

Planning Application: Report of Handling

Application No. 18/0072/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Houston, Crosslee and
Linwood

Applicant

Bankhead Developments
(Scotland) Ltd
2 Shillingworth Steadings
Kilgraston Road
Bridge of Weir
PA11 3RP

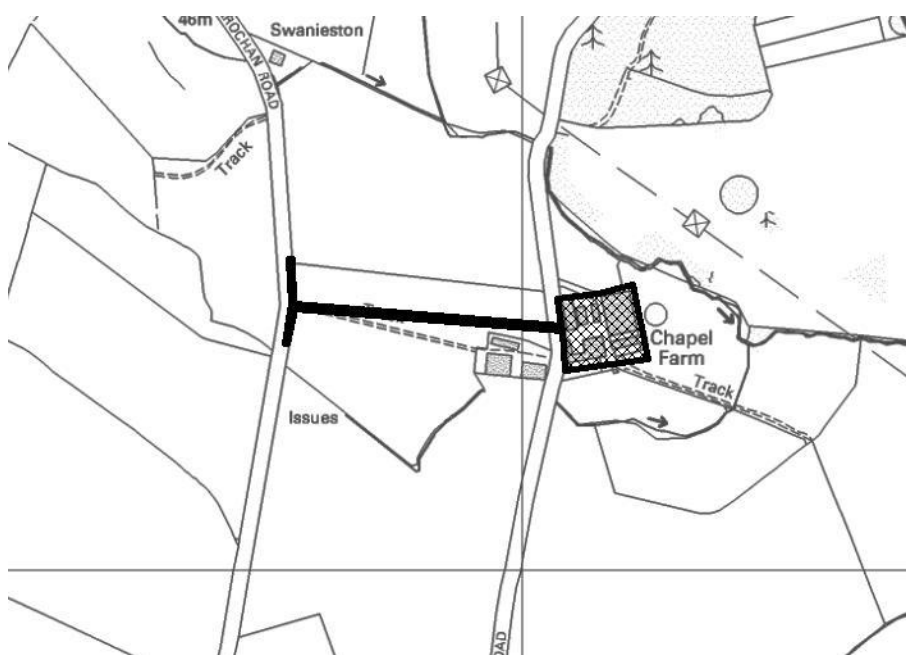
Registered: 31/01/2018

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF REDUNDANT FARM BUILDINGS, CONVERSION, ALTERATION AND EXTENSION OF FARM BUILDINGS TO FORM SEVEN DWELLINGHOUSES, ERECTION OF GARAGE BLOCKS, FORMATION OF HARDSTANDING AND PARKING AREAS AND FORMATION OF ACCESS ROAD

LOCATION: CHAPEL FARM HOUSE, CHAPEL ROAD, HOUSTON, 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

- 14 letters of representation submitted, including an objection from Houston Community Council, in relation to the green belt location, additional housebuilding in and around Houston and the lack of infrastructure to support such development.
- The proposals are considered to be appropriate in this green belt location and are in line with the Renfrewshire Local Development Plan, Policy ENV1 'Green Belt'.
- The development is assessed to be acceptable in terms of design, layout, material and finishes.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES REPORT OF HANDLING FOR APPLICATION 18/0072/PP

APPLICANT:	Bankhead Developments (Scotland) Ltd
SITE ADDRESS:	Chapel Farm House, Chapel Road, Houston, Johnstone, PA6 7AX
PROPOSAL:	Demolition of redundant farm buildings, conversion, alteration and extension of farm buildings to form seven dwellinghouses, erection of garage blocks, formation of hardstanding and parking areas and formation of access road.
APPLICATION FOR:	Planning Permission-Full

