

## Notice of Meeting and Agenda Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 14 March 2023	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN  
Head of Corporate Governance

### Membership

Councillor Jim Paterson (Convener): Councillor Bruce MacFarlane (Depute Convener):

Councillor Jennifer Adam: Councillor Alison Ann-Dowling: Councillor Andy Doig:  
Councillor Chris Gilmour: Councillor Neill Graham: Councillor Anne Hannigan:  
Councillor Kenny MacLaren: Councillor Jamie McGuire: Councillor Marie McGurk:  
Councillor John McNaughtan: Councillor Iain Nicolson: Councillor John Shaw:  
Councillor Ben Smith:

### Hybrid Meeting

Please note that this meeting is scheduled to be held in the Council Chambers. However, it is a hybrid meeting and arrangements have been made for members to join the meeting remotely should they wish.

### Recording of Meeting

This meeting will be recorded for subsequent broadcast via the Council's internet site. If you have any queries regarding this please contact committee services on [democratic-services@renfrewshire.gov.uk](mailto:democratic-services@renfrewshire.gov.uk)  
To find the recording please follow the link which will be attached to this agenda once the meeting has concluded.

## **Members of the Press and Public**

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

## **Further Information**

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>  
For further information, please email [democratic-services@renfrewshire.gov.uk](mailto:democratic-services@renfrewshire.gov.uk)

## **Apologies**

Apologies from members.

## **Declarations of Interest**

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

## **Finance**

- |          |  |              |
|----------|--|--------------|
| <b>1</b> | <b>Revenue &amp; Capital Budget Monitoring Report</b>                      | <b>1 - 6</b> |
|          | Joint report by the Chief Executive and Director of Finance and Resources. |              |

## **Climate Change**

- |          |   |               |
|----------|---|---------------|
| <b>2</b> | <b>Community Climate Fund – Progress Update</b> | <b>7 - 14</b> |
|          | Report by Chief Executive.                      |               |

## **Development Management**

### **Planning Applications**

Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.

<b>3</b>	<b>Planning Applications</b>	<b>15 - 16</b>
	List of planning applications to be determined by Policy Board.	
<b>3(a)</b>	<b>22/0078/PP: Erection of 10 detached dwellinghouses with associated access, parking and landscaping at Former Carsewood Home, Hillfoot Drive, Howwood, Johnstone by SIM Building Group &amp; A S Homes (Scotland) Ltd</b>	<b>17 - 34</b>
<b>3(b)</b>	<b>22/0583/PP: Erection of two storey detached dwellinghouse with associated two storey detached outbuilding and landscaping at Site on South Western Boundary of West Cottage, Houston Road, Bishopton by Mr Derek Calder 243 Danes Drive Glasgow G14 8AH</b>	<b>35 - 44</b>
<b>3(c)</b>	<b>22/0837/PP: Formation of HGV layby and extension to car park with associated access, gates, and fencing at Argyll Avenue, Renfrew, PA4 9EB by Renfrewshire Council</b>	<b>45 - 50</b>






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**To:** Planning and Climate Change Policy Board

**On:** 14 March 2023

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**Report by:** Chief Executive and Director of Finance and Resources

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**Heading:** Revenue and Capital Budget Monitoring as at 6 January 2023

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## 1. Summary of Financial Position

- 1.1. The projected revenue outturn at 31 March 2023 for those services reporting to the Planning and Climate Change Policy Board is an underspend position of £0.508 million (84.4%).
- 1.2. There are no capital projects reporting to the Planning and Climate Change Policy Board.
- 1.3. This is summarised in the table below and further analysis is provided in the Appendices.

Division	Revised Annual Budget £000	Projected Annual Outturn £000	Budget Variance (Adv) / Fav £000	Budget Variance %
Planning Services	602	94	508	84.4

## 2. Recommendations

- 2.1. Members are requested to:
  - (a) Note the projected Revenue outturn position in Table 1 above; and
  - (b) Note the budget adjustments detailed at section 4.

### 3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected underspend of £0.508 million (84.4% of total budget) for all services reporting to this Policy Board. Detailed division service reports can also be found here, together with an explanation of any significant projected variances.
- 3.2. The projected outturn is based on information currently available, and assumptions made by service budget holders. Any changes to these projections will be detailed in future reports to the Board.
- 3.3. The main reasons for the projected outturn position are indicated below the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).
- 3.4. The projected underspend position reflects a significant shift from the previously reported breakeven position due to two main factors: employee costs and income generation.
  - In the Planning Service, vacancies are usually filled as they arise to maintain service provision, meaning turnover targets are not achieved and are in the main funded by over-recovery of income. During this financial year, due to higher than usual turnover levels, employee costs are being contained within existing resources across the service.
  - The income position had started to recover in the previously reported period to 11 November 2022, however due to the current economic and financial climate it was not possible to establish if that trend would continue due to the low levels of income received in the first quarter of the financial year. Over the last quarter, income levels have been consistently higher than targets and it is considered prudent to report a level of over-recovery.

### 4. Revenue Budget Adjustments

- 4.1. Members are requested to note from Appendix 1 that budget adjustments totalling £0.091 million have been processed since the previous report to board, which mainly relate to pay award inflation.

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### Implications of this report

1. **Financial** – The projected budget outturn position for the revenue budget reported to the Planning and Climate Change Board is an underspend of £0.508 million breakeven. Income and expenditure will continue to be monitored closely for the rest of the financial year and any changes to current projections in Revenue budgets will be reported to the board as early as possible, along with an explanation for the movement.

- 2. HR and Organisational Development**  
None directly arising from this report.
- 3. Community/Council Planning**  
None directly arising from this report.
- 4. Legal**  
None directly arising from this report.
- 5. Property/Assets**  
None directly arising from this report.
- 6. Information Technology**  
None directly arising from this report.
- 7. Equality and Human Rights**  
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 because for example it is for noting only. 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.
- 8. Health and Safety**  
None directly arising from this report.
- 9. Procurement**  
None directly arising from this report.
- 10. Risk**  
The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.
- 11. Privacy Impact**  
None directly arising from this report.
- 12. Cosla Policy Position**  
N/a.
- 13. Climate Risk**  
None directly arising from this report.

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**List of Background Papers:** None

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**Author:** Valerie Howie, Finance Business Partner

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2022/23**  
**1 April 2022 to 6 January 2023**

**POLICY BOARD : PLANNING SERVICES**

Objective Summary	Approved Annual Budget at Period 8	Budget Adjustments	Revised Annual Budget at Period 10	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Planning Strategy & Place	541	10	551	519	32	5.8%	24	8
Development Management	156	57	213	(61)	274	128.6%	27	247
Building Standards	(186)	24	(162)	(364)	202	124.7%	(51)	253
<b>NET EXPENDITURE</b>	<b>511</b>	<b>91</b>	<b>602</b>	<b>94</b>	<b>508</b>	<b>84.4%</b>	<b>0</b>	<b>508</b>

Objective Heading	Key Reasons for Projected Variance
Planning Strategy & Place	The projected underspend relates to in year vacancies.
Development Management	The projected underspend relates to in year vacancies, together with a projected over-recovery in Planning fee income. The over-recovery in income is expected to be c. 35% of targeted income.
Building Standards	The projected underspend relates to an overspend in staffing costs where vacancies are filled as they arise to maintain service provision meaning turnover targets are not being achieved, offset by an over-recovery in Building Standards fee income. It is expected that the projected over-recovery in income will be c. 35% of targeted income.



**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2022/23**  
**1 April 2022 to 6 January 2023**

**POLICY BOARD : PLANNING SERVICES**

Subjective Summary	Approved Annual Budget at Period 8	Budget Adjustments	Revised Annual Budget at Period 10	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Employees	1,384	91	1,475	1,483	(8)	(0.5%)	0	(8)
Premises Related	1	0	1	1	0	0.0%	0	0
Transport Related	15	0	15	15	0	0.0%	0	0
Supplies and Services	161	0	161	166	(5)	(3.1%)	0	(5)
Third Party Payments	0	0	0	0	0	0.0%	0	0
Transfer Payments	101	0	101	101	0	0.0%	0	0
Support Services	317	0	317	317	0	0.0%	0	0
Depreciation and Impairment Losses	0	0	0	0	0	0.0%	0	0
<b>GROSS EXPENDITURE</b>	<b>1,979</b>	<b>91</b>	<b>2,070</b>	<b>2,083</b>	<b>(13)</b>	<b>(0.6%)</b>	<b>0</b>	<b>(13)</b>
Income	(1,468)	0	(1,468)	(1,989)	521	35.5%	0	521
<b>NET EXPENDITURE</b>	<b>511</b>	<b>91</b>	<b>602</b>	<b>94</b>	<b>508</b>	<b>84.4%</b>	<b>0</b>	<b>508</b>





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**To: Planning and Climate Change Policy Board**

**On: 14 March 2023**

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**Report by: Chief Executive**

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**Heading: Community Climate Fund – Progress Update**

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## **1. Summary**

- 1.1 In December 2021, the allocation of £50,000 from the Climate Change Action Fund was approved to progress a pilot Community Climate Fund.
- 1.2 The Community Climate Fund provided awards of up to £3K to community organisations to develop localised, green community projects and initiatives tailored to the needs of individual communities. The aim of this funding was to encourage participation and raise awareness of the climate emergency within our communities, with initiatives being designed and delivered by local residents but supported by the Council.
- 1.3 On 14<sup>th</sup> June 2022, the Planning and Climate Change Policy Board approved the award of £49,132.42 from the Community Climate Fund to support 18 community projects. It was agreed that progress on all projects would be monitored and reported back to the Planning and Climate Change Policy Board.
- 1.4 This paper provides a summary of the progress, with a spotlight on some of the Community Climate Fund projects in the form of short case studies.

