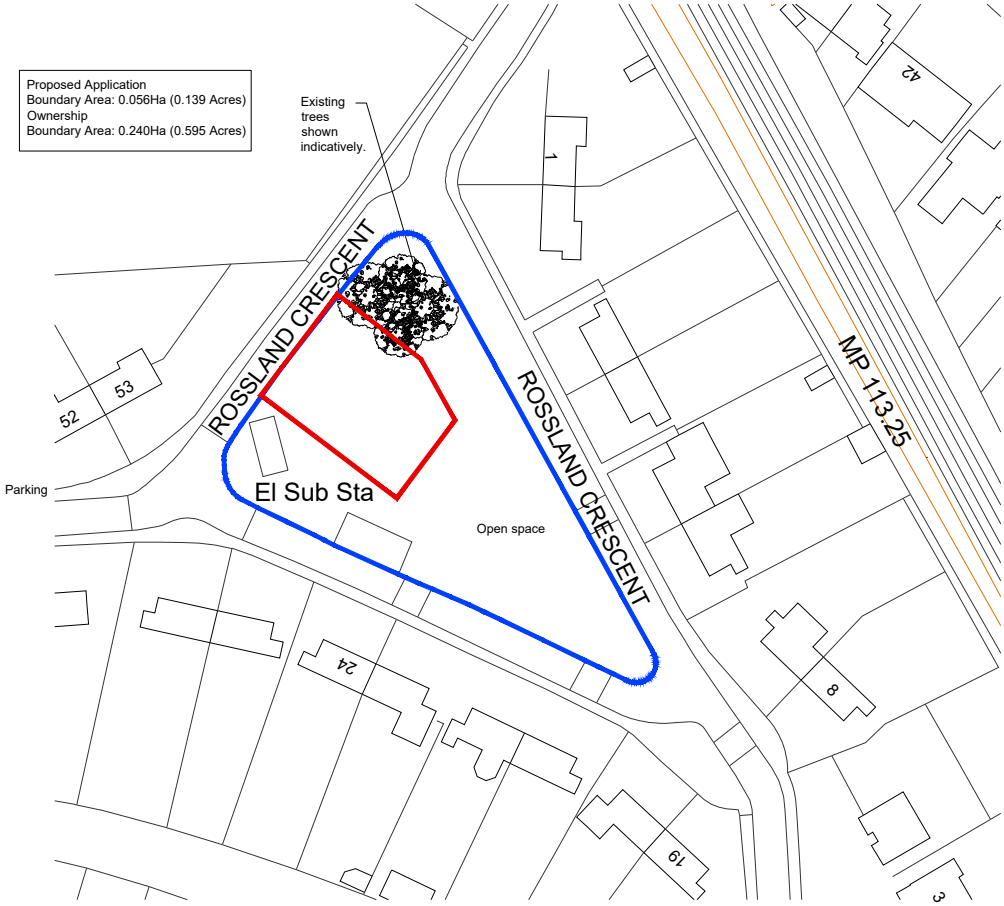
Declaration Date: 27/11/2018

Payment Details

Cheque: Nicholson McShane Chartered Architects, 000094

Created: 27/11/2018 09:32

REVISION	DESCRIPTION	DATE
-	-	-
-		



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N

Ownership Boundary

Site Application Boundary

0 5m 25m 100m
1m 10m 50m

CLIENT Ms Gemmell & Mr Derrick	PROJECT TITLE Proposed New Build Dwelling
PROJECT ADDRESS Site of Rossland Crescent, Bishopton, PA7	DRAWING TITLE Existing Location Plan

DRAWING STATUS	PAPER SIZE	DRAWING NUMBER	REVISION	SCALE	DATE	DRAWN BY	CHCK'D BY
PLANNING	A4	18070_LP_01	-	1:1250	30/10/18	PMcS	-

nicholson mcshane architects

UNIT 10, LADYBURN BUSINESS PARK,
POTTERY STREET, GREENOCK, PA15 2UH
e info@nicholsonmcshane.co.uk
t 01475 325025
w nicholsonmcshane.co.uk

Architects Registration Board

RIBA

REVISION	DESCRIPTION	DATE
-	-	-
-		

Note: Dwelling layout, paths and landscaping are shown indicative. All to be confirmed as part of a detailed Planning Application.

Proposed Application
Boundary Area: 0.056Ha (0.139 Acres)
Ownership
Boundary Area: 0.240Ha (0.595 Acres)

N

Ownership Boundary

Site Application Boundary

0 5m 25m 100m
1m 10m 50m

CLIENT Ms Gemmell & Mr Derrick	PROJECT TITLE Proposed New Build Dwelling
PROJECT ADDRESS Site of Rossland Crescent, Bishopton, PA7	DRAWING TITLE Proposed Location Plan

DRAWING STATUS	PAPER SIZE	DRAWING NUMBER	REVISION	SCALE	DATE	DRAWN BY	CHCK'D BY
PLANNING	A4	18070_LP_02	-	1:1250	30/10/18	PMcS	-

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Architects Registration Board

RIBA


NA10 ORH

Jack Arthur

From: DC
Sent: 09 January 2019 08:32
To: Jack Arthur
Subject: FW: Planning Application- rossland crescent bishopton- green space ground- OBJECTION

AREP - JW

[redacted]

Sent: 08 January 2019 20:18
To: DC <dc@renfrewshire.gov.uk>
Subject: Re: Planning Application- rossland crescent bishopton- green space ground- OBJECTION

Reference number

REF 18/0825/pp

[redacted]

Evening

[redacted] and cannot believe that we have not been formally notified of the application to build a residential property on the land within the crescent.

We strongly object to this build on a number of grounds:
1) historic use of this land has always been recreational for the children of the crescent and surrounding areas, and is regularly used by children and dog walkers.
2) previous planning request identified that the ground had significant drainage infrastructure underneath to service the crescent therefore rendering building upon it inappropriate things not changed
3) parking and access for the proposed property will impede significantly traffic movement around the crescent as that section is already heavily used with traffic from the crescent and rossland gardens, as well as the increased traffic using rossland crescent as a back road access to the train station since the development of dargavel
4) the request to build 1 property is only a speculative test and not a true reflection of what will be built. Likely resulting in many properties being built right in the centre of an established residential area with limited green area left for children to play safely, destroying the nature and feel of this historic crescent which has been as such since the 30s. Already developments at each end if the crescent by Taylor simply have maximised the housing available in the vicinity, redeveloping the areas where prefab housing had previously been, the land island in the crescent was never intended to be built upon and by doing so will entirely ruin the original planning and result in over building in the area
5) this land island was council owned as the original houses were, and I would like to understand the original transaction that enabled the previous owner (1st private owner) to have been able to purchase it privately without the land being advertised as this has lead to the situation we are now in. I believe that there are questions to be answered in relation to this as am to be convinced all was as should have been
6) currently in bishopton there is a huge development of housing in Dargavel, 3000+ houses on already agreed development plans with the council, why would there be any need to build further housing on a green belt part of a residential area. It is essentially an extension of the residents recreational area, not suitable for houses. We cannot understand how a planning application for this type could be passed considering the enormous amount of separate development in bishopton
7) outlook, for the current residents the outlook from their properties is of the green, as the original planners intended, this would completely be destroyed by building property on this land. In addition the property that is built will be completely overlooked by all the residents resulting in an unpleasant and unattractive living

environment. As all houses point at the green, all will be adversely impacted and impacting wellbeing and mental health for all.

