

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 06/06/2017

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
16/0832/PP 12 - Erskine and Inchinnan	WRC Recycling	6 Newmains Avenue, Inchinnan, Renfrew, PA4 9RR	Formation of vehicle wash area, formation of yard, erection of covered external storage areas and erection of concrete walling.	A1
RECOMMENDATION:	GRANT subject to conditions			
16/0914/PP 12 - Erskine and Inchinnan	WRC Recycling	6 Newmains Avenue, Inchinnan, Renfrew, PA4 9RR	Erection of water storage tank, pump house and valve housing.	A2
RECOMMENDATION:	GRANT subject to conditions			
16/0726/PP 12 - Erskine and Inchinnan	CALA Homes (West) Ltd	North Bar, Banchory Avenue, Inchinnan, Renfrew, PA4 9PR	Erection of residential development comprising 195 dwelling houses, with associated roads, parking and landscaping.	A3
RECOMMENDATION:	GRANT subject to conditions			
Total Number of Applications to be considered =		3		

Planning Application: Report of Handling

Application No. 16/0832/PP



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan

Applicant

WRC Recycling
6 Newmains Avenue
Inchinnan
PA4 9RR

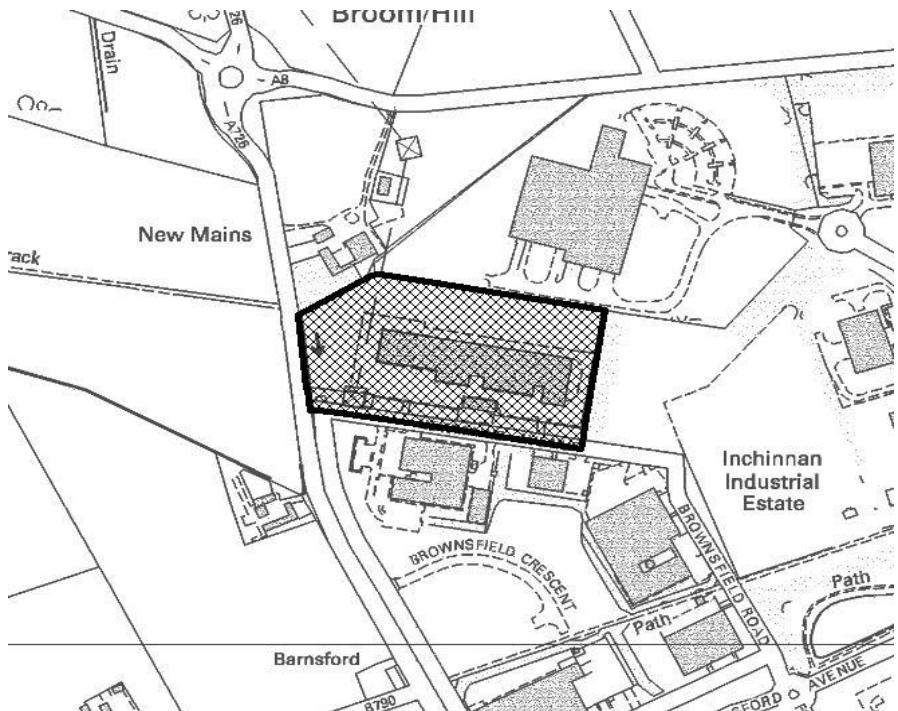
Registered: 25/11/2016

Report by Director of Development and Housing Services

PROPOSAL: FORMATION OF VEHICLE WASH AREA,
FORMATION OF YARD, ERECTION OF COVERED EXTERNAL
STORAGE AREAS AND ERECTION OF CONCRETE WALLING

LOCATION: 6 NEWMAINS AVENUE, INCHINNAN, RENFREW,
PA4 9RR

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with national planning policy, guidance and advice and with the adopted Renfrewshire Local Development Plan.
- The proposal site lies within an area covered by Policy E1 in which industrial and business uses are appropriate.
- There has been one letter objection on the grounds of conditions attached to the previous consent, details of effluent treatment, the need for a management plan for noise, birds and pest, and the need for monitoring.
- There has been no adverse comment from the consultees in respect of traffic, drainage, airport safeguarding or other environmental matters.
- An objection has been submitted by Inchinnan Community Council on the same grounds as the individual objector.

Description

Planning permission is sought for the formation of a vehicle wash area, external yard, the erection of a covered storage area with storage bays and concrete walling at the WRC waste processing facility located on Newmains Avenue within Inchinnan Business Park.

In support of the proposal, the applicant has stated that a recent appraisal of operations at the site have identified a number of issues which require to be addressed. It is submitted that in order for the operations at the site to run effectively and conform to the requirements of industry regulation and SEPA that the vehicles operated by WRC require to be washed and cleaned on a regular basis. The vehicles also require to be parked and stored within the premises and an area to the rear of the site has been identified which meets these requirements. Additionally, it has been identified that a dedicated covered area, outwith the main building, is required to store the processed and finished product from the facility prior to sale. These products which will be baled and bagged, would then be stored in a clean environment remote from the processing areas in the main building and screened from external view.

Additionally, some deliveries to the site require to be examined for quality control purposes prior to their acceptance in the main plant. In these cases the lorries would tip their loads into the quality control bay and the materials checked prior to their acceptance. This operation requires to be undertaken externally but in a covered area and is proposed in four of the fourteen external storage bays to the rear of the site.

The application site is bounded to the north by an industrial/business building occupied by Eclipse Blinds and the Bible Centre, to the south by Newmains Avenue and on the opposite side by a building occupied by Vascutek, to the east by a

building occupied by Signature Ltd and to the west by a recently constructed office building to be used in association with the reprocessing facility. With the exception of the Bible Centre all surrounding uses are industrial in nature.

Members should note that a concurrent application for the development of a water storage tank, pumphouse and valve housing is presented for consideration at this Board.

