

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 24/01/2017

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
16/0511/LB Ward 3: Paisley East & Ralston	Park Lane Developments (Renfrewshire) LLP	Former Arnotts store, Smithhills Street, Paisley	Demolition former Arnott's department store	A1
RECOMMENDATION:	GRANT			
16/0512/CC Ward 3: Paisley East & Ralston	Park Lane Developments (Renfrewshire) LLP	Former Arnotts store, Smithhills Street, Paisley	Demolition of building within the conservation area	A2
RECOMMENDATION:	GRANT			
16/0643/PP Ward 8: Johnstone N, Kilbarchan & Lochw.	4th Developments (Johnstone) Ltd	Paton's Mill, 93 High Street, Johnstone, PA5 8SN	Demolition of buildings and structures and erection of two retail units (Class 1), restaurant with drive through (Class 3) and formation of community woodland with associated access, parking and landscaping	A3
RECOMMENDATION:	GRANT subject to conditions			
16/0672/PP Ward 8: Johnstone N, Kilbarchan & Lochw.	Williamsburgh Housing Association	8 Nether Johnstone and land to South West, Milliken Road, Kilbarchan, Johnstone	Demolition of existing outhouse and erection of 18 flatted dwellings and associated amenity space, new road access and parking.	A4
RECOMMENDATION:	GRANT subject to conditions			
Total Number of Applications to be considered =				
4				

Listed Building Application: Report of Handling



Application No. 16/0511/LB

Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East & Ralston

Applicant

Park Lane Developments
(Renfrewshire) LLP
87 Port Dundas Road
Cowcaddens
Glasgow
G4 0HF

Registered: 29/07/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF FORMER ARNOTT'S
DEPARTMENT STORE

LOCATION: FORMER ARNOTT'S STORE, SMITHHILLS
STREET, PAISLEY

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The building is listed Category B on the Statutory List of Buildings of Architectural or Historic Interest.
- There have been no representations.
- Historic Environment Scotland has not objected to the proposals.
- The supporting information demonstrates that the building is not capable of viable re-use and has structural defects.
- The removal of the building would present the opportunity for the redevelopment of the larger site.

Description

This application seeks Listed Building Consent for a building that forms part of the former Arnotts department store and has been vacant for a number of years. The applicant proposes demolition of the building due to structural instability and economic viability. The building was constructed in the 19th Century, is three storeys in height and constructed of blonde sandstone and slate roof.

The application site forms the western section of the former department store, which also formerly extended to the east and south. The building was originally constructed for residential use and was most recently used for storage purposes related to the former Arnotts use. The southern and eastern sections of the site have recently been redeveloped for residential and commercial uses with the current application submitted for consideration in advance of future redevelopment proposals for the remaining western portion of the site.

Planning permission for the redevelopment of the site for regeneration of the wider site of the former Arnotts use as a mixed use retail/residential/office development with parking and public realm improvements has previously been granted in 2010 (application reference 09/0528/PP) . The current application has been submitted in order to facilitate the implementation of the wider redevelopment of the site.

The site is opposite the Piazza shopping centre and the Methodist Church Hall adjoins the building. The former Arnotts department store main building facade has been re-developed for residential and commercial use with the implementation of planning permission 09/0528/PP.

The application is accompanied by supporting statements in respect of a structural report that has assessed the building condition and a financial viability

assessment for the redevelopment of the site.

An associated application for Conservation Area Consent for the demolition of a further unlisted two storey building of the former department store which adjoins the building the subject of this application is also presented to this Board for consideration.

History

03/1153/PP - Erection of mixed use development including; Class 1 retail convenience store (13540 sq.m gross: 5920 sq.m net) with ancillary restaurant, offices and storage; 4 non-food retail units (710 sq.m gross); 768 car parking spaces; 13 flats and associated parking; office development (1284 sq.m gross); alterations and partial demolition of 2 Category 'B' Listed Buildings and demolition of 3 unlisted buildings in Conservation Area. Granted subject to conditions April 2005.

09/0528/PP - Development and regeneration of the former Arnotts site as a mixed use retail/residential/office development with improvement of associated parking facilities and public realm (planning permission in principle). Granted subject to conditions February 2010.

10/0365/CC - Demolition of unlisted buildings within the Conservation Area at 15 Gauze Street and 1 Lawn Street. Granted subject to conditions August 2010.

10/0366/LB - Making good of facades to listed buildings following demolition of adjoining buildings. Granted subject to conditions August 2010.

13/0441/PP - Erection of residential development comprising 31 flats and associated parking and access. Granted subject to conditions August 2013.

13/0707/DS - Discharge of section 75 agreement relating to planning application 03/1153/PP. Granted November 2013.

14/0473/PP - Facade retention scheme comprising the demolition of remaining building and erection of residential development at upper floor level comprising 11 flats with commercial units at ground floor level comprising Class 1 (Retail), Class 2 (Financial, Professional and Other Services) and/or Class 3 (Food and Drink) and associated parking and landscaping. Granted subject to conditions September 2014.

14/0497/LB - Facade retention scheme comprising the demolition of remaining building and erection of residential development at upper floor level with commercial units at ground floor level. Granted subject to conditions September 2014.

16/0512/CC - Demolition of adjoining unlisted building within the Conservation Area which is presented to this Board for consideration.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy ENV3: Built Heritage

New Development Supplementary Guidance

Delivering the Environment Strategy: Listed Buildings and Conservation Areas

Material considerations

Historic Environment Scotland Policy Statement 2016

Managing Change in the Historic Environment - Demolition

Planning legislation requires that planning decisions, in relation to Listed Buildings are made in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1997 and the Development Plan unless material considerations indicate

otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the reports submitted on the structural condition of the building, an assessment of the structural condition and the viability of the building for re-use, the comments of Historic Environment Scotland, the history of the site and any objections received.

Publicity

The application was advertised in the Paisley Daily Express and the Edinburgh Gazette on 10 August 2016 and 12 August 2016 respectively and a site notice was posted. The deadline for representations to be received was 02 September 2016.

Objections/ Representations

None received.

Consultations

Historic Environment Scotland - Historic Environment Scotland, based on all of the information provided, and the site inspection has confirmed no objections to the demolition of the building.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement – N/A

Access Statement - N/A

Other Assessments - N/A

Structural Statement - A Structural Statement has been provided by the applicant which considers the structural integrity of the buildings proposed to be demolished. The document advises that a large structural crack extends from the gable eaves to first floor level. A further structural crack is recorded within the opposing stairwell from first floor level to ground floor level. The front elevation of

the building has been confirmed as being unrestrained and due to ongoing water ingress within the facade, there has been deterioration of structural timber beams and resultant evidence of timber decay, resulting in structural instability. Mortar beds are also confirmed to be compromised. In conclusion demolition of the building is recommended due to ongoing deterioration. Facade retention is not recommended due to the poor condition of the stonework and mortar beds of the existing facade.

Comparison of Cost Appraisals For Developments - This document assesses two options for the redevelopment of the site including a 24 unit residential development which would involve the complete removal of existing buildings and a 14 unit residential development with ground floor commercial areas which would require the removal of the adjoining unlisted buildings (the subject of the associated conservation area consent application which is also presented to this Board for consideration) and retention of the facade of the listed building (which is the subject of this application). In isolation neither option would result in a viable development however the demolition of the building would facilitate wider redevelopment of the site to enable regeneration of this important site to proceed. The appraisal concludes therefore that re-development of the site could only realistically be achieved by demolition.

Heritage Statement - The Heritage Statement submitted advises that the current proposals form part of a wider masterplanned approach to the redevelopment of the site of the former Arnott's department store. The submitted structural survey of the building is also summarised which advises that the buildings are in a state of significant structural distress and that works would be required to ensure safety of the public in the short term. The applicant considers that the proposals as submitted comply

with Historic Environment Scotland's Policy Statement.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The application site and the wider area are controlled by the applicant and the Council in a partnership arrangement in order to implement appropriate redevelopment at this important site within Paisley town centre. This partnership has progressed opportunities to attract further development on the site which are aligned to the overall town centre regeneration objectives being advanced by the Council. The current application site is fundamental to the implementation of these redevelopment proposals. In this respect Members will recall that the redevelopment approach for the site was detailed in a report to full Council on 28 April 2016 and approved on that date.

The proposed demolition requires to be considered in respect of Council policies which state that the Council should not grant listed building consent for demolition unless it has been demonstrated that all practical ways of retaining the building have been examined. Historic Environment Scotland Policy requires that applications for the demolition of listed buildings be justified against one or more of four tests. These tests are re-stated in the Council's New Development Supplementary Guidance which advises that no listed building should be demolished unless it can be clearly demonstrated that the building is not of special interest; that the building is incapable of repair; that the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or that the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

These tests are considered as follows:-

The buildings are not of special interest

- The buildings proposed for demolition are appropriate to the character of the conservation area in which they are located. However it is not considered that their loss would have a significant detrimental impact on the quality of the wider conservation area, particularly if this was mitigated through the delivery of an appropriate redevelopment scheme to be brought forward post demolition. Facade retention is not considered appropriate on this occasion due to the structural condition of this element of the building and that the retention of the more prominent and historically important former Arnotts frontage on Gauze Street provides an adequate level of special interest related to the former use of the site.

