

APPELLANT'S SUBMISSIONS



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 100489863-002

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.

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? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

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

Site Address Details

Planning Authority:	<input type="text" value="Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="BAROCHAN WEST LODGE"/>
Address 2:	<input type="text" value="CHAPEL ROAD"/>
Address 3:	<input type="text" value="HOUSTON"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="JOHNSTONE"/>
Post Code:	<input type="text" value="PA6 7AX"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="668609"/>	Easting	<input type="text" value="241140"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of dwellinghouse (in principle)

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to supporting documentation

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

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Statement of Review - Review Document 1 Planning Application Form - Review Document 02 Supporting Cover Letter (Graham + Sibbald) – Review Document 03 Indicative Layout (Graham + Sibbald) – Review Document 04 Location Plan (Graham + Sibbald) – Review Document 05 Decision Notice – Review Document 06 Report of Handling – Review Document 07

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/1625/PP

What date was the application submitted to the planning authority? *

27/10/2021

What date was the decision issued by the planning authority? *

20/06/2022

Review Procedure

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

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The site is on private estate land, but there are no physical barriers to entry. The applicant/appellant will be happy to permit access should this be requested. This can be arranged through the agent.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

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

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Murray Rankin

Declaration Date: 08/08/2022

Statement of Review

Notice of Review to Local Review Body against Refusal of
Planning Permission in Principle for Erection of
Dwellinghouse (Application ref: 21/1625/PP)

At Barochan West Lodge
Chapel Road
Houston
Johnstone
PA6 7AX

Prepared on behalf of R&R Construction Ltd
Prepared by Graham + Sibbald LLP

Date: 08/08/2022
Our Ref: MR/2021/10/0001



Quality Assurance

This report has been prepared within the quality system operated at
Graham + Sibbald LLP

Created by: Murray Rankin MSc MRTPI

Signature:

05/08/2022

Approved by: Kerri McGuire MRTPI MRICS PIEMA

Signature:

05/08/2022



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Executive Summary

- An application was submitted to Renfrewshire Council in October 2021 for Planning Permission in Principle for the erection of a dwellinghouse in the grounds of the existing West Lodge, Chapel Road, Houston, PA6 7AX.
- The West Lodge building has fallen into a state of disrepair and has failed to attract interest as a viable residential property. A replacement house is proposed in the adjacent grounds that will allow the West Lodge to be retained and reused for a functional purpose as part of the estate businesses.
- The new dwellinghouse is intended to be for the use of a member of staff of the estate, with responsibility for the agricultural business of the estate and the consented and tourist accommodation business (currently under construction) at the site. There is a need for this to be located on site so issues such as surveillance, guest welfare, maintenance, etc can be promptly responded to, and a member of staff can be 'on-call' for these.
- The application was determined several months late, following attempts to contact the planning department that received no response. The application was refused as it was considered not to accord with policies and guidance relating to the green belt, design, tourism, and housing in the countryside.
- This is disputed, as the use of the house would be related explicitly to existing and consented businesses at the estate and is required for surveillance, maintenance, guest welfare, and other such purposes. Some of these purposes have been identified as having a precedent as being accepted reasons for housing in the green belt/countryside in Renfrewshire, which has not been applied to this proposal.
- The application is for Planning Permission in Principle, and so detailed design information is not required to be submitted. The site plan submitted is purely indicative and would be subject to final approval from the Council. Therefore, the proposal cannot be accurately assessed in terms of impact on the character of the surroundings at this stage.
- The proposal is not for tourist accommodation, but has been refused in respect of this policy. The proposal would have some benefits related to the offer of the consented holiday lets development at the site as it would provide accommodation for a staff member to support this, but these considerations have not been given fair weight.
- The proposal has not been given fair assessment in terms of the planning policies and the material considerations in favour of the proposal. Therefore, the planning officer's decision should be overturned and Planning Permission in Principle should be Granted.