History

14/0328/PP - Use of premises as waste reprocessing and recycling facility. Granted subject to conditions on 11/11/2014.

15/0294/PP - Re-cladding of building. Granted 25/08/2015.

15/0339/PP - Temporary siting of weighbridge and portable office building. Granted subject to conditions on 25/08/2015.

15/0534/PP - Erection of boundary wall and fencing and formation of hardstanding. Refused 09/10/2015.

15/0537/PP - Engineering operations comprising the reinstatement of land to former ground level. Granted subject to conditions on 11/09/2015.

15/0703/PP - Installation of solar panels on roof of building. Granted subject to conditions on 03/12/2015.

15/0753/PP - External alterations to front elevation and formation of ramped loading bay. Granted 17/12/2015.

16/0914/PP - Erection of water storage tank and pump house. Application currently under consideration.

Policy and Material Considerations

Development Plan - Adopted
Renfrewshire Local Development Plan
2014

Policy E1 - Renfrewshire's Economic Development Locations

New Development Supplementary
Guidance

Delivering the Economic Strategy
Strategic Economic Investment Locations

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be assessed against the policies and guidance outlined above, the views of consultees, the extant planning permission for the site (planning application reference 14/0328/PP) and the physical attributes of the site.

Publicity

Neighbour notification has been undertaken in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 07/12/2016, with a deadline for representations to be received by 21/12/2016.

Objections/
Representations

There has been one objection to the application and the issues raised are summarised below;

1. The proposal constitutes a change of use of land in contravention of conditions attached to previous planning permission 14/0328/PP which restricted storage, sorting or processing of materials within the external yard area.
2. No effluent treatment process is defined in relation to the proposed vehicle wash.
3. This would be a fundamental change to the size of the operation requiring re-assessment by Roads, Environment, SEPA, Airport and Fire Scotland
4. A management plan would require to be updated for noise, birds and pests.
5. Audit, scrutiny and monitoring of recyclable volume/types is essential.

Consultations

Director of Community Resources (Environmental Services) - No objection

following consideration of environmental matters. A Pest Management Plan has been approved following the grant of planning consent (reference 14/0328/PP).

Director of Community Resources (Roads) - No objection following consideration of roads matters.

Director of Community Resources (Design Services) - No objection following consideration of drainage matters and the submitted DIA.

SEPA - No objection.

Scottish Water - No objection.

Nerl Safeguarding - No objection.

Glasgow Airport - No objection. A Bird Hazard Management Plan was required by condition of planning permission 14/0328/PP and is also proposed to be attached to any grant of consent.

Inchinnan Community Council - State that the proposal constitutes a change of use of land in contravention of conditions attached to previous planning permission 14/0328/PP which restricted storage, sorting or processing of materials within external yard area. No effluent treatment process is defined in relation to the proposed vehicle wash. The proposal would be a fundamental change to the size of the operation requiring re-assessment by Roads, Environment, SEPA, Airport and Fire Scotland. A management plan would require to be updated for noise, birds, pests. Audit, scrutiny and monitoring of recyclable volume/types is essential.

Summary of main issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments -

Drainage Impact Assessment - The DIA submitted by the applicant in support of the proposed development confirms that as a result of the development proposed an impermeable area at the site would be

introduced. The DIA demonstrates that the development site would be drained via a drainage system which can provide suitable attenuation storage of additional run off and that, there is capacity, following development of the site for any storm and foul water to be drained to the public drainage system.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case, the relevant documents of the Development Plan comprise the Adopted Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

A further relevant material consideration is the original planning permission (14/0328/PP) which granted consent for the use of the site as a waste reprocessing and recycling facility, subject to conditions restricting external storage, sorting or processing.

The application site is identified in the LDP proposals map under Policy E1 'Renfrewshire's Economic Investment Locations'. Policy E1 identifies and promotes Strategic Economic Investment Locations for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development and ancillary service provisions and proposals within these areas require to be assessed against the criteria detailed in the Supplementary Guidance. The Supplementary Guidance considers that proposals will require to be compatible with the surrounding area, support economic growth while allowing diversification or transition into new economic sectors and should not impact on economic investment generally within the area. The Supplementary Guidance

specifically states that proposals for waste management infrastructure will be acceptable within SEILs where, amongst others, it will not have a significant impact upon amenity or operation of other uses.

Planning permission (14/0328/PP) was granted, subject to conditions, in 2014 for the use of the premises as a waste reprocessing and recycling facility and therefore this location has been established as being acceptable to accommodate this facility.

Conditions attached to that planning consent restricting external storage, sorting or processing were imposed to ensure that visual amenity was protected and that the waste facility did not undermine the amenity of the Inchinnan Industrial Estate.

The applicant's justification for the proposal now submitted is that these facilities are required in order that the site functions efficiently and to comply with waste regulations. The additional facilities now proposed would be located to the rear of the site only and screened from public views, from within the Industrial Estate, by the existing building.

The storage area would be positioned along the rear boundary of the site and would comprise covered units to match the external finishes of the existing building. The covered storage units would enable the finished product to be separated from the unfinished product and stored in a clean environment. The separate covered area would enable any non conforming waste to be sifted off and scrutinised. In this way specialised sorting and the storage of finished bales would remain within buildings and screened by a 4.5 metre high wall would not overspill onto open areas of the site. The vehicle wash area would also be located on the rear boundary screened visually and acoustically.

The use of the yard and formation of a concrete surface to the rear of the site for loading/unloading is considered preferable to such activities being visible from the road frontage. It is important that a high quality frontage onto the main roadway is retained and is not diminished by activities which are better located to the rear of the buildings. The applicant has also advised of the requirement to have the external yard area covered in concrete as it makes it easier to clean the area with a road brush and ensure that the site is maintained in a clean and tidy condition to comply with waste regulation.