## **2. Recommendations**

- 2.1 It is recommended that members of the Planning and Climate Change Policy Board:
  - note the progress achieved in relation to the Community Climate Fund.

### **3. Background**

- 3.1 A key element of a just transition to net zero is effective community engagement and collaborative working to build resilient communities and ensure no one is left behind. There is a significant amount of learning and engagement that needs to take place in Renfrewshire to support our local communities to make the changes needed to achieve net zero.
- 3.2 In December 2021, the progression of a pilot Community Climate Fund, and the allocation of £50,000 from the Climate Change Action Fund was approved for this purpose.
- 3.3 The Community Climate Fund provided awards of up to £3K to community organisations to develop localised, green community projects and initiatives tailored to the needs of individual communities. The aim of this funding was to encourage participation and raise awareness of the climate emergency within our communities, with initiatives being designed and delivered by local residents but supported by the Council.
- 3.4 In total 26 organisations applied to the Community Climate Fund across all Local Partnership Areas – with applications totalling £71,332.42.
- 3.5 A formal evaluation process was undertaken, with Council Officers and an external Officer from Engage Renfrewshire scoring each application using weightings against key outcomes, including carbon reduction; promotion of clean energy, sustainable transport and active travel, circular economy, local food growing, and/or helping nature locally; sustainable skills supported and developed; positive impacts on children and young people and/or vulnerable groups; and assisting loneliness/isolation and social outcomes.
- 3.6 This evaluation identified 18 eligible projects to be recommended for award of funding, with a total combined funding requirement of £49,132.42. These projects are located across all 7 Local Partnership Areas and deliver across the 5 key themes within Renfrewshire's Plan for Net Zero.
- 3.7 On 14<sup>th</sup> June 2022, the Planning and Climate Change Policy Board approved the award of £49,132.42 from the Community Climate Fund to support 18 community projects. It was agreed that progress would be monitored and reported back to the Planning and Climate Change Policy Board.

### **4. Community Climate Fund Project Progress Update**

- 4.1 This paper is focusing on projects with substantive progress. All projects which received funding are making progress, but some are dependent on

aligning with growing seasons, for example, and an update can be brought to the Board outlining their progress at a future date.

#### **Renfrewshire Rainbow Buddies Little and Large Explorers (Johnstone and Linwood):**

- 4.2 **Aim:** to make the community garden a nice place to be and provide appropriate equipment to explore our local area by active travel, enabling everyone to learn new skills, including planting, road safety and food hygiene. **Key Outcomes:** carbon emissions reduction/offsetting; promoting sustainable transport, connected communities and resilient place; supporting and developing sustainable skills; positive impacts on children and young people and/or vulnerable groups; and assisting loneliness, isolation and social outcomes.

**Progress Update:** making the garden welcoming during summer 2022 demonstrated the children's love for the outdoors, with planters, compost, seeds and bulbs and small benches being delivered to enhance the space. Trikes, bikes and a pull along wagon have been delivered and during the winter the children have been practicing in the hall ready to get out exploring the local forestry area safely using active travel from the end of February. This has been combined with discussing different types of transport and their impact on the environment as well as road safety.

#### **Finding Your Feet Charity Hub Garden (Paisley North, West and Central):**

- 4.3 **Aim:** to reclaim an area of disused land and turn it into a garden and play area for all charities in the hub to use, including a sensory garden, outdoor children's accessible play area, nature walks, beekeeping and therapeutic gardening activities for everyone who uses the hub to enjoy.

**Key Outcomes:** carbon emissions reduction/offsetting; promoting connected communities and resilient place; supporting and developing sustainable skills; positive impacts on children and young people and/or vulnerable groups; and assisting loneliness, isolation and social outcomes.

**Progress Update:** staff, volunteers and beneficiaries cleared the site of weeds, unwanted growth and rubbish, using old IBC tanks and old tyres as planters (picture 2) and receiving 'past their best' plants from local garden centres. They then built raised beds to grow vegetables and herbs in, with hub charities claiming a bed each to look after and teach the kitchen garden to beneficiaries. The garden now has new planter boxes, fruit trees, street art, an outdoor gym and play equipment for all ages (picture 4).



**Picture 1: Initial site**



Picture 2: Cleared site



Picture 3: Work on the planters



Picture 4: How the garden looks now

#### **Howwood Park Pavilion Renovation - Insulation and Low Energy Electrical Fittings (The Villages):**

- 4.4 **Aim:** to renovate a derelict football pavilion in an environmentally friendly manner, to minimise energy demand and maximise energy efficiency to make the building as environmentally friendly as possible and ensure CO<sub>2</sub> emissions are minimal when the building is back in use.

**Key Outcomes:** carbon emissions reduction/offsetting; promoting clean energy (demand reduction/energy efficiency/low carbon), sustainable transport and connected communities; positive impacts on children and young people and/or vulnerable groups; and assisting loneliness, isolation and social outcomes.

**Progress Update:** Attic insulation has been supplied and fitted, so insulation work is complete. LED internal lights have been supplied and fitted, all of which are operated with PIR (passive infra red) sensors and so go off automatically when not in use and are activated by movement. The low energy heaters have been purchased and are on site. These will be installed once the walls have been painted.

#### **'Mon the Weans, 'Mon the Bees, 'Mon the Community! (Kirklandneuk Primary School Parent Council, Renfrew):**

- 4.5 **Aim:** to provide an outdoor space that allows pupils to express their feelings, learn, role play and channel their creative skills and provide the school and local community the opportunity to be involved in food growing and



preparation and opportunities to learn about creating a biodiversity area within the school grounds.

**Key Outcomes:** carbon emissions reduction/offsetting; promoting clean energy (demand reduction/energy efficiency/low carbon), circular economy, connected communities and resilient place; supporting and developing sustainable skills; positive impacts on children and young people and/or vulnerable groups; and assisting loneliness, isolation and social outcomes.

**Progress Update:** The children identified the best area within the playground for the project to be situated and pupils, staff and parents prepared the area so that planting could begin. Facilities staff in the kitchen have also helped with food waste for establishing a wormery. Research has also been undertaken in relation to best placement for solar power products.



From this...



...to this

#### **Sewing2gether All Nations - Repair Make Do & Mend (Paisley North, West and Central):**

- 4.6 **Aim:** to run a series of sewing Make Do & Mend Workshops at Sewing2gether All Nations, a group providing support for members of the refugee and asylum seeker community; to create Make Do & Mend videos for the wider public; and to produce a Mending Skills Toolkit, including all the essential items each household would require to continue to fix items at home. By repairing, mending, altering and fixing existing / donated clothing textiles will be saved from landfill.

**Key Outcomes:** carbon emissions reduction/offsetting; promoting circular economy and connected communities; supporting and developing sustainable skills; positive impacts on children and young people and/or vulnerable groups; and assisting loneliness, isolation and social outcomes.

**Progress Update:** The Make Do & Mend project had a great response from members bringing items to be altered and repaired at creative workshops, including lots of trousers being shortened, buttons being replaced, waists

adjusted and a school shirt with the cuff almost ripped off being transformed into a short sleeved shirt, as well as teaching new skills using donated, unwanted and discarded textiles with step by step visual demonstrations. Home Mending Skills sewing kits were distributed to members, containing essential items for each household to continue to fix items at home and a number of videos were created and shared on social media, including [how to shorten jeans \(using original hem\)](#) and [how to sew on a button](#) to reach and help a wider audience.

### **Bonnie Bishopton Community Gardens at Community Centre:**

4.7 **Aim:** to regenerate neglected land, creating two distinct themed community gardens using plants small trees and shrubs which will provide food, water and shelter for bees and butterflies all year round. The project will connect villagers with each other and improve their health and wellbeing by creating a garden together and creating a space for our elderly villagers to sit at our Happy to Chat Bench and meet people, combatting loneliness.

**Key Outcomes:** carbon emissions reduction/offsetting; promoting connected communities and resilient place; supporting and developing sustainable skills; positive impacts on children and young people and/or vulnerable groups; and assisting loneliness, isolation and social outcomes.

**Progress Update:** A variety of sustainable shrubs and plants for pollinators were purchased, along with colourful bedding plants to brighten the village. There was a great turn out from village members for a planting day for the large Main Road garden area – lots of hard work, digging, planting and support from passers-by and a social occasion with refreshments and food provided. In the nursery there was a focus on the community sensory garden, with plants chosen for fragrance, cool, calming colours and scents for a meditative garden as well as the most popular Woolly Betonica (“lamb’s ears”) – chosen for its unique silvery foliage and velvety soft texture to stimulate touch senses. To complete the sensory garden, two benches were purchased made from recycled milk bottles – one called Earth (inscribed with “Sit, Relax and Breathe”) and the other called Fire (inscribed “Happy to Chat”).



From this...



...to this



The benches have been well used ranging from older residents to young local workers enjoying lunch on nice days, appealing inter-generationally.