1.00 Introduction

- 1.01 This Statement of Review is submitted in support of a Notice of Review in relation to planning application reference 21/1625/PP, which Renfrewshire Council's planning department refused under delegated powers on the 20th of June 2022. This has been prepared and submitted on behalf of R&R Construction (Scotland) Ltd (the Applicant).
- 1.02 The application subject to this review is for Planning Permission in Principle for the erection of a dwellinghouse at West Lodge, Barochan Estate, Chapel Road, Houston, PA6 7AX.
- 1.03 This Statement of Review sets out the background to the proposal and the Planning Officer's reasons for refusal. The Statement also sets out the planning justification to support the Notice of Review against the refusal of the planning application.
- 1.04 This Statement should be read in conjunction with the Notice of Review Form and the documents submitted in support of the Review (outlined in the List of Documents enclosed with this submission).
- 1.05 This Review Statement contains the following sections:
2. Site Description and Background to Proposal
 3. Description of Proposed Development
 4. Determination of Application
 5. Grounds of Review
 6. Conclusions



2.00 Site Description and Background to Proposal

Site Description

- 2.01 The review site comprises the existing building and grounds of the West Lodge; a former gatehouse located at the west access point to the Barochan Estate, around 1.5km north of Houston. The west entrance to the estate is the singular vehicular access to the estate, taking this from Chapel Road which connects to Houston in the south and Greenock Road (A8) to the north. The estate features an operational farm, residences, and a holiday accommodation offer (currently under construction and due to be completed in December 2022).
- 2.02 The site itself features the former gatehouse (West Lodge) on its northern side. The house abounds the access road, with the primary frontage facing onto this. The house is a two-bedroom, single-storey cottage with pitched tile gable-ended roof. It is traditional in appearance but has fallen into a state of disrepair over time. A more-modern extension protrudes from the south elevation of the house, and this faces onto a driveway where car parking for the house is situated. The remainder of the site is made up of garden ground for the house.
- 2.03 The site is located at the edge of the estate grounds. These extend to the north, east, and south, and comprise a mix of woodland, buildings, green space, yards, and fields. To the west the estate ends, and beyond this are agricultural fields, primarily for grazing livestock. The edge of the Applicant's land, and the estate, is delineated by a traditional wall, approximately 4ft in height, though this height may vary along its length due to differences in grade. The wall is in places overgrown with foliage, and on the garden-side of the wall large areas of vegetation and tree cover contribute to this. The combination of this wall and tree-cover effectively screen the garden ground from views into the site from outwith the estate up to a significant height.



Figure 1 - View towards review site from Chapel Road, looking in an easterly direction. The site and estate boundary is visible in the foreground. The existing Lodge can be seen behind trees, but to the right of this the vegetation obscures views onto the site



Figure 2 - View from review site looking towards site/estate boundary, westerly direction. This is the other side of the wall/vegetation shown in Figure 1. The two large coniferous trees seen in Figure 1 are just out of view to the right of this photo (branches of one can just be seen at the side of the photo)



- 2.04 Figures 1 and 2 above show views onto the site from outside the estate and from the estate out of the site, demonstrating that the garden ground is generally well screened from external views.
- 2.05 A search of Historic Environment Scotland's Pastmap service has confirmed that the building on site is not Listed, and there are no other Listed Buildings in close proximity to the site. Similarly, there are no Conservation Areas or other built heritage areas on or within proximity of the site.
- 2.06 There are no natural heritage designations or Tree Preservation Orders on or in proximity of the site. The site is also not regarded to be at any risk of river or surface water flooding, confirmed by online SEPA flood maps.

Background to Proposal

- 2.07 The site is currently owned by the Applicant, and has previously been in use as a private residential property with associated garden ground. This was leased on the open market, and was let to one tenant for a significant amount of time. Following the end of this leasing arrangement, the property was marketed for sale as a residence, but attracted no interest for this use. The applicant purchased the house with a view to potential alternative uses
- 2.08 While this appeal relates to the erection of a new dwellinghouse at the site in-principle, the current condition and situation with regards to the existing house on the site is relevant, as this forms part of the justification for the proposal, and the overall plan and vision for the site.
- 2.09 The house is in a severely dilapidated condition. It features significant areas of damp and timber-rot in the interior. Figures 3, 4 and 5 below show some examples of the internal condition of the house.

