

To: Planning and Climate Change Board

On: 1 November 2022

Report by: Chief Executive

Heading: Site Development Brief – Former Quarrelton School, Johnstone and Former Village Hall, Houston

1. Summary

- 1.1 Site development briefs have been prepared for the former Quarrelton School, Beith Road, Johnstone and former Village Hall, Houston.
 - 1.2 The former Quarrelton School site was identified in a report to the Communities, Housing and Planning Board on 17 August 2021 as a heritage property for which the Council would consider solutions to return to use. The property was declared surplus by the Council in 2010.
 - 1.3 Board approval to declare the former Village Hall, Houston surplus will be sought from the Infrastructure, Land and Environment Board on 9 November 2022. The development brief for the site will be progressed subject to this approval.
 - 1.4 The development briefs identify a number of factors which will require to be considered in preparing development proposals for the site. The briefs will be a material consideration in future in the assessment of future planning applications.
 - 1.5 A copy of the development briefs can be viewed on the Council webpage at www.renfrewshire.gov.uk/article/12717/Development-briefs
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2. Recommendations

- 2.1 It is recommended that the Board:

- (i) Approves the site development briefs relating to the former Quarrelton School, Beith Road, Johnstone and former Village Hall, Houston.
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3. **Background**

- 3.1. The development briefs set out a planning framework for the potential development sites and highlight a number of considerations which require to be taken into account in preparing a development proposal. These include:-

- Site context
- Site layout and building design
- Access and parking
- Landscaping and boundary treatments
- Sustainable urban drainage
- Renewables/sustainability

4. **Next Steps**

- 4.1. If approved by the Board, the development brief will be placed on the Council's web pages and used to guide development proposals for the site.
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Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community Planning** –

Reshaping our place, our economy, and our future – the proposed development brief sets out a framework for supporting, encouraging, and delivering sustainability, climate change adaption, reaching Net Zero, biodiversity gain and creating great places.

4. **Legal** – None.

Property/Assets – None.

5. **Information Technology** – None.

6. **Equality & Human Rights** -

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

7. **Health & Safety** – None.
 8. **Procurement** – None.
 9. **Risk** – None.
 10. **Privacy Impact** – None.
 11. **COSLA Policy Position** – None.
 12. **Climate Change** – The proposed development brief seeks to ensure that any development progressed will be undertaken in a sustainable manner and supports adaption measures required as a result of climate change.
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Appendices

- (a) None.

List of Background Papers

- (a) Communities, Housing and Planning Board, 17 August 2021 – Listed Buildings and Built Heritage.
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Former Quarrelton School, Johnstone

Development Brief 2022

Former Quarrelton School, Johnstone

Development Brief 2022

Introduction

The purpose of this development brief is to set out the planning context and provide design advice in relation to the development opportunity at the Former Quarrelton School, Johnstone.

Site Context

The former School Building and grounds are located along Beith Road, immediately north of Johnstone Castle and lies approximately 0.6 kilometres south of Johnstone Town Centre.

The external footprint is approximately 320 m² with 30 m² of land to the rear. The principal elevation faces south onto Beith Road. The building is enclosed north and west by a steep hillside with mature woodlands covered by a Tree Preservation Order (TPO). Gordon Square, a small public square, sits immediately adjacent to the east. A pedestrian link connecting Beith Road and Campbell Street via a set of steps also encloses the building to the west.