**Sit, Relax and Breathe Bench**



**Happy to Chat Bench**



**The Earth and Fire Benches**

- 4.8 This funding programme underlines the wide range of significant progress which continues, at pace, to ensure the Council is a climate-responsible organisation, recognising our impact on our environment, our opportunities to do things differently and our ability to work with others to influence meaningful and long-lasting change, while making our communities safer, fairer and healthier places to live, work and spend time in.

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### **Implications of the Report**

1. **Financial** – none.
2. **HR & Organisational Development** – none
3. **Community/Council Planning** – the report details a range of activities which are reflected in the Council Plan and Community Plan, providing updates which support engagement and collaboration with local communities on the climate emergency agenda.

4. **Legal** - none
5. **Property/Assets** - none
6. **Information Technology** - none
7. **Equality and Human Rights** - 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 because it is for noting only. 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.
8. **Health and Safety** - none
9. **Procurement** – none
10. **Risk** – none
11. **Privacy Impact** – none
12. **COSLA Policy Position** – this report details work which aligns with COSLA's current work alongside the Scottish Government in response to the climate emergency.
13. **Climate Risk** – this report details work being undertaken and progress made by Renfrewshire Council in response to the climate emergency.

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**List of Background Papers:**

Community Climate Fund – Progress Update, 14 June 2022 Planning and Climate Change Policy Board

Climate Change Update, 1 December 2021 Leadership Board

Climate Emergency Work Programme: Progress Update, 17 November 2021 Climate Change Sub-Committee

**Author:** Roz Smith, Climate Emergency Lead Officer

# RENFREWSHIRE COUNCIL

## SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING AND CLIMATE CHANGE POLICY BOARD ON 14/03/2023

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
22/0078/PP  <b>Ward 9</b>	SIM Building Group & A S Homes (Scotland) Ltd 1 Roman Road Kirkintilloch G66 1DY	Former Carsewood Home Hillfoot Drive Howwood Johnstone	Erection of 10 detached dwellinghouses with associated access, parking and landscaping.	A
<b>RECOMMENDATION:</b> Grant subject to conditions				
22/0583/PP  <b>Ward 11</b>	Mr Derek Calder 243 Danes Drive Glasgow G14 8AH	Site On South Western Boundary Of West Cottage Houston Road Bishopton	Erection of two storey detached dwellinghouse with associated two storey detached outbuilding and landscaping	B
<b>RECOMMENDATION:</b> Refuse				
22/0837/PP  <b>Ward 1</b>	Mr Norman Yardley Renfrewshire Council Renfrewshire House Cotton Street Paisley PA1 1WB	4 Argyll Avenue Renfrew PA4 9EB	Formation of HGV layby and extension to car park with associated access, gates and fencing.	C
<b>RECOMMENDATION:</b> Grant subject to conditions				

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Total Number of Applications to be considered = **3**



# Planning Application: Supplementary Report



Reference No. 22/0078/PP

Renfrewshire  
Council

## KEY INFORMATION

**Ward:** (9) Johnstone North, Kilbarchan, Howwood and Lochwinnoch

**Applicant:** SIM Building Group & A S Homes (Scotland) Ltd

**Registered:**  
04 February 2022

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Erection of 10 detached dwellinghouses with associated access, parking and landscaping.

**LOCATION:** Former Carsewood Home, Hillfoot Drive, Howwood, Johnstone

**APPLICATION FOR:** Full Planning Permission

**This supplementary report should be read together with the original report of handling considered by the Planning and Climate Change Policy Board on 24 January 2023.**

## BACKGROUND

The Planning and Climate Change Policy Board at its meeting on 24 January 2023 considered the attached report of handling and decided to continue the consideration of the report to allow a site visit to take place. The detailed assessment of the proposed development is included in the attached report of handling.

## SITE VISIT

A site visit took place on the 7 March 2023 and those members attending viewed the application site and its surroundings.

The site visit was conducted in accordance with the Protocol for Site Visits (22 May 2018) and members attending did not discuss the merits of the proposal.

## CONCLUSION AND RECOMMENDATION

It is considered that assessment of the proposed development, as detailed in the attached report of handling, is sufficient to recommend that planning permission be granted subject to conditions.

For clarity the recommendation with reasons and conditions are set out below:

## RECOMMENDATION

Grant subject to conditions

Alasdair Morrison  
Head of Economy & Development

# Planning Application: Supplementary Report

Reference No. 22/0078/PP



## Reason for Decision

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

## Conditions

1. No development shall commence on site until written approval of:
    - (a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
    - (b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

all prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.
  2. That prior to the occupation of any residential unit on the site:
    - (a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
    - (b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use

shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

Reason: To demonstrate that works required to make the site suitable for use have been completed.
  3. That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.
- Reason: In the interest of the amenity of the area.
4. That, prior to the commencement of the development, details of all boundary treatments and garden levels to be formed including the finished floor level of each plot shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, all ground and finished floor levels, boundary finishes, fences, hedgerows

and/or walls as may be approved relating to or adjacent to each plot shall be formed prior to the occupation of the dwelling within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

5. That no development shall take place until there has been submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare.

Reason: In the interest of the amenity of the area.

6. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

Reason: In the interest of the amenity of the area.

7. That prior to the commencement of development, details of all off-site infrastructure works, including:
  - a raised table at Hill Road/Bowfield junction;
  - reduction in carriageway width of Bowfield Road to 4.8m to reduce speeds;
  - two new footway extensions on the southern side of Bowfield Road on either side of the junction with Hill Road to provide safe crossing points for pedestrians and cyclists;
  - priority signage for traffic on Bowfield Road, and
  - give way signage and improved visibility splays from Hill Road to the south west (2.5m x 80m) and north east (2.5m x 90m) along Bowfield Road;
  - a 2m footway from the application site to connect directly to the existing footpath on Hillfoot Drive leading to Semple View, with access to the school-house to the east to be provided as a footway crossing.

shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the development shall be implemented only in accordance with such phasing as may be agreed with Renfrewshire Council as Planning Authority, unless otherwise agreed in writing.

Reason: In the interests of pedestrian and traffic safety.

8. That prior to the commencement of development on site, the developer shall submit a detailed drainage strategy for the written approval of the Planning Authority. The strategy shall detail the capture and treatment of surface water run off before it enters the surrounding water environment. Only the approved drainage strategy shall thereafter be implemented on site. For the avoidance of doubt this scheme shall include any measures required for the effective drainage of the access to the application site.

Reason: To ensure that the site is appropriately drained.

9. That all trees adjacent to the boundary of the site shall be protected in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction and BS 3998: 2010 Recommendations for Tree Work.



Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

10. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Low Carbon Energy Implementation Plan which will include the final details of energy efficiency measures to be implemented at the site as well as consideration of Electric Vehicle Charging Points.

Reason: To promote and implement low carbon measures at the site.

11. That prior to the commencement of development a Traffic Management Plan (TMP) shall be submitted for the written approval of the Council as Planning Authority detailing the transportation and delivery route(s) for construction traffic and the timings, volumes and types of vehicles; arrangements for emergency vehicle access and details of proposed signage during the construction period. For the avoidance of doubt the TMP will take into consideration the safe operation of Howwood Primary School. Thereafter the approved TMP will be implemented to the satisfaction of the Council.

Reason: In the interests of traffic and pedestrian safety.

12. That during the construction phase, all works and ancillary operations which are audible outwith the site boundary shall be carried out only between the hours of 0800 and 1900 on Mondays to Fridays and between the hours of 0800 and 1300 on Saturdays. No such works shall take place on Sundays and Local Public Holidays. Works and ancillary operations which are audible outwith the site boundary shall only be permitted outwith these time periods with the prior written consent of the Planning Authority.

Reason: In the interests of residential amenity.

13. In the interests of clarification parking, including visitor parking, to serve the development hereby approved, shall be provided as per the National Roads Development Guide with parking spaces within internal garages not counting towards parking provision.

Reason: In the interests of pedestrian and traffic safety.

14. That the development site shall be constructed as per the National Roads Development Guide and be offered for adoption once completed. The turning head within the site shall also be provided as per the National Roads Development Guide for residential developments.

Reason: In the interests of pedestrian and traffic safety.

15. That prior to the commencement of development on site, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written approval of the Planning Authority. The CEMP shall include (but not be limited to) provisions in respect of:
  - waste management
  - pollution control, monitoring, and mitigation
  - good practice in environmental and ecological protection including protected species

The approved CEMP shall thereafter be implemented on site during the construction phase.



Reason: To ensure environmental controls are in place during the construction phase in the interests of protecting the water and natural environment.

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 Gwen McCracken on 07483419705.

