

PLANNING AUTHORITY'S SUBMISSIONS

My Ref:
Contact: Clare Murray
Telephone: 07483 370667
Email: dc@renfrewshire.gov.uk
Date: 20 June 2022



Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY

Proposal: Erection of dwellinghouse (in principle).
Location: Barochan West Lodge, Chapel Road, Houston, Johnstone, PA6 7AX,
Application Type: Planning Permission in Principle
Application No: 21/1625/PP

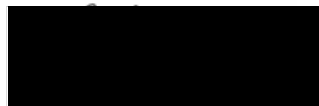
Dear Sir/Madam,

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 appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,



Alasdair Morrison
Head of Economy and Development

REFUSE Consent subject to the reasons

Ref. 21/1625/PP



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

R & R Construction (Scotland) Ltd

Unit 4

22 Churchill Tower

Ayr

KA7 1JT

With reference to your application registered on 27 October 2021 for Planning Consent for the following development:-

PROPOSAL

Erection of dwellinghouse (in principle).

LOCATION

Barochan West Lodge, Chapel Road, Houston, Johnstone, PA6 7AX

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 Consent subject to the reasons listed 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: 20/06/2022

Signed
Appointed Officer
on behalf of Renfrewshire Council

Ref. 21/1625/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposal is contrary to Policy ENV 1 of the Adopted Renfrewshire Local Development Plan 2021 as the proposal has not demonstrated a need for new housing that is necessary to support an established greenbelt activity and the details provided are such that it may have an adverse impact on the character of the green belt.