The Director of Community Resources following consideration of environmental issues, drainage of the site and roads issues has no objection to the proposal and is satisfied that no conditions are required to protect amenity, that the site can be properly drained and will not impact upon flooding and that the proposal can be accommodated within the existing roads infrastructure.

Issues raised through objection are considered as follows. A wide consultation has been undertaken in relation to the proposal and no objections have been raised nor conditions recommended to require further studies to be undertaken in relation to flooding, noise, pest control or bird hazard. The applicants seek to more effectively and efficiently utilise the site and have not sought an increase in the tonnage of waste to be processed.

Following assessment of the application it is considered that external storage, sorting and processing would continue to be undertaken in covered areas screened from external view. In this respect the proposed development is protecting visual amenity and therefore the attractiveness of the Inchinnan Industrial Estate. I am therefore satisfied that the proposal is acceptable for the reasons outlined above.

It is concluded that the proposal will not have a significant impact upon amenity or

the operation of other uses within the area. As such the proposal is considered acceptable when assessed against Policy E1 and the New Development Supplementary Guidance on Economic Development Criteria and Strategic Economic Investment Locations. The proposals represent relatively small-scale functional elements required to support the operation of the larger site within which these elements will be located.

Recommendation and Reasons for Decision

In light of the above assessment, the proposal is considered to be in accordance with the provisions of the Adopted Local Development Plan and New Development Supplementary Guidance. it is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

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

2. That with the specific exception of vehicle deliveries and uplifts, associated vehicle parking and vehicle manoeuvring, all other activities shall be carried out entirely within building envelopes and no storage, sorting or processing of materials or any other activities shall be undertaken within the external yard area.

Reason: In the interests of visual amenity and to ensure that the use hereby approved does not undermine the attractiveness of the Inchinnan Industrial Estate.

3. That the materials to be processed within the facility hereby approved shall be restricted to plastics, paper, metal, textiles, and timber and that the total volume of materials handled at the facility shall not exceed 22575 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household or putrescible waste shall be received, handled or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

4. The design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 and 0700 hours and NR 35 at all other times when measured within any dwelling in the vicinity of the development.

Reason: In the interest of amenity and to protect sensitive receptors.

5. The proposal shall be implemented in compliance with the Drainage Impact Assessment prepared by Balfour Engineering Consultancy Ltd and dated 20th March 2017.

Reason: To ensure that the site is acceptably drained.

6. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

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

7. That prior to development hereby permitted becoming operational, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved

under the terms of condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

8. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available from [http://www.aoa.org.uk/operations safety](http://www.aoa.org.uk/operations%20safety)).

The Bird Hazard Management Plan shall be implemented as approved on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0914/PP



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan

Applicant

WRC Recycling
6 Newmains Avenue
Inchinnan
PA4 9RR

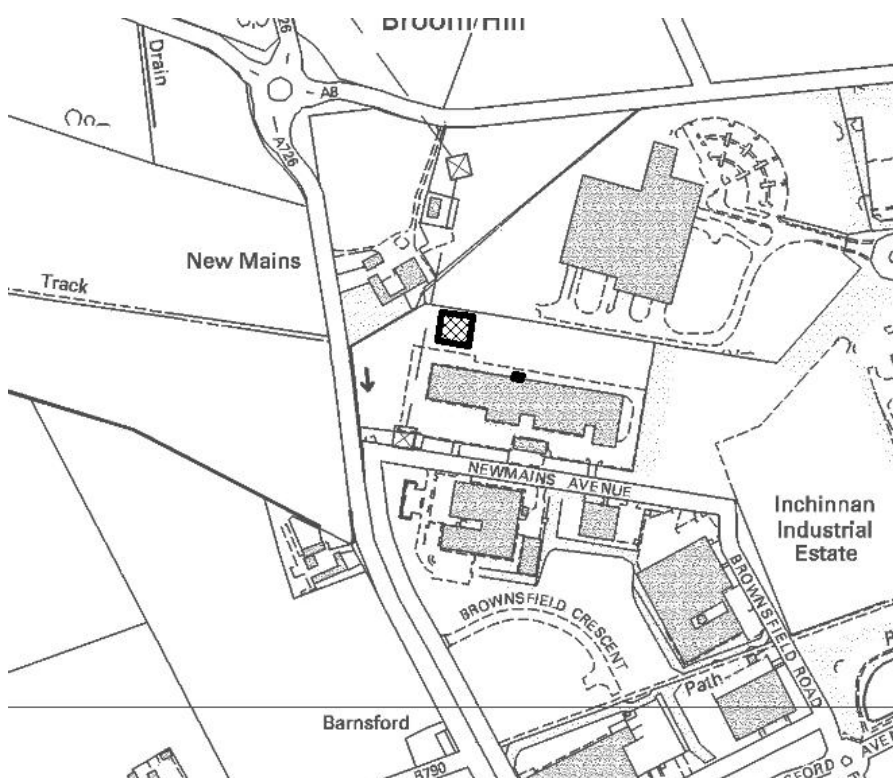
Registered: 28/12/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF WATER STORAGE TANK, PUMP HOUSE AND VALVE HOUSING

LOCATION: 6 NEWMAINS AVENUE, INCHINNAN, RENFREW, PA4 9RR

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposal site lies within an area covered by Policy E1 in which industrial and business uses are appropriate.
- The proposals represent small scale ancillary development associated with the principal waste management and recycling activities to be carried out on the site.
- There has been no adverse comment from the consultees in respect of traffic, drainage, airport safeguarding or other environmental matters.
- An objection has been submitted by Inchinnan Community Council.