# Planning Application: Report of Handling

Reference No. 22/0078/PP

## KEY INFORMATION

**Ward:** (9) Johnstone North, Kilbarchan, Howwood and Lochwinnoch

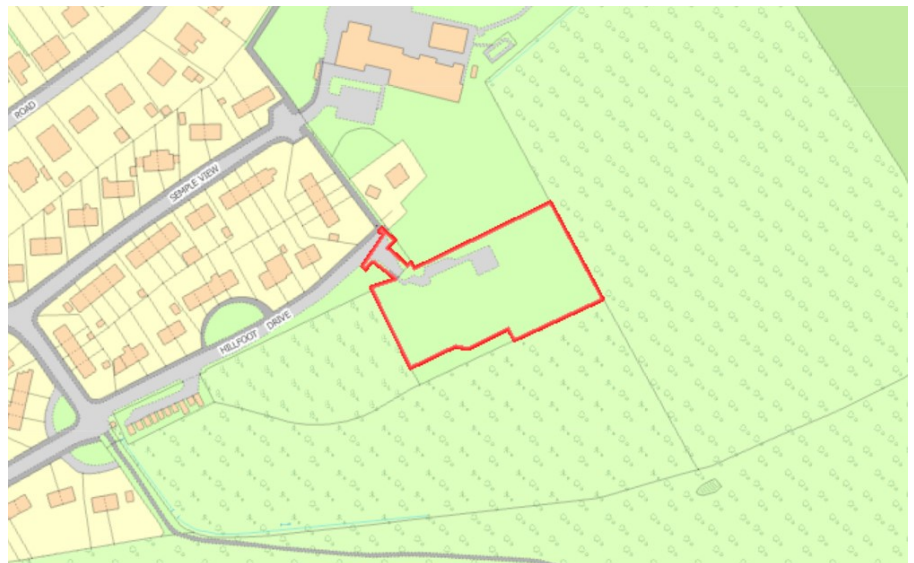
**Applicant:** SIM Building Group & A S Homes (Scotland) Ltd

**Registered:**  
04 February 2022

**PROSPECTIVE PROPOSAL:** Erection of 10 detached dwellinghouses with associated access, parking and landscaping.

**LOCATION:** Former Carsewood Home, Hillfoot Drive, Howwood, Johnstone

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Grant subject to conditions

Alasdair Morrison  
Head of Economy & Development

## IDENTIFIED KEY ISSUES

- The application site is identified by Policy P2 – Housing Land Supply Sites of the Adopted Renfrewshire Local Development Plan (2021).
- Six representations have been received relating to access, impact on road safety; neighbour notification; the history of the site; inaccurate plans; loss of wildlife; and requirement for such development.
- An objection has been raised by Howwood Community Council in relation to access; wildlife loss; drainage and the need for development of this type at the location.

## REPORT OF HANDLING FOR APPLICATION 22/0471/PP

SITE ADDRESS	Former Carsewood Home, Hillfoot Drive, Howwood, Johnstone
PROPOSAL	Erection of 10 detached dwellinghouses with associated access, parking and landscaping.
RECOMMENDATION	Grant subject to conditions
PROPOSALS	<p>This application seeks planning permission for the erection of a residential development comprising ten detached two storey dwellinghouses with associated access, parking and landscaping, on the site of the former Carsewood Home, Hillfoot Drive, Howwood, Johnstone.</p> <p>The site is presently unoccupied and is made up of rough grass with some areas of hard surfacing adjacent to its northern boundary. It extends to approximately 1.2 acres (0.48 hectares) in area and slopes down from the site's southern boundary in a north easterly path across the site. The same access point to that used for the former home at the site's northern western corner would be used to access the site proposal.</p> <p>The application site is bound to the north by Hillfoot Drive and its associated residential properties. To the east, south and part of the western boundary, the site is bound by green belt and to the south and west by a Site of Importance for Nature Conservation (SINC) which is made up of woodland. Farmland bounds the site to the east.</p> <p>The proposed dwellings would provide ten 4-bed properties and would be positioned along the access road's southern edge which would wrap round to form a turning head adjacent to the site's eastern boundary. The topography and existing woodland that adjoins the site to the south and west largely screen the site.</p> <p>This report relates to an application that would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three elected members, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board. It was considered that the development may be inappropriate for the community and this required to be fully considered prior to any decision being made.</p>
SITE HISTORY	A children's care home was built on the site circa 1989 and demolished circa 2003. The site has remained unoccupied since then.
CONSULTATIONS	<p><b>Communities &amp; Housing Services (Environmental Protection Team)</b> – No objections, subject to conditions requiring the submission of a site investigation report, remediation strategy and verification report.</p> <p><b>Chief Executive's Service (Roads Development)</b> – No objections,</p>

	<p>as long as conditions are imposed to ensure that the proposed road improvement works are carried out at the junction of Hill Road and Bowfield Road; that the site's 2m wide footway is extended from the site to connect directly in to the existing footpath on Hillfoot Drive leading to Semple View, with access to the school-house to the east provided as a footway crossing. Also that the development, turning head, parking, including visitor parking, is provided in accordance with the National Roads Development Guide.</p> <p><b>Howwood Community Council</b> – Object to the proposals on the basis that the proposed development is inappropriate for the village and would bring no additional benefit to Howwood; access to the site is unsuitable, Hillfoot Drive is narrow, the hammerhead used for turning would be lost, and construction traffic and the cars generated by the additional housing would have an adverse impact on road safety; the junction at Hill Road and Bowfield Road is also unsuitable with poor visibility; the safe drop off of children to Howwood Primary School would also be adversely affected; it would be difficult for construction traffic to travel to the site from Main Street and these vehicles could cause damage to the public road; wildlife would be lost; and drainage is currently a problem in the area and this would only be added to.</p> <p><b>Children's Services (Education)</b> - The potential pupil yield from this development can be accommodated within the school estate with no additional measures required.</p>
REPRESENTATIONS	<p>Six letters of objection have been received the substance of which can be summarised as follows:</p> <ul style="list-style-type: none"> <li>▪ The roads are very narrow on approach to the site and this is an area surrounding the local primary school. The additional traffic generated, as well as site traffic would have an adverse impact for local residents and for school pick up/drop off, walking and cycling.</li> <li>▪ Access for the delivery of materials and emergency services is inadequate and unsafe.</li> <li>▪ If digging is required how would the excavated materials be removed</li> <li>▪ As the access is inadequate another access is required.</li> <li>▪ The turning area on Hillfoot Drive would be affected.</li> <li>▪ Parking in the area is already a problem and would be exacerbated.</li> </ul> <p>Response: Following consultation with Council's Roads Team, no objections have been raised against the proposals subject to appropriate conditions. The impact of the proposal on road safety will be further examined in the assessment and conclusion section below.</p> <ul style="list-style-type: none"> <li>▪ The development would have an adverse impact on biodiversity</li> </ul>

	<p>and the Council has a duty to protect wildlife.</p> <p>Response: The application site is a brownfield site that is designated for housing in the adopted local development plan. The principle of development has therefore been established. Should consent be granted an appropriate condition can be imposed to ensure that construction does not commence without the appropriate ecological wildlife checks being carried out and mitigation measures put in place should they be needed.</p> <ul style="list-style-type: none"> <li>▪ Drainage within the local area and at the front of the site is a problem at present.</li> </ul> <p>Response: The applicant is aware of this matter and mitigation measures can be put in place to resolve this issue and the site formed with an appropriate sustainable drainage system. Planning conditions can be imposed to control this matter.</p> <ul style="list-style-type: none"> <li>▪ Neighbour notification has not been carried out properly and plans are inaccurate.</li> </ul> <p>Response: On submission of amended plans neighbour notification was re-served.</p> <ul style="list-style-type: none"> <li>▪ The primary school will not be able to accommodate any further intake.</li> </ul> <p>Response: After consultation, Children's Services has no objection to the proposed development and is satisfied that the primary school can accommodate any further demand.</p> <ul style="list-style-type: none"> <li>▪ An application was previously refused.</li> </ul> <p>Response: There has been no previous planning application in relation to the site since the children's home was demolished.</p> <ul style="list-style-type: none"> <li>▪ Noise pollution would result.</li> </ul> <p>Response: Following consultation with Environmental Services, no objections have been raised in relation to noise from or affecting the proposed development.</p> <ul style="list-style-type: none"> <li>▪ Further residential development in private ownership would not benefit the local community.</li> </ul> <p>Response: Noted, however each application is assessed on its own merits and an assessment of the proposal is detailed below</p>
DEVELOPMENT PLAN POLICIES	<p><b>National Planning Framework 4 (Revised Draft – Nov 2022)</b></p> <p>Adopted Renfrewshire Local Development Plan 2021</p> <p>Policy P2 – Housing Land Supply</p> <p>Policy P3 – Housing Mix and affordable Housing</p> <p>Policy ENV2 – Natural Heritage</p> <p>Policy I1 - Connecting Places</p> <p>Policy I3 - Flooding and Drainage</p>

	<p>Policy 17- Zero and Low Carbon Buildings Policy 18 – Developers Contributions</p> <p>New Development Supplementary Guidance 2022 Delivering the Places Strategy Delivering the Environment Strategy Delivering the Infrastructure Strategy</p> <p>Material considerations Renfrewshire's Places Residential Design Guide</p> <p>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 supporting information submitted, the comments of the consultees, any objections received and any other relevant material considerations.</p>
PLANNING ASSESSMENT	<p>The fourth National Planning Framework (<b>NPF4</b>) although not yet formally adopted, was approved by Scottish Ministers on 11 January 2023. It provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government's current view on delivering sustainable, liveable and productive places through the application of spatial principles. NPF4 is considered to be a material consideration and therefore applying these principles in practice is relevant to the consideration of each proposal and as such each application is being considered taking account of the overarching spatial principles. It is considered that the proposal complies with the overall focus of NPF4.</p> <p>The application site was previously occupied by a children's home and is currently vacant. It is identified as being a housing site within the Adopted Renfrewshire Local Development Plan 2021 under Policy P2.</p> <p><b>Policy P2</b> identifies the site as contributing to the 5-year supply of effective housing land required for Renfrewshire. It is therefore considered that the principle of residential development on the site is accepted.</p> <p><b>Policy P3</b> of the adopted Renfrewshire Local Development Plan is also applicable in the assessment of the proposal, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and to support sustainable mixed communities.</p> <p>As the proposal is for 10 dwellings there is no requirement for affordable housing provision to be provided. It is noted that the applicant is seeking consent for ten 4-bedroom dwellings. In assessing the proposed development it is noted that residential properties nearby to the site are largely terrace and semi-detached dwellings. It is therefore considered that given the small scale nature of the development that the provision of detached 4-bedroom accommodation would be acceptable in this instance as it would</p>