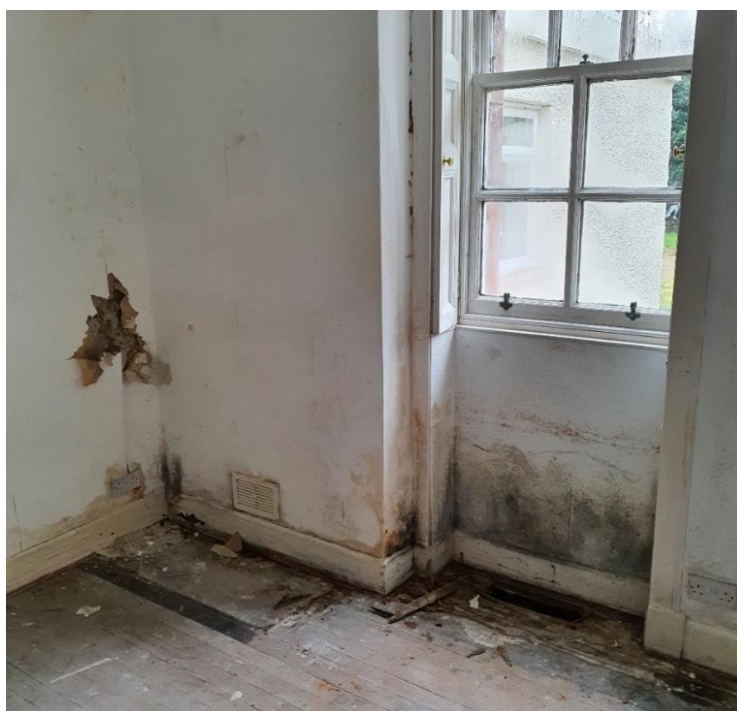


Figure 3 - Interior of West Lodge, showing damp in place



Figure 4 – Interior of West Lodge, showing damp and water ingress



Figure 5 - Interior of West Lodge, showing condition of building



- 2.10 A property inspection carried out in December 2020 identified various structural issues such as damp, timber decay, and woodworm infestation. These issues raise significant concerns in terms of both structural and human health hazards to potential occupants, and would require significant cost to resolve.
- 2.11 It is these costs that are considered to have been an obstacle to generating realistic buyer interest in the house when it was marketed for sale. For either the seller or a prospective buyer, to refurbish the house to a liveable condition would be significantly costly and likely to outweigh the price of the property. The house is therefore at something of a financial impasse, and its continued use as a residential unit is considered to be no longer viable.
- 2.12 With this in mind, a solution to unlock the continued use of the site is required, where the residential function of the location can continue in a way that relates it to the overall vision and future of the estate. This strategy is set out in detail in the supporting Cover Letter (Review Document 03), but in summary involves the erection of a replacement dwellinghouse at the site for a member of staff (due to the structural issues with the existing house), and when finances allow (i.e., profits from the tourism business), the West Lodge would be refurbished into a site office and check-in/out reception for the tourism business. In this way, the replacement dwellinghouse is used to facilitate the retention of the existing West Lodge.
- 2.13 It is important to emphasise that the new house subject of this review would explicitly be for the use of an employee of the estate, and would not be for sale on the open market. This aspect can be guaranteed through the implementation of a planning condition. There is an operational requirement for a house for a staff member on site given the nature of the existing and consented uses at the estate. For the reasons stated above, this cannot be provided in the existing house, and therefore a new house is required.
- 2.14 The member of staff living in the proposed house would be required due to the 24-hour nature of the holiday lets business. As guests would be staying here overnight, there may be maintenance issues that would arise, or guest welfare issues to which a staff member would be required to attend, possibly at any hour of the day or night. It is therefore necessary to have a staff member on-site and “on-call”, and the need is clearly related to general site management and surveillance. Additionally, the staff member may also be required to attend to operational matters of the other businesses on the estate, such as the agriculture or forestry business which has been operational at the site for a number of years, or general estate management.



3.00 Description of Proposed Development

3.01 An indicative layout was prepared to support the planning application submission, and provide a demonstration of how a dwellinghouse could theoretically be located and situated on the site. This was submitted with the planning application and is shown in Figure 6 below.



Figure 6 - Indicative Proposed Site Plan

3.02 The above site plan also shows the intended reconfiguration of the existing West Lodge into an office/reception building, and where guests would pull up to check in/out. The modern kitchen extension to the rear was proposed to be removed as part of this. This was also outlined in detail in the covering letter supporting the application.

3.03 The Plan shows where access would be taken to the new house, via an existing access point located to the southeast of the site via a short track extending from the main estate access road to the north. It also shows that large areas of the existing garden ground would be retained, and this could provide requisite garden ground for the new dwellinghouse.



4.00 Determination of Application

4.01 The application was submitted on the 27th October 2021. It was registered as valid on the 11th November 2021 after a brief period of invalidity arising from difficulty identifying the application fee payment once it had been submitted. It was validated under the reference number 21/1625/PP.

