

# Appellant Submissions

# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS; THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008; AND THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

Please use BLOCK CAPITALS if completing in ink

The completed notice of review and any supporting documents should be sent by e-mail to **lrb-planning.cs@renfrewshire.gov.uk**, or by mail or by hand to the Head of Corporate Governance, Finance & Resources, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1TR.

## Applicant(s)

Name	<input type="text" value="Alan Quinn"/>
Address	<input type="text" value="6 Edenhall Grove,&lt;br/&gt;Mearnskirr,&lt;br/&gt;Glasgow,&lt;br/&gt;G77 5TS"/>
Postcode	<input type="text"/>
Contact Telephone 1	<input type="text"/>
Contact Telephone 2	<input type="text"/>
Fax No	<input type="text"/>
E-mail*	<input type="text"/>

## Agent (if any)

Name	<input type="text" value="John Smith - Scotplan"/>
Address	<input type="text" value="Scotplan&lt;br/&gt;17 Hollybush Lane,&lt;br/&gt;Castlebank,&lt;br/&gt;Port Glasgow&lt;br/&gt;PA16 4QZ"/>
Postcode	<input type="text"/>
Contact Telephone 1	<input type="text" value="07825 654790"/>
Contact Telephone 2	<input type="text"/>
Fax No	<input type="text"/>
E-mail*	<input type="text" value="john.smith@scotplan.co.uk"/>

Mark this box to confirm all contact should be through this representative: ☒

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority	<input type="text" value="Renfrewshire Council"/>		
Planning application reference number	<input type="text" value="18/0665/PP"/>		
Site address	<input type="text" value="Laigh Hatton, Greenock Rd, Bishopston"/>		
Description of proposed development	<input type="text" value="Erection of 18 Holiday Lodges"/>		
Date of application	<input type="text" value="27/09/18"/>	Date of decision (if any)	<input type="text" value="05/11/18"/>

**Note.** This notice must be served on the Council within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- |  |                                     |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application)   | <input type="checkbox"/>            |
| 2. Application for planning permission in principle  | <input checked="" type="checkbox"/> |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/>            |
| 4. Application for approval of matters specified in conditions   | <input type="checkbox"/>            |

**Reasons for seeking review**

- |   |                                     |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer  | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/>            |
| 3. Conditions imposed on consent by appointed officer   | <input type="checkbox"/>            |

**Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- |   |                                     |
|---|-------------------------------------|
| 1. Further written submissions                                    | <input checked="" type="checkbox"/> |
| 2. One or more hearing sessions                                   | <input checked="" type="checkbox"/> |
| 3. Site inspection  | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/>            |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

The refusal has raised questionable reasons for refusal.

**Site inspection**

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- |  | Yes                                 | No                       |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

## Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Not applicable

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☒ No ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

Although an outline application, this further information including the Engineers new submission, explains the relevant circumstances.



## List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

All as per the attachments and appendices.

**Note.** The Council will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at Renfrewshire House, Cotton Street, Paisley until such time as the review is determined. It may also be available on the Council's website.

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## Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**Note.** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

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## Declaration

**I the applicant/agent [delete as appropriate] hereby serve notice on the Council to review the application as set out on this form and in the supporting documents.**

Please sign or type your name if sending by e-mail

John Smith.

Date

04/02/19

**For office use only:**

**LRB Reference No:**

## Clydeview, Greenock Road, Bishopton



### Planning Review Submission

The planning process allows this refusal to be taken to the Renfrewshire Council Review Panel and the following matters are considered relevant to assist in having this matter fairly reconsidered.

In essence, the issue is;

Can the Council reconsider whether or not the Council Officers have given fair consideration to all issues before rejecting this Outline application.

That includes:

- National Scottish Government aspirations for tourism and related factors.
- Local Government Planning guidance.
- Lack of meaningful response and assistance in agreeing Council policy relating to Tourism accommodation.
- Substantial expert opinion re optimum tourism locational factors.
- Criticism of perceived development details re final building levels when it is acknowledged that this is an Outline Application.
- Current inconsistent translation of tourism policy in support of development elsewhere in Renfrewshire Council.

The attached notes carry out this assessment and use comparisons of this proposal with the scale of and policy relevance of other tourist lodge developments that have been recently permitted in Renfrewshire.

It is therefore recommended that this Review process should acknowledge these discrepancies in the planning officer's assessment and conclusions, and grant consent for this outline application.

This will allow the applicant the opportunity to come forward with details that will reassure the planning officers that nothing that is not already accepted in principle elsewhere, is being considered and promoted.

## 1. Background planning factors

The Planning officer's report and reasons for refusal states:

*"The proposal is contrary to the provisions of Policy ENV1 "Green Belt" and E4 "Tourism" and the new Development Supplementary Guidance on Delivering the Environment and Economic Strategies in that the proposed development is likely to have a significant impact on the existing local landscape character of the area given the elevated position of the site from the road and the nature of the development would be out of character in this prominent location with existing built development within the rural environment."*

In addition, attempts were made to receive clarification of the officer's translation of policy, which has since led to this refusal. That approach culminated in an email to Fraser Carlin and relevant emails are attached in Appendix 1.

It would appear that the officer's position is now limited to and focussed on the proposed development having:

***a significant impact on the existing local landscape character of the area given the elevated position of the site from the road***

and

***the nature of the development would be out of character in this prominent location with existing built development within the rural environment."***

It is difficult to understand why that request for specific information could not have come from Fraser Carlin when it was first requested in March 2018, but at least we now can provide the information that has been his concern.