	<p>widen housing choice within the local area.</p> <p>Development proposals must also comply with the requirements of the New Development Supplementary Guidance as it relates to residential developments and the associated Residential Design Guide which form the basis of good place design. The main issues of consideration in this regard are assessed as follows:</p> <p><b>Context and Character</b></p> <p>The proposed development is considered to respond to the context in which it is sited, which is characterised by a mix of house types.</p> <p>On the northern side of Hillfoot Drive there is a mix of two storey semi-detached and terraced housing and a range of boundary treatments including open space and hedgerows. The southern side of Hillfoot Road is well screened with trees and shrubs and a row of detached lockups sits back from the road at the eastern end of Hillfoot Drive.</p> <p>The site itself has been cleared. However, there are a few trees and shrubs that edge the site itself. In terms of the wider landscape the application site is well screened by the woodland adjacent to its boundaries which wraps around its western and southern edges. The site has a sloping gradient and the woodland to the south sits at a higher level which gives the site a sense of enclosure. The applicant proposes to enhance this setting with further landscaping and a planning condition is attached to control this matter.</p> <p>The dwellings proposed are of modern design, with areas of open space and planting that would edge the access road and separate the driveways of the dwellings.</p> <p>It is considered that the design and layout of the development set within a degree of existing landscaping would create an attractive development, acceptable to the surrounding area.</p> <p><b>Access and Connectivity</b></p> <p>In terms of connectivity between the development and the wider travel network. <b>Policy 11</b> of the adopted Renfrewshire Local Development Plan (2021) states that development proposals require to ensure appropriate provision and accessibility. Proposals which give priority to sustainable modes of transport and have no significant impact on the safe and efficient operation of the local or trunk road network will be supported.</p> <p>Access to the site for vehicles would be from the original access point to the site at the eastern end of Hillfoot Drive. This is currently used as a turning head which would be altered to allow access to the site. The internal road within the site would then provide a new turning head at its eastern end. Pedestrian access is proposed with a new footpath from the site's internal access road that would connect into the wider footway network on the northern side of Hillfoot Drive and leading to Hill Road as well as Semple View and Howwood Primary School beyond. These links would also provide easy access to bus stops on</p>
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	<p>Midton Road and Main Street and the train station and National Cycle Route 7 beyond. The development would be formed in accordance with required standards and planning conditions can be imposed to control these matters.</p> <p>The Council's Roads Team raised concerns regarding the impact of increased traffic to the junction of Hill Road/Bowfield Road. To address these concerns the applicant proposes to provide the following improvements:</p> <ul style="list-style-type: none"> <li>▪ a raised table at Hill Road/Bowfield junction;</li> <li>▪ reduction in carriageway width of Bowfield Road to 4.8m to reduce speeds;</li> <li>▪ two new footway extensions on the southern side of Bowfield Road on either side of the junction with Hill Road to provide safe crossing points for pedestrians and cyclists;</li> <li>▪ priority signage for traffic on Bowfield Road, and</li> <li>▪ give way signage and improved visibility splays from Hill Road to the south west (2.5m x 80m) and north east (2.5m x 90m) along Bowfield Road;</li> </ul> <p>The Council's Roads Team are satisfied that these improvements to the road network will effectively mitigate the developments impact. They will also alleviate existing concerns raised by residents regarding traffic speeds on Bowfield Road. Should planning consent be granted appropriate planning conditions can be imposed to control these requirements. On this basis the proposal is also considered to comply with <b>Policy 18</b> as it would address the need for any developers contributions through the delivery of road improvements.</p> <p>In addition to the above measures it is recognised that should planning permission be granted there is likely to be a level of disturbance during construction and that whilst temporary, given the nearby primary school, it is considered that a Traffic Management Plan (TMP) should be submitted detailing the transportation and delivery route(s) for construction traffic and the timings, volumes and types of vehicles; arrangements for emergency vehicle access and details of proposed signage during the construction period. The TMP would be required to take into consideration the safe operation of Howwood Primary School and a planning condition is therefore attached to control this matter</p> <p><b>Layout and Built Form</b></p> <p>The proposed layout would fit well with the surrounding area. The layout respects privacy and provides sufficient garden space and areas of open space. The development provides a good level of amenity for each dwelling and the topography and woodland around the site provides an established natural setting for the site.</p> <p><b>Environment and Community</b></p> <p>There is sufficient provision of amenity and recreational open space within the development. Footpath connections would provide access to the surrounding countryside and National Cycle Route 7.</p>
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With regard to **Policy ENV2** – Natural Heritage it is noted that the application site adjoins a SINC. It is therefore considered prudent that, should planning permission be granted, the developer is required to provide a Construction Environmental Management Plan (CEMP) to ensure effective mitigation is put in place to protect the adjoining SINC, and associated wildlife/habitat. An appropriate planning condition is attached to control this matter.

**Policy 13** of the adopted Renfrewshire Local Development Plan and the supplementary guidance on Flooding and Drainage requires development not to have an adverse impact on existing drainage infrastructure, increase the risk of flooding or result in the loss of land that manages flood risk. On this basis a planning condition has been attached to control this matter to ensure a sustainable urban drainage system is incorporated into the layout and that the existing ponding on Hillfoot Drive is addressed through the delivery of this scheme.

In view of the above, the proposal is considered to comply with Policy 13 and the associated supplementary guidance.

### **Buildings and Design**

The proposed dwellings are of modern design and provide two different house types. The house elevations would comprise of facing brick and a concrete roof tile with an integral garage. A planning condition can be imposed to control the final choice of colour and facing materials to be used.

**Policy 17** of the adopted Renfrewshire Local Development Plan relates to Renewable and Low Carbon Energy Developments and seeks for new developments to install technology that produces low or no amounts of carbon dioxide emissions. The applicant proposes to provide photo voltaic panels on the roofs of the dwellings to contribute towards meeting this requirement. This approach is in line with Policy 17.

### **Representations**

Howwood Community Council have objected to the proposal and six letters of objection were also received. However, it is considered that subject to the attached planning conditions (given the above assessment) the proposed development is considered acceptable and none of the reasons raised are considered sufficient to justify refusal of this proposal.

It is considered that the impact of the development can be effectively mitigated through their application and that in turn the development may also provide an opportunity to resolve existing difficulties that objectors have raised in relation to vehicle speeds and drainage issues at the entrance to the site.

### **Conclusion**

In summary, it is considered that the proposal would create an appropriate residential development within an area allocated for this form of development in the adopted Renfrewshire Local Development Plan (2021) and that subject to the attached planning conditions it

	<p>would comply with relevant policies within the plan and the associated Supplementary Guidance.</p> <p>In view of the above, it is recommended that planning permission is granted.</p>
<b>RECOMMENDATION</b>	Grant subject to conditions

### **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**

1. No development shall commence on site until written approval of:
  - (a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
  - (b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

all prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.
2. That prior to the occupation of any residential unit on the site:
  - (a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
  - (b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use

shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

Reason: To demonstrate that works required to make the site suitable for use have been completed.
3. That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

4. That, prior to the commencement of the development, details of all boundary treatments and garden levels to be formed including the finished floor level of each plot shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, all ground and finished floor levels, boundary finishes, fences, hedgerows and/or walls as may be approved relating to or adjacent to each plot shall be formed prior to the occupation of the dwelling within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

5. That no development shall take place until there has been submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare.

Reason: In the interest of the amenity of the area.

6. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

Reason: In the interest of the amenity of the area.

7. That prior to the commencement of development, details of all off-site infrastructure works, including:
  - a raised table at Hill Road/Bowfield junction;
  - reduction in carriageway width of Bowfield Road to 4.8m to reduce speeds;
  - two new footway extensions on the southern side of Bowfield Road on either side of the junction with Hill Road to provide safe crossing points for pedestrians and cyclists;
  - priority signage for traffic on Bowfield Road, and
  - give way signage and improved visibility splays from Hill Road to the south west (2.5m x 80m) and north east (2.5m x 90m) along Bowfield Road;
  - a 2m footway from the application site to connect directly to the existing footpath on Hillfoot Drive leading to Semple View, with access to the school-house to the east to be provided as a footway crossing.

shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the development shall be implemented only in accordance with such phasing as may be agreed with Renfrewshire Council as Planning Authority, unless otherwise agreed in writing.

Reason: In the interests of pedestrian and traffic safety.

8. That prior to the commencement of development on site, the developer shall submit a detailed drainage strategy for the written approval of the Planning Authority. The strategy shall detail the capture and treatment of surface water run off before it enters the surrounding water environment. Only the approved drainage strategy shall thereafter be implemented on site. For the avoidance of doubt this scheme shall include any measures required for the effective drainage of the access to the application site.

Reason: To ensure that the site is appropriately drained.

9. That all trees adjacent to the boundary of the site shall be protected in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction and BS 3998: 2010 Recommendations for Tree Work.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

10. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Low Carbon Energy Implementation Plan which will include the final details of energy efficiency measures to be implemented at the site as well as consideration of Electric Vehicle Charging Points.