The Condition of the buildings are beyond repair

- In support of the application, a structural report has been submitted which was carried out by Dougall Baillie Associates. The report outlines that structural cracks have formed on the facade of the building which are leading to continued water ingress resulting in timber decay, structural instability and compromised mortar beds. In consultation with Historic Environment Scotland it is considered that whilst retention in the first instance would be preferable, sufficient supporting information has been provided confirming that the buildings condition would not be appropriate for redevelopment given the significant costs associated with such an approach. Demolition is therefore considered an appropriate measure.

Economic Viability - The applicant provided, during the assessment of the application, comparison cost appraisals for a 14 unit redevelopment, incorporating facade retention and a 24 unit development requiring the demolition of existing buildings within the site. Neither option would result in a viable

redevelopment proposal for the building in isolation however the demolition option would facilitate wider redevelopment of the site. In addition it is noted that the internal arrangement of the building would not allow for conversion to modern standards and if redevelopment were not to proceed this would result in longer term vacancy which could lead to further deterioration of the buildings, which is not in the best interests of the town centre or conservation area.

Wider public benefits - It is not considered that the retention of the building in its current form would generate any wider public benefit. It is more likely that retention of the building in it's current condition would be to the detriment of the wider public, due to it's structural condition and impact on amenity.

As such the demolition and clearance of the buildings identified for demolition would allow alternative uses at this location, contributing to the regeneration of this site. It should be noted that the applicant has provided a masterplan for the site which confirms the intention to deliver a further phase of residential development at this location post demolition. In accordance with ongoing discussion with the Council and Historic Environment Scotland an application for these proposals shall be submitted in due course.

In conclusion it is considered that adequate justification has been submitted to justify the demolition of this listed building and that the proposal accords with Policy ENV3 of the Local Development Plan.

Recommendation and Reasons for Decision

In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment

Scotland Policy Statement. It is therefore recommended that the Board grant listed building consent.

Recommendation

GRANT

Conditions & Reasons

Reason for Decision

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

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

The site has been visited and the photographs archived.

Conservation Area Consent: Report of Handling



Application No. 16/0512/CC

Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East & Ralston

Applicant

Park Lane Developments
(Renfrewshire) LLP
87 Port Dundas Road
Cowcaddens
Glasgow
G4 0HF

Registered: 29/07/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF BUILDING WITHIN THE
CONSERVATION AREA

LOCATION: FORMER ARNOTT'S STORE, SMITHHILLS
STREET, PAISLEY

APPLICATION FOR: CONSERVATION AREA CONSENT



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RECOMMENDATION

Grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The building is an unlisted building located within the Paisley Town Centre Conservation Area.
- Consent has previously been granted for the demolition of this building.
- There have been no representations.
- Historic Environment Scotland has not objected to the proposals.
- The supporting information demonstrates that the building has structural defects and is not capable of viable re-use.
- Removal of the building would present the opportunity for the redevelopment of the larger site.

Description

Conservation area consent is sought for a two storey building which formed part of the former Arnotts department store, which has lain vacant for a number of years on Smithhills Street, Paisley. The applicant proposes demolition of the building due to structural instability and economic viability. The building was constructed in the 19th Century, is three storeys in height and constructed of blonde sandstone and slate roof.

The application site forms the western section of the former Arnotts department store, which also formerly extended to the east and south. The building was originally constructed for residential use and was most recently used for storage purposes related to the former Arnotts use.

The southern and eastern sections of the site have recently been redeveloped for residential and commercial use with the current applications submitted for consideration in advance of future redevelopment proposals for the remaining western portion of the site.

Planning permission for the redevelopment of the site for regeneration of the wider site of the former Arnotts use as a mixed use retail/residential/office development with parking and public realm improvements has previously been granted in 2010 (application reference 09/0528/PP). The current application has been submitted in order to facilitate the implementation of the wider redevelopment of the site.

The building is opposite the Piazza shopping centre, with the former Arnotts department store main building having been re-developed for residential and commercial use to the south east of the site with the implementation of planning permission 09/0528/PP.

The application is accompanied by supporting statements in respect of a structural report that has assessed the

building condition and a financial viability assessment for the redevelopment of the site.

An associated application for Listed Building Consent is also presented to this Board for consideration for the demolition of the three storey listed building of the former department store, adjoining this building to the south.

History

03/1153/PP - Erection of mixed use development including; Class 1 retail convenience store (13540 sq.m gross: 5920 sq.m net) with ancillary restaurant, offices and storage; 4 non-food retail units (710 sq.m gross); 768 car parking spaces; 13 flats and associated parking; office development (1284 sq.m gross); alterations and partial demolition of 2 Category 'B' Listed Buildings and demolition of 3 unlisted buildings in Conservation Area. Granted subject to conditions April 2005.

09/0528/PP - Development and regeneration of former Arnotts site as a mixed use retail/residential/office development with improvement of associated parking facilities and public realm (planning permission in principle). Granted subject to conditions February 2010.

10/0365/CC - Demolition of non-listed building at 15 Gauze Street and 1 Lawn Street. Granted subject to conditions August 2010.

10/0366/LB - Making good of facades to listed buildings following demolition of adjoining buildings. Granted subject to conditions August 2010.

13/0441/PP - Erection of residential development comprising 31 flats and associated parking and access. Granted subject to conditions August 2013.

13/0707/DS - Discharge of section 75 agreement relating to planning application 03/1153/PP. Granted November 2013.

14/0473/PP - Facade retention scheme comprising the demolition of remaining building and erection of residential development at upper floor level comprising 11 flats with commercial units at ground floor level comprising Class 1 (Retail), Class 2 (Financial, Professional and Other Services) and/or Class 3 (Food and Drink) and associated parking and landscaping. Granted subject to conditions September 2014.

14/0497/LB - Facade retention scheme comprising the demolition of remaining building and erection of residential development at upper floor level with commercial units at ground floor level. Granted subject to conditions September 2014.

16/0511/LB - Demolition former Arnott's department store. Presented to this Board for consideration.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy C1: Strategic Centres

Policy ENV3: Built Heritage

New Development Supplementary Guidance

Delivering the Centres Strategy: Strategic Centres and Core Town Centres

Delivering the Environment Strategy: Conservation Areas

Material considerations

Historic Environment Scotland Policy Statement 2016

Managing Change in the Historic Environment - Demolition

Planning legislation requires that planning decisions in relation to Conservation Areas are made in accordance with the Planning (Listed Building and

Conservation Areas) Act 1997 and the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the comments of Historic Environment Scotland, the history of the site, any objections received and the supporting information submitted by the applicant seeking to justify demolition.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley Daily Express and the Edinburgh Gazette on 10 August 2016 and 12 August 2016 respectively, with a deadline for representations to be received of 02 September 2016.

Objections/ Representations

None received.

Consultations

Historic Environment Scotland - Historic Environment Scotland, based on all of the information provided, and the site inspection has confirmed no objections to the demolition of the building.

Summary of Main Issues

Structural Statement - A Structural Statement has been provided by the applicant which considers the structural integrity of the buildings proposed to be demolished. The document advises that a large structural crack extends from the gable eaves to first floor level. A further structural crack is recorded within the opposing stairwell from first floor level to ground floor level. The front elevation of the building has been confirmed as being unrestrained and due to ongoing water ingress within the facade, there has been deterioration of structural timber beams and resultant evidence of timber decay, resulting in structural instability. Mortar beds are also confirmed to be compromised. In conclusion demolition of

the building is recommended due to ongoing deterioration. Facade retention is not recommended due to the poor condition of the stonework and mortar beds of the existing facade.

Comparison of Cost Appraisals For Developments - This document assesses two options for the re-development of the site including a 24 unit residential development which would involve the complete removal of existing buildings and a 14 unit residential development with ground floor commercial areas which would require the removal of the unlisted buildings (the subject of this application) and retention of the facade of the adjoining listed building (which is the subject of the associated application for listed building consent which is also presented to this Board for consideration). In isolation neither option would result in a viable development however the option to demolish the building would enable the redevelopment of the wider site and allow regeneration of this important site to proceed. The appraisal concludes therefore that redevelopment of the site could only realistically be achieved by demolition.

Heritage Statement - The Heritage Statement submitted advises that the current proposals form part of a wider masterplanned approach to the redevelopment of the site of the former Arnott's department store. The submitted structural survey of the building is also summarised which advises that the buildings are in a state of significant structural distress and that works would be required to ensure safety of the public in the short term. The applicant considers that the proposals as submitted comply with Historic Environment Scotland's Policy Statement.

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement – N/A

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The application site and the wider area are controlled by the applicant and the Council in a partnership arrangement in order to implement appropriate redevelopment at this important site within Paisley town centre. This partnership has progressed opportunities to attract further development on the site which are aligned to the overall town centre regeneration objectives being advanced by the Council. The current application site is fundamental to the implementation of these redevelopment proposals. In this respect Members will recall that the redevelopment approach for the site was detailed in a report to full Council on 28 April 2016 and approved on that date.

Policy C1 covers the application site and seeks development which will strengthen the network and enhance its centres. Within Paisley Town Centre, a mix of uses are identified to support the role and function of the centre. In this case, the application site, having operated as a department store previously, has lain vacant for a significant number of years, unable to secure investment for retail purposes or any other use. The current application has therefore been submitted to enable future redevelopment of the site and the wider area to facilitate the regeneration of this prominent site.

In considering the demolition of unlisted buildings in Conservation Areas, Historic Environment Scotland's guidance advises that planning authorities should take into account the contribution that the building makes to the character, appearance and history of the Conservation Area.