Lastly to confirm, the planning consultation process for this build should be extended as the plans used for this submission are completely out of date (Not showing crescent as it is) and therefore do not allow full consideration of the planning application and should therefore be revised and process restarted with all residents being alerted.

I do not believe the planning department have fulfilled their obligations to datebwithbthis plan and I Think the timing of the submission was as such to be missed over the Christmas period.

I am also sending a copy of this email to my local councillor and will requesting they can attend the next community council meeting in bishopton to allow all residents to have the opportunity to give feedback regarding this issue.

Please can you confirm receipt of this objection and confirm next steps

Regards

[redacted]

09/01/2019

REF 18/0825/pp

[redacted] I have some concern about the application for planning of residential property within the Crescent. This would have a considerable impact on our street. I would like someone to explain why the residents in Rossland Crescent were not informed about this application.

I strongly object to this build going ahead on a number of grounds.

The heavy traffic movement around this area has increased since the Dargaval Development and Rossland Gardens. Motorists are using Rossland Crescent as a short cut to and from the train station, to avoid long queues at the Traffic lights.

Previous planning request identified that this land had significant drainage infrastructure underneath to service Rossland crescent and was inappropriate to build on. WHAT HAS CHANGED ???

This is a lovely area used regularly by Dog walkers and children to play, in the watchful eye of their parents and feel safe.

Currently in Bishopton there is a huge development of housing in Dargaval, 3000 + houses already agreed development plans with the council. Why do we need more houses in this Green belt part of a residential area?

For the current residents of the Crescent the outlook from their properties is of the green, as the original planners intended. This would be completely destroyed by building property on this land.

The planning consultation process for this build should be extended, as the plans used for this submission are out of date. Not showing the Crescent as it is.

Please can you confirm receipt of this objection and notify me of my next step.

Regards

[redacted]

Jack Arthur

From: DC
Sent: 14 January 2019 08:22
To: Jack Arthur
Subject: FW: Rejection of Permission for Rossland Crescent, Bishopton - Reference 18/0825/PP

AREP - JW

[redacted]

FAO Mr James Weir,

I recently became aware of the plot of land in Rossland Gardens being available to purchase.

Owing to a recent conversation with a resident from Rossland Gardens I have become aware that planning consent has been requested to build homes on this land.

[redacted] and whilst I have no direct view of this area I am required to pass this either on foot or in my car every day. As a direct result of the permission allowed to build on the BAE site, Dargavel Village - a significant increase in both vehicles on this very narrow road, and also young families walking on the road means there is an increased Risk of an accident, as naturally people have their cars parked on the road.

I am grossly opposed to any building on this plot of land which is in direct view of every resident within Rossland Gardens.

This land should have been given back to the residents of this area, and given the amount of green sites already being used for properties in Bishopton I am disgusted that this plot is intended for someone's financial gain, yet again. And let's be honest, for someone to even consider building on this site, has given no thought for the residents.

The village has become saturated and congested and this will only add to it.

This particular area, as you will be aware, is the main thoroughfare for the people living in Rossland Gardens, Crescent and View and is already restricted as it is Rossland Crescent residents only way out by vehicle.

The residents of these 3 streets have already suffered significant inconvenience with the building of Dargavel homes in their back gardens.

The shocking state of pipework and Sewers needing to be replaced behind many homes within the playing fields, because of lack of planning and control, has also caused significant stress to residents.

In addition to this there is a significant risk to children and elderly people with the volume of traffic now going up and down these streets, not to mention the amount of HGV's that were never intended to use these roads, BUT DID.

You will notice that the sheer volume of traffic has resulted in a shocking state of the road at the traffic lights and passed - which I believe is only now going to be attended to.

I am both appalled and astonished that this application even reached the point of consideration. This should have been rejected immediately.

There is nothing in any planning suggesting this was ever going to be built on and people have recently bought houses on the basis of this open space in front of them.

I would think it is time to consider residents, and not monetary gain and stop allowing properties to be built practically in peoples front and back gardens.

Within Bishopton, and indeed in Renfrewshire alone, there are sufficient areas to build properties without causing further congestion and risk to individuals.

Please ensure this commentary is noted as a rejection of this proposal.

18 | 0825 | PP

Description

Site 20 metres West of No 3, Rossland Crescent, Bishopton

Online Comment

Contact Name: [redacted]
Address: [redacted]
Postcode: [redacted]
Email Address: [redacted]
Representation: OBJ
Comment: I object to this development on the basis that it is a breach of Development Plan and the allocation purpose of the current land. This piece of land is currently assigned as ¿Landscaped Open Space¿ and in other documents it is referred to as ¿amenity space¿
The UK government Planning Policy Statement number 8 definition of an ¿Open Space¿ as an area of land of PUBLIC value which offers important opportunities for sport and outdoor recreation and can also act as a visual amenity. The policy also defines many types of open spaces and an ¿amenity space¿ as a space in housing areas, for informal recreation spaces, and a COMMUNAL green space in and around housing and village greens.
On this basis my material objection is based on this public piece of land being re-assigned to a developer for their sole purpose.
On a non-material based objection, I object on the basis:
[redacted]
- Increased traffic.
- Too much development at Dargavel

Jack Arthur

From: DC
Sent: 15 January 2019 07:27
To: Jack Arthur
Subject: FW: Objection to building proposal 18/0825/PP

AREP - JW

[redacted]

FAO Mr James Weir

I believe there is a planning request to build houses on the land on Rossland Cresent, Bishopton.

[redacted] With all the current housing being built in Dargavel Village, there is no need to build on green areas in Bishopton Village. This green area has been there as long as the ROF and the houses were built which I believe is around 80 or 90 years. And recently, a commemorative stone to mark this was placed on this land. I can't believe it to be acceptable to build on this.

Also, the amount of traffic in this area has greatly increased already and the conditions of the road deteriorated significantly due to building of houses in neighbouring Dargavel. The village can not cope with this.