## 2. Analysis of Officer's Response

The officers report covers a range of matters but concludes with the overriding issue and reason for refusal which is:

*"that the proposed development is likely to have a significant impact on the existing local landscape character of the area given the elevated position of the site from the road."*

In our opinion, endorsed by the views of the full complement of the Community Council, the landscape character of the development site can be described as an open undeveloped gap site between the old and the current A8 which has previously suffered from a travelling people encampment, Council action creating an unfinished road closure with land fill and concrete bollards, and the establishment of Japanese knotweed, and permanent problems of fly tipping adjacent to the link road between Greenock Road and Old Greenock Road. Details of these factors are attached as Appendices.

### 3. Green Belt Development Criteria

*Renfrewshire Local Development Plan  
New Development Supplementary Guidance  
Adopted November 2014*

The greenbelt development criteria states “Developments should demonstrate that the proposal supports diversification, promoting sustainable economic growth as well as having no significant adverse impact on the character of the green belt.

All developments within the green belt require to be assessed against the following criteria:

- *“There should be no loss of prime quality agricultural land or land of lesser quality that is locally important in line with SPP”;*

**Accepted and complied with.**

- *“Traffic and access infrastructure can be sensitively accommodated”;*

**Accepted and complied with.**

- *“There will be no significant effects on public water supply and water courses from any pollution risk”;*

**Accepted and complied with.**

- *“The local landscape character will be maintained and enhanced”;*

**Accepted and complied with.** Although this has been given as one of the prime reasons for refusal it is questioned if the officers have given due consideration of all landscape character factors, bearing in mind that this is an outline application, and that the landscape character of the site in question is one of dereliction and misuse. In particular, the site sits below the existing level of the A8 Greenock Road, and the levels for the development to accommodate gravitational flow for drainage is to be dropped further. The indicative layout already submitted indicates a new landscaped buffer and potentially gabion fronted boundary treatment to the proposed lodges. Future details can accommodate further proposals to remove current landscape dereliction from the site and offer significant landscape enhancements as a setting to the lodges.

- *“Appropriate proposals to protect and provide access to open space have been incorporated”;*

**Accepted and complied with, including the suggested added extensions to the Core Paths serving this site.**

- *“Development layout, design and siting should respect and incorporate important landscape features such as traditional field enclosures, water courses and features, woodlands and skylines”;*

**Accepted and complied with.**

- *“It can be demonstrated that there is careful consideration of the design, scale and grouping of any buildings”;*  
**Accepted and able to be complied with at detailed stage.**
- *“Appropriate landscaping proposals have been incorporated”;*  
**Accepted and able to be complied with at detailed stage.**
- *“There are adequate services available for the development”;*  
**Accepted and complied with.**
- *“There is no significant detrimental effect on identified nature conservation interests, including species and habitats.”*  
**Accepted and complied with.**
- *“All buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding.”*  
**Not relevant.**

The Planning Officer’s report tends to suggest that this site is a perfect example of attractive open agricultural land that requires to be protected at all costs and should not be considered as acceptable for tourist lodge development.

The photographs below in Appendix 3 show this to be anything but the case.

Not only has the site had numerous years of neglect, land raising and fly tipping but the landscape character of the site should realistically be described as derelict and in need of enhancement.

#### **4. Objections**

Based on the other justification factors in this submission, it is concluded that any concerns from potential objectors re detailed matters will be adequately addressed at the detailed submission stage.

In relation to this Appeal, there are a number of matters assessed by the relevant Council Planning officers, and these matters include submitted objections to the application. The objections relate to:

- Views of the neighbouring properties and their value. This is not a legitimate planning issue.
- Nuisance from noise. This would not be permitted and would be controlled by on-site lodge management.

- The use of existing closed access road. This is an adopted road controlled by Renfrewshire Council and Road Department officers have given favourable responses to it being reopened with total control and formal closure of the western end for that purpose.
- Issues associated with contamination. Any matters associated with concerns about contamination of the burn would be controlled by SEPA.
- Concerns re Japanese Knotweed. All JK would be removed for the development of the site and would be done by appropriate site clearance processes as controlled by SEPA.
- Traffic and the claim of at least 2 fatalities. This is misleading as these incidents must have occurred many years ago. Advice from Renfrewshire Council Roads Department advised the use of “Crashmap” and that source reported only a number of slight accidents on the A8 between the period from 2003 to now with NO fatalities.

## **5. Planning Approvals for Holiday Lodge development elsewhere in Renfrewshire**

Mar	14/0500/PP
Netherton	18/0598/PP
Barochan	18/0871/PP

### **MAR**

It is accepted that the Mar proposals will provide a contribution for the additional tourist accommodation as required by the current Scottish Government guidance in attempting to increase tourism revenue by £1billion per annum by 2020. The proposed development which has not yet commenced provides for an additional 20 lodges in the grounds of Mar Hall.

Interestingly 2 additional lodges have been consented and they are some 400 metres from the Hotel whilst the proposals for Clydeview provides accommodation within 700 metres of Ingliston.

The proposed Mar Hall lodge development was considered acceptable and approved by Renfrewshire Council Planning Officers although it was acknowledged that the proposals had visual impacts on the Clyde foreshore and the RAMSAR designated area immediately to the north of the Mar Hall Golf Course and Mar Hall lodge development site, whereas Clydeview has no such sensitive designations to address.