The building in this instance is a two storey blonde sandstone, with a slate roof of modest appearance, positioned between a three storey Category B listed building of similar appearance to the south and three and a half storey blonde sandstone building to the north, comprising a public house and residential accommodation. To the rear, the building is finished in red and buff facing brick with dormer windows within the roofspace. Whilst it is appropriate to the character of the conservation area in which it is located it does not make a significant contribution to the street in architectural terms and permission has been given in the past for its demolition through previous redevelopment proposals. The applicant has provided a masterplan for the site which indicates their intention to deliver a further phase of residential development at this location post demolition, in accordance with ongoing discussion with the Council and Historic Environment Scotland.

Having considered the proposals, the demolition of the building 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. Additionally, the demolition and clearance of the buildings identified for demolition would allow alternative uses at this location, contributing to the regeneration of this site and the wider town centre area.

In conclusion 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 C1 of the Local Development Plan.

Recommendation and Reasons for Decision

In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement. It is therefore recommended that the Board grant conservation area consent.

Recommendation

GRANT

Conditions & Reasons

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

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

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0643/PP



Renfrewshire
Council

KEY INFORMATION

Ward

8 Johnstone North,
Kilbarchan & Lochwinnoch

Applicant

4TH Developments
(Johnstone) Ltd
Platinum House
23 Eagle Street
Glasgow
G4 9XA

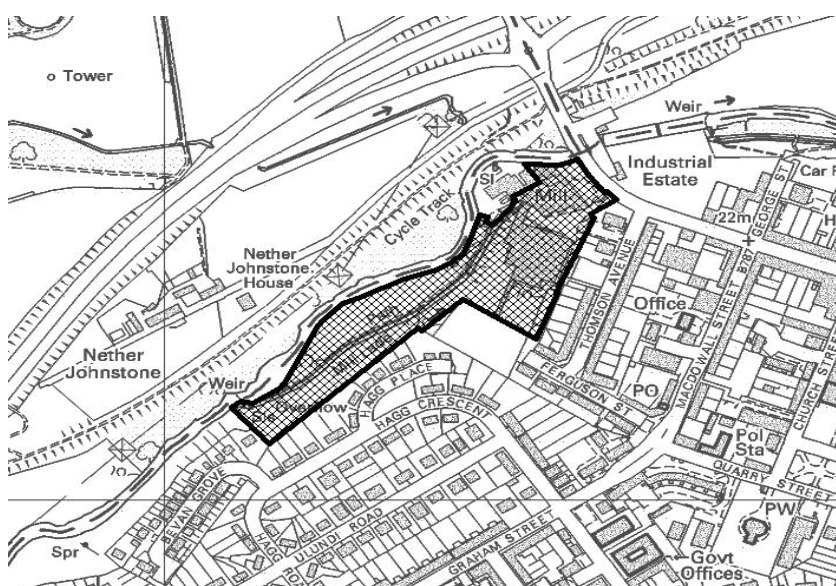
Registered: 03/10/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF BUILDINGS AND STRUCTURES AND ERECTION OF TWO RETAIL UNITS (CLASS 1), RESTAURANT WITH DRIVE-THROUGH (CLASS 3) AND FORMATION OF COMMUNITY WOODLAND WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

LOCATION: PATON'S MILL, 93 HIGH STREET, JOHNSTONE, PA5 8SN

APPLICATION FOR: FULL PLANNING PERMISSION



RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the Renfrewshire Local Development Plan in respect of Policy P1 'Renfrewshire Places', Policy C2 'Development Outwith the Network of Centres', Policy I5 'Connecting Places', Policy I5 'Flooding and Drainage', Policy ENV2 'Natural Heritage' and Policy P7 'Green Network'.
- There have been seventeen objections and representations. Objections relate to traffic, restaurant provision, obstruction of view, noise, and anti-social behaviour. Representations have sought clarification on matters of ground conditions, trees, land maintenance, commercial impact on Johnstone and alternative use of the site for housing.
- Paton's Mill has been irretrievably damaged by fire and substantially demolished. The restoration of the few remaining buildings is considered to be unrealistic. Redevelopment of the site in the form proposed is considered acceptable.
- The building is no longer listed as being of Architectural or Historic Interest and Historic Environment Scotland has no objections.

Description

This application seeks planning approval for the demolition of recently de-listed buildings and structures within the former Paton's Mill site, Johnstone, to accommodate redevelopment, including the erection of two retail units, one restaurant with drive through facility and a community woodland, with associated access, parking and landscaping. In order to retain historic character at the site, the applicant proposes the retention of a limited number of structures, including the Lade Building and the Potter's Lodge, associated with the former use as a Mill, within the redevelopment proposals.

The proposed retail units will have an external footprint of approximately 2800 sq m and will be located centrally within the northern part of the site, with the restaurant and drive through facility located at the north eastern part of the site comprising an external footprint of 214 sq m, with ancillary canopy to the north west. The proposed community woodland will extend to approximately 1.6 hectares and will augment the existing woodland to the south west of the site.

Access to the site is proposed from Barrochan Road to the north.

The application site itself lies on the south bank of the Black Cart River, adjacent to the B789 and on the north western edge of Johnstone. To the north east of the site is Morrisons superstore and to the south and east residential development. The original buildings on site date back to circa 1780, originally constructed as a cotton spinning mill, with the larger water turbine being added in the early 20th century, however the site has been subject to two fires, in April 2010 and May 2010 respectively, causing damage and resulting in significant portions of the buildings becoming structurally unsound and dangerous. The damage to the buildings has also led to Historic Environment Scotland's agreement to the de-listing of the remaining structures,

given their resultant lack of architectural and heritage value.

The application is a major planning application and it should be noted that the applicant's Pre-Application Notice for this site included a public house and residential development in addition to the current proposals. However this application does not include proposals for a public house and residential development which are planned future developments requiring further planning permission.

History

03/0232/PP - Residential development (in outline). Granted subject to conditions June 2004.

03/0233/PP - Conversion of Paton's Mill and immediate surroundings to form 72 no. flatted dwelling houses, and 904 sq.m. of commercial floorspace, alteration and demolition of outbuildings and formation of ancillary access roads, car parking and footways. Granted subject to conditions June 2004.

03/0234/LB - Conversion of Paton's Mill and immediate surroundings to form 72 no. flatted dwelling houses, and 904 sq.m. of commercial floorspace, alteration and demolition of outbuildings and formation of ancillary access roads, car parking and footways. Granted subject to conditions July 2004.

10/0499/LB - Partial demolition of remaining dangerous structures following fire damage including Old End North Gable, Mid-Gable, New End South Gable and West Elevation (In Retrospect). Granted August 2010.

14/0213/LB - Demolition of east range buildings and outbuildings, mechanic's machine shops, fire proof building, stair tower, dye houses, boiler house, warehouses, long shed and courtyard store and facade retention of east range

north. Granted subject to conditions September 2014.

16/0391/NO - Demolition works and erection of mixed use development comprising retail, public house, restaurant, drive-thru restaurant, residential and community woodland uses. Accepted June 2016.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy P1: Renfrewshire's Places
Policy C2: Development Outwith the Network of Centres
Policy I1: Connecting Places
Policy I5: Flooding and Drainage
Policy ENV2: Natural Heritage
Policy P7: Green Network

New Development Supplementary Guidance

Delivering the Places Strategy: Places Checklist
Delivering the Centres Strategy: Meeting Local Neighbourhood Demand and Hot Food; Public Houses; Licence Clubs
Delivering the Environment Strategy: Trees, Woodland and Forestry; Natural Heritage; and Biodiversity
Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage

Material considerations

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

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 12 October 2016, with a deadline for representations to be received of 04 November 2016.

Objections/ Representations

Seventeen letters of representation have been received, the substance of which can be summarised as follows:-

1. Note that the land to the south of the application site is identified as a potential residential site and it would be helpful to know the timescales for this and the proximity of the development to existing built form.
2. The impacts on traffic require to be understood. Concerns are expressed regarding the size of vehicles anticipated during construction and a request that re-surfacing of roads post construction as well as the introduction of traffic calming measures and suitable levels of parking provision is provided.
3. Welcome the development and regeneration of the area and enhancement of the town centre.
4. Consideration has to be given to the condition of existing trees on site.
5. Ask what preliminary site investigation work has been carried out to determine the presence of underground contamination and asks how hazardous substances will be dealt with if present.
6. There is no requirement for a further drive through restaurant in the area and the provision of such development at this location will cheapen the appearance of the town and surrounding area which would not respect the historic value of the site.

7. The development would obstruct views.
8. Noise pollution will be a concern during construction and operation.
9. Ask what safeguards will be put in place to prevent contamination of the river during site clearance and construction.
10. An area of green belt should be maintained between the houses and retail development and details of construction phasing should be provided i.e. would housing be delivered at the same time as commercial development and is this guaranteed.
11. Details of the commercial developments sought and their potential impact on Johnstone Town Centre.
12. Details of the construction of buildings and landscaping sought and confirmation that development will not damage existing development during construction.
13. Boundary lines appear to be incorrect and concern is expressed about the woodland habitat.
14. Ask what maintenance is planned for the woodland area.
15. Ask what provision will be made for youths during the re-development and what is the timescale for completion.
16. This development would increase anti-social behaviour.
17. This site previously had permission for housing and as Renfrewshire is short of housing it should not be re-allocated for commercial development.