Furthermore, the sewers are not in a position to cope with this either as we have had several problems over the years and were told by Scottish water that the pumping stations can not cope with the demand of Bishopton. I will be extremely angry if housing is built here causing more sewage leakage into our garden, for which you'd be accountable.

Please note that I strongly object to houses being built on this land on Rossland Crescent.

[redacted]

Sent from my iPhone

18 | 0825 | PP

Description

Site 20 metres West of No 3, Rossland Crescent, Bishopton

Online Comment

Contact Name: [redacted]
Address: [redacted]
Postcode: [redacted]
Representation: OBJ
Comment: This street is bad enough for its parking never mind adding additional houses. This street was once private when purchasing this property which was a huge selling point. Then all the houses in Dargavel were built to the rear of the street.

[redacted] Then there is also the issue of the adjoining road that runs up from the train station. The traffic flow has dramatically increased since this road was resurfaced by cars taking shortcuts through our street to the station. This house will also make it dangerous for children when out playing when it comes to crossing the roads in between parked cars and increased traffic flow. At the moment that piece of land helps when crossing the road as you can see a lot further ahead for oncoming traffic.

Jack Arthur

From: DC
Sent: 19 January 2019 18:38
To: Jack Arthur
Subject: FW: REF 18/0825/pp

AREP - JW

[redacted]

We object for the reasons stated below:

We have not been notified of these plans by the council, so have any other residents of Rossland Crescent been notified? If not then it seems an unfair application due to the small amount of residents that all look out on to the proposed development. The Community Empowerment (Scotland) Act 2015, was brought about to ensure that all reasonable efforts are made to secure participation by community bodies in community planning. Bishopton itself is a community, and the houses of Rossland Crescent, due to the nature of the way they all face inward to the green, are a community, so where is the participation from the planning process to involve the residents?

What is the need to build on current green spaces, when the development of Dargavel is vast enough with ample choices of new build properties available. The current view from our back garden has forever been altered since Dargavel building work started and houses were built at the bottom of our garden, so we do not wish the front view from our house also to be altered.

The land for the proposed development has been there for recreational use since the houses in Rossland Crescent were built, and was always intended to be a focal point for the houses to look out on to as a green, open space. Many children and dog walkers utilise the space on a daily basis, and most homes that were bought in Rossland Crescent when the Royal Ordnance factory sold them off, were bought due to the expanse of open grass space to look out on to. The land gives Rossland Crescent an important village green feel, that is vitally important for mental health and wellbeing of the community around it. Community wellbeing is a key theme that runs through many Scottish Government publications as being vital to ensure that Scotland is one of the best places to live and grow up in.

Dargavel village is now in place of where the Royal Ordnance Factory stood for many years and was a huge part of daily life for the families of Bishopton. We believe that Rossland Crescent as it stands, with the original homes built for the Factory and it's expanse of grassy triangle in the middle, stands as a reminder to the history that ties the town of Bishopton to the work carried out by the Royal Ordnance factory. To build on this land would be removing a piece of history from the village of Bishopton, and it would be removing a focal point that the residents of Bishopton and Dargavel see every time they walk along Rossland Crescent. We feel that it is an important piece of land that gives a link between the villages of Bishopton and Dargavel, and one that assists the communities to integrate.

Building the property and possibly if further properties were to be built, would significantly increase the traffic around Rossland Crescent. The traffic is already much heavier since Rossland Gardens and Rossland Woods were built and also the constant use of the back road through Rossland woods to the train station as a shortcut for commuters, which is getting busier as Dargavel expands.

The layout of the proposed development land, is such that any development there would be overlooked on all sides by the current residents of Rossland Crescent, therefore restricting any privacy.

Several homes on Rossland Crescent, including our own have currently and in the past owned caravans. The proposed development and any cars parked outside, on the road could deter the visibility therefore impacting on the safe manoeuvring out of Rossland Crescent with a caravan.

We believe that previous planning requests on the land highlighted the drainage infrastructure underneath the land making building on it difficult so, how can it be appropriate to build on it now.

The plans are incorrect as they do not show all of the current properties on Rossland Crescent, therefore how can the plans be allowed.

We would be most grateful if you could consider our objections and acknowledge receipt of this e-mail.

18 | 0825 | PP

Description

Site 20 metres West of No 3, Rossland Crescent, Bishopton

Online Comment

Contact Name:
Address:
Postcode:
Email Address:
Representation: OBJ
Comment: This is taking away our green space area. The area is already busy with traffic coming through to the station this will be exacerbated by more houses, builders etc.
There will be an increase in noise and disturbance by the builders.
It will spoil the look of the area with a random house stuck on the triangle. I suspect more houses will be built on this area leading to more congestion around the Rossland area.
The houses were all built facing the triangle, this house to be built on the triangle(and subsequent others) would spoil the visual impact of the area .

18 | 0825 | PP

Description

Site 20 metres West of No 3, Rossland Crescent, Bishopton

Online Comment

Contact Name: [redacted]
Address:
Postcode:
Email Address:
Representation: OBJ
Comment: I am writing to you to object the above planning application for a detached house on the green in the centre of Rossland Crescent in Bishopton, on the following grounds;

The proposal will have a detrimental impact on our residential amenity. [redacted] additional noise and loss of visual amenities from an open public green. [redacted]

This is a completely unacceptable proposal to build even more houses in what should be considered green breathing space in the heart of Rossland Crescent.

This is a clear example of garden grabbing and the open space and trees are a long standing characteristic of the neighbourhood. I am genuinely surprised that the council would even entertain planning applications on this land.

Jack Arthur

From: DC
Sent: 28 January 2019 16:43
To: Jack Arthur
Subject: FW: NOTICE OF PLANNING APPLICATION: 18/0825/PP (Erection of detached dwellig house (in principle)

Importance: High

AREP - JW

[redacted]

Dear Mr Weir

I am writing to you to object the above planning application for a detached house on the green in the centre of Rossland Crescent in Bishopton, on the following grounds;

The proposal will have a detrimental impact on our residential amenity.[redacted]additional noise and loss of visual amenities from an open public green. [redacted]. This is a completely unacceptable proposal to build even more houses in what should be considered green breathing space in the heart of Rossland Crescent.

This is a clear example of garden grabbing and the open space and trees are a long standing characteristic of the neighbourhood. I am genuinely surprised that the council would even entertain planning applications on this land.
Kind regards,

[redacted]

David Ramsay

From: DC
Sent: 30 January 2019 07:25
To: David Ramsay
Subject: FW: Planning Application- rossland crescent bishopton- green space ground- OBJECTION

AREP - JW

From: [redacted]
Sent: 30 January 2019 07:17
To: DC <dc@renfrewshire.gov.uk>
Subject: Re: Planning Application- rossland crescent bishopton- green space ground- OBJECTION

Good morning

I would like to add some further points to my original letter of objection to the planning application for Rossland Crescent green in Bishopton. Please accept both.