Reason: To promote and implement low carbon measures at the site.

11. That prior to the commencement of development a Traffic Management Plan (TMP) shall be submitted for the written approval of the Council as Planning Authority detailing the transportation and delivery route(s) for construction traffic and the timings, volumes and types of vehicles; arrangements for emergency vehicle access and details of proposed signage during the construction period. For the avoidance of doubt the TMP will take into consideration the safe operation of Howwood Primary School. Thereafter the approved TMP will be implemented to the satisfaction of the Council.

Reason: In the interests of traffic and pedestrian safety.

12. That during the construction phase, all works and ancillary operations which are audible outwith the site boundary shall be carried out only between the hours of 0800 and 1900 on Mondays to Fridays and between the hours of 0800 and 1300 on Saturdays. No such works shall take place on Sundays and Local Public Holidays. Works and ancillary operations which are audible outwith the site boundary shall only be permitted outwith these time periods with the prior written consent of the Planning Authority.

Reason: In the interests of residential amenity.

13. In the interests of clarification parking, including visitor parking, to serve the development hereby approved, shall be provided as per the National Roads Development Guide with parking spaces within internal garages not counting towards parking provision.

Reason: In the interests of pedestrian and traffic safety.

14. That the development site shall be constructed as per the National Roads Development Guide and be offered for adoption once completed. The turning head within the site shall also be provided as per the National Roads Development Guide for residential developments.

Reason: In the interests of pedestrian and traffic safety.

15. That prior to the commencement of development on site, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written approval of the Planning Authority. The CEMP shall include (but not be limited to) provisions in respect of:

- waste management
- pollution control, monitoring, and mitigation
- good practice in environmental and ecological protection including protected species

The approved CEMP shall thereafter be implemented on site during the construction phase.

Reason: To ensure environmental controls are in place during the construction phase in the interests of protecting the water and natural environment.

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 Gwen McCracken on 07483419705.



# Planning Application: Report of Handling

Reference No. 22/0583/PP



## KEY INFORMATION

**Ward:** (11)  
Bishopton, Bridge of Weir and Langbank

**Applicant:**  
Mr Derek Calder  
243 Danes Drive  
Glasgow  
G14 8AH

**Registered:**  
23 August 2022

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Erection of two storey detached dwellinghouse with associated two storey detached outbuilding and landscaping

**LOCATION:** Site on South Western Boundary of West Cottage, Houston Road, Bishopton

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Refuse

## IDENTIFIED KEY ISSUES

- The application site is identified by Policy 8 – Green Belts in National Planning Framework 4 (2023) and Policy ENV1 'Green Belt' of the Adopted Renfrewshire Local Development Plan (2021).
- Bishopton Community Council has objected on the grounds that the proposal would be located within green belt, is out of keeping with adjacent homes and approval would send out the wrong message to other potential developers.
- The proposal does not accord overall with the relevant provisions of National Planning Framework 4 and the Renfrewshire Local Development Plan.

Alasdair Morrison  
Head of Economy & Development

# REPORT OF HANDLING FOR APPLICATION 22/0583/PP

SITE ADDRESS	Site on South Western Boundary of West Cottage, Houston Road, Bishopton
PROPOSAL	Erection of two storey detached dwellinghouse with associated two storey detached outbuilding and landscaping
RECOMMENDATION	Refuse

PROPOSALS	<p>Planning permission is sought for the erection of a detached, two storey dwellinghouse with associated two storey detached outbuilding and landscaping on green belt land at Houston Road near Bishopton.</p> <p>The application site is situated approximately 0.5 kilometres west of Bishopton and comprises a plot of ground measuring an area of approximately 0.23 hectares which is accessed from Houston Road to the north-west. The site extends to a maximum width of approximately 37 metres and depth of approximately 75 metres.</p> <p>The site is largely covered by long field grass and assorted low-lying vegetation, with a short track at its westmost corner offering vehicular access from Houston Road, as well as into an adjacent field to the south-west. The remainder of the site frontage features relatively young trees including hawthorn, holly and beech which appear to have originally been planted as hedging, while a line of evenly spaced mature sycamore trees runs along the south-west and south-east boundaries of the site, separating it from the adjacent fields. The site is situated on a slight side slope which runs downhill from the boundary with the adjacent dwellinghouse towards the south-west.</p> <p>To the north-east, the site is bounded by the first of three detached dwellinghouses which are situated within plots of similar size fronting Houston Road. To the south-west and south-east the site is bounded by fields. Bishopton Cemetery is also situated on the same side of Houston Road approximately 50 metres to the south-west. On the opposite side of Houston Road to the north-west are Ingliston House and Rose Cottage, beyond which is Ingliston Equestrian Centre and Country Club.</p> <p>The proposed dwellinghouse would have its principal frontage facing Houston Road to the north-west. The main body of the house would measure approximately 18.1 metres width by 8.3 metres depth and would feature a dual-pitched roof which would reach a maximum height of some 8.9 metres. At its north-west end, the house would feature an additional flat-roofed section which would project to the rear by an additional approximate 7.3 metres and measure a width of approximately 7.6 metres and height of 6.1 metres. This would contain additional floorspace at ground and first floor level, while also accommodating a sheltered balcony at first floor level.</p> <p>The dwellinghouse would feature a mix of traditional and modern, contemporary finishing materials. These would include zinc cladding to the majority of its walls at first floor level and to its roof, with light</p>
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	<p>brown facing bricks applied to the remainder of its walls and the windows featuring black uPVC frames. The windows themselves would be formed within high, narrow openings which would be formed over the ground and first floor levels. The flat roof at the rear would comprise a sedum green roof, while solar PV panels are also proposed on the rear elevation of the pitched roof over the main part of the house.</p> <p>A proposed outbuilding would sit adjacent to the house on its south-west side and would measure a footprint of some 7.0 metres width by 7.4 metres depth and would feature a dual-pitched roof which would reach a maximum height of approximately 5.5 metres. The building would contain garage space for two vehicles on its ground floor level and additional domestic floorspace at first floor level which would be served by wallhead dormer windows on the front and rear elevations. The finishings of the outbuilding would match the dwellinghouse, with the walls featuring light brown facing bricks and the roof and dormers featuring zinc cladding. Parking would also be accommodated in the front curtilage of the property, along with a front lawn area.</p>
SITE HISTORY	93/0950/PP – Erection of a dwelling house (Planning Permission – in outline) – Refused, 19/11/1993.
CONSULTATIONS	<p><b>Bishopton Community Council</b> – object to the development on the grounds that the proposal would be located within green belt, is out of keeping with adjacent homes and would send out the wrong message to other potential developers who may be considering development within the green belt.</p> <p><b>Communities &amp; Housing Services (Environmental Protection)</b> – No objection subject to advisory guidance regarding potential site contamination.</p> <p><b>Chief Executive's Service (Roads Development)</b> – No objection subject to conditions that:</p> <ul style="list-style-type: none"> <li>- A visibility splay of 4.5 metres x 60 metres x 1.05 metres shall be provided and maintained at all times in accordance with the application drawings; and</li> <li>- A 2 metre wide adoptable footway shall be formed across the Houston Road frontage of the site.</li> </ul> <p><b>Glasgow Airport Safeguarding</b> – No objection subject to standard advisory guidance regarding the use of cranes.</p> <p><b>Scottish Water</b> – No objections.</p>
REPRESENTATIONS	No representations received.
DEVELOPMENT PLAN POLICIES	<p><b>National Planning Framework 4</b></p> <p>NPF4: Policy 1 - Tackling the climate and nature crises</p> <p>NPF4: Policy 2 - Climate mitigation and adaptation</p> <p>NPF4: Policy 3 - Biodiversity</p>

	<p>NPF4: Policy 8 - Green belts NPF4: Policy 16 - Quality homes NPF4: Policy 17 - Rural homes</p> <p><b>Renfrewshire Local Development Plan (2021)</b> Policy ENV1 - Green Belt Policy I1 - Connecting Places Policy I7 - Zero and Low Carbon Buildings</p> <p><b>Renfrewshire New Development Supplementary Guidance (2022)</b> Delivering the Environment Strategy: Housing in the Green Belt; Green Belt Development Criteria Delivering the Infrastructure Strategy: Connecting Places</p> <p><b>Material considerations</b> New Development in the Countryside 2022</p>
PLANNING ASSESSMENT	<p><b>Assessment</b> Section 25 of the Town and Country Planning (Scotland) Act requires decisions on planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the National Planning Framework 4 (2023) and the adopted Renfrewshire Local Development Plan (2021).</p> <p>The fourth National Planning Framework (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government's current view on delivering sustainable, liveable and productive places through the application of spatial principles.</p> <p>Policy 8 - Green belts in NPF4 and Policy ENV 1 of the Adopted Renfrewshire Local Development Plan is applicable for consideration of this proposal wherein the policy principles and outcomes of the green belt objectives are for development to be directed to the right locations.</p> <p><b>Policy 8</b> of NPF4 outlines that residential accommodation will only be supported in the green belt if it is "required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise". It has not been demonstrated that the dwellinghouse in this case is required for the above purpose and the proposal does not therefore comply with Policy 8 of NPF4.</p> <p>The proposal also fails to comply with <b>Policy 16 (Quality Homes)</b> of NPF4 as it is not demonstrated that the house is required to address any shortfall in the area, with the variety of housing needs in the Bishopton and Erskine area already addressed by allocated housing land within the Renfrewshire Local Development Plan.</p> <p><b>Policy 17</b> of NPF4 refers to rural homes and in this respect states that new homes will be acceptable in rural areas if they are situated on a site which is identified for housing in the LDP or reuses brownfield</p>