Description

Planning permission is sought for the erection of a water storage tank, pump house and valve housing within the grounds of the WRC waste reprocessing and recycling facility located on Newmains Avenue within Inchinnan Business Park. Planning permission for this use was granted subject to conditions in 2014, and whilst the development has commenced the use of the site has yet to be implemented. The water tank and pump house would be positioned to the rear of the site approximately 12 metres from the northern boundary. The tank would have a diameter of 13.2 metres and a height of 8 metres and the pump house would have a footprint of approximately 61 square metres and a height of 3.5 metres. The valve housing would be positioned close to the rear elevation of the waste processing building and would have a footprint of 6 square metres and a height of 2.4 metres.

The applicant has stated that for insurance and safety purposes WRC require to install a fire suppressant system throughout the main building. This sprinkler system requires a large water storage tank to be provided at the site, together with associated plant comprising a pump house and a small control valve housing. It has been indicated that as part of the proposal a landscaping scheme would be undertaken which would include extensive bunding to the west of the application site and a mixture of extensive tree and shrub planting on the northern boundary. Detailed landscaping proposals to screen the proposed apparatus from external view have not been submitted with the application but could be required by the imposition of an appropriately worded condition should planning permission be granted.

Access to the site will remain as existing.

The application site is bounded to the north by the Bible Centre accessed from Barnsford Road, to the south by

Newmains Avenue and on the opposite side by a building occupied by Vascutek, to the east by a building occupied by Signature Ltd and to the west by a recently constructed office building to be used in association with the WRC reprocessing facility.

History

14/0328/PP - Use of premises as waste reprocessing and recycling facility. Granted subject to conditions on 11/11/2014.

15/0294/PP - Re-cladding of building. Granted 25/08/2015.

15/0339/PP - Temporary siting of weighbridge and portable office building. Granted subject to conditions on 25/08/2015.

15/0534/PP - Erection of boundary wall and fencing and formation of hardstanding. Refused 09/10/2015.

15/0537/PP - Engineering operations comprising the reinstatement of land to former ground level. Granted subject to conditions on 11/09/2015.

15/0703/PP - Installation of solar panels on roof of building. Granted subject to conditions on 03/12/2015.

15/0753/PP - External alterations to front elevation and formation of ramped loading bay. Granted 17/12/2015.

16/0832/PP - Formation of vehicle wash area, formation of yard, erection of covered external storage areas and erection of concrete walling. Application currently under consideration.

Members should note that an associated application (reference 16/0832/PP) for the formation of a vehicle wash area, formation of yard and erection of covered external storage areas, is included for consideration on this agenda.

**Policy and Material
Considerations**

Development Plan - Adopted
Renfrewshire Local Development Plan
2014

Policy E1 - Renfrewshire's Economic
Development Locations

New Development Supplementary
Guidance

Delivering the Economic Strategy
Strategic Economic Investment Locations

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be assessed against the policies and guidance outlined above, the views of consultees, the extant planning permission for the site and the physical attributes of the site.

Publicity

Neighbour notification has been undertaken in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 25/02/2017, with a deadline for representations to be received by 09/03/2017.

**Objections/
Representations**

None received.

Consultations

**Director of Community Resources
(Environmental Services)** - No comments following consideration of environmental matters.

**Director of Community Resources
(Roads)** - No objection following consideration of roads matters.

**Director of Community Resources
(Design Services)** - No objection

following consideration of drainage matters.

Scottish Water - No objection.

Nerl Safeguarding - No objection.

Glasgow Airport - No objection.

Inchinnan Community Council - State that increases to the operations external to the building were never envisaged at the original application and if this facility is required for reasons of fire safety then Fire Scotland should have recommended an appropriate condition. There is no indication whether the facility will also be used for commercial purposes including washing processes for vehicles and waste, which could have a detrimental effect of the environment.

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case, the relevant documents of the Development Plan comprise the Adopted Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The application site is identified in the LDP proposals map under Policy E1 'Renfrewshire's Economic Investment Locations'. Policy E1 identifies and promotes Strategic Economic Investment Locations for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development and ancillary service provisions and proposals within these areas require to be assessed against the criteria detailed in the Supplementary Guidance. The Supplementary Guidance considers that proposals will require to be compatible with the surrounding area, support economic growth while allowing diversification or transition into new economic sectors and should not impact on economic investment generally within

the area. The Supplementary Guidance specifically states that proposals for waste management infrastructure will be acceptable within SEILs where, amongst others, it will not have a significant impact upon amenity or the operation of other uses.

Planning permission (14/0328/PP) was granted, subject to conditions, in 2014 for the use of the premises as a waste reprocessing and recycling facility and this location has been established as being acceptable to accommodate this facility. The applicant has advised that to enable the approved use at the site to commence, a water storage tank, pump house and valve housing are required as an ancillary element of the operations previously granted planning permission. The water storage tank and pump house would not expand operations to the external area of the site nor increase the volume of waste to be processed. I am satisfied therefore that the proposal would not conflict with the conditions applied to the original grant of planning permission.

The water tank would be located within the service yard to the rear of the building and would be screened from external view by the industrial unit and by bunds and landscaping which are proposed to be formed on open land to the north of the application site between the waste processing building and the newly constructed offices. This would screen the tank from public view from within the Industrial park and from Barnsford Road outwith the park. This bund would also screen the tank and pump house from the rear boundary and the Bible Centre beyond. A landscaping scheme will establish further screening and place the development within a landscaped setting. This would form a condition of any permission granted.

The issues raised through consultation have been discussed within the main body of this report.

It is concluded that the proposal would not have a significant impact upon amenity or the operation of other uses within the area. As such the proposal is considered acceptable development when assessed against Policy E1 and the New Development Supplementary Guidance on Economic Development Criteria and Strategic Economic Investment Locations. The proposals represent relatively small-scale functional elements required to support the operation of the larger site within which these elements will be located.