When a previous planning application was submitted I obtained detailed information regarding egal Burdens that were applied to the land in question even when they passed between owners and I have no evidence that these have been lifted or altered, and it is the councils responsibility to ensure that these legal requirements are fully applied. Until this is confirmed I cannot see how the council can legally agree this application, and I understand there should be a transparent process if these burdens have been altered, as it would be questionable as to why this would have happened to recreational grpund without consultation of the community council or residents.

Bishopton has a very active community trust, as a result of the huge housing development in dargavel, and this group along with the community council are there to protect green space and community areas like this. Please ensure they are fully engaged regarding this matter, as it has been raised at community council meeting formally. I understand the community trust are keen to ensure that the ground in question is secured for the community use and not for private development and profit.

In addition I would again like to underline the historic basis of Rossland Cresent, it was one of the original housing developments to support the ROF and the heritage of this should be protected for future generations.

There is no need for further development in Bishopton due to the thousands of houses being built in Dargavel, in particular as it would be very unlikely a plan for a new estate layout had a request to build in a similar format, it would be declined due to poor planning requirements in relation to access and environment.

I would request that to fully understand the true impact of this application that the planning dept and the councillors on the planning committee visit the site and meet the residents so they can see for themselves (rather than from paper plans) how this application will severely adversely impact the physical area and the mental wellbeing of the existing residents and council tax payers.

In addition can a representative from the planning department attend the next community council meeting as all the councillors from the area are unfortunately on the planning committee (due to dargavel) so cannot personally get involved as they normally would and the residents are not getting the support they would normally do.

If required the residents will seek legal representation to ensure the planning application is challenged in every way possible.

Regards

[redacted]

[redacted]

Evening

[redacted] cannot believe that we have not been formally notified of the application to build a residential property on the land within the crescent.

We strongly object to this build on a number of grounds:

1) historic use of this land has always been recreational for the children of the crescent and surrounding areas, and is regularly used by children and dog walkers.
2) previous planning request identified that the ground had significant drainage infrastructure underneath to service the crescent therefore rendering building upon it inappropriate things not changed
3) parking and access for the proposed property will impede significantly traffic movement around the crescent as that section is already heavily used with traffic from the crescent and rossland gardens, as well as the increased traffic using rossland crescent as a back road access to the train station since the development of dargavel
4) the request to build 1 property is only a speculative test and not a true reflection of what will be built. Likely resulting in many properties being built right in the centre of an established residential area with limited green area left for children to play safely, destroying the nature and feel of this historic crescent which has been as such since the 30s. Already developments at each end if the crescent by Taylor simply have maximised the housing available in the vicinity, redeveloping the areas where prefab housing had previously been, the land island in the crescent was never intended to be built upon and by doing so will entirely ruin the original planning and result in over building in the area
5) this land island was council owned as the original houses were, and I would like to understand the original transaction that enabled the previous owner (1st private owner) to have been able to purchase it privately without the land being advertised as this has lead to the situation we are now in. I believe that there are questions to be answered in relation to this as am to be convinced all was as should have been
6) currently in bishopton there is a huge development of housing in Dargavel, 3000+ houses on already agreed development plans with the council, why would there be any need to build further housing on a green belt part of a residential area. It is essentially an extension of the residents recreational area, not suitable for houses. We cannot understand how a planning application for this type could be passed considering the enormous amount of separate development in bishopton
7) outlook, for the current residents the outlook from their properties is of the green, as the original planners intended, this would completely be destroyed by building property on this land. In addition the property that is built will be completely overlooked by all the residents resulting in an unpleasant and unattractive living environment. As all houses point at the green, all will be adversely impacted and impacting wellbeing and mental health for all.

Lastly to confirm, the planning consultation process for this build should be extended as the plans used for this submission are completely out of date (Not showing crescent as it is) and therefore do not allow full consideration of the planning application and should therefore be revised and process restarted with all residents being alerted.

I do not believe the planning department have fulfilled their obligations to datebwithbthis plan and I Think the timing of the submission was as such to be missed over the Christmas period.

I am also sending a copy of this email to my local councillor and will requesting they can attend the next community council meeting in bishopton to allow all residents to have the opportunity to give feedback regarding this issue.

Please can you confirm receipt of this objection and confirm next steps

Regards

[redacted]

A1Gp - JW

[redacted]

Director of Planning
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1LL

Received by
Business Support
01 FEB 2019

Planning application number 18.08125/PD
Proposed erection of two single storey dwelling houses Rossland Crescent Bishopton

Dear Sir,

We wish to make you aware of a number of strong objections that we have with regard to the proposed development detached dwelling house [redacted] we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows.

Detrimental Impact upon residential amenities

This development does not respect local context and street pattern.

The proposed build is a detached dwelling house to be built on an elevated position. [redacted] We also feel [redacted]

This proposal would demonstrably harm the amenities enjoyed by local residents in particular the destruction of valuable green space.

Green open space is becoming scarce in our area. There is already a large housing development [redacted] with as yet an undisclosed number of dwelling houses to be erected.

The land in question is inappropriate as this is an amenity plot with large sewage pipes directly underneath. There is a problem with flooding with in the Rossland View area. We were told by Taylor Wimpy following the completion of the houses at

either end of Rossland Crescent, that because of the sewage pipes no building could take place

We are also concerned with traffic within the crescent as there is a wall to be built surrounding the island. This will severely obscure our view of on coming traffic which may lead to accidents making this an unsafe area [redacted]

[redacted]

We would also like a guarantee that there will be no damage or destruction of the large trees at the top of the island.
There had already been an impact on the wildlife in the surrounding areas due to the large scale building within the old BAE site

We would be grateful if the council would take our objections into consideration when deciding this application. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand. We would also appreciate a reply to this letter.