2. The proposal is contrary to Policy E4 of the Adopted Renfrewshire Local Development Plan and the draft New Development Supplementary Guidance, Tourism as it has not been demonstrated that there is a specific location need for the dwellinghouse or that the development would strengthen the appeal and attraction of Renfrewshire to a range of visitors. The details provided are such that the scale of the proposal may also not be proportionate or fit in well with the location.
3. The proposal is contrary to the draft New Development Supplementary Guidance, Green Belt Development Criteria and Housing in the Green Belt as the proposal does not require a specific green belt location or justify the requirement for a residential use outwith the settlement and from the details provided does not demonstrate outstanding quality of design of an appropriate scale for its setting such that it would integrate and enhance the established character of the area.

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: R&R Construction (Scotland) Ltd	Ref. No: 21/1625/PP
Site: Barochan West Lodge, Chapel Road, Houston	Officer: Clare Murray

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

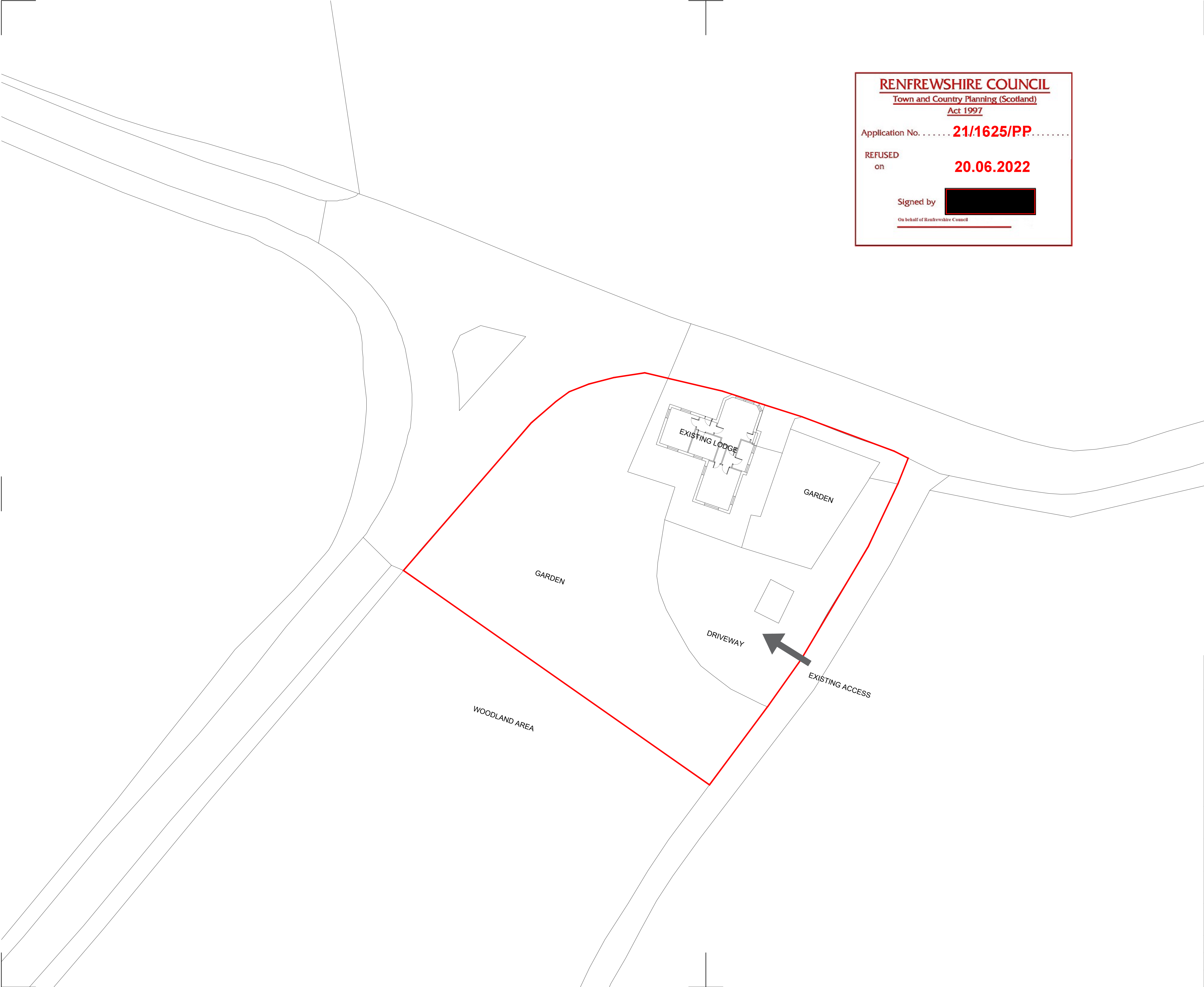
Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
01	Location Plan	✓		✓
SK 02	Existing Site Plan	✓		✓
03	Indicative Proposed Site Plan	✓		✓