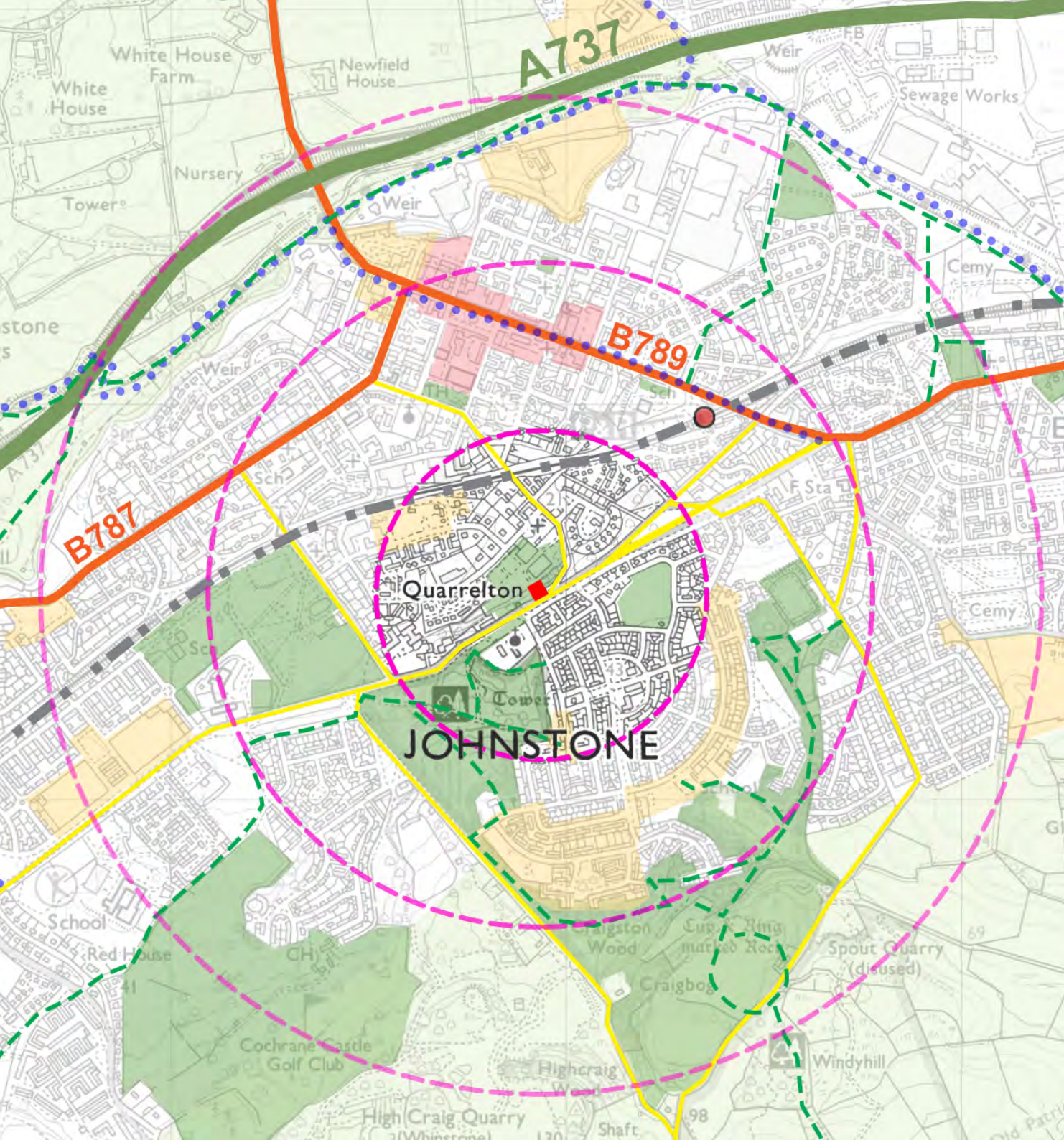
The site benefits from good public transport links with two bus stops less than 50 metres from the site. Both Johnstone Town Centre and Johnstone Train Station are within a short walking distance.



Relevant statutory land use policies are set out in the Renfrewshire Local Development Plan and associated New Development Supplementary Guidance. The development site is designated under Policy P1, within the Plan, which supports the continuance of built form where proposals are compatible and complementary to existing uses.

Developers should be fully aware of Local Development Plan policies in preparing proposals for the site.

Other relevant Local Development Plan policies include: Policy P6 – Open Space. The site has potential to contribute and increase accessibility and recreation opportunity in the area.



Local Context Map Key

-  Site
-  400m / 800m / 1200m Radius
-  Train Station
-  Train Track
-  A Road
-  B Road
-  Local Road
-  Cycle Network
-  Core Path
-  Policy P 1 - Renfrewshire's Places
-  Policy P 6 - Open Space
-  Policy ENV 1 - Green Belt
-  Policy P 2 - Housing Land Supply
-  Policy C 1 - Renfrewshire's Network of Centres



Site Layout and Building Design

This section of the development brief sets out the main planning parameters that should be taken into account in preparing development proposals for the site. It does not intend to be prescriptive in terms of imposing a specific layout or building design but rather to establish basic principles.