4.02 The application submission comprised of the following documents:

- Planning Application Form
- Cover Letter (Graham + Sibbald)
- Location Plan (Graham + Sibbald)
- Existing Site Plan (Graham + Sibbald)
- Proposed Site Layout (Graham + Sibbald)

4.03 A copy of the above application documents are provided as review documentation to support this submission to the Local Review Body.

4.04 There were no objections to the application from any of the Council's internal or external statutory consultees.

4.05 There were also no objections from members of the public.

4.06 The target determination date for the application was the 11th January 2022. On the 7th January 2022, it was attempted to establish contact with the planning department via email to discuss the application and request whether any further details were required and if the application was likely to be determined. No response was received before the determination deadline and no consultation responses from the statutory consultees were available online.

4.07 A further email request to the planning department was made on the 17th January to request a copy of consultation responses and see if there were any issues that required to be addressed. No response was received to this email, and so a further request was sent on the 14th February. A response was received on the 24th February advising that a decision would be issued the following week, but providing no indication of the likely decision outcome or providing copies of any consultee responses.

4.08 No decision was issued, and so a further email to the planning department was sent on the 23rd March, asking for an update on the application. No response was received to this. Further attempts to obtain an update and request for a revised determination date for the application were sent on the 8th April and 25th April. Both of these went unanswered.

4.09 Subsequently, an email was sent to Sharon Marklow, Place Strategy Manager at Renfrewshire Council, on the 3rd May seeking to escalate the case and obtain a decision. At this time the application was almost four months overdue for determination, and it had been over two months since the last response from the planning department. Ms Marklow responded on the same day, advising that she no longer managed the relevant team, but provided contact details for the new team manager, Gwen McCracken.



- 4.10 No contact was received after this, and so an email was sent to Ms McCracken on the 16th May seeking to obtain confirmation of when the application would be determined. This email was also unanswered.
- 4.11 Another email requesting an updated date of determination was sent on the 13th June. A response was received via telephone call from Ms McCracken on the 14th June. This advised that the application was to be recommended for refusal. Ms McCracken offered that the application could be withdrawn prior to this refusal being issued, or it could be determined anyway. On the 16th June, the Applicant confirmed to Ms McCracken that they wished the application to progress to determination.
- 4.12 The decision was formally issued on the 20th June 2022 (7 months after the application was validated). The Decision Notice detailed the following three 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 green belt 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 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.*



5.00 Grounds of Review

5.01 As detailed in section 4 of this Statement, the planning application on three grounds. Each of these reasons are assessed in turn below. appellant disputes the reasons given for the refusal of the planning application.

5.02 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise.

5.03 The relevant development plan for this site is the Renfrewshire Local Development Plan 2 (LDP2), adopted December 2021. At the time the application was submitted, this Plan was not adopted, and therefore the proposal was assessed against the policies of the previous plan, the Renfrewshire Local Development Plan 2014, in the supporting cover letter. A detailed policy assessment relating to this plan and review of material considerations was contained in the Cover Letter submitted in support of the application (Review Document 03). However, it is noted that the development allocation of the site is unchanged between the 2014 and 2021 LDPs, and the relevant policies are broadly similar in intent. Notwithstanding this, this Notice of Review Statement will consider the proposal against the relevant policies of the LDP2 (2021) as per the Decision Notice in the interests of completeness.

Reason for Refusal 1

5.04 Policy ENV1 of the Renfrewshire Local Development Plan 2 relates to the green belt. It sets out the importance of the green belt in Renfrewshire and establishes the circumstances where development in the green belt will be considered appropriate in principle. This will either be where a housing land shortfall is identified, or where it is in support of one of a number of uses. As relevant to this proposal, these uses are:

- *Agriculture, woodlands and forestry, and horticulture; ...*
- *A tourism related development acceptable under Policy E4;*
- *New housing to support an established green belt activity;*
- *Replacement dwellings;*

5.05 Reason 1 for Refusal states that the proposal is contrary to this Policy as *“the proposal has not demonstrated a need for new housing that is necessary to support an established green belt activity and the details provided are such that it may have an adverse impact on the character of the green belt”*. This is disputed by the Appellant.