[redacted]

David Ramsay

From: DC
Sent: 02 February 2019 15:14
To: David Ramsay
Subject: FW: Ref18/0812/PP

AREP - JW

From [redacted]
Sent: 01 February 2019 23:44
To: DC <dc@renfrewshire.gov.uk>
Subject: Ref18/0812/PP

[redacted]

I strongly object to the proposed planning application for a house to be built on the amenity land at the heart of our Crescent.
There are nearly 4000 houses being built in Dargavel so why does this piece of grass land have to be built on? Can't it stay as it is a place for the children and grandchildren to play on.The island of grass has been used for this purpose since our houses were built.
There is a sewage pipe running along the island put there when Wimpey built houses either end of the crescent.
I feel as do the other residents that it would be a great shame for a house to be built on our island.I would urge you please to consider this application very carefully.
[redacted].The amount of traffic has increased as drivers cut through the Crescent to the station to avoid the traffic lights.
[redacted]

yours faithfully,

Sent fr[redacted]

David Ramsay

From: DC
Sent: 14 January 2019 18:28
To: David Ramsay
Subject: FW: Consultation on Planning Application - 18/0825/PP and Site 20 metres West of No 3, Rossland Crescent, Bishopton

ACON-DES-JW

From: Stewart Marshall
Sent: 14 January 2019 15:54
To: DC <dc@renfrewshire.gov.uk>; James Weir <james.weir@renfrewshire.gov.uk>
Subject: RE: Consultation on Planning Application - 18/0825/PP and Site 20 metres West of No 3, Rossland Crescent, Bishopton

James,

No comment.

Regards,

Stewart,

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

From: David Ramsay
Sent: 13 December 2018 14:34
To: Stewart Marshall <stewart.marshall@renfrewshire.gov.uk>
Subject: Consultation on Planning Application - 18/0825/PP and Site 20 metres West of No 3, Rossland Crescent, Bishopton

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: Request notification.RTF >> << File: DES LETTER.pdf >>

MEMORANDUM

Communities, Housing and Planning Services
Director: Mary Crearie

Tel: 0141 618 7547 Fax: 0141 618 7500
My Ref: WH/LF
Your Ref:
Ask For: William Holmes
Date: 11 January 2019

Renfrewshire Council

To: Head of Planning and Housing

From: Head of Communities & Public Protection

Application Number: 18/0825/PP
LOCATION: Site 20 Metres West of No 3 Rossland Crescent, Bishopton

The site of the proposed development is adjacent to an electricity sub station therefore the following comment is made.

Ground Contamination

"The site of the proposed development may be affected by contamination due to the site (or part of it) being adjacent to ***an electricity sub station*** *It should be noted that these are not necessarily the only uses previously made of the site.*

Consequently, we recommend that the following conditions are attached to any planning consent:

Condition A: No development shall commence on site until written approval of:

a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report

prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

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

Condition B: Prior to occupation of any unit:

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or

b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use shall be submitted to the Planning Authority and approved in writing.

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

William Holmes
Environmental Health Officer

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10 LADYBURN BUSINESS CENTRE
POTTERY STREET, GREENOCK, PA15 2UH
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7th February, 2019

Ref. 18070/3.17/DS RevA
Planning Application 18/0825/PP
New Dwelling House at Rossland Crescent, Bishopton

Design Statement

Introduction

On behalf of our Clients Mr Anthony Derrick and Ms Lynda Gemmell, we submitted an Application for Planning Permission in Principle application, registered on the 27th November 2018, to develop the grounds (here after referred to as the open space) at Rossland Crescent, Bishopton, application ref 18/0825/PP. Our brief at present is to prepare information for a single detached dwelling house a storey and a half (a bungalow), and to submit an application for Planning Permission in Principle. The new dwelling will be modest and discreet property, sympathetic to the surrounding properties and will be positioned so as to minimise the impact on neighbouring properties.

Brief Site Description and Background

The application site is located on part of the open space grounds at Rossland Crescent, forming a central island overlooked by all properties to Rossland Crescent. The grounds were previously owned by Mr Ernest Hasler who had previously purchased it from the MOD (locally under the ownership of the Workers Ammunition Factory) some years ago. Mr Hasler had applied for full planning permission for two single dwelling houses in January of 2013, (the planning officer at the time was Suzanne Carson, application reference no. 13/0044/PP). The application was latterly withdrawn. Mr Hasler had thereafter submitted a planning application for the erection of a memorial stone, planning application reference 18/0325/PP. The memorial stone has now been installed and sits at the north end of the open space, adjacent to the trees on site. At the time the land was sold to Mr Derrick and Ms Gemmell one of the conditions of the sale was that the memorial stone project would be fulfilled. The land is now currently owned by Mr Derrick and Ms Gemmell. Although the ground is within the residential area, it is open space and is covered by Policy P1, “Renfrewshire’s Places.” It is currently occupied by mature trees to the North corner of the site and an electrical substation housed on a hard standing to the South West corner of the site, separated (from the large lawn area) and protected by steel Palisade fencing. There is also a hard standing area, which is used by some of the residents of Rossland Crescent for parking of Camper Vans / additional off street parking. There are number of bollards, sparsely spaced, located on grounds and on the pavements opposite, to restrict parking and to mark speed control bumps. As of March the area of open space, (the lawn), will be maintained by Mr Derrick and Ms Gemmell.

The Proposal

Our proposal seeks to respect the open space aspect of the grounds by positioning a new dwelling to the West of the lawn area, between the existing mature trees and substation. This minimises the impact on the open space, and allows an uninterrupted outlook from the existing dwellings. The new

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proposal will look onto the newly completed property opposite (adjacent to No.s 52 and 53 Rossland Crescent), on the Western stretch of road, running from South West to North. The new dwelling house will take access from the street frontage, ensuring that most of the open space is maintained without interruption, both physically and visually.

Surrounding Locale and wider Context

The open space is bounded by semi-detached properties, on two sides, typically consisting of 3 bedroomed properties over two storeys. A new bungalow was erected and recently finished, located adjacent to No.s 52 and 53 Rossland Crescent. Most properties have independent driveways, therefore it is assumed that parking is predominantly off street with the exception of Nos. 3 and 4 Rossland Crescent, which both have private enclosed gardens to the front. Some of the properties have recently obtained permission to extend. All surrounding dwellings have an entrance porch which face the access road (Rossland Crescent). To the West of the open space there is stretch of land opposite the application site which remains as a substantial open space occupying land further to the West, in between Rossland Crescent, Newton Road and Rossland Gardens. The local Dry Cleaners and supermarket also back onto this open space, which has an area of circa 1.915Ha, excluding a childrens' play park at Newton Rd (Circa 0.04526 Ha) and the football pitch grounds (Circa 1.045 Ha). Total area of the open space adjacent to Rossland Crescent is circa 3Ha.

Site Application Ratio

The site application area is 0.0562 Ha. The immediate open space area at Rossland Crescent (total) is 0.24079 Ha. The site application is therefore only **23.3%** of the immediate grounds or **1.7%** of the overall open space in the vicinity.