Recommendation and Reasons for Decision

In light of the above assessment, the proposal is considered to be in accordance with the provisions of the Adopted Local Development Plan and New Development Supplementary Guidance. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

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

2. That with the specific exception of vehicle deliveries and uplifts, associated vehicle parking and vehicle manoeuvring, all other activities shall be carried out entirely within the building envelopes and no storage, sorting or processing of materials or any other activities shall be undertaken within the external yard area.

Reason: In the interests of visual amenity and to ensure that the use hereby approved does not undermine the attractiveness of the Inchinnan Industrial Estate.

3. That the materials to be processed within the facility hereby approved shall be restricted to plastics, paper, metal, textiles, and timber and that the total volume of materials handled at the facility shall not exceed 22575 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household or putrescible waste shall be received, handled or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

4. The proposal shall be implemented in compliance with the Drainage Impact Assessment prepared by Balfour Engineering Consultancy Ltd and dated 20th March 2017.

Reason: To ensure that the site is acceptably drained.

5. The design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 and 0700 hours and NR 35 at all other times when measured within any dwelling in the vicinity of the development.

Reason: In the interest of amenity and to protect sensitive receptors.

6. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

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

7. That prior to development hereby permitted becoming operational, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved

under the terms of condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

8. That prior to the commencement of development, details of the colour of the water tank hereby proposed should be submitted for the written approval of the Planning Authority and thereafter implemented as approved.

Reason: In the interests of the amenity of the site and surrounding area.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0726/PP



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan

Applicant

CALA Homes (West) Ltd
Cairnlee House
Callendar Business Park
Callendar Road
Falkirk
FK1 1XE

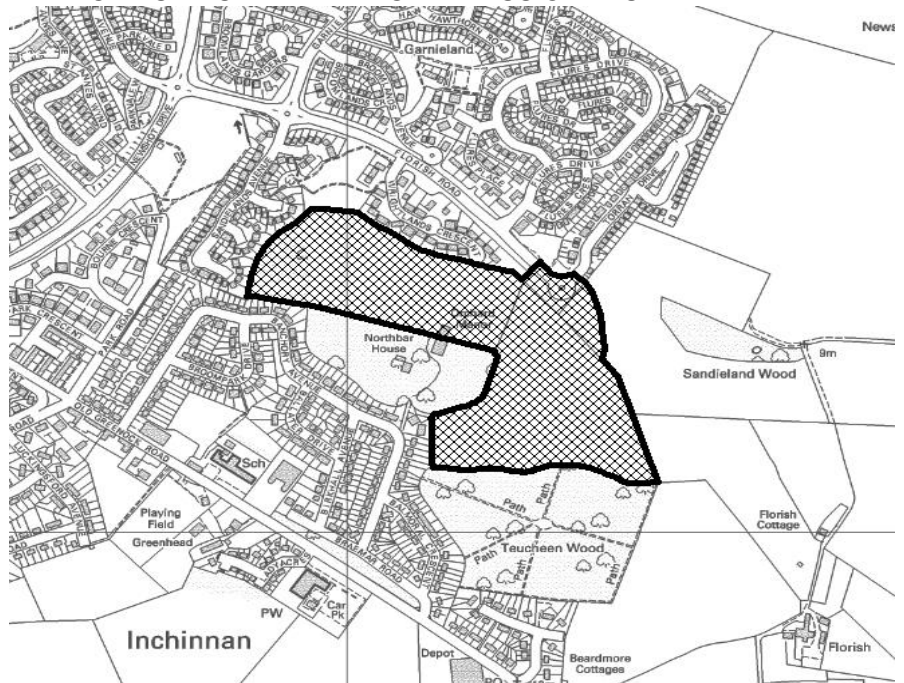
Registered: 03/11/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 195 DWELLING HOUSES, WITH ASSOCIATED ROADS, CAR PARKING AND LANDSCAPING

LOCATION: NORTH BAR, BANCHORY AVENUE, INCHINNAN, RENFREW, PA4 9PR

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and are consistent with the Policy P1 'Places' and Policy P3 'Additional Housing Sites' designation within which the site is included in Renfrewshire's Housing Land Supply.
- There have been one hundred and fifty two individual letters of objection and two petitions containing 1304 and 13 signatures respectively, relating to effect on character; traffic and access arrangements; privacy and overshadowing; drainage and flooding; green belt designation; infrastructure capacity; impact on wildlife; and adequacy of supporting information and consultation.
- There has been no adverse comment from the statutory consultees in respect of traffic, drainage, biodiversity, ground conditions, infrastructure etc.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered.

Description

Planning consent is sought for the erection of a residential development on a site bounded by Northbar House, Orchard Manor and Teucheen Woods to the south, Wrightlands Crescent and Florish Road to the north and Sandielands Avenue to the west. A hedgerow defines the eastern boundary with open fields and agricultural land forming the designated Green Belt beyond.

The proposed development would comprise 195 dwellings with vehicular access proposed off an existing roundabout to the south of Florish Road. These would comprise of a mix of 2-storey detached and terraced units and 3-storey townhouses.

The site extends to approximately 11.8 hectares and whilst currently in agricultural use the site is identified in the LDP proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the Council will support and encourage residential development on these sites. These sites have emerged through the public examination of, and Public Local Inquiry into, the Renfrewshire Local Development Plan.

Within the application site boundary lies an established woodland, covered by a Tree Preservation Order. The applicant intends to retain this area of woodland as part of the current application, which would be complemented by additional open space throughout the development.

Over the extents of the site there are varying ground levels, which has informed the proposed layout. In addition, the applicant has sought to integrate the development with existing residential areas through the introduction of enhanced path networks and connectivity.

History

14/0177/NO - Proposal of Application Notice for residential development. Accepted March 2014.

15/0052/EO - Request for screening opinion. Environmental Assessment confirmed not to be required, February 2015.

15/0085/NO - Proposal of Application Notice for the erection of residential development and associated landscaping, roads and drainage infrastructure. Accepted March 2015.