Consultations

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

applicant's submitted Noise Impact Assessment and Air Quality Impact Assessment have been assessed and it has been confirmed that, should a number of measures be put in place in relation to traffic signal optimisation, the development shall not result in a worse impact on the surrounding area than that which is currently experienced. This can be ensured through the imposition of planning conditions.

Director of Community Resources (Design Services) - Drainage Impact Assessment required.

Director of Community Resources (Roads Traffic) - No objections subject to conditions relating to traffic signalisation optimisation.

Glasgow Airport Safeguarding - No objections subject to conditions.

Historic Environment Scotland - No objections on the basis that the site does not comprise any listed buildings following completion of de-listing process. The de-listing of the buildings due to their lack of remaining architectural and heritage value therefore would not merit retention, through redevelopment on this occasion.

West of Scotland Archaeology Service - No objections subject to conditions.

SEPA - No objections subject to conditions.

Coal Authority - No objections.

SNH - No comments received at time of writing.

Brookfield Community Council - In favour of the site being used for housing. The main objection relates to capacity at Barochan Road and Johnstone High Street with the area being incapable of dealing with the increased traffic associated with this development. The development should not be considered in

isolation but taking account of committed and potential development within the wider surrounding area.

Houston Community Council - Whilst generally supportive of regeneration of this site, congestion is a concern and a Traffic Impact Assessment should be submitted and considered prior to a decision being taken on the application. Given the proximity of the site to three existing convenience stores, there is also concern at trade diversion from the village of Houston and the future viability of Johnstone High Street. The Council should be supporting local restaurants which are locally owned rather than a chain drive through restaurant. Town centres should be supported over edge of centre locations for development.

Johnstone Community Council - Formally object to the proposal in relation to traffic concerns, although it is keen to see improvements made to Paton's Mill.

Bridge of Weir Community Council - No objections to the proposals however the development will have an impact on traffic. Concern expressed that the cumulative effect of traffic with the various developments in the nearby villages may not have been fully taken into consideration during the traffic assessment. Assurance is sought that the assessment is robust and that necessary junction improvements will be included, should consent be granted.

Summary of main issues

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011,

it is not likely that the proposed works would have a significant environmental impact which would require an Environmental Assessment to be carried out. It was concluded that no significant long term impacts on the environment were anticipated having regard to the characteristics of the development, the location of the development and the characteristics of the potential impact.

Design Statement & Access Statement -

The applicant's Design and Access Statement examines the history to the site and advises that the current proposals seek to create a gateway to Johnstone, from the A737 exit, through the development of a masterplanned approach to the redevelopment of the former listed Mill. Permeability and access arrangements are explored as well as design principles to ensure the development is appropriate to the surrounding area.

Land Quality Appraisal/Phase 1 Desk

Study - The Land Quality Appraisal / Phase 1 Desk Study as submitted considers the history of and current land conditions. Whilst the site is identified as medium risk in terms of contamination, remediation measures are proposed including the use of a capping layer cover system to ensure suitability for redevelopment. A localised area of woodland is also noted to be infested with Japanese Knotweed which will require to be subject of a full survey to determine the extent of invasive species and resultant remedial actions.

Drainage Strategy Plan Revision B -

The applicant's Drainage Strategy Plan advises that the current development proposals can be drained in accordance with the recommendations of the relevant planning guidance and key stakeholder criteria.

Community Consultation Report -

The applicant submitted a proposal of application notice (16/0391/NO) to the

Council on 25 May 2016. This required a pre-application consultation report (PAC) to be submitted with the planning application. The PAC report provides an overview of all pre-application consultations which have been undertaken, including details of pre-application consultation events held on 15 June 2016 and 18 June 2016, both at Johnstone Town Hall. The local Community Council (Johnstone) and local Members were invited, with the event open to all interested parties. The summary states that attendees were generally supportive of development, however concerns and queries were raised in relation to traffic congestion; impact on heritage; impact on the town centre; drainage; contamination; phasing and construction of the development; hours of operation of the facilities; noise, and details of design.

Flood Risk Assessment - The Flood Risk Assessment carried out by Kaya Consulting Ltd, found that there is an area of approximately 5 ha to the south of the site, potentially contributing surface water, which could enter the southern boundary of the site before flowing north westerly towards the Black Cart Water. As no development is proposed within the southern portion of the site it is not considered to be at significant risk from flooding from surface water. Should future development be proposed within the southern part of the site, mitigation measures may require to be considered.

Transport Assessment - The submitted Transport Assessment reviews the proposal in the context of current transport policy; assesses the existing accessibility of the site by all transport modes; identifies measures to support the proposed development to achieve sustainable travel patterns; and models the development impact on the local road network. The document advises that the proposed development accords with national and local planning policy as the development is accessible by sustainable

modes of travel, will be designed to be permeable by sustainable travel modes with convenient linkages to existing pedestrian, cycle and public transport networks and will be supported by parking provision to provide for vehicular traffic and encourage the use of sustainable modes of transport.

Planning and Retail Statement for Retail-Led Mixed Use Development and Addendum - The Planning and Retail Statement and Addendum considers the application site to constitute 'edge of centre' development as it lies within comfortable walking distance of the amenities within Johnstone town centre. The document also considers that the development would not raise any strategic planning issues and that it should be considered under the provisions of the Adopted Local Development Plan as a long term brownfield site which could be redeveloped. The applicant includes a sequential assessment, which considers vacant sites within Johnstone town centre and potential retail impact, concluding that the proposed developments would have a minimal impact on the centre which is performing relatively well at present. In relation to catchment, a drive time map has been produced which identifies that the population within a ten minute drive time from the application site is approximately 85,000. By 2026, an additional £2.52m expenditure is predicted due to population increase. As a result of the development it is also considered that existing leaked development to Braehead, Paisley, Linwood and Glasgow from the catchment could be reduced and retained within Johnstone, ensuring improved trade for existing traders.

Air Quality Impact Assessment - An Air Quality Impact Assessment has been provided which advises that as a result of the development proposed, the predicted increase in air pollution would be of slight/negligible significance within High Street, to the East of Collier Street and on minor roads off High Street. Air pollution

impacts of moderate/adverse significance, could however occur as a result of the proposal, within High Street, between Collier Street and George Street and at dwellings on Millview Crescent. Mitigation measures are however proposed to reduce impact including the optimising of traffic signalling measures and the control of dust and these measures can be required by planning condition.

Environmental Noise Impact Assessment - An Environmental Noise Impact Assessment has been prepared which considers potential noise impact on and from the development. Mitigation measures are to include, the fitting of docking bays to ensure quiet deliveries for retail uses; the positioning of air conditioning units on elevations with the least resultant impact; the erection of an acoustic barrier at the site boundary and the specification of maximum noise limits for all fixed plant. A construction strategy shall also be implemented to reduce noise during construction works.

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The application site is covered by Policy P1 of the Adopted Local Development Plan, which presumes in favour of the continuance of built form, however given the nature of the majority of the development proposed, Policy C2 is also relevant to the assessment of the proposals.

Policy C2 requires proposals for retail and commercial developments outwith the network of centres to demonstrate that a number of specified criteria have been considered to ensure the location is appropriate for the use/development. These are considered as follows:-

Submitted with the application is a Planning and Retail Statement which seeks to justify why sites within the identified network of centres have been discounted. A sequential approach has been applied to site selection and identifies six units within Johnstone Town Centre which are currently being marketed. The first unit is office space on Collier Street, however due to its scale it is not considered that the unit could adequately accommodate any of the proposed development. The second premises is on MacDowall Street and is again office space which for the same reasons is considered unsuitable. The third unit which has been considered is on High Street and is identified as retail space, however at only 57sq m is not of a scale which could accommodate the proposals being considered. The fourth unit is located on Thorn Brae and is allocated as light industrial space which has a floor space of 65 sq m. Houston Square (former Co-op), is the fifth unit identified and is considered to be unacceptable due to the configuration of the store, in terms of ceiling heights, insufficient parking provision as a concern for potential occupiers and poor energy performance. A public house is the final unit considered which has also been deemed unacceptable for the development proposed.

Given the availability of units within the town centre, the applicant considers that Johnstone cannot accommodate development of the nature proposed. In addition the applicant considers that the development would contribute to the area without significantly impacting on the vitality and viability of the centres within the defined network. This is compounded by the avoidance of expenditure leakage to surrounding centres from the catchment, as expenditure could be retained within Johnstone, ensuring improved trade for existing traders.

In terms of scale, the applicant considers that the proposals would be appropriate and would not significantly impact upon the function, character or amenity of the surrounding area, in that the nature of the retail development being created would be akin to Morrisons on the opposite side of High Street as a like for like competitor. Given that this unit is also outwith the identified town centre, the applicant considers that the impact on the town centre itself will not be significant. Through community consultation the applicant has also identified that trade will not be drawn solely from Johnstone town centre, which may impact on the network but that surrounding towns and villages are likely to utilise the facilities to reduce their required travel distances.

The Planning and Retail Statement further considers that the development could tackle deficiencies in qualitative and quantitative terms that cannot be met in the network of centres by introducing modern retail floorspace, which has not featured within the Johnstone area for a number of years. The proposals would also see the introduction of retailers to the area which presently do not feature within Johnstone itself or the wider network of centres in Renfrewshire, improving the range and choice afforded to shoppers presently.