Land Use

The site is considered suitable for a range of uses compatible with those neighbouring, in accordance with the Local Development Plan. It is considered that the site may offer particular opportunity for commercial use. It should be noted that while the former school building is unlisted, it is considered to be a heritage asset which is a priority for adaptation and restoration.

Built Form

The Council supports the implementation of guidance from the Scottish Government in respect of innovative approaches to place making, in particular Designing Places and Designing Streets.

Renfrewshire's Places Design Guide sets out further guidance in relation to sustainable place making and design which requires to be reflected in any development proposal: <http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>.

Development proposals for the site should reflect the approach and principles established in these documents.

Access and Parking

Innovative design solutions in respect of access and parking which reflect the principles of Scottish Government guidance are welcome. As a general requirement, all roads, footpaths, servicing and parking requirements should be designed in accordance with the guidance set out in the National Roads Development Guide (SCOTS, 2017) and with Design for Roads and Bridges.

Early engagement with the Council as the Roads Authority is encouraged to consider further detail in this regard.



Landscaping and Boundary Treatments

Development must protect existing trees, protecting important habitats and biodiversity as well as maintaining the existing natural screening.

In order to protect existing trees, any development should include landscape buffers around trees, which will be informed by a tree survey (provided by the applicant). The landscape buffers will ensure any new development is sited well clear of root protection areas and the crown spread of trees.

The provision of planting and preservation of trees must be in line with the [Renfrewshire's Planning & Development Tree Policy](#).

There is a presumption against any tree removal on site and any proposed development should be designed to take account of existing trees on site. Should the development proposal identify the removal of any trees, a detailed justification together with a comprehensive landscaping scheme and appropriate compensatory planting will be required.

The site is enclosed by mature woodlands with a pedestrian link and Gordon Square. Development of the site requires to consider opportunities to complement the existing recreational provision in the area.

Gordon Square will remain in Council ownership and will be accessible to the public. Any new development will require to consider the relationship between the Former Quarrelton School and Gordon Square.

Boundary treatment using high quality materials and planting will be required to define public and private spaces contributing to the areas character.

Sustainable Urban Drainage Systems

Drainage requirements, constraints and solutions will be integral to the layout and submission of the planning application.

New development will require to integrate surface water management into the design of green infrastructure including naturalised Sustainable Urban Drainage Systems and permeable surfaces.



Renewables/Sustainability

Low or Zero carbon generating technologies require to be integrated into the development proposal including the use of both active carbon reducing technologies such as solar panels or ground source heat pumps and passive factors such as orientation, siting, ventilation and sustainable materials. Provision requires to be made for electric car charging points for residents.

These details will require to be outlined in a Sustainability Statement and submitted along with the planning application.