## NETHERTON

The Netherton development has now commenced and provides for 3 raised lodge / mobile home platform sites within an isolated wooded area but with no direct connection to any nearby tourist facilities. Gleddoch House Hotel is within sight of Netherton some 900 metres away but the pedestrian route between the two (with no secure core footpath provision) means that Netherton is some 1200 metres away from Gleddoch.

## BAROCHAN

The planning report acknowledges that this location is some distance from Ingliston and has not been promoted to expand adjoining tourist facilities but is an isolated tourist lodge development for 6 properties.

The relatively isolated nature of the proposal does not accord with recognised tourism requirements for accessible easily located facilities close to major road and motorway networks. This has not been considered to be of importance (to attract holidaymakers to the accessible motorway network serving Glasgow Airport and the Ayrshire, Argyll hinterland and good connections to Renfrewshire and central Glasgow) but obtained consent from Council officers.

The approval of these sites with sensitive and long range views seems inconsistent with the rejection of the Clydeview site which has the added advantage of excellent communication and public transport routes, proximity to tourist facilities such as Ingliston, and the added bonus of providing much needed development to remove the site dereliction conditions and remove the continued threat of fly tipping from the access roadway to Ingliston.

## 6. Connectivity

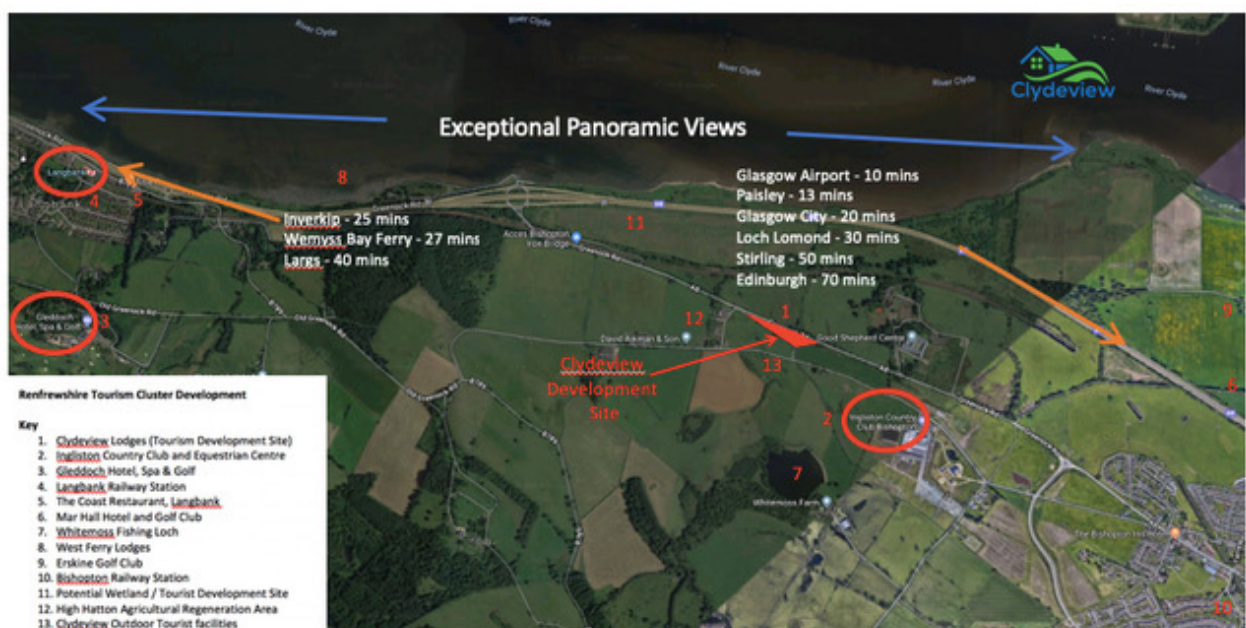




Photo below: A8 Heading West



Photo below: A8 Heading East





The Council's New Development Supplementary Guidance gives policy advice in appraising a wide range of matters including "Connecting Places "

The Supplementary Guidance states:

*In determining any application for development, the Council will take into account the relationship between the development and/or land use and transport requirements in particular the nature, scale and location of the development proposal and its requirement to support sustainable travel and transport measures where relevant and where a need is identified.*

*All proposals will be judged against the following criteria:*

- *The suitability of the location taking account of its function and accessibility;*
- *The provision of a safe and convenient pedestrian and cycle access to and within the development which can be used by all potential users, with links to existing or potential pedestrian/ cycle routes;*
- *Ensure the implementation of pedestrian routes to public transport/ services/open space;*
- *Provide access to public transport networks which should be within 400 metres walking distance of the development;*

All of these requirements have been complied with at Clydevew, but have not been used as determining factors in approving the holiday lodge developments referred to above, which have already been consented by the Council.

Furthermore, the fact that the site benefits from a designated Core Path running through it has also been reported to and acknowledged by Bishopton Community Council. That in turn has led to further recommendations that the opportunity to extend the footpath network from Clydevew to Ingliston should be appraised. Currently 2 options for such a connection have been identified and are being appraised by Bishopton Community Development Trust who have acknowledged potential funding for such potential improvements.

## **7. Conclusions**

**The planning officers have seen fit to ignore the potential development benefits of this location, both in terms of complying with Government aspirations for tourism but also the benefits to this location, which was chosen after a detailed site selection process and an availability appraisal. Instead they have singularly focussed on a non-justifiable stance in relation to their translation of landscape character.**

**They have also seen fit to ignore requests for the translation of Council Policy to ensure a compliant local plan assessment can be offered.**

## **8. Recommendations**

Whilst it is important to ensure that any development proposal accords with the development plan policies, it is also important to ensure that any emerging economic development facilities meet the requirements established by the Scottish Government for it and tourism is no exception.

