

Planning Application: Report of Handling

Reference No. 20/0278/PP



Renfrewshire
Council

KEY INFORMATION

Ward (9)

Johnstone North,
Kilbarchan, Howwood
and Lochwinnoch

Applicant:

Manorview Group
Bowfield Hotel
Bowfield Road
Howwood
Johnstone

Registered:

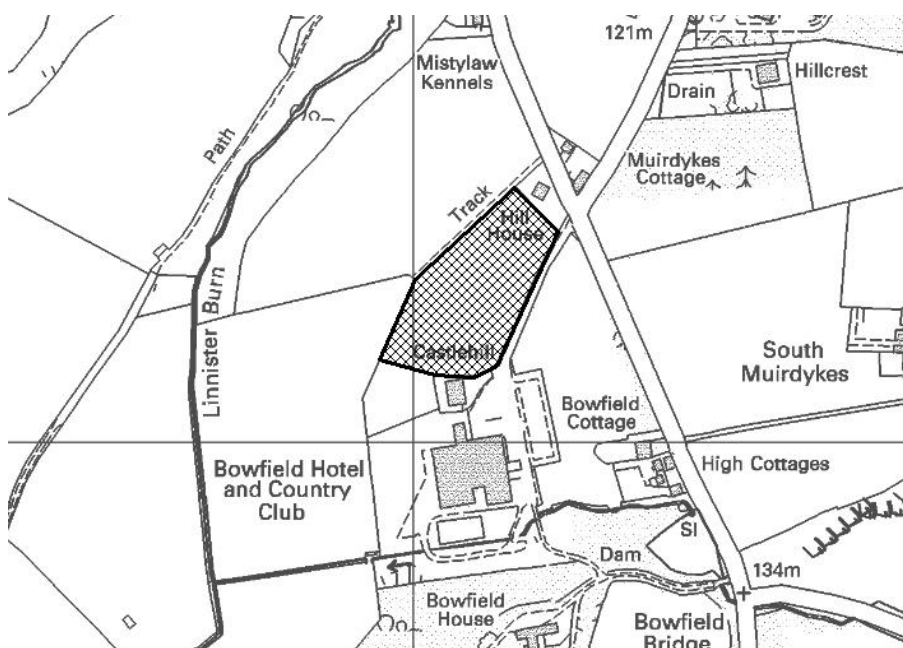
21 May 2020

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Erection of 10 Glamping Pods

LOCATION: Bowfield Hotel and Country Club, Bowfield Road,
Howwood

APPLICATION FOR: Full Planning Permission



© Crown Copyright and database right 2020. All rights reserved. Ordnance Survey Licence number 100023417.

RECOMMENDATION

Grant subject to
conditions

IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) and the associated New Development Supplementary Guidance.
- 23 representations have been received where concerns over amenity, noise, privacy and parking have been raised.
- Howwood Community Council gave support to the objections from the residents that live around the development. There have been no objections from any other consultees.
- The proposal will not result in a significant impact on visual amenity or local landscape character, while the road network is able to accommodate the development.
- The form, siting, design, density, external finish and layout of the proposed development is acceptable.

Fraser Carlin
Head of Planning and
Housing

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION 20/0278/PP

APPLICANT:	Manorview Group
SITE ADDRESS:	Bowfield Hotel and Country Club, Bowfield Road, Howwood
PROPOSAL:	Erection of 10 Glamping Pods
APPLICATION FOR:	Full Planning Permission

INTRODUCTION	<p>This report relates to an application for planning permission which proposes the erection of 10 Glamping Pods. This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer.</p> <p>However, a request has been submitted by three Members, within 21 days of an application appearing on the Weekly List, that the matter be removed from the Scheme of Delegation for determination by the Board.</p> <p>This request was submitted in line with the Scheme submitted to Scottish Ministers and approved by Council on March 1st 2018 and has been subject to discussion between the Convenor of the Communities Housing & Planning Board and the Head of Planning & Housing who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>23 representations have been received which can be summarised as follows: -</p> <p>1. The site is in Green Belt in a rural / countryside location which is contrary to policy. Any economic benefit should not outweigh this allocation.</p> <p>Response: Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) states that appropriate development within the Green Belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance. The Policy outlines that support will be given to developments that demonstrate diversification with the Green Belt and rural areas.</p> <p>The Supplementary Guidance specifies tourism development is acceptable in principle within the Green Belt subject to compliance with the tourism criteria set out in the Supplementary Guidance.</p>