Other Site Development Issues

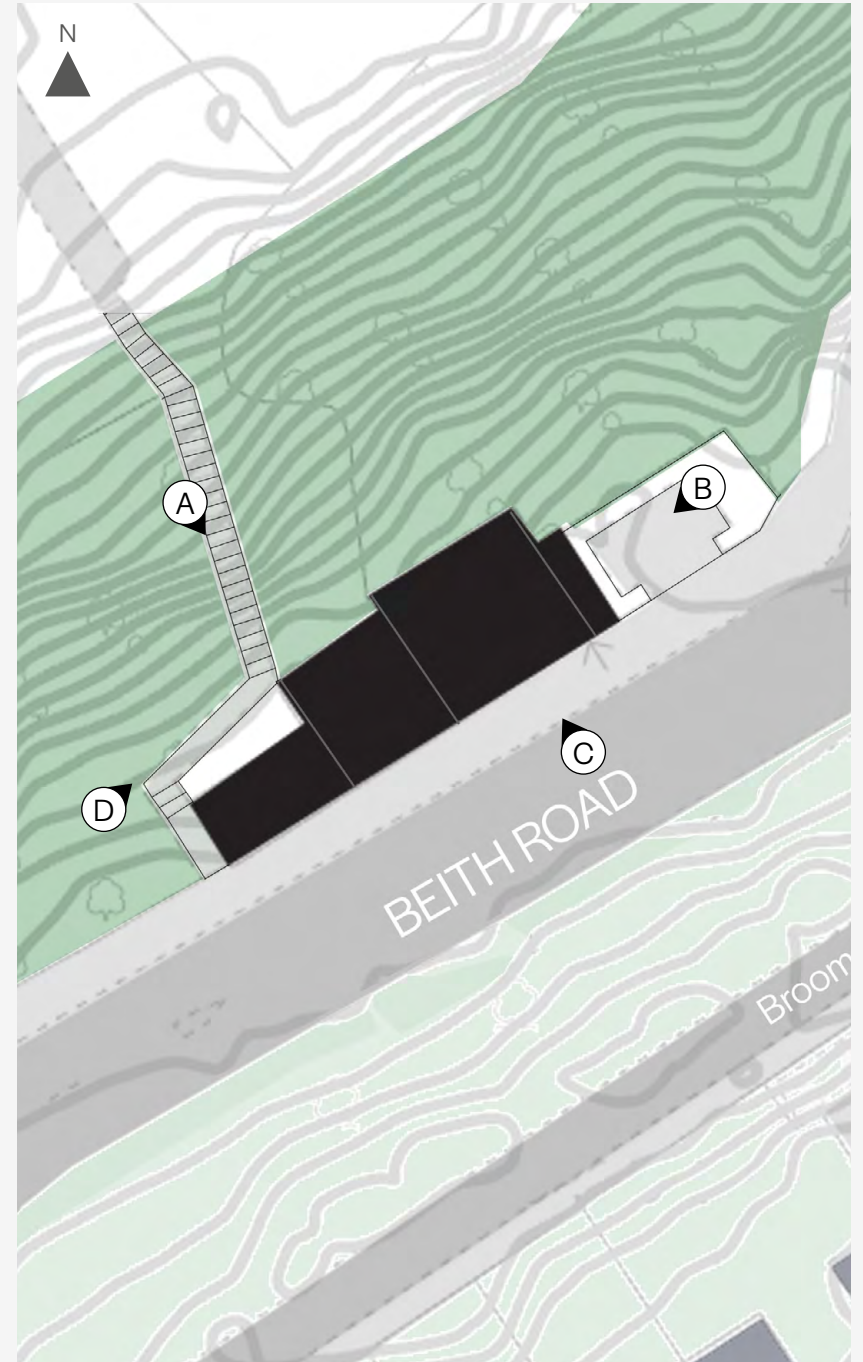
The developer is recommended to discuss drainage proposals with Scottish Water at an early stage. Additional drainage information may be required in support of a planning application. A copy of the Council's Drainage Assessment Guidance can be found on the Council webpages at <https://www.renfrewshire.gov.uk/article/2558/Drainage-assessment>.

A bat and bird survey may be required as part of any planning application.

Developer`s Responsibilities

The developer will be solely responsible for the following:

- Establishing to their satisfaction the whereabouts of, and constraints concerned with all services in, on, over, under and adjacent to the site.
- Ensuring compliance with all statutory undertakers' requirements.
- Establishing to their satisfaction the soil and mineral conditions of the site.
- Ensuring compliance with requirements of planning and building standards consent.





Further Enquiries

Further enquiries in relation to the content of this planning statement should be directed to:

dc@renfrewshire.gov.uk

Former Quarrelton School

Development Brief 2022



Renfrewshire
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Former Village Hall, Houston

Development Brief 2022

Former Village Hall, Houston

Development Brief 2022

Introduction

The purpose of this development brief is to set out the planning context and provide design advice in relation to the development opportunity at the Former Village Hall, Houston (see plan overleaf).

Site Context

The Former Village Hall and grounds are located along Main Street (B789), in the centre of Houston, approximately 300m west of Bogston Hill (see plan overleaf).

The building lies within Houston Conservation Area and an area of Archaeological Interest, but it is not listed. The external building footprint is approximately 970 m² split over two stories with 770 m² of land inclusive. The principal elevation faces east towards Main Street. The building is set back 20m from the street with a relatively level site consisting mainly of tarmac with some soft surface treatment found to the east - main site entrance. The site is enclosed to the north with private rear gardens.