5.06 As set out in the cover letter submitted in support of the application (Review Document 03), the dwellinghouse would be for the exclusive use of a member of staff of the estate. Their duties will be related to the various uses on the estate, including the agricultural business, the holiday lets business, and general estate management. These uses are considered to require an on-site member of staff due to their potential to require attention at varying times of day or night, for example general surveillance, maintenance, or guest welfare issues in the holiday lets business, or animal welfare issues in the agricultural business. These are both established green belt activities.



- 5.07 The holiday lets business has previously been assessed against the relevant tourism policy in force at that time and found to be acceptable. This was granted planning consent in December 2017 (ref: 17/0664/PP), and the development is now under construction.
- 5.08 Each planning application should be determined on its own merit, however it is noted that Renfrewshire Council has previously supported housing in the green belt where the housing relates to established green belt activity. These examples are referenced in the “Relevant Planning History” section of the cover letter submitted in support of the application (Review Document 03). Specifically, attention is drawn to application ref: 18/0020/PP which permitted erection of a new dwellinghouse due to a need to provide surveillance and be on-site for animal welfare reasons. Consent was Granted for this in June 2018. These are similar reasons for which a dwellinghouse is sought at the site subject to this Review.
- 5.09 The supporting cover letter went into detail on the type of activities that the staff member accommodated in the house would undertake, and the need for this dwellinghouse. It is therefore incorrect that this “has not been demonstrated”.
- 5.10 The proposed dwellinghouse will be a replacement dwelling for the existing West Lodge on the site. The need for this to be replaced has been set out in detail in both this Statement of Review and the covering letter previously submitted with the initial application. It is therefore regarded to have been sufficiently demonstrated that the proposed dwellinghouse has both a clear need and is compliant with Policy ENV1.
- 5.11 Reason 1 also states that *“the details provided are such that it may have an adverse impact on the character of the green belt”*. The application was for Planning Permission in Principle, so details on the design, layout, materials, and general appearance of the house were not submitted. It is therefore unclear how the proposed dwellinghouse can be considered to have an “adverse impact” on the character of the green belt as there is insufficient information at this stage to make this judgement.
- 5.12 For the reasons given above, Reason 1 for Refusal is not considered to be valid or applicable.
- Reason for Refusal 2**
- 5.13 The second reason for Refusal states that the proposal is considered to be contrary to Policy E4, and the draft New Development Supplementary Guidance. The reason given is that *“it has not been demonstrated that there is a specific location [sic] need for the dwellinghouse or that the development would strengthen the appeal and attraction of Renfrewshire to a range of visitors”*.
- 5.14 Policy E4: Tourism, states 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 siting, scale and layout of the proposal is proportionate, complements the landscape character and setting, and would be compatible with neighbouring land uses;*



- *The development will complement existing/proposed tourist facilities in that area;*
- *Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities; and,*
- *The development can demonstrate a site-specific locational need."*

5.15 The application is for a dwellinghouse and not a 'tourism development' under Policy E4. The proposed dwellinghouse will house a member of staff of the estate whose responsibilities and activities, among others, will relate to the consented tourism business on the estate, this is not regarded to make the proposed dwellinghouse a "tourism development".

5.16 Although the proposal is not a tourism development, it does accord with the general principles of the policy in that the proposed dwellinghouse will supplement and enhance the quality of the tourism offer at the estate, by providing a dedicated on-site member of staff who will have responsibility for providing surveillance and security at the site, and tending to maintenance and guest welfare issues. This will raise the quality of the tourism offer at the location, which will in-turn attract visitors to the area and strengthen the appeal of Renfrewshire as a destination.

5.17 By providing accommodation for a member of staff to improve the running and management of the estate, the proposed dwellinghouse will complement the consented tourism development.

5.18 Reason 2 also references the draft New Development Supplementary Guidance, specifically the section on Tourism. This section states that "*new development proposals require to:*

- *Add to the appeal and attraction of Renfrewshire as a visitor destination and contribute to the local economy providing new employment opportunities with a social and/or cultural benefit to the area;*
- *Complement existing/proposed tourist facilities in the area;*
- *Not result in significant detrimental impacts on visual amenity, the built heritage or natural heritage interests;*
- *Be of a design, quality and density which is appropriate for the location and surrounding area and would be compatible with neighbouring land uses;*
- *Consider opportunities to encourage participation and enjoyment of Renfrewshire's natural heritage assets, ensuring that there are no significant adverse effects on the natural environment including biodiversity and landscape character;*
- *Demonstrate that suitable infrastructure and services are available or can be provided to serve the development proposal;*
- *Demonstrate that the site is accessible by a choice of transport options and access within and out with the development connects to active travel routes and/or the wider green network;*
- *Demonstrate that the road and/or rail network can accommodate the development;*
- *Demonstrate a site-specific locational need and/or address a deficit in the provision of tourist facilities in the area; and,*
- *Incorporate a design which promotes energy efficiency and the use of low carbon generating technologies.*



5.19 As detailed above, the planning application is for a dwellinghouse and not a tourism development. It is accepted that as the proposed dwellinghouse will complement the consented tourism business at the site.