	<p>Therefore, tourism development providing an extension and enhancements to an established facility, which is also in the Green Belt, is acceptable in principle. It is the detail of the proposals for the 10 Glamping Pods which required further consideration which is set out in the body of the report.</p> <p>2. Impact on landscape.</p> <p>Response: This site is relatively flat with existing hedging, landscaping, trees to the field boundaries. The glamping pods will inevitably create an impact on the immediate landscape when viewed from the existing access road.</p> <p>However, the site will also be nestled in-between the backdrop of the hotel facility as well as existing housing. Given that the proposal is an extension to the existing establishment, the impact on the local landscape character is not considered to be significant.</p> <p>On the wider landscape setting, the intrusion of the landscape character is minimal.</p> <p>3. Environmental consequences such as air pollution, light pollution</p> <p>Response: This matter is addressed in the response from the consultees below.</p> <p>4. Impact on residential amenity caused by noise and disturbance from pod occupiers.</p> <p>Response: Noise levels or anti-social behaviour would be a matter for the applicant to address through the management practices and the license to operate.</p> <p>The applicant also agreed to move the nearest pod at the north end of the site from 18m to 22m from the residential property at Hill House and to plant a conifer hedge along this boundary against the existing mature tree line.</p> <p>5. Connection to drainage, water supply issues.</p> <p>Response: The applicant has confirmed that in discussions with Scottish Water the proposal can be accommodated. A condition will be attached to ensure evidence that there is capacity to serve each pod.</p> <p>6. Residential Amenity - The pods may have a detrimental impact on privacy.</p> <p>Response: There are mature trees between the nearest</p>
--	--

	<p>residential property at Hill House to the north.</p> <p>The applicant also proposes to screen each pod with landscaping.</p> <p>7. There would be an impact on the road network, junction/access issues, increase traffic and there is insufficient parking.</p> <p>Response: Environment and Infrastructure Services (Roads/Traffic) were consulted and have no objections to the proposal.</p> <p>8. Concerns over waste management and traffic management.</p> <p>Response: This would be a matter for the applicant to address through the management and operation of the hotel operation.</p> <p>9. Consultation/lack of notification</p> <p>Response: The statutory requirements under the Planning Act(s) and Regulation were met.</p> <p>10. Disturbance/distress to local livestock</p> <p>Response: Given this proposal sits in-between the existing hotel establishment and residential homes with existing landscaping, field hedges and trees as well as the proposals to increase the landscaping on the site and surrounding the individual pods, the impact is not considered to be significant.</p> <p>11 Construction disturbance, health and safety risk from fires, hot tubs and BBQs, litter, crime, conditions on legal title for site.</p> <p>Response: These are all issues which are not material planning considerations that can be taken into account when considering the application.</p>
CONSULTATIONS:	<p>Environmental Protection Section - No objections subject to conditions which require survey work in relation to ground conditions.</p> <p>Response: Noted. This can be addressed with the imposition of appropriate planning conditions.</p> <p>Director of Infrastructure and Environment (Roads): - No objections.</p> <p>Response: Noted.</p>
DESIGN/PLANNING STATEMENT:	<p>The applicant's agent has submitted a statement which explains that the pods would be managed by the Bowfield Hotel and</p>