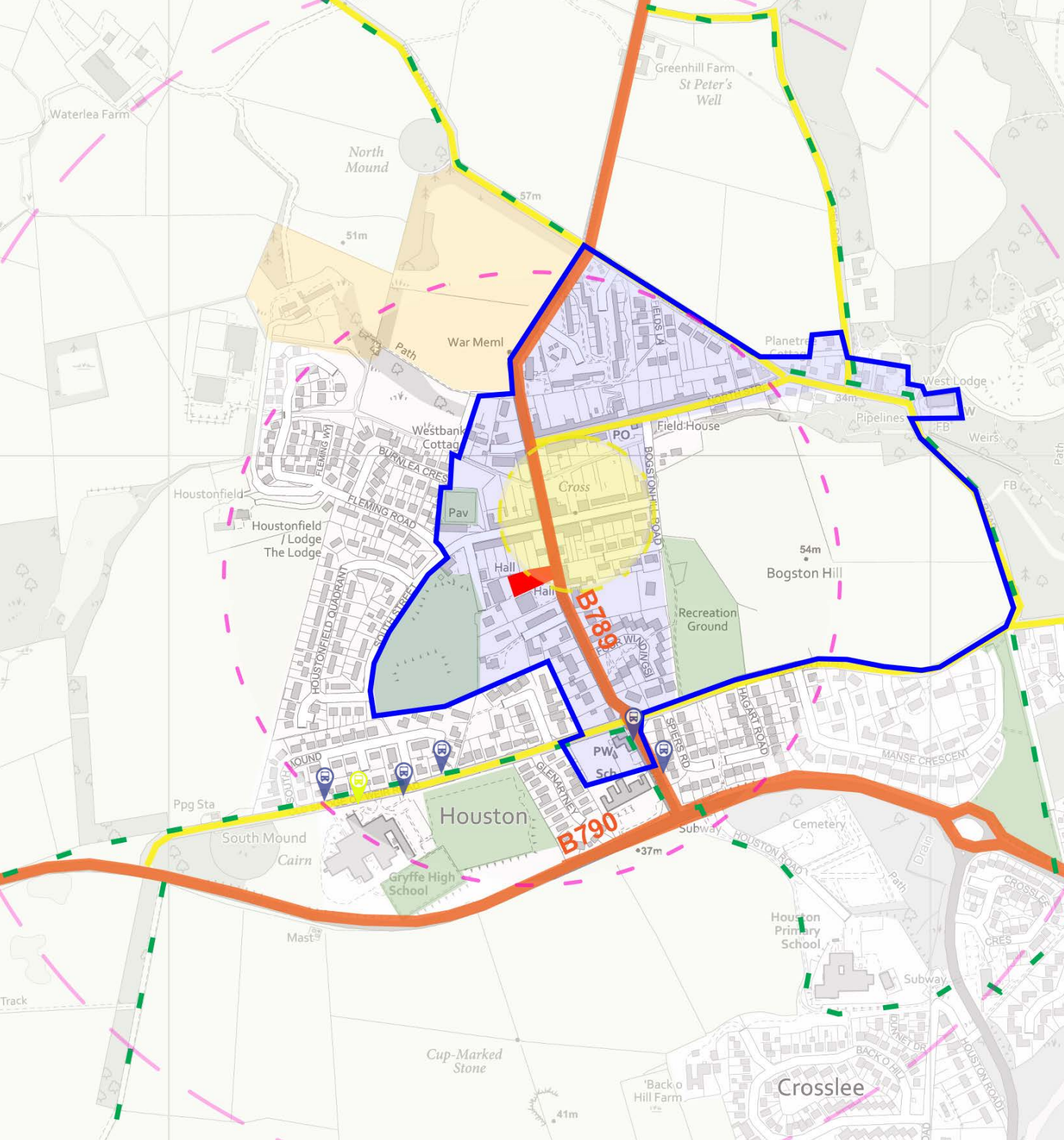
Landuse within the surrounding area is predominantly residential with associated community uses such as Carrick Centre and the Houston and Killellan Kirk lies to the south.

The site is within a short walking distance of six bus stops, with four along Old Bridge of Weir Road and two on Main Street.