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>14 representations have been received. A summary of the main points raised includes:</p> <ol style="list-style-type: none"> 1. The proposal represents residential development in the green belt - issues raised are addressed in the main body of the report. 2. The proposal will impact unacceptably on the existing roads infrastructure, doctors, nurseries and schools - issues raised are addressed in the main body of the report. 3. Poor public transport and a limited local provision of shops and services means that many more cars would travel through already congested village streets and Barochan interchange - issues raised are addressed in the main body of the report. 4. No objection to the conversion of the existing traditional buildings but strong objection to the new build dwellings to be created - issues raised are addressed in the main body of the report. 5. It is likely that the traffic generated by the development will continue to use the existing sub-standard road which is a quicker route to the village - issues raised are addressed in the main body of the report. 6. No further housebuilding should be approved in Houston until the roads, water and sewage infrastructure is improved – this is an issue to be addressed in the Local Development Plan, not considered through individual planning applications. 7. Smaller homes for older people and first time buyers are required in Houston - this is an issue to be addressed in the Local Housing Strategy and Local Development Plan, not considered through individual planning applications. <p>Councillor Sheridan and Councillor Dowling have objected to the proposal. They support the Community Council's concerns that this is a development in the green belt and additional building in and around Houston cannot be supported by existing infrastructure.</p>
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CONSULTATIONS:	<p>Houston Community Council - Object to the proposal and raise concerns that the proposal will place unnecessary burden on local infrastructure such as roads, sewage and schools. There is concern that through the consideration of previous applications for residential developments in this area, Transport Scotland raised issues relative to the capacity limitations of A737/M8 infrastructure. It is stated that there is no need for 3 bed roomed houses in the West Renfrewshire housing sub market but that smaller single person housing is required.</p> <p>Education - No objection.</p> <p>West of Scotland Archaeology Service - No objection subject to a condition requiring the developer to secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation.</p> <p>The Director of Environment and Communities (Design Services) - No objection.</p> <p>(Environmental Services) - No objection subject to conditions requiring the submission of a Site Investigation and Remediation Strategy, if required, to reflect the previous farming use of the site.</p> <p>(Roads/Traffic) - No objection.</p>
PRE-APPLICATION COMMENTS:	Pre- application advice emphasised the requirement to maintain the character and distinction of the original steading and that the original steading should form the dominant part of the overall development.

ENVIRONMENTAL STATEMENT :	Not Applicable
APPROPRIATE ASSESSMENT :	Not Applicable
DESIGN/PLANNING STATEMENT:	<p>The applicant has submitted supporting information that Chapel Farm is a derelict farm no longer in use and although marketed as a farm business, failed to find a buyer interested in continuing operations within the existing buildings.</p> <p>It is stated that as the continued use of the farm buildings is not an option, the current proposal seeks to prevent the buildings falling into disrepair. The proposal will involve a number of sheds and industrial buildings which were formerly working buildings for the farm being removed and the ground reinstated to ensure an open view to the countryside from all aspects of the development.</p>
ACCESS STATEMENT:	Not Applicable
OTHER ASSESSMENTS:-	Not Applicable
CLYDEPLAN POLICIES:	Not Applicable

LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<u>Development Plan - Adopted Renfrewshire Local Plan</u> Policy ENV1 - Green Belt <u>New Development Supplementary Guidance</u> Environment Development Criteria Green Belt Housing in the Green Belt Alterations and Extensions to Existing Properties
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	COMMENTS
PLANNING HISTORY	None relevant
SITE VISIT	18/04/2018
DESCRIPTION	Demolition of redundant farm buildings, conversion, alteration and extension of farm buildings to form seven dwellinghouses, erection of garage blocks, formation of hardstanding and parking areas and formation of access road.
DESIGN AND MATERIALS	The proposal seeks to retain the existing stone and slate buildings of the steading and the new elements would be finished with slate roofs and render walls.
SCALE AND POSITIONING	The site is bounded to the north, south and east by open agricultural land and to the west by Chapel Road and agricultural land and buildings beyond.
PRIVACY AND OVERLOOKING	The new dwellings to be created would not raise any issues with regard to privacy and overlooking of the existing dwelling within the steading. Separation distances are acceptable and adequate areas of amenity space have been allocated to each dwelling.
DAYLIGHT AND OVERSHADOWING	Not Applicable
LANDSCAPING	The submission of a landscaping scheme for the written approval of the Planning Authority would form a condition of any planning permission granted.
ACCESS AND PARKING	Access to the development proposed would be via a new direct access linking the development to the B789 (Barochan Road) which would involve junction improvements and widening. Three garage blocks and parking areas are proposed to the rear and sides of the steading.
OTHER COMMENTS	<p>The application site is located within the green belt and therefore subject to assessment against Policy ENV 1 'Green Belt' which considers that appropriate development will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The Supplementary Guidance on 'Green Belt', sets out types of developments which are considered to be acceptable in principle and includes the conversion and rehabilitation of</p>

redundant buildings to residential use. The application proposals are therefore acceptable in principle.