Officers Initials: CM

Admin Initials: _____DM_____

RENFREWSHIRE COUNCIL Town and Country Planning (Scotland) Act 1997	
Application No.	21/1625/PP
REFUSED on	20.06.2022
Signed by	
On behalf of Renfrewshire Council	



RENFREWSHIRE COUNCIL

Town and Country Planning (Scotland)

Act 1997

Application No. **21/1625/PP**

REFUSED
on **20.06.2022**

Signed by

On behalf of Renfrewshire Council

NOTES:
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
ALL DIMENSIONS TO BE CHECKED ON SITE.

0

metres

1:200

5

10

KEY:

Application Boundary 0.16 Hectares

Revision: Date: Description:

GRAHAM SIBBALD

Chartered Surveyors and Property Consultants

233 St Vincent Street, Glasgow G2 5QY
Telephone 0141 332 1194 Fax 0141 332 5914
Website: www.g.s.co.uk Email: cad@g.s.co.uk

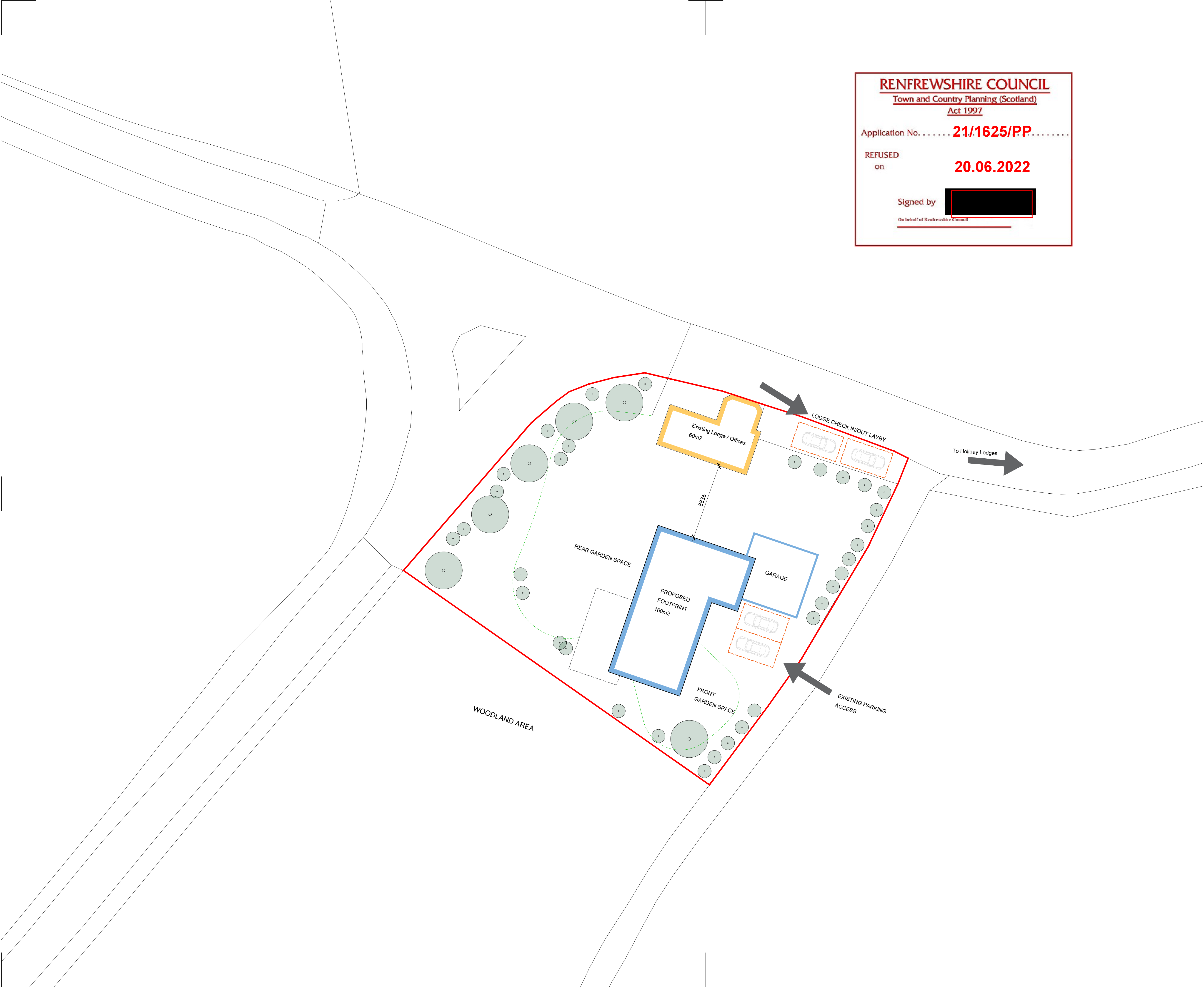
Client
R&R Construction (Scotland) Ltd

Project
West Barochan Lodge - Private House

Address
West Barochan Lodge,
Chapel Road,
Johnstone, PA6 7AX

Drawing Title
Existing Site Plan

Department No. GB_12690	Drg No. SK02	Revision -.	Sheet Size 1/200 @ A1
Aims. No. 2021\03\0304		Drawing Status Planning in Principle	
Drawn By AC	Checked By APD	Date 21.10.2021	



RENFREWSHIRE COUNCIL

Town and Country Planning (Scotland)

Act 1997

Application No. 21/1625/PP

REFUSED

on

20.06.2022

Signed by

On behalf of Renfrewshire Council

NOTES:

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE.

0 5 10

metres

1:200

KEY:

Application Boundary 0.16 Hectares

Revision: Date: Description:

Chartered Surveyors and Property Consultants

233 St Vincent Street, Glasgow G2 5QY

Telephone 0141 332 1194 Fax 0141 332 5914

Website: www.g.s.co.uk Email: cad@g.s.co.uk

Client

R&R Construction (Scotland) Ltd

Project

West Barochan Lodge - Private House

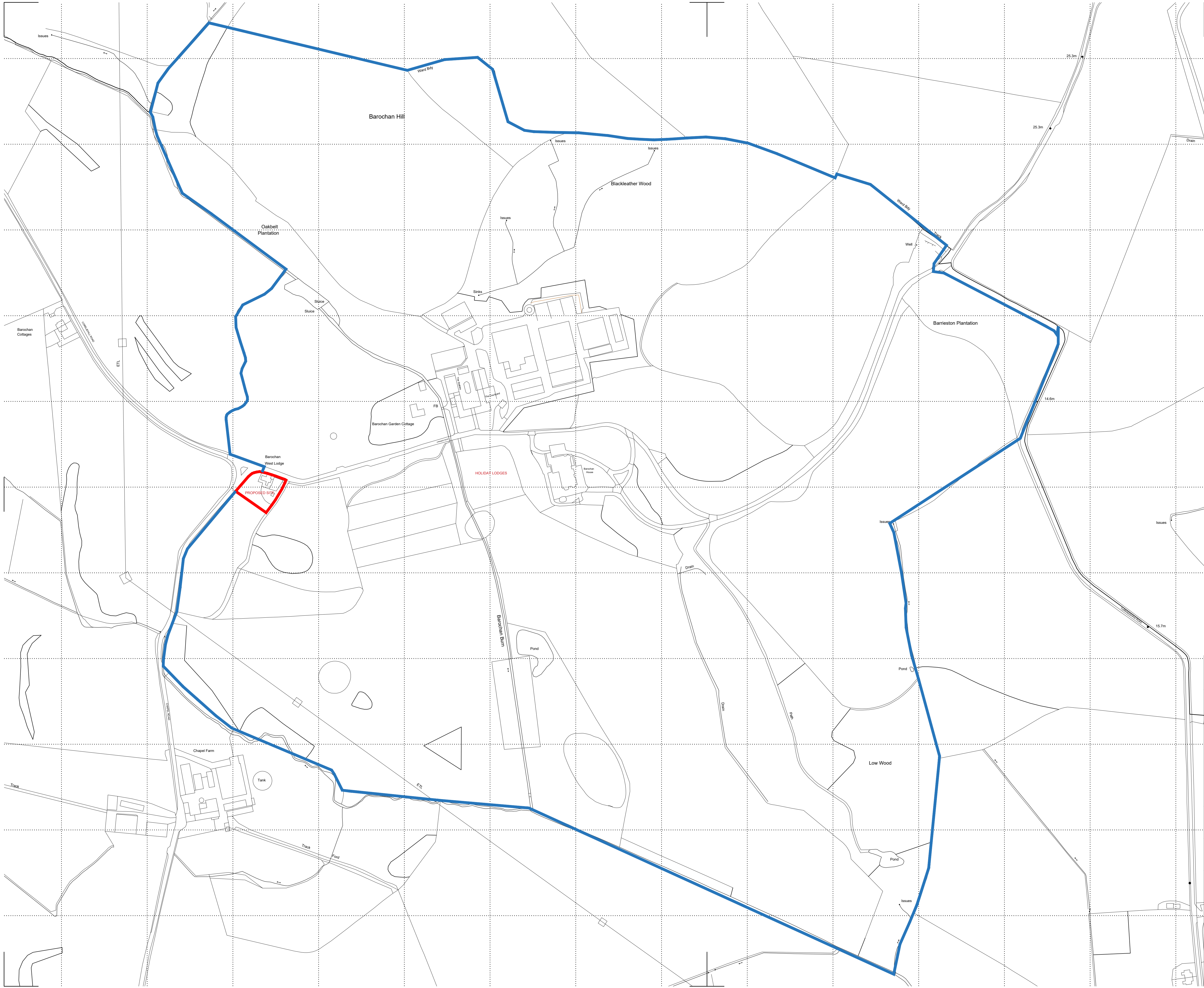
Address

West Barochan Lodge,
Chapel Road,
Johnstone, PA6 7AX

Drawing Title

Proposed Site Layout

Department No.	Drg No.	Revision	Sheet Size
GB_12690	03	-.	1/200 @ A1
Aims. No.	Drawing Status		
2021\03\0304	Planning in Principle		
Drawn By	Checked By	Date	
AC	APD	21.10.2021	



NOTES:
FIGURED DIMENSIONS TO BE TAKEN IN REFERENCE TO SCALED DIMENSIONS.
ALL DIMENSIONS TO BE CHECKED ON SITE.

0 10 20 30 40 50
metres
1:2000

KEY:
Application Boundary
Other Area Owned by Applicant

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No. **21/1625/PP**

REFUSED
on **20.06.2022**

Signed by
On behalf of Renfrewshire Council

Revision: Date: Description:

GRAHAM SIBBALD
Chartered Surveyors and Property Consultants
233 St Vincent Street, Glasgow G2 5QY
Telephone 0141 332 1194 Fax 0141 332 5914
Website: www.g-s.co.uk Email: cad@g-s.co.uk

Client
R&R Construction (Scotland) Ltd

Project
West Barochan Lodge - Private House

Address
West Barochan Lodge,
Chapel Road,
Johnstone, PA6 7AX

Drawing Title
Location Plan

Department No. GB_12690	Org No. 01	Revision -.	Sheet Size 1/2000 @ A1
Aims. No. 2021\03\0304		Drawing Status Planning in Principle	
Drawn By AC	Checked By APD	Date 21.10.2021	