	<p>Country Club which is an established facility.</p> <p>The statement explains that the pods will be a part of the hotel operation and not a separate business. They will be under the supervision of the Bowfield Hotel and the hotel reception will be the contact point for all guests staying in the accommodation.</p> <p>The pods are single storey timber structures consisting of a living area/bedroom, another bedroom, washing facilities, decking area and hot tub. They propose to provide additional capacity, and an alternative to traditional hotel accommodation.</p> <p>The document states that the layout and arrangement of the pods on the site have been orientated to maximise privacy.</p> <p>Response: The document is considered to be adequate for the purpose of assessing the application.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan August (2014)</u> Policy ENV1 - Green Belt Policy E4 - Tourism</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy - Environment Development Criteria, Acceptable forms of Development in the Green Belt and the Green Belt Development Criteria</p> <p>Delivering the Economic Strategy – Tourism</p> <p><u>Proposed Renfrewshire Local Development Plan (2019)</u> Policy ENV1 – Green Belt Policy E4 – Tourism</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Environment Strategy – Green Belt, Acceptable forms of Development in the Greenbelt</p> <p>Delivering the Economic Strategy - Tourism</p>

PLANNING HISTORY	<p>There have been various planning applications over the years at this site with the most recent being an application for extensions to the hotel which was approved with conditions following an Appeal to the Scottish Ministers in June 2015 (Ref: 14/0367/PP). This consent has not been implemented and the consent has subsequently expired.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of 10 glamping pods in a field immediately to the north of Bowfield Hotel, Bowfield Road, Howwood, Johnstone.</p> <p>The pods would be lightweight timber frame construction on concrete pads and would be stained in natural colours with a</p>

	<p>felt shingle roof.</p> <p>Each pod would be approx. 4.0m at the highest point over the central living area which lowers in height to approx. 2.8m with a pitched roof over the bedroom and shower areas. The floor area would be approx. 45sqm and each pod would have decking of approx. 20sqm to provide space for a hot tub. The hot tubs would be positioned to the south of the pods and screened by a partition elevation.</p> <p>It is also proposed to screen the pods with mature conifers.</p> <p>It is not proposed to form a new vehicular access into the site and parking associated with the pods would be provided within the hotel car park.</p> <p>The pods would be accessed via paths constructed from materials such as bark, with large areas of rough cut grass, and closer cut nearer to the pods.</p> <p>Access paths would be lit by ground-level energy efficient edge lighting to provide safe routes. Exterior lights, including those at front doors of the pods, would be in accordance with the 'Dark Skies' design principles.</p> <p>The application site relates to a relatively flat, roughly managed grassed field to the north of the hotel approx. 1km south of Howwood and approx. 25m west of the B776.</p> <p>The nearest residential property (Hill House) is situated approx. 22m from the nearest pod. During discussions with the case officer, the applicant agreed to move this pod further south from the boundary with the residential property and to plant a mature conifer hedge along this boundary.</p> <p>There are already existing mature trees along this boundary, and it is not proposed to remove any existing trees within the site.</p>
ASSESSMENT	<p>The application site is located within Green Belt as identified in the Adopted and Proposed Renfrewshire Local Development Plans where Policy ENV1 (Green Belt) would be applicable.</p> <p>Policy ENV1 in states that appropriate development within Green Belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>Policy ENV1 also outlines support for developments that are able to demonstrate diversification within Green Belt and rural areas which promote new employment, tourism opportunities and/or community benefits.</p>

	<p>Specifically in relation to the Supplementary Guidance on Green Belt, 'Acceptable Forms of Development in the Green Belt include tourism development which is acceptable under Policy E4 of the Local Development Plan and complies with the Tourism Criteria set out within the supplementary guidance.</p> <p>Policy E4 outlines that sustainable tourism development including new or expanded tourism-related facilities will be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> • Proposed development is capable of strengthening the appeal and attraction of Renfrewshire to a range of visitors; • the scale of the development is proportionate, fits well with the location and would be compatible with neighbouring uses; • the development will complement existing tourist facilities, • additional visitors can be accommodated by existing infrastructure, and; • the development can demonstrate a site specific locational need. <p>Turning firstly to the requirements of Policy E4, the glamping pods would enhance the tourism offer at the site.</p> <p>The proposed development is considered to be proportionate to its location. This would be both in terms of the scale of the development in a visual sense, and the impact on local infrastructure.</p> <p>With regard to visual impact, the pods are low profile (4m in height at the highest point). Finishing materials are considered to be acceptable. The applicant also proposes screening of each pod with mature conifers including additional landscaping along the norther boundary.</p> <p>In instances where views of the pods and associated infrastructure will be available it is not considered that they will have a significant detrimental impact on the landscape setting of the area, the openness of the green belt of the visual amenity of the place.</p> <p>With respect to local infrastructure, the Director of Environment and Infrastructure (Roads) has not objected to the development on grounds of access, traffic or parking as additional visitors can be accommodated within the existing infrastructure.</p> <p>The Council's Environmental Protection Section has also offered no objection to the application with respect to noise.</p> <p>With regard to demonstrating a site specific locational need, the use would be ancillary to a well established hotel and can be</p>
--	---