Proposed Dwelling

The proposed dwelling shall be of a character that is sympathetic to the grounds and character of the surrounding dwelling in terms of;

- Scale: The proposed dwelling shall be no more than 1 and a half storeys, with a pitch roof – a bungalow.
- Size: The proposed dwelling shall be 3 or 4 bedrooms.
- Materials: The materials will be sympathetic to the surrounding local with traditional finishes, or contemporary alternative to respect the properties adjacent.
- The proposed dwelling shall have off street parking, in keeping with the general arrangement of the wider content of Rossland Crescent. Parking can be designed to meet the requirements of the roads guidelines. Our Client is also amenable to a new pedestrian footpath and additional 'visitors' / general on-street parking being formed, which can be accommodated by altering the grounds beyond the heel kerb.
- Visibility splays, as required by the roads guidelines, will be achieved.
- The proposed dwelling is sited so as to minimise impact on surrounding dwellings – located to the West. Most dwellings will continue to look onto the open space. The trees to the north of the open space screen the application site – the impact on Nos. 1 and 2 Rossland Crescent is minor. The newly completed development adjacent to No.s 52 and 53 will be positioned opposite our proposed site, which helps in balancing the streetscape.
- The proposals do not present a concern in terms of noise or disturbance, as this is a proposed residence.
- We believe that drainage arrangements will not have significant impact on the current service and can be accommodated without complication.

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Community Council Discussion

Bishopton's community council minutes of 9th January 2019, attended by PC Fiona Murray, PC Mark Ewing, John Smith (Scotplan) Michelle Fairbairn and Cllr Colin McCulloch discussed our Client's application under Matters Arising:

"Matters Arising. The recent planning application for a house on the green space at Rossland Cresc., was discussed. Appears there were NO neighbour notifications sent out! There was only 1 property within the 20m radius that mandates notification – this was the new bungalow, which does NOT yet appear on the O.S. maps which are used to identify contiguous properties, so it did not get notice! Cllr McCulloch was asked to ensure that ALL properties around the green were formally advised. Sam again mentioned the amenity site being unable to process re-cycling materiel reflecting the household separation. The general response had been "put it in the general waste container" which means it is contaminated and therefore not recyclable! "

Please note that the land is incorrectly referred to as "**Green Space**," which arguably creates negativity around the proposal. This is open space and zoned as residential. We would also draw your attention to the neighbourhood notifications which were supposedly sent to only one party within the area due to use of an old OS plan which did not include the contiguous properties.

Response to Planning Comments, as per James Weir's email of 29/01/19
NB. Planning Officer's comments in red.

1. ***The proposed development is for recreation or physical activity use and it improves the quality and range of facilities;***

The proposed development is not primarily for recreation, however our Client is open to discussion about the redevelopment of the remaining ground (76.7%) for recreation or physical activity for public use. The land does not currently provide any existing landscaping or ecological features that enhance the surroundings, nor that require to be maintained. Our Client is open to negotiation about a planning condition that could be put in place to ensure that the lawn is enhanced further and made publically accessible. This may be through new landscaping, planting, park benches and a potential footpath which divides the large mass of turfed area. This in turn would improve the outlook to dwellings overlooking the grounds, thereby improving the quality and range of facilities. Our Client would be in agreement to discussing a maintenance programme, between the residents. Our Client would also be amenable to discussion concerning the adoption of this land by Renfrewshire Council.

2. ***There is a long term excess in the provision of pitches, playing fields and public open space in the wider area, taking into account long term strategy for provision, estimated demand and overall recreational and amenity value;***

The wider open spaces are accessible to Rossland Crescent / Bridgend. A formal recreation area could be installed within the ownership boundary, however the grounds have a gradient (higher ground being to the North West and diminishing to the East) which prohibits the installation of a level play park. Substantial enabling works, grading and some retention of the ground may be required. We do not believe that there is a specific requirement for additional playing pitches or parks. A landscaping scheme would be more appropriate, however our Client is open to negotiation with Renfrewshire Council Planning Dept to come to some mutual arrangement to enhance amenities.

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3. ***The development will not lead to a significant net loss of open space;***

Please refer figures opposite under **"Site Application Ratio."** The proposed application area is very little in terms of the wider context (1.7%) and 23.3% of the area of the immediate grounds.

4. ***The proposal incorporates the retention or enhancement of the existing facilities on part of the site, while enabling redevelopment of the surplus section of the site for another purpose. In addition, there is no significant adverse impact on the amenity of nearby residents;***

As per our comments under point 1, The land does not currently provide any existing landscaping or ecological features that enhance the surroundings, nor that require to be maintained other than the lawn. By siting the application site to the West, the impact on the site is minimised and maintained as open space. The existing trees would remain unaltered. Our Client would be amenable to a planning condition which allows for a planting scheme to be incorporated into the proposals to soften the boundary treatments and screen the fence line.

5. ***Alternative provision of equal or greater community benefit and accessibility would be made available on another site;***

Our Client would be amenable to negotiation in respect of this / options available to our Client for this. The obvious sites that may benefit from enhancement are within the vicinity. Please refer our previous comments above (2).

6. ***The benefit of the proposed development to the public clearly outweighs the present open space value of the site;***

The benefit of the open space at present is relief only – the grounds do not appear to be used for recreation. The grounds are, in part, used for parking of camper vans which deter from the open space policy. Our Client would be willing to address this issue as appropriate. The grounds do not give specific enhancement by way of landscaping or public access for enjoyment. The positioning of the new dwelling has been strategic so as to minimise impact on the open space. As proposed under point 1 above, the open space could be further enhanced by landscape designed space, with shrubs, plants etc and paths to make the grounds more accessible to all. This could provide screening of the substation and new boundaries, lessening the impact of the new boundary treatments and enhancing the outlook from the surrounding properties. With the proposed dwelling backing onto the open space, this provides a further vantage point whereby the grounds can be monitored.

7. ***The amenity of the surrounding area will not be significantly affected by the loss of open space and by the nature of the proposed development.***

As discussed above, through strategic siting of the application site, maintaining the existing trees and potential enhancement of the open space through planting scheme and landscaping design.

RENFREWSHIRE COUNCIL Application No: 18/0825/PP

COMMUNITIES, HOUSING AND PLANNING SERVICES Regd: 03/12/2018
RECOMMENDATION ON PLANNING APPLICATION

Applicant

Ms Gemmell
86 Lesmuir Drive
Scotstoun
G14 0EE

Agent

Nicholson McShane Architects
Ladyburn Business Centre
10 Pottery Street
Greenock
PA15 2UH

Nature of proposals:
Erection of a detached dwellinghouse (in principle).

Site:
Site 20 metres West of No 3, Rossland Crescent, Bishopton

Application for:
Planning Permission in Principle

Description

This application seeks planning permission in principle for the erection of a detached dwellinghouse at Rossland Crescent, Bishopton. The dwellinghouse would be located at the north western end of a triangular area of open space which is bound by Rossland Crescent on all sides. The surrounding dwellinghouses are predominantly two storey semi detached, with a new build bungalow directly opposite the site.