Appendix 1

RENFREWSHIRE COUNCIL		Application No: 21/1625/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 11 November 2021
Applicant	Agent	
R & R Construction (Scotland) Ltd Unit 4 22 Churchill Tower Ayr KA7 1JT	Graham + Sibbald 233 St Vincent Street Glasgow G2 5QY	
Nature of Proposals Erection of dwellinghouse (in principle).		
Site Barochan West Lodge, Chapel Road, Houston, Johnstone, PA6 7AX		
Description <p>This application seeks planning permission in principle for the erection of a residential dwellinghouse to house an estate manager, within the grounds of a vacant lodge house with a view to converting the lodge house to office use, should the proposal prove acceptable. The application site is located on Barochan Estate, to the northeast of Houston, and comprises the estate gatehouse, known as West Lodge, and its garden grounds. The site is located at the corner of Chapel Road and Corsliehill Road, at the access to Barochan Estate which lies to the east of the site.</p> <p>The application site extends to approximately 0.16Ha and accommodates the existing gate house and gardens. The gatehouse comprises a 2-bedroom single storey traditional building with a pitched slated gable ended roof, with a more recent single storey extension to the rear.</p> <p>It is proposed to retain the gatehouse, divide the plot, and erect a new replacement house in the garden ground to the rear.</p> <p>The applicant has indicated that the gatehouse is in poor condition with significant areas of damp and timber rot which pose a structural and health hazard. It has been indicated that the house cannot be reasonably returned to a habitable state without extensive and prohibitive financial outlay and that a new dwellinghouse is required to fund these works and house a manager for the letting accommodation associated with the estate, which has recently been augmented by a development of 5 lodges. No structural survey information has been submitted in support of this claim.</p> <p>The applicant has submitted a statement in support of the application claiming the need for the manager's accommodation and potential offices is justified by the requirements of the estate and by other planning permissions in the area, which it is submitted, establish a precedent for housing in the green belt.</p>		
History		

Application No: 18/0871/PP
Description: Erection of five holiday lodges.
Decision: Granted subject to conditions

Application No: 17/0664/PP
Description: Planning permission in principle for tourism chalet development
Decision: Granted subject to conditions

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2021
Policy ENV1 - Green Belt
Policy E4 - Tourism

Draft New Development Supplementary Guidance
Delivering the Environment Strategy - Green Belt Development Criteria, Housing in the Green Belt
Delivering the Economic Strategy - Tourism

Material considerations
Design Guide for Conversion of Existing Buildings and for New Buildings in the Countryside
Planning Advice Note 72 - Housing in the Countryside

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 assessed in terms of the policies set out above, and any other material considerations.

Publicity

An Advert was placed on the press on 1 December 2021 for the following reasons;
Potentially Contrary to Development Plan.

Objections/Representation

None received.

Consultations

Environment & Infrastructure Services (Roads) - No objection subject to relocation of parking spaces outwith the visibility splay.

Environment & Infrastructure Services (Design Services) – No objection.

Summary of Main Issues of:

Environmental Statement – n/a

Appropriate Assessment – n/a

Design Statement – n/a

Access Statement – n/a

Other Assessments – Planning Statement which provides a critique of the proposal, including a justification against planning policy.

Planning Obligation Summary – n/a

Scottish Ministers Direction – n/a

Assessment

Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2021 states that development within the green belt will be considered appropriate in principle where there is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of certain uses. These uses include that of a tourism related development acceptable under Policy E4. Stating that support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment, tourism opportunities or community benefits. It also states that development within the green belt will only be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.

The draft New Development Supplementary Guidance (SG) states that development can be acceptable in principle where it is for a purpose in support of acceptable green belt uses. Green Belt Development Criteria provides a set of guidance that all development require to meet, including that traffic and access infrastructure can be sensitively accommodated and that it has been demonstrated that there has been careful consideration of the siting, design, scale and grouping of any buildings and infrastructure. Further to this guidance Housing in the Green Belt states residential development proposals require to be assessed against the following criteria.

- The development is required to maintain and support an established activity that is suitable in the green belt and is ancillary and within the boundary of the established use;
- It is demonstrated that there is a need for the residential use to be located out with the settlement; Buildings which have special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development;
- 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;
- The proposal integrates with, complements and enhances the established character of the area and has no significant detrimental impact on the landscape character; and,
- Replacement dwellings must reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard and environmental quality. Replacement dwelling(s) require to be of a similar scale, character and massing to other residential units in the surrounding area.

Policy E4 considers that proposals for sustainable tourism development including new or expanded tourism related facilities will be supported where it can be demonstrated that; the proposed development is capable of strengthening the appeal and attraction of Renfrewshire to a range of visitors; the scale of the proposal is proportionate, fits in well with the location and would be compatible with neighbouring land uses; the development will complement existing/proposed tourist facilities in that area; additional visitors may be attracted to the area and can be accommodated by existing infrastructure; the development can demonstrate a specific locational need. Further guidance is also provided under Tourism within the draft New Development Supplementary Guidance.