	<p>justified on the basis that there is likely to be demand for tourist accommodation in the area.</p> <p>In view of the above, it is considered that the proposed development complies with Policy E4. The proposal is also therefore considered to be compliant with Policy ENV1 in principal as the development can be considered as an acceptable form of development in the Green Belt.</p> <p>The proposal must also be assessed against the relevant criteria within the New Development Supplementary Guidance.</p> <p>With regard to the criteria on green belt development, there will be no loss of prime quality agricultural land.</p> <p>It has been demonstrated above that the local road network can accommodate the development with respect to traffic and access.</p> <p>With regard to tourism, the supplementary guidance states that the creation of new tourist facilities including caravan, camping and chalets should be supported where the development is justified against the majority of the identified criteria.</p> <p>The proposal will make a contribution to the local economy by providing accommodation for tourists which will allow them to reside in the area and support local businesses.</p> <p>The proposal will not result in a significant impact on visual amenity or local landscape character, while the road network is able to accommodate the development.</p> <p>The design of the pods is appropriate to the site, and the amenity of the surrounding area will not be significantly affected by the nature of the proposed development.</p> <p>Finally, the scale, positioning and location of the development is considered to be appropriate, and a site specific locational need has been demonstrated.</p> <p>In view of the above, the proposed development is considered to comply with the new development supplementary guidance on delivering the economic and environmental strategies and is in accordance with Policies ENV1 and E4 of the Adopted (2014) and Proposed (2019) Renfrewshire Local Development Plan and Supplementary Guidance.</p> <p>In summary, it is considered that the proposal would offer a positive tourism development resulting in a well – laid out and designed site to encourage visitors into the area, all to the benefit of local businesses.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

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

Conditions

- 1 That no development shall commence on site until the written approval of: -
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

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

- 2 That prior to the occupation of the glamping units hereby approved: -
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; and/or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use shall be submitted to the Planning Authority and approved in writing.

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

- 3 That prior to the occupation of the glamping units hereby approved, all planting as detailed on Drawing No.01 (Rev D) shall be completed; and any trees, shrubs which are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

- 4 Prior to the commencement of operation of the development hereby approved, the developer shall provide evidence of sufficient capacity in the private water supply to serve the additional holiday lodge properties.

Reason: To ensure the site can be made suitable for the proposed use.

- 5 That the structures hereby approved are granted consent for a maximum of 10 years from the use of the first pod on site commencing. After which time Planning Consent should be sought to retain the structures or they should be removed and

the land restored to the satisfaction of the Planning Authority.

Reason: In the interests of amenity as this consent refers to non-permanent structures.

- 6 Not more than 10 pods shall be accommodated on the site and the units shall be positioned within the site as demonstrated on approved Proposed Site Plan Drawing No1 Rev D.

Reason: In the interests of visual amenity and to protect the openness and character of the green belt.

- 7 The units hereby approved shall be used only for tourist accommodation as part of the adjoining Hotel Complex and shall not be used for permanent residential accommodation or sub-divided as a separate business.

Reason: To define the permission, in the interests of amenity and to ensure that the development remains consistent with the green belt policies of the development plan.

- 8 Prior to the commencement of use of the facility hereby approved, details of the proposed lighting scheme shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of visual and residential amenity to control the lighting arrangements and to ensure appropriate luminance.

Fraser Carlin
Head of Planning and Housing

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