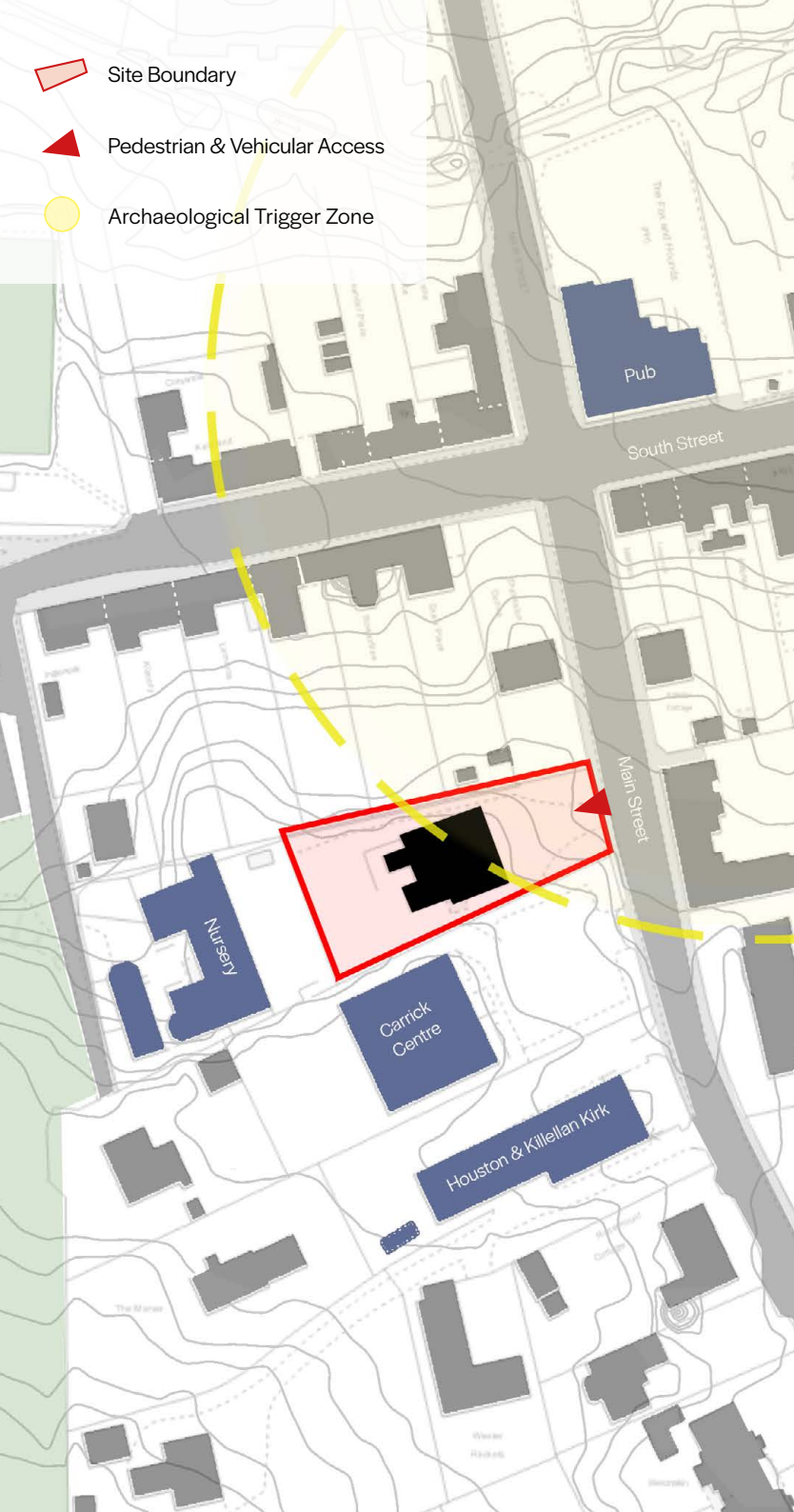
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Developers should be fully aware of Local Development Plan policies in preparing proposals for the site. These include : Policy ENV 3 - Built and Cultural Heritage. Development in a conservation area should preserve or enhance the character and appearance of the conservation area.