The applicant has claimed that the proposal is required in support of holiday accommodation granted under planning permission Application Reference No: 18/0871/PP, together with other rental accommodation within the estate and estate business. On this basis, the proposal requires to be assessed against the requirements of Policy E4 and the associated SG. When the proposal is assessed in this way the following conclusions can be made.

The tourist facility granted planning permission though Application Reference No: 18/0871/PP (Erection of five holiday lodges) was for a stand-alone tourist related proposal and not one which required a new managers house to make viable. I do not consider that the erection of a new dwellinghouse to house a manager would either increase the appeal of the holiday lodges or the tourism attraction of Renfrewshire as a whole. Given the scale and character of this tourism facility I do not consider that it has been demonstrated that the proposal is required to support this facility. Further to this the proposed development does not demonstrate a specific locational need as it could be accommodated reasonably within existing surrounding built up areas. It is also noted that the indicative footprint of the proposed house is not of a scale that could be considered to be proportionate to the adjoining lodge house such that it would fit in well with the location.

Therefore, I do not consider that the proposal is in compliance with Policy E4 or the associated SG.

The draft New Development Supplementary Guidance also sets out guidance specifically relating to housing in the green belt. When assessed against this guidance it can be concluded that, the proposal does not require a specific green belt location. It also does not justify the requirement for a residential use outwith the settlement and from the indicative plans it may not integrate or enhance the established character of the area given the size of the building footprint shown.

In view of the above, the proposal is considered contrary to the draft New Development Supplementary Guidance on Housing in the Green Belt.

All developments within the green belt must also be assessed against the SG general Green Belt Development Criteria. In this instance, there will be no loss of prime quality agricultural land. There is no requirement for additional access or traffic infrastructure. It is not anticipated that there will be a significant effect on public water supply or water courses from pollution risk. As no details in relation to the design and scale of the building have been submitted, I am not able to assess whether there would be significant detrimental effect on local landscape character, identified nature conservation interests, access to open space, or existing landscape features. However, it is noted that the indicative footprint of the proposed house is not of a scale that could be considered to be proportionate to the adjoining lodge house such that it would fit in well with the location.

Overall, the proposal does not accord with Policy ENV 1.

With regard to the other planning consents referenced by the applicant, these involve different proposals for different developments with different justifications and have little similarity to the application proposal or the principle of the development proposed.

Having considered the above assessment, it is found that the proposal does not comply with the adopted Renfrewshire Local Development Plan or the draft New Development Supplementary Guidance as it has not been demonstrated that there is a specific locational need for a dwellinghouse in this green belt location and the details provided of the development are such that it is considered that it may have an adverse impact on the character of the area. It is therefore recommended that the application be refused.

Index of Photographs

A site visit has been undertaken on 19 January 2022, and photographs relevant to the application have been archived.

RECOMMENDATION

Refuse

REASONS FOR REFUSAL

1. The proposal is contrary to Policy ENV 1 of the Adopted Renfrewshire Local Development Plan 2021 as the proposal has not demonstrated a need for new housing that is necessary to support an established greenbelt activity and the details provided are such that it may have an adverse impact on the character of the green belt.
2. The proposal is contrary to Policy E4 of the Adopted Renfrewshire Local Development Plan and the draft New Development Supplementary Guidance, Tourism as it has not been demonstrated that there is a specific location need for the dwellinghouse or that the development would strengthen the appeal and attraction of Renfrewshire to a range of visitors. The details provided are such that the scale of the proposal may also not be proportionate or fit in well with the location.
3. The proposal is contrary to the draft New Development Supplementary Guidance, Green Belt Development Criteria and Housing in the Green Belt as the proposal does not require a specific green belt location or justify the requirement for a residential use outwith the settlement and from the details provided does not demonstrate outstanding quality of design of an appropriate scale for its setting such that it would integrate and enhance the established character of the area.

























Sent from my iPhone



















Sent from my iPhone



**Renfrewshire
Council**

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100489863-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☒ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Permission in Principle for erection of a replacement dwellinghouse and conversion and Change of Use of existing cottage (Class 9) to reception/office (Class 4)

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Graham + Sibbald		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Murray	Building Name:	
Last Name: *	Rankin	Building Number:	233
Telephone Number: *		Address 1 (Street): *	St Vincent Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	UK
		Postcode: *	G2 5QY
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Unit 4
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	22 Churchill Tower
Company/Organisation	R & R Construction (Scotland) Ltd	Address 2:	
Telephone Number: *		Town/City: *	Ayr
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA7 1JT
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

BAROCHAN WEST LODGE

Address 2:

CHAPEL ROAD

Address 3:

HOUSTON

Address 4:

Address 5:

Town/City/Settlement:

JOHNSTONE

Post Code:

PA6 7AX

Please identify/describe the location of the site or sites

Northing

668609

Easting

241140

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

An email was sent to Renfrewshire Council on the 18th May regarding acceptability of erecting a new dwellinghouse and the reuse of the existing West Lodge. Ms Clare Murray responded on 3rd August advising that justification would have to be provided regarding the erection of a house in association with the business at the site. Further queries indicated that unless this could be satisfactorily demonstrated a new house at this location would not be supported at this time.