Policy and Material Considerations

Glasgow and the Clyde Valley Strategic Development Plan 2012

Strategy Support Measure 1: Delivering the Spatial Development Priorities

Strategy Support Measure 10: Housing Development and Local Flexibility

Diagram 3: Spatial Development Strategy and Indicative Compatible Development

Diagram 4: Sustainable location assessment

Clydeplan's - Strategic Development Plan Proposed Plan (2016)

The Proposed SDP is a material consideration as it is the settled view of the Clydeplan Authority.

Policy 1: Placemaking

Policy 7: Joint Action Towards the Delivery of New Homes

Policy 8: Housing Land Requirement

Policy 16: Managing Flood Risk and Drainage

Policy 18: Strategic Walking and Cycling Network

Table 1: Placemaking Principles

Schedule 14: Strategic Scales of Development

Diagram 11: Assessment of Development Proposals

Adopted Renfrewshire Local Development Plan 2014

Policy P3: Additional Housing Sites

Policy P1: Renfrewshire's Places

Policy ENV1: Green Belt

Policy I5: Flooding and Drainage
Policy ENV2: Natural Heritage

New Development Supplementary Guidance

Delivering the Places Strategy: Places Development Criteria and Places Checklist

Delivering the Environment Strategy: Green Belt; Trees, Woodland and Forestry; Local Designations: Sites of Importance for Nature Conservation (SINCs)/Local Nature Reserves (LNR); and Scheduled Ancient Monuments & Archaeological Sites

Delivering the Infrastructure Strategy: Flooding and Drainage

Material considerations

Renfrewshire's Places Residential Design Guide 2015

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 physical attributes of the site, the comments of the consultees and any objections received.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette, with a deadline for representations to be received of 25 November 2016.

**Objections/
Representations**

Two petitions have been received from Abbeyfield Residents Association. The first includes 1304 signed pro-forma letters and the second 13 signatories. It should be noted that one further letter was included within the first petition however as this contained additional comments to the pro-forma letter it has been considered as an individual objection to the proposals.

The substance of objections raised within the petitions relate to policies within Renfrewshire Council's previously approved Local Development Plan 2006. Objection is also raised in relation to congestion resulting from additional traffic associated with residential development; that the existing residential areas would not be enhanced by the development; that ecological features would be impacted upon; that existing properties would be overlooked; that green belt would be destroyed; the density of the housing proposed; loss of trees; potential disruption from noise and pollution, particularly in relation to increased traffic volumes; drainage; maintenance of the roundabout at the proposed access; the impact on biodiversity and bats; and archaeological interests.

One hundred and fifty two individual letters of representation have also been received, the substance of the objections can be summarised as follows:-

1. No traffic assessment or green travel plan has been provided and the proposed access would appear to be unacceptable. Traffic volume increase is also considered to be unacceptable due to existing infrastructure and potential impacts on road safety.
2. Insufficient measures have been undertaken to raise awareness of this development and further information on the neighbour notification procedure is required.
3. The Council's Planning Committee should be determining this application, with details of the meeting made available, including whether or not objectors may address the Committee.
4. The proposal will have an environmental impact resulting in disruption, noise, dust and upheaval, which may impact upon the health of local residents.

5. There are not enough local amenities and there is insufficient infrastructure (drainage) to serve the development, including school places. The applicant has not provided information on school capacity in support of the application.

6. The development is unnecessary given the proximity of the site to Dargavel Village.

7. The development is contrary to 2006 Local Development Plan in respect of the loss of Green Belt land.

8. The proposed development will not provide affordable or social housing.

9. Privacy would be affected, with the potential for overlooking and overshadowing impact resulting from the development. Appropriate boundary treatments should be considered.

10. This is an historic site of archaeological significance.

11. there is an absence of access to the existing woodland bordering Sandielands Avenue and surrounding areas and uncertainty as to who shall be responsible for its ongoing maintenance.

12. The proposed development represents overdevelopment of land dividing the village of Inchinnan and the town of Erskine and is unacceptable in terms of visual impact and impact on the character of the neighbourhood.

13. The development could result in anti-social problems.

14. Proposals for this site have previously been rejected.

15. The development may have impacts on the safety of children playing.

16. This development shall reduce the value of existing properties in the area.

17. The density of the development is greater than was allocated for this location in the Local Development Plan and no defensible green belt boundary has been demonstrated.

18. The decision to remove the site from green belt should be considered a flawed decision and be reversed.

19. The types of houses proposed are not in accordance with what was shown at the public consultation events held by the applicant during the pre-application consultation.

20. The proposals are contrary to the Council's Local Plan Policy ENV2 and will have a negative impact on biodiversity and wildlife, which should be subject to Environmental Impact Assessment procedure. Tree Protection measures should also be implemented to protect biodiversity and wildlife.

21. Land ownership at the roundabout and adjacent to private garden areas is queried.

In support of the application, representation has been received which welcomes the building of these homes for the area.

Consultations

Director of Community Resources (Environmental Services) - No objections, subject to the submission of a site investigation report, remediation method statement/strategy and verification report.

Director of Community Resources (Design Services) - No objections, subject to a condition requiring the resubmission of the Drainage Report for approval, prior to the commencement of development, incorporating Scottish Water's developer assessment conclusions, inclusive of any resulting amended proposals as required.

Director of Community Resources (Roads Traffic) - No objections.

Glasgow Airport Safeguarding - No objections.

West of Scotland Archaeology Service - No objections, subject to a condition requiring the submission of a programme of archaeological works.

Scottish Environmental Protection Agency - No objections.

The Coal Authority - No objections.

Scottish Natural Heritage - No objections.

Strathclyde Partnership for Transport - Recommend that conditions be attached to any consent given requiring the provision of additional footpath linkages, connecting to the surrounding area; that a sustainable transport strategy be produced; and that travel information packs be made available to occupants of each dwelling.