	<p>land where a return to the natural state has not, or will not happen without intervention. The site is not identified as housing land in the LDP and no evidence has been presented to suggest the site constitutes brownfield land.</p> <p>Policy 17 also allows that residential proposals may be acceptable in rural areas where the proposal makes use of redundant or unused buildings; makes use of or secures the future of historic environment assets; demonstrates a necessity to support the sustainable management of a rural business; offers retirement succession of a viable farm holding; relates to the subdivision of an existing dwelling of appropriate scale; or reinstates a former house or is a one-for-one replacement of an existing permanent house. None of these instances are noted to apply in this case. As such, the proposal is not supported by Policy 17 of NPF4.</p> <p><b>Policy ENV1</b> of the local development plan states that residential development within the green belt will be considered appropriate in principle where it offers a housing land shortfall remedy. As noted above, no such shortfall has been identified in the North Renfrewshire area and the proposal does not therefore accord with this principle.</p> <p>Additional criteria for considering new housing in the green belt are also outlined in Policy ENV1 and the <b>New Development Supplementary Guidance</b> and are considered in turn below:</p> <p><u>Development is required to maintain and support an established activity</u></p> <p>There is no indication that development is required to maintain or support an established activity that is suitable in the green belt.</p> <p><u>There is a need for the residential use to be located outwith the settlement</u></p> <p>It has not been demonstrated that there is a need for the development to be located outwith the settlement.</p> <p><u>Buildings which have special architectural, traditional or historic character may be converted for residential use</u></p> <p>The development does not involve the conversion of an existing building.</p> <p><u>The proposal demonstrates outstanding quality of design, is of an appropriate scale within its setting, and makes a positive contribution to the site and surrounding area</u></p> <p>The applicant has shown that they have given careful consideration to the design of the house and outbuilding, with a range of different initial design options having been set out in their Design, Access and Sustainability Statement. The statement also advises that the development seeks to tie in with the scale, massing and design of the three neighbouring houses to the north-east but to add a contemporary feel to the development. In this respect, the</p>
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	<p>development is of a similar mass to the existing three houses, but would feature more contemporary materials, with the proposed zinc cladding intended to lend a more modern aesthetic so that the development offers its own individuality, while also appearing in context with its rural surroundings.</p> <p>The development in this case is considered in keeping with the scale of the neighbouring houses in the area and also follows the general development pattern formed by the three properties to the north-east. While the zinc cladding differs from the other houses, it would be of an appropriate dark grey colour which would to some extent tie in visually with the existing three properties, while lending the development a contemporary edge as per the intentions of the applicant.</p> <p>However, it is not considered that the design of the house and garage would be of such quality as to add positively to the surrounding rural area to an extent that it would outweigh the lack of a locational justification for the proposal. Additionally, it is observed that other than its position within the plot and approximate massing, the proposal does not take any design cues from other buildings in the area, including the neighbouring three houses to the north-east.</p> <p>It is agreed that the development should not seek to replicate the three existing houses. However, given the rural location of the site the inclusion of some design cues from other buildings in the area would have allowed the development to potentially be a better fit.</p> <p><b>Policy 1</b> of NPF4 requires that planning decisions give significant weight to the global climate and nature crises, while <b>Policy 2</b> requires that development minimises emissions and adapts to the current and future impacts of climate change. <b>Policy 17</b> of the local development plan additionally requires that new build developments should, in meeting building regulation energy requirements, install technology that produces low or no amounts of carbon dioxide emissions in order to contribute to reducing predicted emissions by at least 15% below 2007 building standards.</p> <p>The Council's approved guidance for <b>New Development in the Countryside (2022)</b> builds on this in advising that zero or low carbon technologies require to be integrated into development proposals, 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.</p> <p>The applicant's sustainability statement advises that energy consumption and sustainability would be at the forefront of the development. The statement outlines an intention to "surpass national requirements for new homes". The application drawings include solar PV panels on the rear roof plane, while a SuDS pond is indicated within the rear garden area. The sustainability statement also outlines an intention to incorporate various energy efficient technologies, including Mechanical Ventilation and Heat Recovery, Air or Ground</p>
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	<p>Source Heat Pump Technology, rainwater soak-away and rainwater harvesting provision. Further reference is also made to the sustainability of the building materials and to other measures such as a preponderance of large windows on the south elevation to maximise solar gain and thermal insulation and triple glazing which would reduce heat loss.</p> <p>The statement also outlines measures that could be undertaken to compensate for any biodiversity loss and to plan for biodiversity enhancement such as through wildflower and scrub planting within the plot and bird and bat boxes within its trees.</p> <p>These measures give some support to the principle of <b>Policy 3</b> of NPF4 which states that development proposals will include appropriate measures to conserve, restore and enhance biodiversity which are proportionate to the nature and scale of the development.</p> <p>Notwithstanding these commitments, it is not considered that the design of the development and its contribution to the area would be of such outstanding quality as to outweigh the lack of a demonstrable need for the development to be located within a green belt area.</p> <p><u>The proposal integrates with, complements and enhances the established character of the area</u></p> <p>The positioning and footprint of the house and garage would generally accord with the development pattern offered by the existing three neighbouring houses to the north-east and it is acknowledged that a single dwellinghouse on the site could have some potential to integrate with the existing developments.</p> <p>The application site is also generally well-contained on account of the mature tree line running along both its south-east and north-east boundaries which would be retained. The tree belt is an important feature in the existing rural landscape and the Council's guidance for New Development in the Countryside emphasises the importance of retaining such features. The retention of the trees and general self-contained nature of the site would also reduce the likelihood of development of the site opening up the wider area to significant additional development pressure.</p> <p>Notwithstanding the above factors, the site in its existing condition still contributes to the established rural landscape character and it is not demonstrated that the development is needed in order to enhance the surrounding area, or that the proposal would have any other special qualities that would outweigh the lack of a locational justification, as outlined above.</p> <p><u>Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard</u></p> <p>The proposed development does not constitute a replacement</p>
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	<p>dwellinghouse.</p> <p>On balance, whilst it is acknowledged that the development site does have certain aspects in its favour, there is no locational justification for the development, and it is not considered that there are any other outstanding reasons in terms of the quality of the development that would sufficiently outweigh these considerations.</p> <p>In addition to the above, the development must also be assessed against the green belt development criteria outlined in the New Development Supplementary Guidance.</p> <p>In terms of these criteria, the proposals would result in no loss of prime quality agricultural land and it is not considered that the site constitutes valuable agricultural land. The site has evidently not been cultivated for some years and is overgrown with long grass and shrubs, but is not subject to any statutory or non-statutory nature conservation designations.</p> <p>With respect to traffic and access, the applicant has submitted a plan outlining the visibility splay that could be achieved through the cutting of vegetation along the site frontage. This has been accepted by Roads Development, although it is observed that trees fronting the site would almost certainly require to be removed to achieve this. The trees along the site frontage are largely overgrown hedge trees of limited individual quality, but their removal would still affect the rural character of the wider area.</p> <p>Further to the above <b>Policy I1</b> states that all development proposals require to ensure appropriate provision and accessibility including the ability to connect to active travel and public transport networks. Proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local road network will be supported. It is noted that the development would be able to accommodate the provision of a 2m wide footpath across the frontage of the site and that this could support an aspirational walkable link to the cemetery. However, at this time there is no plan to provide such a link and it would result in an isolated footpath which would not connect to any other footpath as well as being at a considerable distance to any core path. It would also have an adverse impact on the site's natural frontage.</p> <p>In terms of any other infrastructure connections there is no reason to suggest that the site could not be serviced given the nearby infrastructure in the area, whilst Scottish Water has confirmed no objection to the development and have advised that sufficient capacity exists in their infrastructure to support the proposals.</p> <p>In terms of the landscape character, as noted above, the application is unlikely to enhance the surrounding landscape character.</p>
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	<p>In summary, the proposed development is found to be contrary to the relevant policies of NPF4 including Policy 8 - Green Belts and to Policy ENV 1 of the Renfrewshire Local Development Plan, as no locational need for the development to be sited within the green belt has been demonstrated and as there are no other factors in terms of the potential contribution of the development to the surrounding area that would be sufficient to outweigh this consideration.</p> <p>It is therefore recommended that planning permission be refused.</p>
RECOMMENDATION	Refuse

#### **Reason for Decision**

1. The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is a specific locational need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of any demonstrable locational need.