With regard to the New Development Supplementary Guidance on Meeting Local Neighbourhood Demand, the Council will accept retail and commercial development outwith the defined Network of Centres where it meets a local neighbourhood demand and subject to meeting the criteria set out in Policy C2. For the purpose of assessing local supply and demand, the catchment is defined as by the area from which the site is easily accessible on foot.

On balance, it is considered that the applicant has provided sufficient justification for the retail element of the

development in accordance with the provisions of Policy C2.

In relation to the proposed restaurant use, again the Council promotes the provision of such facilities within the Strategic Town Centres, Core Town Centres and Local Service Centres, however for the reasons stated above, the inclusion of such a facility at this location is also considered acceptable on this occasion, particularly given that the development would bring about much needed regeneration of a long term derelict site which is highly visible at the main gateway to Johnstone Town Centre.

Traffic, parking and pedestrian safety will not be compromised, given the measures proposed and agreed, to be implemented through the imposition of planning conditions, for the existing traffic signalisation adjacent to the site.

Considering the Places Development Criteria, the layout, built form, design and materials of the proposed development, the units proposed are considered to be appropriate for the location, of a modern design, and scale similar to the Morrisson's store on the opposite side of the street. Materials are also reflective of this nature of outlet without aesthetic detriment to the wider area. In terms of layout, adequate connectivity has been demonstrated for, pedestrians, cyclists and vehicles alike, to the satisfaction of the Director of Community Resources (Roads Traffic).

With regard to areas of public open space, this will be retained and enhanced through the delivery of a community woodland. To ensure its appropriate delivery and maintenance it is considered prudent to attach a condition to any consent to ensure the applicant provides further details in relation to tree retention, planting and ongoing maintenance. Connections and ease of movement are considered to be achieved to an adequate degree to serve the proposals.

Existing landscape and ecological features shall not be significantly impacted upon as a result of the development, particularly given the retention and enhancement of the woodland. The applicant has also advised of their intention to comply with the relevant legislation in relation to protected species in this regard, should development progress.

The damage to the building caused by fire, has resulted in site and building conditions that are of no architectural or heritage value. Historic Environment Scotland has confirmed that the buildings do not merit retention and the buildings have been delisted. The redevelopment of the site is therefore considered appropriate.

In terms of surrounding land uses, it is not considered that these would have a negative impact on the proposed uses, in terms of noise, smell, traffic, hours of operation, overlooking or in meeting air quality objectives, given the commercial nature of the proposals, particularly given the measures proposed by the applicant through their Air Quality documentation.

Flooding measures are to the satisfaction of SEPA, subject to conditions. With regard to drainage impact, it is considered necessary to attach a condition to any consent, requiring the submission of a Drainage Impact Assessment for the consideration of the Director of Community Resources (Design Services), in accordance with Policy I5, prior to the commencement of any development works on site, to ensure an appropriate design for the site is implemented.

Considering the woodland proposals, the Council promotes the development of community woodlands, particularly where they are close to urban areas and where links to the green network, wider green belt and neighbourhood settlements may be facilitated. In this case, the woodland is situated in close proximity to the

established Sustrans Cycle Path network. The retention and enhancement of the woodland at this location, therefore assists in promoting links to the green network, for the closely situated urban areas of Johnstone and Brookfield, commensurate with the provisions of Policy P7.

In addressing the comments raised above by objectors, which have not been considered previously within this report, the future residential development proposed for this site does not form part of the current application and therefore further information in relation to its delivery is currently unavailable.

The applicant has submitted a Land Quality Appraisal/Phase 1 Desk Study in support of their application, relating to ground conditions which has been made available for public inspection during the assessment period. Additional site investigation information has been sought as a recommended condition of the Director of Community Resources (Environmental Services), for submission prior to the commencement of any construction works on site should consent be granted.

The right to a view is not a material planning consideration. Details of building construction have been submitted with the application, with landscaping details to be provided as a planning condition. The site is not allocated as an area for recreation and therefore use for youths, is not a material consideration of this planning application.

The timescales for completion have not been provided and are not material to the consideration of this application. Safeguarding of the river and existing property during construction works are civil issues to be addressed by the applicant and are again not material planning considerations.

The application site does not form green belt land and as such can be considered

to be developable in accordance with the provisions of the adopted Local Development Plan, subject to compliance with the relevant policies and guidance of this document. In relation to the application site boundary the applicant has signed a declaration within the application form, confirming that the relevant parties have been owner notified of the proposals.

Anti-social behaviour is not a material planning consideration and can be addressed by the police should this occur. In terms of the approved use of the site, each application is considered on its own merits in relation to its suitability and compliance with the relevant policies and guidance of the adopted Local Development Plan, with commercial development rather than residential currently being proposed and considered.

Recommendation and Reasons for Decision

In light of the above assessment, it is considered that the proposals are in accordance with the provisions of the Adopted Local Development Plan and New Development Supplementary Guidance. Furthermore sufficient justification has been made for the development, which would see the redevelopment of a long term vacant and derelict site that has existed at this location for a significant period. It is therefore recommended that the Board grant planning permission subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

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

2. That no development shall take place within the development site, as outlined in red on the location plan hereby approved, until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation, which has been submitted by the applicant, and approved in writing by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works finally approved, is fully implemented and that all recording and recovery of archaeological resources within the development site, is undertaken to the satisfaction of the Planning Authority.

Reason: To determine the nature, form, extent and protection/retention of archaeological resources within the application site boundary.

3. That no development shall commence on site until the developer submits and has approved in writing by the Planning Authority:-

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

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

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

4. Prior to occupation of any unit within an identified phase of development, the developer shall provide for the written approval of the Planning Authority:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site.

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

5. That development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The management plan shall also comply with Advice Note 8 'Potential Bird Hazards from Building Design' and shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

6. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority. Details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design' and shall include the species, number and spacing of trees and shrubs and drainage details including SUDs. No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport and the scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

7. Notwithstanding the consent hereby given, finished floor levels for the buildings hereby approved, shall not be lower than 14.3m. Should this require any land raising within the flood plain, compensatory storage proposals as outlined in the applicant's Flood Risk Assessment by Kaya Consulting Limited, and dated November 2016, shall be implemented in accordance with the approved detail.

Reason: In the interests of amenity and to protect the development from flood risk.

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

Reason: These details have not been submitted.

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

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

10. That prior to the commencement of use of the last commercial building within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 9 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species or in

accordance with the approved maintenance plan for the woodland, whichever is the latter.

Reason: In the interests of amenity.

11. Prior to the commencement of any development works on site, a Drainage Impact Assessment for the application site, prepared in accordance with the Council's Drainage Impact Assessment Guidance Notes, shall be submitted for the written approval of the Planning Authority. The details thereafter agreed shall be implemented in the approved manner.

Reason: In order to meet the requirements of the Council as flood prevention authority.

12. Prior to any construction works commencing on site, the developer shall provide for the written approval of the Planning Authority, a survey of the traffic signals at High Street and Collier Street, High Street and MacDowall Street and Napier Street. This survey shall provide details to optimise the traffic signal timings at these junctions in the region of 10-15% as stated within the approved Air Quality Impact Assessment, dated 28 September 2016. Thereafter the approved details shall be fully implemented prior to the retail use hereby approved commencing.

Reason: In the interests of traffic safety and to meet the required statutory air quality objectives.

13. That 12 months after the commencement of any commercial use hereby approved becoming operational, a review of the signal timings at the junctions of High Street and Collier Street, High Street and MacDowall Street and Morrisons, shall be undertaken by the developers and the findings of which shall be submitted for the approval of the Planning Authority. The review shall identify whether the signal timings approved under Condition 12 above have been effective at reducing the anticipated congestion at these three locations. Any recommendations within the review, approved by the Planning Authority, shall be fully implemented within one month of the date of the approval of the review, to the satisfaction of the Planning Authority.

Reason: In the interests of traffic safety and to meet the statutory air quality objectives.

14. Prior to the commencement of trading of any commercial unit hereby approved, the developer shall ensure electric car charging facilities are provided, within the car parking area also hereby approved to serve the developments, in accordance with the applicants supporting Air Quality Impact Assessment, dated 28 September 2016 to the satisfaction of the Planning Authority. The charging outlets to be provided shall be in accordance with Type 2 (EN62196-2), Mode 3 (EN61851-1) or other standard approved by the Planning Authority.

Reason: In the interests of pedestrian safety and to meet the statutory air quality objectives.

15. That all measures contained within the applicant's Flood Risk Assessment - 'Summary and Conclusions', dated November 2016, shall be implemented in accordance with the detail provided.

Reason: In order to protect the site itself and surrounding area from flood risk.

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

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0672/PP



Renfrewshire
Council

KEY INFORMATION

Ward

8 Johnstone North,
Kilbarchan & Lochwinnoch

Applicant

Williamsburgh Housing
Association
Ralston House
Cyril Street
Paisley
PA1 1RW

Registered: 21/09/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF EXISTING OUTHUSE AND ERECTION OF 18 FLATTED DWELLINGS AND ASSOCIATED AMENITY SPACE, NEW ACCESS ROAD AND PARKING

LOCATION: 8 NETHER JOHNSTONE AND LAND TO SOUTH WEST, MILLIKEN ROAD, KILBARCHAN, JOHNSTONE

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals do not fully accord with Policy ENV1 'Green Belt' of the Renfrewshire Local Development Plan but accord with the New Development Supplementary Guidance and Housing Land Supply Supplementary Guidance.
- Assessment of all relevant material considerations demonstrates that the proposals will not adversely affect the Green Belt nor establish an unacceptable precedent for further development in the Green Belt.
- There have been 281 letters of objection, including Kilbarchan Community Council, relating to Green Belt policy, roads matters, impact on the village, inappropriate development, inadequate infrastructure, impact on wildlife and the previous refusal of housing on the site. One letter of support refers to a modest expansion of Kilbarchan with affordable housing in a sustainable location.
- There have been no objections from statutory consultees.
- The development is assessed to be acceptable in terms of design, layout, material and finishes.