When the proposal is assessed against the requirements of the appropriate Supplementary Guidance, the following conclusions can be made. The Supplementary Guidance on 'Housing in the Greenbelt' considers that, amongst others, buildings which have a special architectural, traditional or historic character and which contribute to the setting of the area may be converted or re-used for residential purposes where it can be demonstrated that it is no longer suitable for the purpose originally intended and that the original building must form the main part of the development.

The steading is no longer in agricultural use and that the building is in a state of disrepair. Although the building to be converted would be extended in depth, to the rear and would have a raised ridge height, it is considered that by retaining the front elevation and distinction between the farm house and attached farm buildings, the proposal would maintain its intrinsic character, the character of the steading and bring a redundant building back into use.

The conversion proposed could be achieved without substantial alteration to the frontage of the building and the portion of the building which is most evidently part of the traditional steading.

Existing openings would be retained albeit door openings would become windows with the creation of additional small windows, however, the character of this elevation would be retained.

The extension to the rear of this building will be generally hidden from public view by existing boundary treatments and in views from within the steading courtyard.

The conversion of this building to residential use would be sympathetic to the overall character of the courtyard and the area adjacent to Chapel Farm.

The Director of Environment and Communities (Roads/Traffic) has offered no objection and is satisfied that access and parking arrangements are acceptable.

The Director of Environment and Communities (Design Services) has offered no objection to the proposal and is satisfied that the proposal can be accommodated within the existing drainage infrastructure.

Referring to the points of objection not already addressed the following should be noted.

Although the proposal represents residential development in the green belt, the Local Development Plan through Policy ENV1 aims to identify appropriate locations to support planned growth and appropriate development within the green belt and considers that development will be considered acceptable where it is comparable with the Supplementary Guidance.

	<p>The Supplementary Guidance on 'Acceptable Forms of Development in the Green Belt' considers that the conversion and rehabilitation of redundant farm buildings to residential use is an appropriate form of development in principle.</p> <p>Following on from this acceptance of appropriateness of development in principle, the Supplementary Guidance 'Housing in the Green Belt' states that buildings which have special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purposes originally intended, with the original building forming the main part of the development. In this regard although the proposal involves the conversion of existing buildings and their extension to provide an additional 7 residential units, due to the scale, positioning and design of the extensions the original buildings will remain the main part of the overall development.</p> <p>The extensions to the original buildings would be in locations which are currently occupied by large industrial type farm buildings of no architectural or intrinsic character not in keeping with the traditional steading buildings and which are particularly evident in public views of the site.</p> <p>Furthermore, the extensions would be to the rear of the original steading buildings and would not be readily visible in public views from Chapel Road or Barochan Road. It is considered that the proposed development is catered for in the Local Development Plan and is not comparable to the unplanned release of green belt land for residential development.</p> <p>With regard to roads infrastructure, the Director of Environment and Communities has confirmed that, subject to road and junction improvements, the development proposed can be accommodated acceptably within the existing network.</p> <p>A development of an additional 7 dwellings in this location is not of such a scale that it would impact on the wider roads infrastructure such as the Barochan Interchange.</p> <p>In conclusion, the proposals are considered to be appropriate to their green belt location in line with the policies of the Local Development Plan and SG and would not impact unacceptably on the general character of the area.</p> <p>The proposals would bring back into use a vacant traditional farm building of notable character which otherwise runs the risk of falling into further disrepair.</p>
RECOMMENDATION	GRANT subject to conditions.

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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

Conditions

2 No development shall begin on site until written approval of:

- a) a site investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein,
- b) a remediation strategy/method statement identifying the proposed methods of implementing all remedial recommendations contained within the site investigation report;

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

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

3 Prior to occupation of any unit within an identified phase of development:

- 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

shall be submitted to the Planning Authority and approved in writing.

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

4 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, and (d) details of the phasing of these works;

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

5 That prior to occupation of the last dwellinghouses 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 4 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.

6 The prior to the commencements of development, details of the upgrading of the access road and its junction with the B789 Barochan Road, shall be submitted for the written approval of the Planning Authority and thereafter the scheme of improvements as approved shall be completed prior to the occupation of the dwellings hereby approved.

Reason: To ensure that the development can be satisfactorily accessed and accommodating within the surrounding roads network.

- 7 Prior to the commencement of any development works on site, the developer shall secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation, which has been submitted to 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 ensure any archaeological matter on site is appropriately recorded and recovered.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.