The open space is approx. 0.24 hectares in area, and is mainly grassed with a small number of shrubs and trees in the northern corner. There is also an electricity sub station in the south west corner, and an area of hard standing along the southern boundary which is used to park vehicles.

The proposed dwellinghouse would be located between the area of trees and the sub station, with a frontage onto Rossland Crescent to the north west. As the application is in principle, no details have been provided with respect to the proposed design and finish of the dwellinghouse. However the design statement indicates that the dwellinghouse would be a 1 to 1.5 storey bungalow, with finishes in keeping with the surrounding area. In addition, a proposed block plan has been provided which shows the indicative footprint of a dwellinghouse with garden and parking areas set within a plot extending to 0.056 hectares in area.

History

18/0325/PP – Erection of memorial stone. Granted 26/06/2018

13/0044/PP – Erection of two single storey dwellinghouses. Withdrawn 11/02/2013.

Policy & Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan August 2014
Policy P1 – Renfrewshire's Places
Policy P8 – Open Space

New Development Supplementary Guidance 2014
Delivering the Places Strategy – Places Development Criteria and Open Space

Proposed Renfrewshire Local Development Plan 2019
Policy P1 – Renfrewshire's Places
Policy P6 – Open Space

New Development Supplementary Guidance 2019
Delivering the Places Strategy – Creating Places and Open Space

Material considerations
Renfrewshire's Places Residential Design Guide

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.

Publicity
The Council has undertaken neighbour notification in accordance with the requirements of the legislation.

Objections/Representations
Eight letters of representation have been received. The points raised in the letters can be summarised as follows:

(1) – Site is used for recreation, and is a valuable green space which contributes to physical and mental well being;
(2) – Drainage and sewage infrastructure prohibits development of the site;
(3) – Traffic, access, parking and road safety;
(4) – Approval will set a precedent for further development on the open space;
(5) – Question how the land has fallen into private ownership;
(6) – No need for additional house given development at Dargavel Village;
(7) – Outlook of neighbouring properties;
(8) – The plans used for the submission are out of date and do not show the crescent as it currently is;
(9) – Neighbours have not been informed of the application;
(10) – Capacity of sewage and drainage network;
(11) – Proposal does not comply with the Local Development Plan, and is designated as an area of open space;
(12) – The open space also has a historical value as a link between the village and the Royal Ordnance Factory;
(13) – Privacy;
(14) – Noise and disturbance during construction;
(15) – Proposal is out of keeping with the surrounding development pattern and will be detrimental to visual amenity;
(16) – Detrimental impact on residential amenity;
(17) – Impact on existing trees;

Consultations
Director of Environment & Infrastructure Service (Design) – No comments.

Director of Environment & Infrastructure Service (Roads/Traffic) – No response.

Environmental Protection Section – No objection subject to condition requiring the submission of a Site Investigation and Remediation Strategy to address potential

contamination on the site.

Summary of Main issues of:-

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design Statement – Provides a description of the site and surrounding area and background to the proposed development. The position of the proposed dwellinghouse between the trees and the sub station minimises its impact on the open space and allows an uninterrupted outlook from the existing dwellings. Access will be taken from the main road, and it is asserted that most of the open space will be maintained without interruption, both physically and visually. The application site covers 23.3% of the open space.

The statement also outlines the design of the proposed dwellinghouse. The dwellinghouse will take the form of a bungalow, with a finish sympathetic to the local character. Off street parking will be provided, and visibility splays will be achieved. Most dwellings will continue to look onto the open space. Drainage arrangements can be accommodated without complication.

The statement emphasises that the area should be considered as open space as opposed to green space, and is zoned as residential accordingly.

A response to the criteria on open space contained within the New Development Supplementary Guidance has also been provided. Through this response the applicant advises that they would be open to enhancing the remaining green space. Less than one quarter of the open space will be developed.

It is stated that the space does not provide any existing landscape or ecological features that enhance the surroundings. The main benefit of the space is relief only, and the grounds do not appear to be used for recreation. Locating the dwelling to the west of the site minimises its impact, and the existing trees would be retained. New planting would be proposed to enhance the area, and screen both the proposal and the existing sub station.

Accessibility Statement – Not applicable.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Assessment

Proposed Local Development Plan 2014
Within the proposals maps associated with the adopted Local Development Plan, the site is covered by Policy P1 which states that there will be a general presumption in favour of a continuance of the built form in these areas. New developments within these areas should be compatible and complementary to existing uses and demonstrate that they would cause no significant harm to these uses.

It is not considered that development of a single dwellinghouse would conflict with Policy P1 as this type of development would be compatible with and complementary to surrounding uses in principle.

Notwithstanding the above, the main consideration in the assessment of this application is that the site is also within an area of open space. Policy P8 states that support will be given

to the protection of open space from development unless it can be demonstrated that its loss or replacement with alternative provision of quality and quantity which is in a suitable location is acceptable, and in accordance with the criteria set out within the New Development Supplementary Guidance.

The open space in this instance is bound by residential properties on all sides, and provides these properties with an outlook and an area for recreation. These types of small areas of open space are incorporated into residential areas as a method of enhancing the amenity of the residential environment. The Councils Residential Design Guide states in this respect that provision of both amenity and recreational open space is an important and valuable part of making sustainable places.

Consideration must be given as to whether the erosion of this space is acceptable with respect to the provisions of Policy P8 and the associated criteria within the New Development Supplementary Guidance.

The Guidance states that small areas of recreation and amenity space will be protected from development unless several criteria can be satisfied. These criteria are assessed in turn below:

- *The proposed development is for recreation or physical activity use and it improves the quality and range of facilities*;

The proposed development is not for recreational or physical activity use. It is noted that the applicant has offered to enhance the remaining part of the open space through planting, benches, paths etc. However, it is not considered that significant weight can be attached to this as the loss of open space in the first instance is not associated with a recreation or physical use which would bring community benefits.

- *There is a long term excess in the provision of pitches, playing fields and public open space in the wider area, taking into account long term strategy for provision, estimated demand and overall recreational and amenity value;*

The open space in this instance is of local amenity value to properties on Rossland Crescent in terms of outlook, as a recreational asset, and as an area of landscaped open space which complements the built environment. It is acknowledged that there are playing fields to the north west of the site which also provide a recreational resource to the wider community.

It is considered that the existing level of public open space is sufficient to serve the local and wider area. However, it is not considered that there is an excess or over supply of open space, and it is not considered that the proposed development can be justified on this basis.

- *The development will not lead to a significant net loss of open space;*

The applicant states that the application site occupies 23.3% of the open space at Rossland Crescent, and 1.7% of the open space within the wider context. This wider context is not defined within the design statement.