Title:

Ms

Other title:

First Name:

Clare

Last Name:

Murray

Correspondence Reference
Number:

Date (dd/mm/yyyy):

03/08/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

0.16

Please state the measurement type used:



Hectares (ha)



Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Existing residential property and garden ground associated with this

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *



Yes



No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *



Yes



No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *



Yes



No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *



Yes – connecting to public drainage network



No – proposing to make private drainage arrangements



Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *



Yes



No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *



Yes



No, using a private water supply



No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Murray Rankin

On behalf of: R & R Construction (Scotland) Ltd

Date: 27/10/2021

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☐ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Murray Rankin

Declaration Date: 21/10/2021

Payment Details

Pay Direct

Created: 27/10/2021 10:13



Renfrewshire Council

Environment and Infrastructure Roads Development Team	Our Ref: 21/1625/PP
Observations on Planning Application	Planning Contact Case Officer: Clare Murray Tel: [REDACTED] Email: [REDACTED]
	Roads Contact Name Roads Section Email: [REDACTED]

App Ref: 21/1625/PP Date: 24 November 2021 App Rec'd: 27 October 2021

Applicant	R & R Construction (Scotland) Ltd
Proposed Development	Change of use of dwellinghouse (Class 9) to office (Class 4) and erection of dwellinghouse.
Location	Barochan West Lodge Chapel Road Houston Johnstone PA6 7AX
Type of Consent	Planning Permission in Principle

RECOMMENDATION - NO OBJECTIONS / SUBJECT TO CONDITIONS

Proposals Acceptable Y or N	Proposals Acceptable Y or N	Proposals Acceptable Y or N
1. General	3. New Roads	4. Servicing & Car Parking
Provision & links for:-		
Pedestrian *	(a) Widths *	(a) Servicing Arrangements *
Cyclists *	(b) Pedestrian Provision *	(b) Parking Provision *
Public transport *	(c) Layout (Horizontal/Vertical Alignment) *	(c) Layout of Parking Bays/garages *
Loading *		(d) Drainage
Parking *	(d) Turning facilities (Circles/Hammerheads) *	
	(e) Junction Details (Locations/Radii/sightlines) *	
(a) General impact of development *	(f) Provision for P.U. Services *	5. Signing
(b) Safety Audit Required *	(g) SUDS *	(a) Location *
(c) Traffic Impact Analysis *	(h) other	(b) Illumination *
2. Existing Roads		
(a) Pedestrian Provision *		
(b) Type of Connection (Road Junc/Footway Crossing) *		
(c) Locations(s) of Connection(s) *		
(d) Sightlines *		

Comments


The parking spaces serving the office development sit within the visibility splay of the access track. Whilst it is acknowledged the volume and speed of traffic are likely to be low there is a simple solution of setting the spaces further back into the site and outwith the visibility splay.

Conditions

1. The two parking spaces serving the office development shall be relocated to sit outwith the visibility splay of the access track.

Notes for intimation to Applicant

(i) Construction Consent (s21)	NOT REQUIRED
(ii) Road Bond (S17)*	NOT REQUIRED
(iii) Road Openings Permit (s56)*	REQUIRED

Signed  Date30/11/21.....
for Head of Operations & Infrastructure

Robert Devine

From: Clare Murray
Sent: 03 August 2021 18:04
To: [REDACTED]
Subject: RE: Pre-Application Advice - West Lodge, Barochan Estate, Johnston, PA6 7AX

To : Murray Rankin

Thank you for the above enquiry. Firstly, I would apologise for the delay in responding.

I can advise that, as you may be aware, there is a general presumption against new houses in the green belt unless required for the purposes of agriculture, forestry or another green belt use which requires surveillance on site. Notwithstanding that the holiday chalet development has been accepted as an appropriate use in the green belt, it has not been accepted/justified that such a use requires a manager to live on site in a purpose built dwellinghouse. Therefore, you would require to justify the requirement for a new dwellinghouse and why a manager could not be accommodated in an existing dwellinghouse within the surrounding area.