Inchinnan Community Council - Object to the proposal and include a petition with three hundred and eighty six pro-forma signed letters of objection. It should be noted that four further letters were included within this petition however as these contained additional comments to the pro-forma letter they have been considered as individual objections to the proposals. The objections raised within the submission include concerns in relation to congestion resulting from additional traffic associated with residential development; that the existing residential areas would not be enhanced by the development; that ecological features would be impacted upon; that existing properties would be overlooked; and that green belt would be destroyed. The content of the pro-forma letter makes specific reference to the contravention of policies within the previous Renfrewshire Local Development Plan 2006.

Summary of main issues

Drainage Report - Confirms no flood risk has been identified as a result of the development.

Transport Assessment - Concludes that the proposed development can be made accessible to the surrounding walking and bus networks. Junctions surrounding the proposed development are predicted to have sufficient capacity to accommodate additional traffic generated by the proposed development and that the proposed development complies with the relevant transport related policies of SPP and the Adopted Local Development Plan.

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, it is not likely that the proposed development would have a significant environmental impact which would require an Environmental Assessment.

Design and Access Statement - Provides a brief history to the site and its location. The document also considers the proposals against the relevant planning policies and guidance, with regard to access arrangements/provision, layout, landscaping and access to open space. In terms of design, the applicant has considered built form in conjunction with environmental integration and enhancement.

Extended Phase 1 Habitat Survey 201 and Updated Protected Species Survey 2016 - The updated Protected Species Survey for the site and a visual inspection of surrounding land found no evidence of roosting bats or badgers, although a

disused bird nest was recorded in a mature oak tree as was a squirrel drey.

Tree Survey and Arboricultural Constraints

- A Tree Survey has been provided which assessed all trees within the survey boundary. These trees are the subject of a Tree Preservation Order (T.P.O.) The document provides a condition report of trees within the site and advises that due to soil compaction a number of trees have been lost in the area over the years. Those which remain often show suppressed vigour. Recommendations for maintenance, including limited felling are proposed based on the survey findings.

Archaeological Desk-Based Assessment -

Indicates that there is evidence for medieval occupation within the study area, surrounding the development site. As the development site comprises agricultural fields that have not been occupied intensively since records were made, there is the potential for archaeological remains. Given this potential, it is advised that an archaeological survey and trench evaluation should be undertaken to demonstrate the survival or otherwise of remains on site.

Proposal of Application Consultation Report -

The applicant submitted a Proposal of Application Notice (15/0085/NO) to the Council on 11 February 2015. This required a public consultation process prior to the submission of any planning application. The subsequently submitted consultation report provides an overview of all pre-application consultations which have been undertaken, including details of a pre-application consultation event held on 24 June 2015. The public consultation event was held at The Whuppity Scourie, Bridgewater Centre, Erskine, with the Local Community Councils (Erskine and Inchinnan) and Local Members invited and the event open to all interested parties. The summary states that attendees were generally unsupportive of the development, with concerns raised at the

loss of greenbelt; the number of houses proposed; access arrangements; and traffic generation.

Coal Mining Risk Assessment - Has considered recorded geology within the site and mining conditions. No mining entries have been recorded within or in close proximity to the site. Vigilance is recommended during site works for any unrecorded mine entries and where these exist, features should be secured by grouting and/or capping.

Appropriate Assessment - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case the relevant documents of the Development Plan comprise the Glasgow and the Clyde Valley Strategic Development Plan 2012 and Clydeplan's - Strategic Development Plan Proposed Plan (2016); and the Adopted Renfrewshire Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The proposals accord with the strategic development plan (2012) policies including:-

- Strategy Support Measure 1 through consistency with the Adopted Local Development Plan;
- Strategy Support Measure 10 by maintaining an effective 5-year housing land supply;
- Diagram 3 in terms of compatible development; and
- Diagram 4 in terms of sustainable location through local development plan assessment.

The proposals accord with the strategic development plan proposed plan (2016) policies including:-

- Policy 1 in terms of complying with appropriate placemaking principles;
- Policy 7 in terms of contributing towards the delivery of new homes;
- Policy 8 in terms of the requirement to provide a generous supply of land for housing;
- Policy 16 in terms of having demonstrated appropriate management of flood risk and drainage;
- Policy 18 in terms of pedestrian and cycle connectivity;
- Table 1 in terms of the layout observing the necessary placemaking principles;
- Schedule 14 in terms of being a strategic scale of development which does not conflict with the vision and spatial development strategy; and
- Diagram 11 by according with the tests set out for the assessment of development proposals.

The application site is identified in the LDP proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the Council will support and encourage residential development on these sites, as identified in Schedule 1 and 2, as additional allocated housing sites to meet identified housing requirements. Schedule 2 identifies the application site as having an indicative capacity of 200 units. The development of these sites requires to comply with the criteria set out in the New Development Supplementary Guidance.

The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the surrounding areas;

surrounding land uses should not have an adverse effect on the proposed residential development and that development proposals should create attractive and well connected street networks which will facilitate movement. In addition, Renfrewshire Places Design Guide sets out standards in relation to separation distances, layouts, parking provision and open space. Assessing the development in terms of these criteria, the following conclusions can be made.

Development density is considered appropriate to this location and fits with the surrounding area. The form, layout, design and scale of the proposal are all commensurate with the surrounding area which is mixed in terms of age, design, materials and size, given the location of the site between Inchinnan and Erskine.

The orientation of individual houses is mixed respecting the site constraints. The palette of materials to be used reflects those found in the wider area which will assist in assimilating the development into its location. The internal layout of the development aims to reduce traffic speeds and protect road safety to the satisfaction of the Director of Community Resources (Roads Traffic).