On assessment, it is not considered that percentage loss can be used as a measure of significance when it comes to development of small areas of open space such as that at Rossland Crescent. While 23.3% may not seem like a significant loss on paper, it is asserted that any residential development on these types of small open spaces (which results in a loss of that space) would be significant as it would erode the amenity and recreational value of the open space which the Local Development Plan seeks to protect.

- The proposal incorporates the retention or enhancement of the existing facilities on part of the site, while enabling redevelopment of the surplus section of the site for another purpose. In addition, there is no significant adverse impact on the amenity of nearby residents;

The proposal will not result in the retention or enhancement of existing facilities and will result in a loss of part of the open space. It is acknowledged that the applicant has offered to redevelop the remaining section of open space. However, any potential benefits arising from this are not considered to outweigh the loss of open space in the first instance.

- Alternative provision of equal or greater community benefit and accessibility would be made available on another site;

It is not considered that there is scope in this instance for alternative provision of open space on another site to replace the open space which would be lost. As stated above, the primary function of the open space at Rossland Crescent is to enhance the amenity within the local residential environment. It is a well-established area of open space in this regard. The loss of this type of open space cannot therefore be compensated for by enhancements at other sites.

- The benefit of the proposed development to the public clearly outweighs the present open space value of the site;

The proposal has no wider public benefit as it constitutes the development of a private dwellinghouse. Redevelopment of the remaining open space which would be associated with the development of the dwellinghouse is not considered to outweigh the present open space value of the site or justify loss of the open space.

- The amenity of the surrounding area will not be significantly affected by the loss of open space and by the nature of the proposed development;

The nature of the development will not have a significant effect on the amenity of the surrounding area (see comments under Policy P1 above). The issue to be considered is the effect on amenity arising from the loss of open space associated with the development.

Development of the open space will result in a loss of amenity to properties which bound the space itself. Small areas of open space such as that at Rossland Crescent are an intrinsic part of the residential environment that surrounds them, and they have an important function in enhancing the amenity of the built environment. Development of these spaces will compromise this function, and reduce the amenity value and contribution that the space makes to the surrounding area.

The principal focus of Policy P8 and the associated guidance is to ensure that the benefits of development on open space clearly outweigh the impact of the loss of that open space, and that alternative provision of equal or greater value can be made in a suitable location. The proposed development does not achieve this and will result in the erosion of an area of open space which the policy and guidance seek to protect.

It is noted that the applicant has offered to provide enhancements to the remaining area of open space. However, on balance this is not considered to outweigh the loss of open space nor demonstrate compliance with the provisions of Policy P8 which is to ensure that small areas of open space which serve an amenity and recreational value are protected.

In view of the above assessment, it is concluded that the proposal does not comply with Policy P8 or the New Development Supplementary Guidance on Open Space.

The comments from consultees are noted.

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

(1), (5), (7), (10), (11), (12), (15), (16) – These matters have been addressed in the above assessment;

(2), (14) – These matters are not considered to be material planning considerations;

(3), (4), (6), (8), (13), (17) – These matters do not require consideration as the principle of the development is not considered to be acceptable;

(9) Neighbour notification has been undertaken in accordance with the requirements of the legislation

Proposed Local Development Plan 2019

Policy P6 of the proposed Local Development Plan identifies areas of open space within the proposals maps which will be protected from development. Development proposals which would result in the loss of an area of open space not identified on the proposals maps will be assessed against the criteria set out in the New Development Supplementary Guidance.

Rossland Crescent is not identified as an area of open space within the proposal's maps. However, the proposed New Development Supplementary Guidance on open space identifies the same assessment criteria as the adopted New Development Supplementary Guidance. On this basis, the proposal is also not considered to comply with the proposed New Development Supplementary Guidance on open space and by extension Policy P6 of the proposed plan.

Recommendation and reasons for decision

Having considered the above assessment, it is found that the proposal does not comply with Policy P8 of the adopted Local Development Plan, Policy P6 of the proposed Local Development Plan and the New Development Supplementary Guidance on Open Space. It is therefore recommended that the application should be refused.

Index of Photographs

A site visit has been undertaken and photographs relevant to the application have been archived.

RECOMMENDATION
Refuse

Other Action

Conditions and Reasons

1 The proposed development will result in the loss of part of an area of recreation and amenity open space which provides an outlook to neighbouring properties, and is an intrinsic part of the residential environment in which it is located. The loss of part of this open space will have a detrimental impact on the amenity of neighbouring properties, and will erode the value of the open space as a recreational resource. The loss of open space cannot be compensated for by alternative provision in another location. On this basis the proposed development is not considered to comply with Policy P8 of the Adopted Local Development Plan

2014, Policy P6 of the Proposed Local development Plan 2019, and the associated New Development Supplementary Guidance on Open Space.

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.

My Ref:
Contact: James Weir
Telephone: 0141 618 7965
Email: dc@renfrewshire.gov.uk
Date: 26/03/2019

Renfrewshire Council

Nicholson McShane Architects
Ladyburn Business Centre
10 Pottery Street
Greenock
PA15 2UH

Proposal: Erection of a detached dwellinghouse (in principle).
Location: Site 20 metres West of No 3, Rossland Crescent, Bishopton
Application No. 18/0825/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,

[redacted]

pp Fraser Carlin
Head of Planning and Housing

Renfrewshire Council

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
Ms Gemmell
86 Lesmuir Drive
Scotstoun
G14 0EE

With reference to your application registered on 03/12/2018 for Planning Permission in Principle for the following development:-

PROPOSAL
Erection of a detached dwellinghouse (in principle).

LOCATION
Site 20 metres West of No 3, Rossland Crescent, 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 26/03/19

Signed [redacted]
Appointed Officer
on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

1 The proposed development will result in the loss of part of an area of recreation and amenity open space which provides an outlook to neighbouring properties, and is an intrinsic part of the residential environment in which it is located. The loss of part of this open space will have a detrimental impact on the amenity of neighbouring properties, and will erode the value of the open space as a recreational resource. The loss of open space cannot be compensated for by alternative provision in another location. On this basis the proposed development is not considered to comply with Policy P8 of the Adopted Local Development Plan 2014, Policy P6 of the Proposed Local development Plan 2019, and the associated New Development Supplementary Guidance on Open Space.

Renfrewshire Council

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: Ms Gemmell	Ref. No: 18/0825/PP
Site: Site 20 metres West of No 3, Rossland Crescent, Bishopton	Officer: James Weir

Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
18070-LP-01	Existing Location Plan	✓		✓
18070-LP-02	Proposed Location Plan	✓		✓

Officers Initials: JW

Admin Initials: JA

Checked by : JW

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997
Application No 18/0825/PP
REFUSED on 26 MAR 2019
Signed by [redacted]
On behalf of Renfrewshire Council