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 Andrew MacKenzie on 0141 487 1375





# Planning Application: Report of Handling

Reference No. 22/0837/PP



Renfrewshire  
Council

## KEY INFORMATION

**Ward:** Ward 1 –  
Renfrew North and  
Braehead

**Applicant:**  
Renfrewshire Council

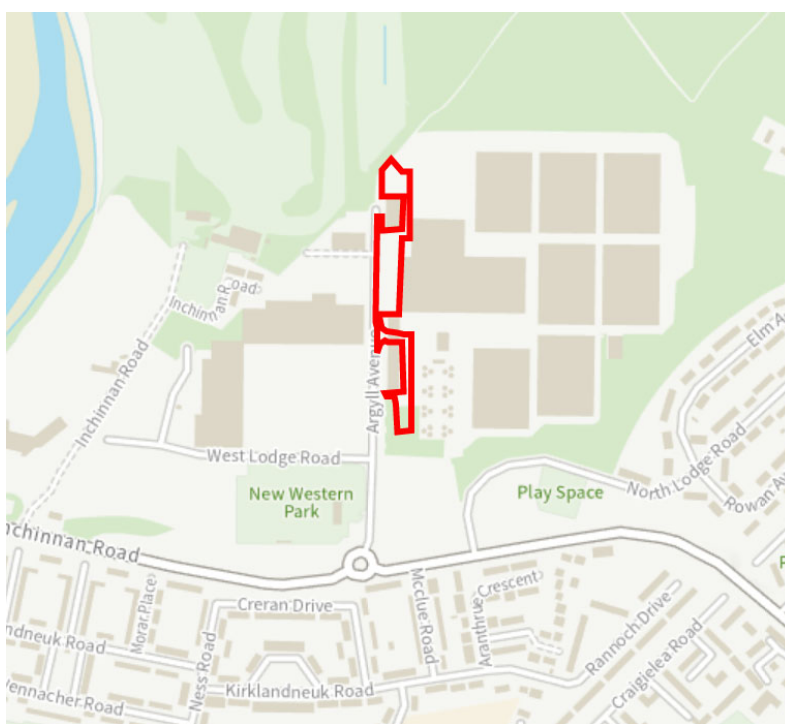
**Registered:**  
13 December 2022

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Formation of HGV layby and extension to car park with associated access, gates, and fencing.

**LOCATION:** 4 Argyll Avenue, Renfrew, PA4 9EB

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Grant subject to  
conditions

Alasdair Morrison  
Head of Economy &  
Development

## IDENTIFIED KEY ISSUES

- The proposed development complies with the Development Plan including Policy 18 & 26 of National Planning Framework 4 and Policy E2 and E3 of the Adopted Renfrewshire Local Development Plan.
- There have been no representations.
- There have been no objections from consultees.

## REPORT OF HANDLING FOR APPLICATION 22/0837/PP

SITE ADDRESS	4 Argyll Avenue, Renfrew, PA4 9EB
PROPOSAL	Formation of HGV layby and extension to car park with associated access, gates, and fencing.
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks planning permission for the formation of a HGV layby and extension to an existing car park with associated access, gates and fencing at the Diageo premises on Argyll Avenue, Renfrew.</p> <p>The proposal is associated with the delivery of the Clyde Waterfront and Renfrew Riverside (CWRR) project. As part of this project Argyll Avenue will be upgraded to form part of the Renfrew North Development Road.</p> <p>At present Argyll Avenue terminates at the northern end of the Diageo premises, and there is no through flow of traffic on the road where it fronts the Diageo site. Diageo undertake security checks on vehicles entering the site, currently while one vehicle is being checked any second vehicle arriving can park on Argyll Avenue without impeding traffic. When Argyll Avenue is upgraded HGV's will no longer be able to park on the road as the aim is to enhance the network along the new north development road.</p> <p>The layby is therefore proposed to accommodate HGVs outside the Diageo site with the ability to park up in the lay by and off the main carriageway to await controlled entry to the premises.</p> <p>The layby will be located on the grass verge and area of staff car parking fronting Argyll Avenue. It incorporates a vehicle barrier that will be controlled via an intercom. The footway will be maintained along the eastern side of the layby. A new palisade fence and gates will be erected along the boundary between the Diageo facility and the new layby.</p> <p>The application also includes an expanded area for staff parking at the southern edge of the Diageo site to compensate for the area that will be lost in the formation of the layby.</p> <p>This report relates to an application that would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board. It was considered that the potential impact of the development on the local community and local environment required it to be fully considered prior to any decision being made.</p>
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SITE HISTORY	<p>Application No: 17/0486/PP Description: The Clyde Waterfront and Renfrew Riverside Project (CWRR) for the construction of an opening bridge across the Rover Clyde, the construction of the Renfrew North Development Road, new and improved cycling and walking infrastructure and associated landscaping Decision: Grant subject to conditions</p> <p>Application No: 17/0213/NO Description: Construction of opening bridge and associated roads and cycleways. Decision: Accepted</p> <p>Application No: 13/0298/HZ Description: Storage of Ethanol (Alcohol) 71 B6 Flammable (115,500 Tonnes) and Ethanol (Alcohol) 71 B8 Highly Flammable (1,037 Tonnes). Decision: Grant subject to conditions</p> <p>Application No: 11/0141/PP Description: Erection of single storey extension to process building Decision: Grant subject to conditions</p> <p>Application No: 08/0213/PP Description: Formation of new external doorway and installation of roller shutter Decision: Grant subject to conditions</p>
CONSULTATIONS	<p><b>Health and Safety Executive</b> – Do not advise against.</p> <p><b>Communities &amp; Housing Services (Environmental Protection Team)</b> – No comments.</p> <p><b>Chief Executive’s Service (Roads Development)</b> – clarification sought on detail of proposal.</p>
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p><b>National Planning Framework 4 (2023)</b> Policy 18 – Infrastructure first Policy 26 – Business and Industry</p> <p><b>Renfrewshire Local Development Plan (2021)</b> Policy E2 – City Deal investment Framework Policy E3 – Transition Areas Policy I1 – Connecting Places Policy P5 – Green/Blue Network</p> <p><b>New Development Supplementary Guidance (2021)</b></p>

	<p>Delivering the Economic Strategy Delivering the Infrastructure Strategy Delivering the Places Strategy</p> <p><b>Material considerations</b> Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal shall require to be assessed against the policies and guidance set out above, the history of the site, the comments of the consultees and any objections received.</p>
PLANNING ASSESSMENT	<p>In considering the development plan, <b>National Planning Framework 4 (NPF4)</b> sets out the most up to date policy position.</p> <p>The proposed development is considered to be a necessary component of the CWRR infrastructure project. It will also safeguard the operations of the Diageo facility. <b>Policy 18 and Policy 26</b> state that proposals which contribute to infrastructure in line with that identified as necessary within the local development plan will be supported. It is considered that the development accords with NPF4.</p> <p>In relation to the relevant policies in the <b>Renfrewshire Local Development Plan (2021)</b>, <b>Policy E2</b> states that the delivery of Renfrewshire's City Deal infrastructure projects and associated development proposals will be supported to ensure the anticipated economic benefits are fully realised.</p> <p>The proposed development is connected with the delivery of the CWRR infrastructure project. It is acknowledged that HGV's currently park on Argyll Avenue whilst they are waiting to enter the Diageo site, and that this does not impede traffic. However, it is also recognised that this practice cannot be sustained once Argyll Avenue is upgraded as part of the CWRR works.</p> <p>The proposed development will therefore ensure the existing operation of the Diageo facility can be maintained without detriment to the flow of traffic along the new Renfrew North Development Road. HGV's will be able to park up in a dedicated lay-by away from the main carriageway and will not impede traffic flows in this regard. Comments made by Roads regarding accidental use of the layby by other road users is noted. However, the barrier is controlled 24hours a day by intercom and this would be lifted should that happen. In addition, a planning condition can be imposed requiring the submission of details in respect of advisory signage.</p> <p>It is considered that the development complies with Policy E2 as it will support the existing business whilst also contributing towards the effective delivery of the CWRR project.</p> <p><b>Policy E3</b> states that Transition Areas aim to support a mix of uses. Development proposals within Transition Areas require to be able to</p>

	<p>co-exist with existing uses, having no significant effect on the character or amenity of the surrounding area.</p> <p>The proposed development will support the operation of an established use within the Transition Area. Additionally, it will allow for the effective implementation of the CWRR project which will improve the infrastructure within the Transition Area making it more attractive to future investment.</p> <p>It is not considered that the development will have a detrimental impact on the character or amenity of the area. The proposed palisade boundary treatment is commensurate with existing boundaries at the site. The compensatory staff parking area to the south has already been formed and is hidden by the boundary wall. The additional plant to the north is again commensurate with the appearance of the site.</p> <p>The development complies with Policy E3.</p> <p><b>Policy I1</b> states that all development proposals require to ensure appropriate provision and accessibility including the ability to connect to active travel and public transport networks. Proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local road network will be supported. It should also be noted that Argyll Avenue is designated as a core path with regard to <b>Policy P5</b> which seeks to ensure that these are protected, maintained, and enhanced.</p> <p>The primary purpose of the development is to ensure the safe and efficient operation of the road network. The shared use cycle and pedestrian path will be delivered as part of the associated larger CWRR project in accordance with details already granted planning consent in relation to the CWRR project.</p> <p>The proposal complies with the Development plan and there are no other material considerations. It is therefore recommended that planning permission is granted.</p>
RECOMMENDATION	Grant subject to conditions

### 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

1. That the HGV lay by and associated realigned footway shall be formed on site in accordance with approved drawing R08-JAC-ZZ-DR-KK-006 P0 (and any subsequent approved amendments to this drawing) and maintained thereafter to

the satisfaction of the Council as Planning Authority.

Reason: To ensure the development is implemented in accordance with the approved plans.

2. That prior to the operation of the lay by, details of the location and design of all directional/advisory signage and road markings shall be submitted for the written approval of the Council as Planning Authority. Thereafter the approved signage and road markings shall be installed and maintained at the site to the satisfaction of the Council.

Reason: To ensure control is retained over any directional signage or road markings installed and visual amenity and road safety is protected.