Description

Planning permission is sought for the erection of a residential development on land to the north-west of Milliken Road, Kilbarchan. The site extends to 0.38 hectares and the proposed development would comprise the erection of five, two storey flatted blocks running parallel with Milliken Road with a centrally located vehicular access also taken from Milliken Road. A car park with 24 spaces would be located to the rear of the garden area and would be bounded by a landscaped edge and boundary fencing.

Given the sloping nature of the site downwards from Milliken Road to the on ramp to the A737 (northwest to southeast) land upfilling will be required to create a level site, however, the residential blocks will be set at a lower level than Milliken Road. The blocks will be finished in light facing brick with a variety of colours and textures and brown concrete roof tiles.

The site currently comprises vacant grassland previously associated with a smallholding with mature trees and a hedge located along the western boundary with Milliken Road.

History

08/0117/PP - Erection of 40 flats with associated access road and parking. Refused and dismissed on appeal to the Scottish Government. In respect of the appeal decision, the Reporter, whilst taking the view that the site should not be developed for forty flats, in his assessment considered that the site was well contained and, if developed for housing, would be unlikely to establish any undesirable precedent.

The site is also referenced in the Renfrewshire Local Development Plan Examination (2014). Whilst the site had been submitted late in the plan preparation process for it to be considered for inclusion in the (then) proposed LDP, the Reporters commented that they considered that given the approval of the

dwelling house adjacent to the site, residential development may be acceptable and that the quickest route to testing this proposal should be through the submission of a planning application.

Policy and Material Considerations

Scottish Planning Policy

Scottish Planning Policy highlights the primacy of the Development Plan. The extant Development Plan is the Glasgow and the Clyde Valley Strategic Development Plan 2012, Clydeplan's Strategic Development Plan Proposed Plan (2016) and the Adopted Renfrewshire Local Development Plan 2014 as detailed below with relevant policies identified.

Glasgow and the Clyde Valley Strategic Development Plan 2012 and Clydeplan's - Strategic Development Plan Proposed Plan (2016) set the strategic context.

Adopted Renfrewshire Local Development Plan 2014

Policy ENV1: Green Belt

Policy P2: Housing Land Supply

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Environment Strategy: Green Belt; Housing in the Green Belt; Contaminated Land;

Delivering the Places Strategy: Places Development Criteria

Delivering the Infrastructure Strategy: Flooding and Drainage and Infrastructure Development Criteria

Material considerations

Renfrewshire's Housing Land Supply Supplementary Guidance 2015 requires to be considered in addressing the Council's shortfall in housing land supply. The replacement Renfrewshire Local Development Plan will set out a framework for new and appropriate housing sites for meeting housing need and demand in Renfrewshire.

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

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was advertised in the Paisley and Renfrewshire Gazette for the purposes of neighbour notification with a deadline for representations of 2nd November 2016.

Objections/ Representations

There have been 281 objections to this application and one letter in support and the issues raised can be summarised as follows.

1. As the proposal is in the greenbelt it is contrary to the Renfrewshire Council's Local Development Plan (LDP).
2. The development if approved would set a precedent for further development within the greenbelt contrary to the LDP.
3. Green belt release should only be considered as a last resort when a comprehensive survey has ruled out every other option. It should be noted that the Scottish Government reporters rejection of the appeal in the 2008 case contains a comprehensive defence of the status of the greenbelt on this site as part of an "envelope" surrounding the village.
- 4 Traffic flow through this part of the village, which is already bad, would be made worse, particularly in the area around Milliken Road and Tandlehill Road

junctions and the roundabout access to the east-bound A737.

5. The width of Milliken Road between the vehicle entrance into the proposed development and the south west end should be adequate for a parking lane for existing resident's cars, plus two vehicle lanes.

6. Without road layout improvements, congestion/gridlock will increase.

7. Simplification of the traffic system is required, not additional usage leading to congestion/gridlock and danger for drivers using Milliken Road.

8. There is evidence that Kilbarchan village is being used by traffic from Bridge of Weir and the west to avoid increasing congestion at Brookfield and the A737 access at Johnstone. This will become an increasing problem as the Merchiston development progresses with another access road on to Deafhillock roundabout. The congestion in this area would be exacerbated if the proposed development at Paton's Mill were to be approved and when the landfill of Kilbarchan quarry starts.

9. Accessibility along Milliken Road is already difficult, due to its narrowness. This is a particular concern for emergency vehicles. The proposed development would exacerbate these problems of accessibility, traffic flow and parking.

10. Milliken Road would have to be substantially widened as existing parking would make it difficult to turn into the development without causing potential obstruction to emergency vehicles.

11. Access for pedestrians is not safe as this involves crossing where traffic is coming from the roundabout as it enters Milliken Road.

12. The proposals show a widening of the westerly portion of Milliken Road up to the

new access formed to the new flats. However this widening would only result in an overall carriageway width of 6m, insufficient for two way traffic, effectively maintaining a one way system, for increased vehicle numbers. The tracking diagram for bin lorry access to the site does not take account of parking for the existing flats.

13. A 0.5m pavement has been illustrated to the western portion of Milliken Road only and this should be 2m wide to facilitate wheelchair and pram access.

14. This development will affect the identity of Kilbarchan as a village as it will become a continuation of Johnstone with housing placed at the main road entrance to the village.

15. A block of flats in this position at the entrance to the conservation village is not appropriate.

16. Milliken Road leads to a Sustrans Cycle track and is frequently used by dog walkers, cyclists and families to access the track.

17. The proposal would result in the coalescence of Kilbarchan with surrounding settlements.

18. In 2008, there was an application made to build on this site, which was refused and said to be "an inappropriate development in the greenbelt".

19. This is the latest in a series of planning proposals which seek to encroach on the village's green space and which ignore the inadequacies of current infrastructure to support such developments.

20. The village school and other village infrastructure would not be able to cope with the increase in population that such a development would bring.

21. The sewage and drainage system in Kilbarchan already struggles to cope.

22. The proposed tree planting should be adequate to obscure the rear elevations of the proposed buildings.

23. Despite the developers disclaimer that there will not be a negative impact on wildlife, there are hedgehogs, a protected species, in the area and these may require to be relocated.

The issues outlined in support of the application can be summarised as follows:

1. Kilbarchan is a village well suited to sympathetic and well planned modest expansion. The village could expand to the degree of 18 new households without difficulty and the development is unlikely to disrupt the character of the village.

2. The creation of these affordable rented homes will meet local needs.

3. The siting of this proposal makes provision for travel by sustainable means possible; village facilities would be easily accessible by foot, bus and train.

4. Although the development is within the greenbelt, the adjacent A737 on ramp delineates the village quite effectively, so there is no possibility of further development creep. Additionally, the land offers no real amenity to the village, nor does it add to the character of the village, sandwiched as it is between the on-ramp and Milliken Road flats and has no agricultural or recreational value.

Consultations

The Director of Community Resources (Roads) - No objections subject to a condition that Milliken Road is widened and that a Transport Statement is submitted to confirm sustainable connections to Kilbarchan. It is considered unnecessary to request a Transport Statement on the basis that the

proposed plans demonstrate sustainable connections.

The Director of Community Resources (Design Services) - Requires the submission of a Drainage Impact Assessment to confirm acceptable drainage measures. This matter can be safeguarded by condition.

The Director of Community Resources (Environmental Services) - No objection subject to a condition that the noise mitigation measures proposed in the submitted Noise Impact Assessment are implemented; and that conditions are imposed to address potential ground contamination.

Transport Scotland - No objection subject to a condition to prevent any vegetation encroaching onto the A737.

Kilbarchan Community Council - Object for the following reasons:

1. The proposal does not accord with the adopted Renfrewshire Local Plan with respect to development in the green belt
2. The application site acts as a clear edge to the village envelope along Milliken Road and acts as a buffer of open space between the village and the A737 by-pass which enhances the landscape setting of the village.
3. The strategic Green Belt Review of 2013 restricted development to discreet sites which have, "good design, layout, enhanced landscaping and provides opportunities to enhance the green network". This development does not comply with these requirements.
4. Repeated applications have been made to develop the site over the past 25 years, the last being in 2008, which was rejected on appeal.
5. The development of so large a site up to the by-pass will result in coalescence between Kilbarchan and Johnstone and as such harmful to the objectives of green belt policy
6. The potential widening and improvement of Milliken Road and

increased parking provision is not sufficient to offset the impact of the additional traffic on the road which suffers from problems with vehicle movements and parking.

7. The applicant did not put this site forward as a suitable site for housing when the last Local Development Plan was being produced.

The Director of Education and Leisure - Has confirmed that there will be no impact on education provision.