The Scottish Government has set an aspiration for the tourism sector of increasing annual turnover by £1 billion by 2020.

Agencies such as the Scottish Tourism Board (now VisitScotland) and the STA (Scottish Tourism Alliance), have identified important factors with scenic views being by far the strongest determinant for holidaymakers in Scotland.

The importance of relevant factors was incorporated in the site finding process from day one and a series of map plotting exercises were carried out by Atmos (a major environmental and landscape assessment consultancy practice based in Edinburgh).

The findings of that process identified a core search area in the Bishopton / Langbank corridor and that led to identifying relevant land owners and available land, and hence the acquisition of Clydevue for this development.

It would appear that this detailed professional process has been given no weight and the planning officers have determined the proposals on their translation of Local Plan policies written before the Scottish Government's requirement for economic enhancement for the tourism sector were introduced.

In addition, submissions made re such factors to the emerging Local Plan for amended policies for Tourism, have also been ignored.

What is critical in any such assessment is that certain factors such as scenic views, proximity to excellent transport routes and proximity to Glasgow Airport are factors that cannot be changed by design or detailed development alterations. Such factors determine where development should go. Factors such as landscape and architectural and environmental impact can be amended and enhanced at the detailed design stage and whilst important, should not rule out well located development which can be improved with additional planting at the design stage.

It is therefore recommended that the Clydevue proposals, which address the prime location factors for tourism development, whilst at the same time removing a recognised vacant and derelict site with continuing fly-tipping problem and improve an existing junction's sight lines to Greenock Road must surely be consented.

Such a consent will allow the developers the opportunity to ensure that the planning officer's concerns re visual impact, landscape assessment and density of development are addressed in full at the detailed application stage.

**As this is an outline application there is flexibility in relation to the positioning, number and scale and architectural detailing of the proposed lodge development.**

**It is therefore recommended that this Review process should acknowledge these planning assessment discrepancies, and grant consent for this outline application.**

**This will allow the applicant the opportunity to come forward with details that will reassure the planning officers that the proposed development is comparable with standards which are accepted in principle for Tourist Lodge development elsewhere in Renfrewshire, and consent is thereby granted.**

## Appendix 1

### Correspondence to and response from Renfrewshire Council

**From:** john smith [<mailto:john.smith@scotplan.co.uk>]

**Sent:** 16 March 2018 15:40

**To:** Fraser Carlin <[fraser.carlin@renfrewshire.gov.uk](mailto:fraser.carlin@renfrewshire.gov.uk)>

**Cc:** Mary Crearie <[mary.crearie@renfrewshire.gov.uk](mailto:mary.crearie@renfrewshire.gov.uk)>; 'Alan Quinn' [REDACTED]

**Subject:** RDC Response

Fraser

I refer to my attached email of 1<sup>st</sup> March and would be grateful if you could acknowledge receipt of this email and let me have an indication of a likely timetable for a response to my specific questions.

Regards

John/Alan

Clydeview

John M Smith

Director

**SCOTPLAN**

92 Main Road

Langbank

Renfrewshire

PA14 6UX

Office        01475540630

Mobile       07825654790

**From:** john smith <[john.smith@scotplan.co.uk](mailto:john.smith@scotplan.co.uk)>  
**Sent:** 01 March 2018 11:50  
**To:** [fraser.carlin@renfrewshire.gov.uk](mailto:fraser.carlin@renfrewshire.gov.uk)  
**Cc:** 'Alan Quinn' [REDACTED]; 'John Smith' <[john.smith@scotplan.co.uk](mailto:john.smith@scotplan.co.uk)>;  
[mary.crearie@renfrewshire.gov.uk](mailto:mary.crearie@renfrewshire.gov.uk)  
**Subject:** RDC Response

Fraser

Thanks for your reply to my last email dated 6<sup>th</sup> February and I appreciate we could submit an outline application as you suggest.

However, we have tried to understand RDC's specific policies relating to tourism accommodation, hence my very specific questions, which unfortunately, remain unanswered despite writing last August (7<sup>th</sup>) and again on 12<sup>th</sup> January 2018. It is important for me and my Business Partner to fully understand the Council's policies prior to submitting any application.

Following extensive site evaluation suitable for a local tourist development and a review of the documented local policies, we believe that the proposed development accords with the Local Plan Greenbelt and Tourism Development policy. We strongly believe our proposed development meets the criteria below and are perplexed at your officer's negative translation. If we're not meeting the criteria below, I'm not sure any new tourist development will be permitted in Renfrewshire (unless it is an expansion of existing tourist development), hence we do not agree with the initial response we have received.

*Unfortunately, we have not been able to progress matters as our requests to obtain information about such a translation has not been responded to since 7<sup>th</sup> August, which is almost 7 months of a delay in this planning process. However, we would much prefer to bottom out your policy concerns and fully address them before progressing a planning application, which we are keen to progress.*

The outstanding questions in response to your officer's reply (below) are shown in RED and we would appreciate the Council's response to these reasonable questions.