Local Context Map Key

-  Site
-  400m / 800m Radius
-  B Road
-  Local Road
-  Core Path
-  Conservation Area
-  Archaeological Trigger Zone
-  Blue x5 - Bus Stop
-  Yellow x1 - School Bus Stop
-  Policy P 1 - Renfrewshire's Places
-  Policy P 6 - Open Space
-  Policy ENV 1 - Green Belt
-  Policy P 2 - Housing Land Supply



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Parking and service provision will be subject to development type. Early engagement with the Council as the Roads Authority is encouraged to consider further detail in this regard.



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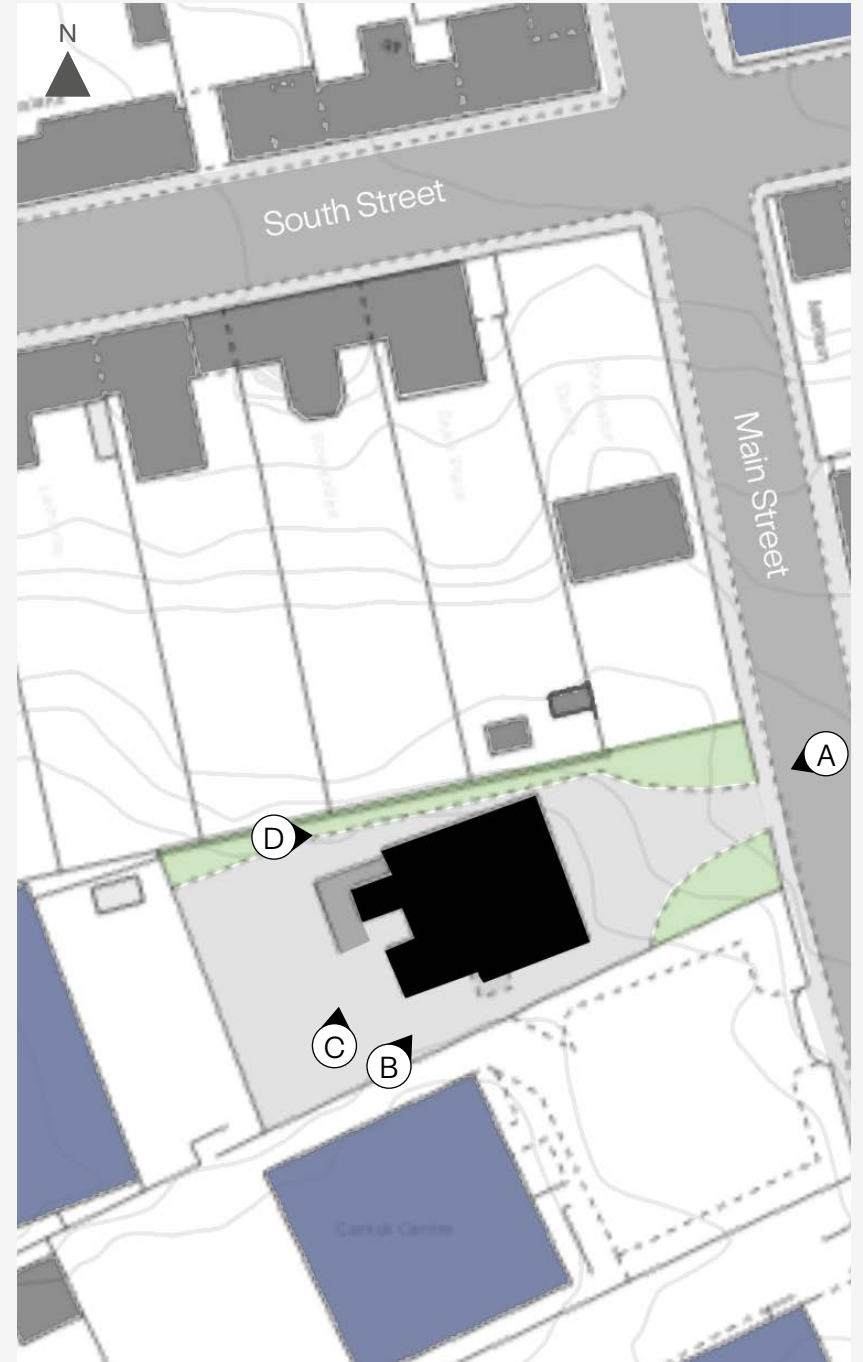
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Development Brief 2022