Given the positioning of dwellings within the layout, there would be no potential for direct overlooking or impact on privacy to neighbouring dwellings. Although it is acknowledged that there are ground level differences between the proposed development and existing dwellings on Wrightlands Crescent, sufficient separation distances have been demonstrated to reduce impact. Landscaping buffers and tree retention within the development would also preclude the possibility for overlooking to an unacceptable degree of existing residential development surrounding the site.

Appropriate levels of open space and play provision are incorporated within the

application site boundary, with established woods to the north-west and south, to which the applicant has demonstrated access. The site also benefits from an acceptable degree of enclosure provided by wooded and landscaped boundaries to the east and south west which assist in establishing a defensible green belt boundary between the development itself and the wider designated green belt land to the east.

With regard to Policy ENV2, the development adjoins a Site of Importance for Nature Conservation (SINC) at Teuchean Woods. Whilst the applicant's supporting information does not anticipate impact on protected species, SNH has recommended a number of practices to be implemented in accordance with protected species legislation should the site be developed.

In relation to the Tree Preservation Order covering areas of the site, the applicant has submitted a Tree Survey Report in support of the application which considers maintenance works to trees within the development and to Teuchan Wood to the south, and demonstrates the retention of the woodland to the west of the site. Overall, having considered the findings of the Tree Survey Reports which include the requirement for limited felling, the works proposed are considered acceptable to ensure the longer term viability of the woodlands and to allow them to continue to contribute to the landscape character of Erskine and Inchinnan alike.

Policy I5, and the Flooding and Drainage Supplementary Guidance, set out a series of criteria which require to be considered. These generally require minimum standards to reduce the risk of flooding in new developments and to ensure that the risk of flooding is fully considered in the assessment of new development proposals. The applicants have through the submission of a Drainage Report demonstrated that the buildings and persons occupying the developed site

would not be put at risk from flooding. The Director of Community Resources (Design Services) is satisfied that an appropriate condition can be imposed to ensure that it can be demonstrated that the site can be satisfactorily drained prior to the commencement of development.

In terms of the Supplementary Guidance on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Director of Community Resources (Roads Traffic) is satisfied that the proposal adequately addresses parking, access and traffic requirements.

The availability of services including adequate education capacity within schools was considered when the site was identified for release through the LDP process.

As the site has the potential to be of archaeological significance, it has been recommended by the West of Scotland Archaeology Service, that a programme of archaeological works be undertaken prior to the commencement of any development works on site, should consent be issued. This can be ensured through the imposition of a safeguarding planning condition on any grant of planning permission.

In addressing the points raised by the objectors above which have not been assessed within the main body of this report, both Erskine and Inchinnan Community Councils have been consulted on the application. A Screening Opinion on the proposals determined that a formal Environmental Impact Assessment submission would not be required for the development.

A Transport Assessment has been available to view online and at the Council offices since its submission. Neighbour notification and advertisement of the

application has been carried out in accordance with statute.

In terms of statutory procedures, including consultation, notification and publicity, these have all been undertaken and this application requires to be determined by the Planning and Policy Board of the Council, given its categorisation as 'major' development.

Having consulted with the Director of Community Resources (Environmental Services) no objections have been raised in respect of environmental impacts from noise, dust or upheaval.

In relation to development at Dargavel Village, each application is considered in its own merit and this site is also identified as an additional housing site within the Adopted Local Development Plan 2014. The proposed land use is therefore considered to be acceptable. Reference to the 2006, previous Renfrewshire Local Development is superseded. The site is no longer identified as green belt and is allocated for residential development.

Anti-social behaviour, property values and land ownership disputes are not material considerations in the assessment of planning applications and require to be addressed by the police or as civil matters between the parties concerned.

With regard to affordable housing, Renfrewshire Council does not impose a specific policy obligation in relation to the delivery of affordable homes, however it is considered that adequate provision is being made elsewhere within Renfrewshire for the necessary provision of affordable homes.

Recommendation and Reasons for Decision

In light of the foregoing, it is considered that the proposals are acceptable and represent acceptable development, having regard to the relevant development plan policies and associated guidance. It is

therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

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

2. Prior to the commencement of construction works on any dwelling house, the developer shall provide for the written approval of the Planning Authority full details the Locally Equipped Play Area (LEAP) area hereby approved. The details shall demonstrate that the layout, access and equipment are suitable for use by children of all abilities and that an appropriate number of inclusive items of play equipment are installed. Thereafter, prior to occupation of the final residential unit, hereby approved, the developer shall complete for use, the provision of the LEAP area in accordance with the detail finally approved. Maintenance of the play area finally approved, shall be in accordance with a scheme to be agreed between the developer and the individual occupiers of the development or a factor appointed to act on their behalf.

Reason: In the interests of residential amenity.

3. That prior to occupation of the last dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, hereby approved, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

4. Prior to the commencement of construction works on any dwelling house, the developer shall provide for the written approval of the Planning Authority, full details and/or samples of the facing materials to be used on all external walls and roofs of the dwellings hereby approved. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

5. That no development shall take place within the development site as outlined in red on the approved location plan, until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, and approved in writing by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: In order to quantify the effect of the development on the historic environment, and to allow a methodology to be developed to mitigate this impact, should this prove necessary.

6. That no development shall commence on site, until the developer submits for the written approval of the Planning Authority:-

a) a site investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, all prepared in accordance with current authoritative technical guidance.

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

7. Prior to occupation of any unit identified within an identified phase of development, the developer shall submit for the written approval of the Planning Authority:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to the site, a Verification Report confirming imported soils are suitable for use on the site.

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

8. That the occupants of each dwellinghouse hereby approved, shall be provided with a travel information pack which incorporates sustainable travel information, including the location of local services and facilities upon occupation.

Reason: In the interests of sustainable development.

9. Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority a revised Drainage Report, incorporating Scottish Water's developer assessment conclusions, inclusive of any amended proposals, as necessary.

Reason: To ensure effective and sustainable drainage provision and flood risk management.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.