Summary of Main Issues

Design Statement - States that Kilbarchan is characterised by 19th Century two storey terraced housing with facades predominantly blonde sandstone or render, with slated roofs. Three storey post war existing housing on Milliken Road faces the application site and is of lesser architectural merit as the rest of the village. The proposals aim to create a clear identity for the site through unifying architectural elements which would visually link the new development to the existing village. Architectural features evident throughout the village such as building massing, roof profile, elevations and the expression of window surrounds will be met with a contemporary response that references these traditional forms. A sympathetic palette of materials will be used to fit with the character of Kilbarchan, in addition to the provision of a strong building line onto the street.

Access Statement - States that pedestrian access to the flats will be via adopted public footpaths and private paths. A new footpath connection will be made across the area of grass opposite the site to enable a safe walking route from the village to the site. Vehicle access for parking and servicing will be via Milliken Road. The southern entrance of the existing road will be widened, with additional layby parking introduced and a new access road into the parking area provided

Other Assessments

Ecological Survey (Extended Phase 1 Habitat Survey) - Identified the habitats present on site and included a search for protected species and habitat suitability for protected species. The protected species survey included a search for bat roost potential, badger, birds and any other signs of notable species. The majority of the site is comprised of semi-improved neutral grassland, with areas of tall vegetation associated with a hedge, trees and a small patch of broad-leaved woodland. It is stated that the habitats on site have reasonably high species richness and that the hedge, tall vegetation and woodland habitats are widespread and common in the area. No signs of badger or bats were recorded during the survey, but to ensure compliance with wildlife legislation, and to adhere to best practice guidelines a series of recommendations are made in relation to nesting birds, roosting bats and updated surveys.

Development Impact Assessment on Local Drainage and Flooding - States that SEPA flood maps indicate that the site is not at risk from flooding and no natural water course was found to be within influence of the site. A drainage assessment has been prepared for Scottish Water and acceptance of the principle of attenuated discharge into their network has been agreed. A SUDs storage system will be installed to collect the surface runoff from the houses. In extreme conditions, excess flow will be directed to the south east corner of the site where it will discharge into the bypass, as it currently does. It is concluded that the development would provide storage capacity for surface water that would normally impact on the local road bypass and that overall, the development would not be detrimental to the local area in respect of drainage and flooding. The submission of a Drainage Impact Assessment to confirm acceptable drainage measures can be a condition of planning permission.

Road Traffic Noise Assessment - States that to reduce the significance of the external noise in gardens requires the measured noise level to be reduced. To achieve this requires that garden space is screened by an acoustic barrier (solid, close boarded timber fence) from road traffic noise sources. The exact height of the barrier cannot be quantified until the location is selected. To achieve neutral noise levels during the night within the dwellings will require the installation of specified double glazing and to allow windows to remain closed an alternative ventilation strategy will need to be adopted.

Site Investigation Report - States that ground conditions at the site do not represent any risk to human health or the wider environment and no remediation works are necessary. It is stated that as the site level may be raised to the level of Milliken Road, allowance should be made for deepened trench fill foundations or a piled foundation solution. It is submitted that soak-away drainage is unlikely to be feasible at the site and an alternative form of surface water drainage should be identified for the site.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Environmental Statement - N/A

Appropriate Assessment - N/A

Assessment

Section 25 of the Town and Country Planning (Scotland) Act 1997, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the Approved Glasgow and Clyde Valley Strategic Development Plan (GCVSDP) 2012 and the Adopted Renfrewshire Local Development Plan 2014 and associated New Development

Supplementary Guidance, including the Housing Land Supply Supplementary Guidance. The proposal also requires to be assessed taking account of the Scottish Planning Policy and the Proposed Strategic Development Plan 2016 (Clydeplan). In addition, the comments of consultees and the issues raised through representations are material considerations in the assessment of the application.

The determining issues in this case are whether there is a need for this site to be developed for housing in the short term; the ability of the proposed development to meet this need; and whether the benefits of doing so would justify the use of green belt land and the effects on the surrounding area having regard to the development plan and other material considerations.

Scottish Planning Policy

Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for the operation of the planning system and for the development and use of land. SPP aims to support sustainable development and the creation of high quality places. It sets out two overarching policy principles namely a presumption in favour of development that contributes to sustainable development; and placemaking which seeks the creation of high quality places. It considers that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place.

The presumption in favour of sustainable development does not change the statutory status of the development plan for decision making. For proposals that do not accord with development plans, the primacy of the plan is maintained. The presumption in favour of development that

contributes to sustainable development is a material consideration.

In relation to Placemaking, it is considered that this development will complement the local features such as landscape, topography and skylines given its location on a site which is both physically and visually well contained at the entrance to Kilbarchan.

On 'Enabling the Delivery of New Homes' SPP indicates that the planning system should identify a generous supply of land within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times; enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.

In this regard the LDP identified land across the Renfrewshire area to meet the housing land requirements with the focus on brownfield land to meet the majority of the housing land requirements along with a number of green belt release sites to help stimulate supply in the short term. However, following the examination of Renfrewshire's Local Development Plan, the Reporter concluded that there was a potential shortfall in housing land in Renfrewshire and that the LDP did not identify sufficient land to meet the housing need and demand.

As such the Housing Land Supply Supplementary Guidance 2015 (HLSSG) was produced in order to provide a framework to assess sites which could come forward in the short term to contribute to the housing land supply. The application site under consideration is not one of those sites identified by the Reporter for release however it can be demonstrated that it meets all of the requirements set out in HLSSG.

Glasgow and the Clyde Valley Strategic Development Plan 2012

The Approved Glasgow and the Clyde Valley Strategic Development Plan 2012 provides the framework for local authority development management decisions and outlines a Spatial Vision for the city-region to 2035 along with a Spatial Development Strategy (SDS) to deliver that vision. The Approved SDP establishes the principle of development where development proposals conform to its policy direction and provisions. Strategy Support Measure 1 'Delivering the Spatial Development Priorities' states that the Spatial Development Strategy is clear and consistent in its intent, to support sustainable economic growth and development.

The proposal is considered to accord with the Strategic Development Plan in that the development is a local application within the green belt but at a sustainable location at an edge of settlement location that will not compromise the Spatial Vision or Spatial Strategy of the city-region.

With regard to housing land supply the Approved SDP indicates that Local Development Plans should allocate sufficient land which is effective, or likely to be capable of becoming effective, so as to deliver the scale of house completions required across all tenures both in the period to 2020, and from 2020 to 2025.

Proposed Strategic Development Plan 2016(SDP)

The Proposed SDP 2016 was submitted to the Scottish Ministers for Examination on 26th May 2016 and represents the settled view of Clydeplan, the Strategic Development Planning Authority of which Renfrewshire is a constituent part and therefore it has to be considered in the assessment of this proposal.

The Proposed SDP 2016 sets out a Spatial Development Strategy which supports a presumption in favour of sustainable development that contributes

to economic growth. It acknowledges the city region's legacy of development and infrastructure and recognises that maximising the benefit of those resources is fundamental to ensuring the long term success of the city region. It seeks to embed the creation of high quality places firmly as part of its Vision and Spatial Strategy.

The application proposal meets all relevant criteria of the Proposed SDP and is therefore regarded as being in compliance with the Strategic Development Plan for the reasons that the application site, on the edge of the village, with defensible boundaries set by existing residential development to the northwest and west and the A737 to the south east and south is considered to enhance the existing community and make a positive contribution to the village and choice of housing in the village. The layout and design of the proposed dwellings and integral landscaping both within the development and on the boundaries of the site will positively contribute to the character and appearance of Kilbarchan. The development will represent sustainable development on the edge of an existing settlement.

It can be concluded therefore that the development accords with the Proposed Strategic Development Plan 2016.

Adopted Renfrewshire Local Development Plan 2014

When the proposal is assessed against the relevant policies of the LDP and New Development Supplementary Guidance the following conclusions can be made.

Policy P2 'Housing Land Supply' states that the Council will maintain a 5 year supply of effective housing land at all times and prepare Supplementary Guidance including a framework to guide the release of additional housing land where a 5 year supply of effective housing land is not being maintained. It is accepted that there is a potential shortfall

in the supply of effective housing land and the Housing Land Supply Supplementary Guidance was approved in 2015. Policy P2 further states that the Council will grant planning permission in accordance with the detailed guidance provided that a number of criteria are met. When the application proposal is assessed against these criteria the following conclusions can be made.

The site is shown to be effective and can be delivered to address the identified shortfall -

The Council's recently adopted Strategic Housing Investment Plan (SHIP) identifies the application site as one which could provide affordable housing through Williamsburgh Housing Association in the period 2017/2018. This demonstrates that development of the site would comply with the requirement to provide effective housing by 2019. This timetable would appear to be achievable and to demonstrate that the site can be delivered to address the identified potential shortfall.

It will not undermine the spatial strategy of the plan - The proposal represents the development of a small well contained area of mostly scrub land in a sustainable location on the edge of Kilbarchan with defensible boundaries. The development of the site as proposed would not therefore compromise the functions of the green belt in this location. In this regard, the proposed development would be contained within a site which is bounded immediately to the north and north east by an existing dwellinghouse, to the south and south east by the A737 slip road, to the south by existing roads and a roundabout with dwellings beyond and to the west by 3 storey tenement style flats. The edge of the application site fronting onto the A737 would have boundary treatments including a landscaping scheme. The dwellings proposed generally reflect the massing design and scale of those in the immediate vicinity and sit at a lower level than the existing dwellings which front Milliken Road. For

these reasons development of the site will not result in an unacceptable encroachment into the green belt.