### **Council Response**

***While the principle of a tourist related development in the Greenbelt is not contrary to Policy ENV 1 (Green Belt) of the Local Development Plan, Policy E4 states that proposals for the development of tourist facilities will be supported where it can be demonstrated that:***

- ***The scale of the proposal is proportionate and fits in well with the location;***
- ***The development will complement existing/proposed tourist facilities in that area;***
- ***Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities and;***
- ***The development can demonstrate a site specific locational need.***

*This policy statement is misleading as it does not give full information to address this as a potential concern.*

*What does proportionate refer to?*

- 1. Proportionate to the scale of the need for tourist accommodation.*
- 2. Proportionate to the capacity of the road network to accommodate the size of the proposed development.*
- 3. Proportionate to the area of land available for development.*

*The same concern re translation of policy applies to FITS in well.*

*What does this mean in proving the development fits into any given location?*

- 1. Is it a road capacity issue.?*
- 2. Is it an accessibility issue.?*
- 3. Is it a scale issue related to the availability of development land opportunity.?*

*These matters require clarification and require to be addressed at LA level for this proposed development as well as any further tourist proposals for the whole of Renfrewshire, and your views on this would be appreciated.*

*In addition, questions re Policy of Tourist Facilities also requires answers.*

*A degree of uncertainty re this policy exists as the Council has not defined what they consider to be existing / proposed tourist facilities.*

*As this development proposal is perceived as a facility to meet tourists coming to Scotland, and with the potential to visit any tourist facilities in Scotland it will be of value to define all such facilities that could be relevant to Tourist coming to Renfrewshire and what attractions may be a value.*

*Finally do you have any specific comments about these following points*

- 1. Additional visitors can be accommodated by existing infrastructure or improvements to facilities.*
- 2. Site specific locational need,*

Particularly as improvements to facilities can be jointly agreed, site specific locational need requires clarification as additional tourist infrastructure will be providing new facilities and removing the current eyesore that is attracting fly-tipping at this location, and following receipt of recent formal acknowledgement, your Council's own actions which have introduced Japanese knotweed to this location.

We are keen to comply with government requirements which give greatest weight to being in compliance with the Development Plan.

Section 25 of the Town and Country Planning (Scotland) Act 1997, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the Approved Glasgow and Clyde Valley Strategic Development Plan (GCVSDP) 2012 and the Adopted Renfrewshire Local Development Plan 2014 and associated New Development Supplementary Guidance, including the Greenbelt Supplementary Guidance 2015. The

proposal also requires to be assessed taking account of Scottish Planning Policy and Clydeplan's Strategic Development Plan Proposed Plan 2016.

Having attempted to comply, we are disappointed that there is no strategic Guidance for Tourism related development in the Strategic Development Plan 2016.

That in turn requires us to ensure we have fully examined Local Development Plan guidance and that we have done, by a comprehensive study of the relevant factors to accommodate new and innovative tourist facilities. We are therefore disappointed that the Council have not engaged positively to offer additional advice to allow us to be sure that we have fully understood your Local Plan Guidance, hence this is why we are requesting a meaningful reply to let us understand your detailed concerns.

We'd like to understand how we can amend our (in principle) proposals, to help us deliver quality tourism accommodation in line with recent Scottish Government guidance and how can we respond to your translation of Greenbelt policy.

Answers to these highlighted questions will allow us to progress positively.

We look forward to the Council's answers to these points at your earliest opportunity, and if considered appropriate, we would be happy to attend a meeting to discuss this potential £3m development proposal for the benefit of Renfrewshire.

Regards

John/Alan

Clydeview.

John M Smith

Director

**SCOTPLAN**

**Response received from Fraser Carlin dated Fri 16/03/2018 16:56**

*John – I refer you to my email of Feb 23<sup>rd</sup> and would state once again that you have brought various proposals to the attention of a number of officers over the last few months and I am aware that they have set out the relevant policy considerations.*

*It is not my intention to engage in detailed exchanges on the merits or interpretation of the planning policies or any other back ground information that you may wish to raise and instead will leave that up to you.*

*In this respect, I would again confirm that while not wishing to encourage an application, if you feel that this is a course of action that you wish to follow then please feel free to make a submission that will be assessed and determined in due course.*

*Regards*

Head of Planning & Housing  
Development & Housing Services  
Renfrewshire Council  
Paisley  
PA1 1JB

0141 618 7933





## APPENDIX 2

### Detailed photographs showing the location and poor condition of the Site.

The site sits below Greenock Road and the Engineering solution provided by Prime Structural is to further lower the development into the site and provide a landscaped bund to Greenock Road, thereby further minimising any likely visual impact of the proposed development on the surrounding area.

The low-lying depressed nature of the site and its position in a linear hollow between Greenock Road and the adjoining farmland is shown in the following photograph.

**Photos below:** Scrub derelict land at low lying level to the South of the A8 and behind the dry stone dyke, which is at the low access road level.





**Photo below:** View looking West showing embankment and derelict infill land immediately to the North of the existing access roadway.



### **APPENDIX 3**

#### **Proposed engineering drawings from Prime Structural Solutions, Consulting Civil and Structural Engineers.**

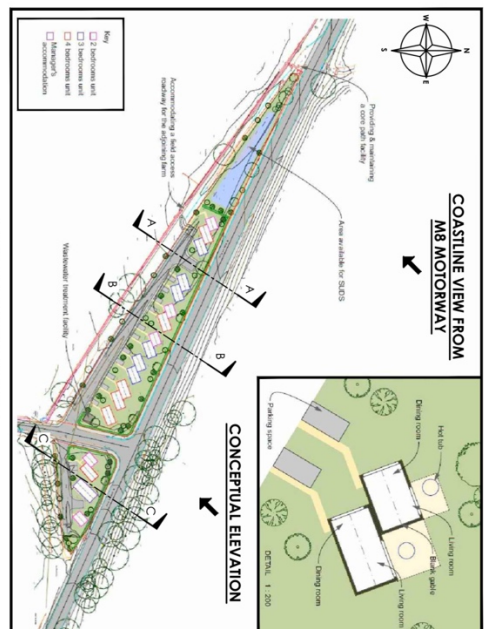
These drawings show the relationship and the lower level of the development with Greenock Road.