Even in circumstances where a new dwellinghouse was considered justified, permission would not normally be granted until the business were up and running and running successfully for a period of over two years. Temporary accommodation in the form of the siting of a caravan/mobile home, may be given a temporary consent in the meantime.

I hope this information is of assistance.

Thanks

From: [REDACTED]
Sent: 18 May 2021 17:05
To: DC <dc@renfrewshire.gov.uk>
Subject: Pre-Application Advice - West Lodge, Barochan Estate, Johnston, PA6 7AX

Hi Sharon

Thanks, please see below and attached details of a proposal. If you can pass this on to an officer to provide advice that would be greatly appreciated, thanks,

This proposal relates to land in the garden of West Lodge, at the entrance to the Barochan Estate, Chapel Road, Johnstone, PA6 7AX. The existing West Lodge was, until very recently, in use as a residential property. The property is a traditional building with a modern kitchen extension. The building has fallen into some disrepair over the years and features widespread dampness internally. Significant work would be required to bring it back to a usable standard and to be fit for occupation for a new resident. Due to its small size, it is considered unlikely that the house would be suitable for many potential residents, and the current condition is likely off putting to potential buyers as significant investment would be needed to make the house liveable. The landowner, the applicant, is therefore considering an alternative strategy that would retain the building.

The modern kitchen extension to the rear is proposed to be demolished, with the original part of the West Lodge being converted into an office for the holiday lodge development on Barochan Estate which is currently being constructed (consented under application ref: 18/0871/PP). A new single dwellinghouse would be built in the current rear garden of the West Lodge, with the intention being that this would be occupied by the current estate

owner and manager, and therefore be related to the management of the tourist business on the estate. Parking for this house would be taken from an existing access point on the southeast side of the site.

The attached plans show the scale and location of the type of housing unit that is being considered here. The proposal is considered to be the most realistic way of retaining the West Lodge building and ensuring it remains in some form of active use. The applicant would welcome the Council's input on the general proposal and some indication of how it would be assessed by the relevant policies of the Renfrewshire LDP.

Please let me know if you have any questions or require any further details about this.

Kind regards,
Murray

Murray Rankin
Senior Planner

t: [REDACTED] | m: [REDACTED]

Graham + Sibbald

233 St Vincent Street | Glasgow | G2 5QY | [REDACTED] | www.g-s.co.uk

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If our banking or account details change, we will notify these to you by letter or face to face and never by email.

From: DC <dc@renfrewshire.gov.uk>

Sent: 18 May 2021 07:28

To: [REDACTED]
Subject: RE: Pre-Application Advice

Murray,

Please send relevant information for an officer to provide advice, there is no charge for this advice.

Many thanks.

Sharon Marklow
Strategy & Place Manager
Renfrewshire Council
Renfrewshire House
Paisley

From: [REDACTED]
Sent: 17 May 2021 14:57
To: DC <dc@renfrewshire.gov.uk>
Subject: Pre-Application Advice

Good afternoon

I am just looking to confirm what the correct process is for getting pre-application advice on a proposal as I can't see a form or anything on the Council's website? Is it just a case of sending location plan, project details and any other relevant information to this email address? Is there any fee for this?

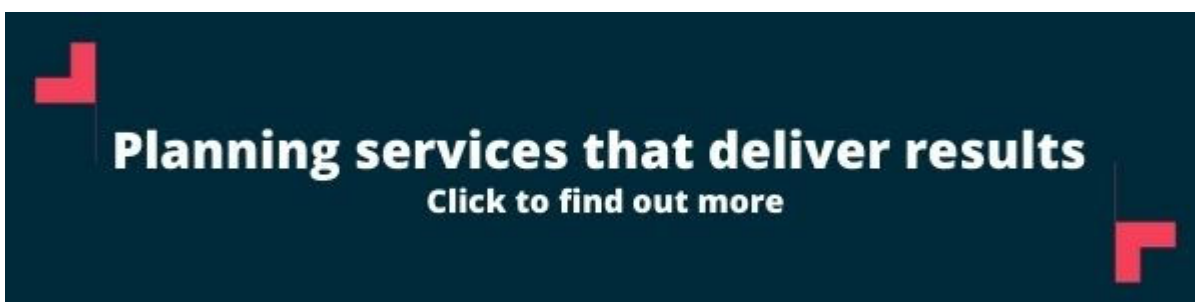
Kind regards,
Murray

Murray Rankin
Senior Planner

t: [REDACTED] | m: [REDACTED]

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Renfrewshire Council Website -<http://www.renfrewshire.gov.uk>

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