Its design would comply with the criteria for implementing the spatial strategy - Considering the provisions of the 'Delivering the Places Strategy' of the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guidance, the following criteria are assessed:-

a) The density of the development is in keeping with wider residential development along Milliken Road frontage and to the north west and is considered appropriate. Also contained within the development site is a significant provision of open space and landscaping.

b) With regard to layout, built form, design and the use of materials, the proposal provides a suitable road frontage to Milliken Road and backdrop to the A737. The scale of the development is similar to the dwellings located on the opposite side of Milliken Road which do not have the same architectural merit as the rest of the village. The proposals will create an identity for the site through unifying design elements which link the new development to the wider village context. In providing a contemporary response to the historic context of the village, the design has sought to replicate the massing and architectural features found within existing housing whilst developing a palette of materials which are appropriate. The overall layout of the development has been set to enhance the landscape edge of the development site and represents an opportunity to enhance the setting and entrance to the village. Access and parking arrangements are to the satisfaction of the Director of Community Resources (Roads).

c) Concerning the provision of open and play space within developments, given the number of units proposed no formal space is sought within the development site to

serve the current proposal. However, the development provides a generous amount of private amenity space to the rear both in individual plot form and on a communal basis.

d) The existing landscape/ecological features on the site were considered through the habitat survey submitted in support of the application. The report concludes that the proposed development would not adversely affect protected species or protected sites and there would be no significant change to the ecology of the area. Notwithstanding this, a landscaping scheme is proposed as part of the proposal, as described above.

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

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

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

Taking the above into account, it can be concluded that the proposal does not conflict with the provisions of the New Development Supplementary Guidance Delivering the Places Strategy or the Council's Residential Design Guidance.

It is concluded therefore, that the application proposal complies with Policy P2 - Housing Land Supply.

The Housing Land Supply Supplementary Guidance 2015 (HLSSG) provides a framework for release of further housing land against which residential planning applications are to be assessed. The HLSSG sets out the circumstances within

which the additional release of land for housing will be supported but demands that those sites meet the "main" and "other" considerations.

For the reasons set out earlier in this report, the proposals are considered to satisfy the 'Main Considerations' set out in the HLSSG. The proposals are considered to have satisfied all of the HLSSG 'Other Considerations' and in particular would be contained within robust and defensible boundaries, would not set a precedent for further expansion, would not have a significant effect on the character and amenity of the surrounding area nor would impact on the prior provision of infrastructure required by existing housing and land allocations which are either not yet consented or are committed.

It is concluded therefore that the application proposal complies with the framework for release as required by the HLSSG.

It has also been demonstrated that the proposal would comply with the requirements of the New Development Supplementary Guidance 2014, Places Development Criteria.

Notwithstanding the above assessment, the application site is located in the green belt and is subject to assessment against Policy ENV 1 'Green Belt'. Policy ENV 1 states that, amongst others, the green belt in Renfrewshire aims to identify appropriate locations to support planned growth, where required, as well as maintaining the identity of settlements and protecting and enhancing the landscape setting of an area. It states that appropriate development within the green belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development SG.

The New Development SG 'Delivering the Environment Strategy - Green Belt' considers that development within the green belt is appropriate in principle where

it is for the purposes of or in support of a use which requires a green belt location including agriculture, forestry and recreational uses. The application proposal for residential development does not support one of these purposes.

However, the New Development SG 'Delivering the Environmental Strategy - Housing in the Green Belt', sets out a number of criteria against which proposals for residential use in the green belt require to be assessed and considers that the majority of the criteria must be met. When the application proposal is assessed against these criteria the following conclusions can be made.

The development is required to maintain and support an established activity that is suitable in the green belt; The application proposal is not required to maintain or support an established activity that is suitable in the green belt, however, it has been identified as a suitable site for the provision of affordable housing through the SHIP approved by the Housing and Community Safety Policy Board on 8th November 2016.

It is demonstrated that there is a need for residential use to be located out with the settlement; It has not been demonstrated that there is a need for the residential use to be located outwith a settlement other than that the site has been identified through the SHIP, as an appropriate site for the provision of affordable housing, with a committed funding allocation and a site which is in a sustainable location with appropriate connections to Kilbarchan.

The proposal demonstrates outstanding quality of design; The proposal submitted demonstrates a high quality of design which reflects the massing and scale of surrounding development and is reflective of properties located on the opposite side of Milliken Road. The proposals will create an identity for the site through unifying design elements which link the new development to the wider village context. In providing a contemporary response to

the historic context of the village, the design has sought to replicate the massing and architectural features found within existing housing with a high standard of design.

The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character. The site consists of unmaintained land, containing a range of semi-native grassland, scrub and trees. The development proposed would be contained within a site which is bounded by existing development, and the A737 slip road. Therefore the application site is well contained within the existing landscape and defensible boundaries. The dwellings proposed reflect the scale and massing of the dwellings opposite but also due to their layout and design have the opportunity to enhance the setting and entrance to the village.

The potential visual impact of the development has been considered in the design and access statement submitted by the applicant and it has been concluded that no significant visual impact will result.

It can be concluded therefore, that the proposal integrates with the established character of the area and would have no significant impact on the landscape character of the wider area. It can be concluded that on balance the proposal could be assessed as being in compliance with the requirements of the SG.

Policy I5, and the Flooding and Drainage SG, are also material planning considerations and set out a series of criteria which require to be considered. These require that minimum standards are achieved to reduce the risk of flooding in new developments and to ensure that the risk of flooding is fully taken into account in the assessment of new development proposals. The Director of Community Resources (Design Services) is satisfied that an appropriate condition can be imposed to ensure that these standards

are achieved prior to the commencement of development.

In terms of the SG on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Director of Community Resources (Roads) is satisfied that the proposal meets the relevant parking, access and traffic requirements and has no objection to the proposal.

In terms of the SG relative to contamination, the Director of Community Resources (Environmental Services) has no objection to the proposals and is satisfied that any potential contamination of the site can be addressed by a condition.

With the exception of the site history, all the points of objection have been addressed in the body of this report. In respect of the site history cognisance is given to the findings of the Scottish Government in 2014 in examination of the Renfrewshire Local Development Plan Examination. At that time the Scottish Government Reporters considered that residential development of the site may be acceptable and that this could be tested through the submission of a planning application.

It is considered that the reduced number of residential units now proposed, the high quality of affordable housing proposed in a sustainable location and the housing shortfall identified through the LDP process are material considerations in the assessment of this current application for housing on the site.

Recommendation and Reasons for Decision

In light of the above assessment, it is concluded that taking account of the potential shortfall of an effective land supply, as set out in the Housing Land Supply Supplementary Guidance 2015, the supporting information submitted with

the application, the objections submitted and the justification provided for the development, it has been demonstrated that this is an appropriate site for residential development which would not have an adverse impact on the purpose of the green belt at this location and which could be developed with a defensible green belt boundary. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

1. The proposal does not fully accord with the provisions of the Development Plan but other material considerations were considered to carry sufficient weight to justify the grant of planning permission.

2. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority:-

a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within the development, and

b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports;

Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

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

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

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

4. That prior to the commencement of development a Drainage Impact Assessment prepared in line with Renfrewshire Council's Drainage Assessment Notes for Guidance, shall be submitted for the approval of the Planning Authority. Thereafter, the development shall proceed in accordance with the approved details.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

5. That prior to the commencement of development a landscaping scheme shall be submitted for the approval of the Planning Authority, which shall include:-

- (a) details of structure planting and retained landscaping
- (b) details of any earth moulding and hard landscaping, grass seeding and turfing;
- (c) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted incorporating the requirements of Transport Scotland to avoid vegetation encroaching on the A737; and
- (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area and to create a defensible site boundary.

6. That prior to the completion of the last dwellinghouse, all planting seeding, turfing and earth moulding included in the schemes of landscaping and planting, approved under the terms of condition 5 above, shall be completed; and any trees, shrubs or areas of grass which die, are removed, damaged, or diseased, within 5 years of the completion of

the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

7. That the development shall be implemented in accordance with the mitigation measures outlined in the New Acoustics report titled "Road Traffic Noise Assessment", dated 18th July 2016, all prior to the occupation of the dwellings hereby approved.

Reason: In the interests of residential amenity and to mitigate internal noise levels at night from external sources.

8. That prior to the construction of foundations of any flatted dwelling on the site, full details of the location and design of the acoustic fence and/or bund required under condition 7 above to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. The details thereafter agreed shall be implemented on site in the approved manner prior to the occupation of any flatted dwelling.

Reason: In the interests of residential amenity and to mitigate traffic noise.

9. That prior to the commencement of development details illustrating the widening of Miliken Road to a minimum width of 6 metres and upgrading of the street lighting shall be submitted for the written approval of the Planning Authority and thereafter implemented as approved, prior to the occupation of the dwellings hereby approved.

Reason: In the interests of traffic and pedestrian safety.

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

Reason: These details have not been submitted.

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

Planning Authority and thereafter implemented as approved.

Reason: These details have not been submitted.

12. That the development shall be implemented in accordance with the Extended Phase 1 Habitat Survey (Version 2), dated 3rd November 2016, all prior to the occupation of the dwellings hereby approved.

Reason: In the interests of wildlife protection.

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

The site has been visited and the photographs archived.