It also shows the screening effect from the proposed landscape bund immediately adjacent to Greenock Road.



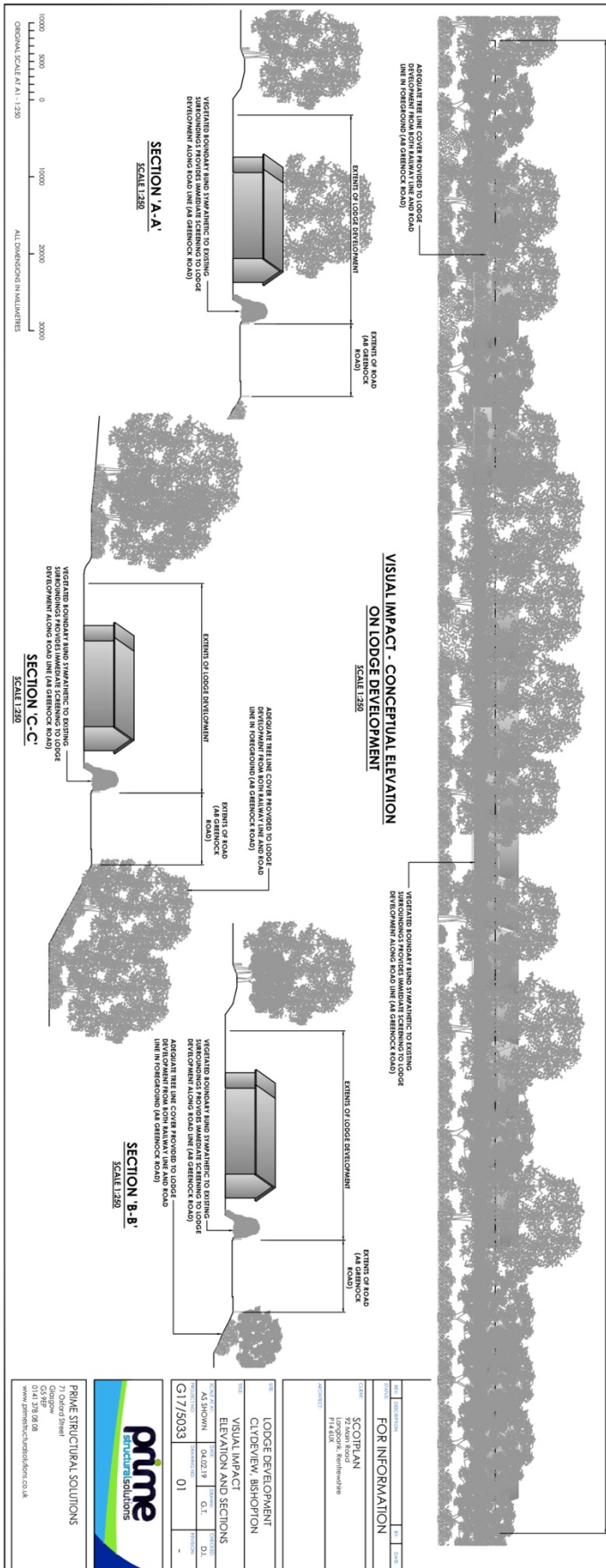


COASTLINE VIEW FROM M8 MOTORWAY  
SCALE 1:250



LODGE DEVELOPMENT PLAN  
SCALE 1:250

**NOTE:**  
1. THE LOCATION OF THE DEVELOPMENT IS SHOWN IN THE LOCATION MAP.  
2. THE LOCATION OF THE DEVELOPMENT IS SHOWN IN THE LOCATION MAP.  
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RENFREWSHIRE COUNCIL

Application No: 18/0665/PP

COMMUNITIES, HOUSING AND PLANNING SERVICES  
RECOMMENDATION ON PLANNING APPLICATION

Regd: 20/09/2018

**Applicant**Clydeview  
6 Edenhall Grove  
Mearnskirk  
Glasgow  
G77 5TS**Agent**Scotplan  
96 Main Road  
Langbank  
PA14 6UX

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Nature of proposals:  
Erection of 18 holiday lodges.

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Site:  
Site 200 metres East of Laigh Hatton Farm, Greenock Road, Bishopton

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Application for:  
Planning Permission in Principle

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**Description**

Planning permission is sought in principle for the erection of 18 holiday lodges at land approximately 200 metres east of Laigh Hatton Farm, Greenock Road, Bishopton. The lodges are proposed to provide tourist accommodation within Renfrewshire, with an indicative layout and lodge design types provided within the applicants supporting information, although not confirmed given that the application is currently in principle only at this time.

The land proposed to accommodate the development is located off Greenock Road and is currently agricultural land within the Green Belt. Access to the development is proposed from Greenock Road, via an adopted but not currently utilised access.

**History**

None detected.

**Policy & Material Considerations**

Adopted Renfrewshire Local Development Plan 2014

Policy ENV1: Green Belt

Policy E4: Tourism

Policy I1: Connecting Places

Policy I5: Flooding and Drainage

**New Development Supplementary Guidance**

Delivering the Environment Strategy: Green Belt

Delivering the Economic Strategy: Tourism

Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage

**Material considerations**

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



### **Publicity**

The application was advertised in the Paisley and Renfrewshire Gazette on 03 October 2018, with a deadline for representations to be received of 20 October 2018.

### **Objections/Representations**

Thirteen letters of objection have been received (two from the same individual), the substance of which can be summarised as follows:-

1. The proposal would detract from the views of neighbouring properties and effect the value of these properties.
2. Nuisance from noise associated from the proposed use would not be welcomed.
3. The applicant does not own the road, proposed to access the use.
4. The adjacent burn could be contaminated by the construction works to the detriment of livestock utilising it.
5. Concerned at the spread of Japanese Knotweed from this site.
6. Increased traffic from this development could lead to more traffic incidents given the volume of traffic on the road, the speed limit in place and poor visibility at the junction.
7. Surrounding tourist accommodation is not operating at capacity, therefore it is unlikely that additional accommodation of this nature is required nor is there evidence to support additional provision.
8. The location of the proposed lodges would detract from the local landscape character, creating a negative visual impact within the green belt.
9. The development would lead to a loss of privacy for neighbouring properties.
10. There are no local amenities to serve the development.
11. There is currently no positive drainage system to serve the area.
12. The wrong site address has been stated for the development.
13. There are insufficient services available in the area to serve the area.
14. Cognisance requires to be given to the bat population which resides within the development area and the loss of trees.
15. The applicant has not consulted with the wider community despite advising that they have.
16. The proposals would contravene the relevant Adopted Local Development Plan policies or Planning Advice Notes.
17. The applicant is a dissolved company.
18. If the development were to fail there is the potential for the site to be used for residential purposes.
19. The application should be determined by the Communities, Housing and Planning Board as the proposals do not meet the criteria of the Scheme of Delegation.

**Consultations**

**NATS** - No objections.

**Environment & Infrastructure Service (Roads/Traffic)** - No objections subject to conditions.

**Environment & Infrastructure Service (Design Service)** - No objections subject to conditions requiring the submission of a Drainage Impact Assessment and a Flood Risk Assessment.

**Environmental Protection Section** - No objections.

**Glasgow Airport Safeguarding** - No objections.

**Summary of Main Issues**

Supportive Planning Statement - The applicant's Supportive Planning Statement provides a background to the choice of location for the proposed development, taking into consideration both national and local policies and guidance on tourist development. Consideration is also given to connectivity with local facilities and the choice of accommodation to be provided. Compliance with the relevant policies of the Adopted Local Development Plan shall require to be assessed in the assessment portion of this report.

Design & Access Statement - Indicative lodge design options have been provided although it is recognised that the application is in principle only at this time. In terms of access arrangements, the applicant proposes to utilise the existing road network with resurfacing works necessary.

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

**Assessment**

Policy ENV1 covers the application site and seeks to maintain the identity of settlements, whilst protecting and enhancing the landscape setting of the area. Support will be given to developments that are able to demonstrate diversification within the green belt and rural areas and which promote new employment opportunities and/or community benefits. In this case the application site comprises agricultural land (not prime quality), at a prominent location, adjacent to Laigh Hatton farm, on Greenock Road on the approach to Langbank from Bishopton.

Where Green Belt development is proposed for tourism purposes assessment of the proposals is directed towards the provisions of Policy E4 of the Renfrewshire Local Development Plan and the Tourism criteria set out in the New Development Supplementary Guidance.

Policy E4 relates to tourist development and aims to support development of this nature where it can be demonstrated that the scale of the development is proportionate and fits with the location; the development will complement existing/proposed tourist facilities in the area;



that additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities; and that the development can demonstrate a site specific locational need.

In relation to the scale of the proposal and fitting with the location, the application is in principle therefore the detail requires to be submitted with any subsequent application. However, 18 lodges and potential associated facilities, services, infrastructure, landscaping, etc on this site is likely to appear quite cramped thereby having an adverse impact on the overall appearance of the site and not fitting with the location.

It is considered that the proposal for tourism facilities would likely complement existing and any potential proposed tourism facilities in and around this area of Renfrewshire.

In line with the responses from the various consultees, the proposals can be accommodated by existing infrastructure, although there would require to be some improvements to ensure walking, cycling and access to public transport could be integrated into and/or serve the proposals.

Information provided in support of the application demonstrated a locational need, however, it is considered that this information does not provide sufficient evidence to suggest that it has to be this particular site.

Therefore in relation to Policy E4, the proposal complies with some of the criteria set out in this policy framework.

Whilst the principle of tourist accommodation within the green belt could be considered appropriate for the general location, further assessment against the relevant supplementary guidance and Policy E4, relating to tourism requires to be undertaken. In this regard:-

- a) the proposal is likely to contribute to sustainable economic growth by introducing alternative tourist facilities within the local area. However it is considered that given that the development would not be in close proximity to local services, the level of this contribution to the local area would depend on good connections from the site to surrounding facilities.
- b) in terms of visual impact and impact on the local landscape character, the introduction of 18 lodges is likely to have a detrimental impact on the existing local landscape character, particularly given the elevated position of the site from the road. It is considered that the development would also be out of character in this location within the rural environment and could have an impact on the amenity of surrounding properties.
- c) whilst the applicant has provided supporting documentation with the application, no specific locational need has been demonstrated at this location. Whilst it is recognised that the development would be relatively easily accessible from transport routes within the area, it does not necessarily provide supporting evidence that tourism accommodation development should be located immediately adjacent to these routes.
- d) having consulted with Environment and Infrastructure Services (Roads), it is considered that the surrounding road network could support the proposed development subject to conditions to enhance the existing provision. However, enhancements/improvements to walking, cycling and public transport networks require to be in place to facilitate any tourism development at this location.
- e) no details of service availability to serve the development have been provided at this time given that the applicant is simply wanting the principle of the development at this location considered through the planning application.
- f) as the application is in principle only, the design of the development cannot be fully



considered at this time nor can the scale and positioning of the proposed lodges. It should be noted however that the applicant has submitted an indicative site plan with the application which does suggest that 18 units could have the potential to constitute over development of the site, dependent upon the scale of the units proposed. As outlined above, it is likely that the amenity of the surrounding area will be adversely affected by the nature of the development proposed.

g) the development may encourage business and could contribute towards assisting existing businesses which support tourism in this area.

h) the development is unlikely to have a significant negative impact on any conservation interests given its location. Whilst it is noted that an objector has commented on the presence of bats on site, this would be for Scottish Natural Heritage to progress under separate regulations.

Overall, it is not considered that the current proposals would meet all of the relevant criteria for tourism development within the green belt at this particular location for the reasons stated above.

As the application is in principle only at this time, it has been agreed that although the application should be accompanied by a Drainage Impact Assessment and Flood Risk Assessment, it would be suitable to consider these matters under the terms of an Approval of Matters Specified in Conditions application by imposing suitable conditions.

In addressing the points raised by the objectors above, which have not been considered in the main body of the assessment, the right to a view, property values, land ownership, status of the applicant's business and the spread of Japanese Knotweed are not material planning considerations in the assessment of proposals.

In consultation with Environment Protection Services, no concerns have been raised in relation to nuisance from noise from the proposed development. Contamination as a result of construction works would be for the consideration of SEPA.

The address of the site was amended during the assessment of the application following a plotting correction.

There is no formal requirement for the applicant to undertake community consultation. The application is not a 'Major Development' and therefore under the current Planning Act(s) the proposal is determined as a local application. Therefore, the determination level of the application would be delegated.

Any proposals for the use of the land for residential purposes would be the subject of a further planning application.

#### **Recommendation and reasons for decision**

In light of the above assessment, the proposal is considered to be contrary to the provisions of both the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance. It is therefore recommended that planning permission be refused.

#### **Index of Photographs**

Site has been visited and photographs archived.

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#### **RECOMMENDATION**

Refuse

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Other Action

Conditions and Reasons

- 1 The proposal is contrary to the provisions of Policy ENV1 'Green Belt' and E4 'Tourism' and the New Development Supplementary Guidance on Delivering the Environment and Economic Strategies in that the proposed development is likely to have a significant impact on the existing local landscape character of the area given the elevated position of the site from the road and that the nature of the development would be out of character in this prominent location with existing built development within the rural environment.

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.







**Renfrewshire  
Council**

**My Ref:**  
**Contact:** Maria Porch  
**Telephone:** 0141 618 7817  
**Email:** dc@renfrewshire.gov.uk  
**Date:** 05/11/2018

Scotplan  
96 Main Road  
Langbank  
PA14 6UX

**Proposal:** Erection of 18 holiday lodges.  
**Location:** Site 200 metres East of Laigh Hatton Farm, Greenock Road, Bishopton  
**Application No.** 18/0665/PP

Dear Sir/Madam

**NOTIFICATION OF REFUSAL OF CONSENT**

The Council has decided to refuse your application, details of which are given above. I enclose a decision notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to seek a review of this decision by submitting a Notice of Review within three months from the date of the decision notice to the Head of Corporate Governance, Renfrewshire House, Cotton Street, Paisley PA1 1TR. The Notice of Review form and guidance is available on the Council's website or by contacting Legal & Democratic Services.

Yours faithfully,

  
Fraser Carlin  
Head of Planning and Housing



**Renfrewshire  
Council**

## DECISION NOTICE

Town and Country Planning (Scotland) Act 1997  
Planning etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

**TO**

Clydeview  
6 Edenhall Grove  
Mearnskirk  
Glasgow  
G77 5TS

With reference to your application registered on 20/09/2018 for Planning Permission in Principle for the following development:-

**PROPOSAL**

Erection of 18 holiday lodges.

**LOCATION**

Site 200 metres East of Laigh Hatton Farm, Greenock Road, Bishopton

**DECISION**

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

**REFUSE Planning Permission in Principle for the reasons given on the reverse/paper apart.**

**PLANS AND DRAWINGS**

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated 05/11/18

Signed   
Appointed Officer  
on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

- 1 The proposal is contrary to the provisions of Policy ENV1 'Green Belt' and E4 'Tourism' and the New Development Supplementary Guidance on Delivering the Environment and Economic Strategies in that the proposed development is likely to have a significant impact on the existing local landscape character of the area given the elevated position of the site from the road and that the nature of the development would be out of character in this prominent location with existing built development within the rural environment.



**Renfrewshire  
Council**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



Applicant: Clydeview	Ref. No: 18/0665/PP
Site: Site 200 metres East of Laigh Hatton Farm, Greenock Road, Bishopton	Officer: Maria Porch

## Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
V2	Planning Application Boundary	x		✓

Officers Initials: MCP

Admin Initials: JA

Checked by: WP

<b>RENFREWSHIRE COUNCIL</b>	
Town and Country Planning (Scotland)	
Act 1997	
Application No	18/0665/PP
	05 NOV 2018
REFUSED on	
Signed by	
On behalf of Renfrewshire Council	