5.20 The locational need for this arises from the need to have a member of staff situated on site for surveillance purposes related to the tourism business as well as other agricultural businesses on site. The staff member would be an employee of the estate generally. The need for this to be provided in a new-build dwellinghouse has been established earlier in this Statement. The locational need for a dwellinghouse to provide staff accommodation is justified under the relevant policy; ENV1.

5.21 The above is therefore regarded to demonstrate that Reason 2 for Refusal is not valid as the application is for a dwellinghouse and not tourist accommodation.

Reason for Refusal 3

5.22 Finally, the third reason for Refusal states that the proposal is contrary to the New Development Supplementary Guidance sections on Green Belt Development Criteria, and Housing in the Green Belt.

5.23 The first of these, Green Belt Development Criteria supplements Policy ENV1. Where it is identified that a use is acceptable, the Criteria establishes the guidance against which development in the green belt will be assessed. The proposal was assessed against most of these criteria in the supporting cover letter, though there are some differences as the assessment in the cover letter was against the criteria in the previous Supplementary Guidance. For completeness, a new response is offered to each of these in the below table:

Green Belt Development Criteria	Response
<i>There will be no loss of prime quality agricultural land or agricultural land of lesser quality that is locally important in line with Scottish Government Policy</i>	The site is not agricultural land or land that is locally important. The land is currently garden ground associated with the West Lodge
<i>Any adverse impacts on the qualities of wild land are overcome by siting, design or other mitigation</i>	The proposal does not affect wild land, directly or indirectly
<i>Traffic and access infrastructure can be sensitively accommodated</i>	The proposal site has existing access and the surrounding transport network can accommodate this small scale of development
<i>No significant effects on public water supply and water environment from any pollution risk</i>	The proposal is not considered to have the potential to impact the public water supply or water environment
<i>The development links to the existing green network and active travel routes or provides new enhanced routes, where appropriate</i>	The proposal will retain existing natural assets as much as possible, but the development site is not large enough to provide new active travel routes



<i>Proposals to protect and provide access to open space have been incorporated</i>	There is no designated open space affected by this proposal. The development site relates to private garden ground in the ownership of the applicant
<i>Development will not have a significant detrimental impact on the local landscape character. Development layout, design and siting must reflect local landscape character and respect and incorporate important landscape features such as traditional field enclosures, water courses, woodlands and skyline</i>	Detail of layout and design will be provided as part of a further detailed planning application. As demonstrated earlier, the application site is well screened from outside the estate, so will not have any impact on the wider landscape character in the area
<i>It can be demonstrated that there is careful consideration of the siting, design, scale and grouping of any buildings and infrastructure</i>	The proposed house is well-located in the garden ground of the existing West Lodge. It is largely screened from view from outwith the estate. Though the exact siting is still indicative at this in-principle application stage, it has been shown in the proposed site plan that the proposed house would have a proximal relationship with the existing West Lodge, and form part of a building group here
<i>Appropriate landscaping proposals have been incorporated including the provision of well designed boundary treatment</i>	The proposed dwellinghouse would retain and utilise existing boundary treatments to maintain privacy and delineation of property lines. These would also mitigate the visual impact of the house on the surrounding environment
<i>There are adequate services available for the development, or this can be provided</i>	As the site has previously accommodated a residential development, it is regarded that appropriate servicing is already in place or can be provided
<i>There is no significant detrimental effect on identified nature conservation interests, including species and habitats; and,</i>	There are no identified nature conservation interests in the vicinity of the site, including protected species or habitats. If any trees were to be removed for the house's construction, a Bat Survey would be carried out. This can be enforced by planning condition, but does not preclude development from taking place
<i>All buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding</i>	Though not formally part of this Review, the eventual conversion of the West Lodge building which forms part of the overall strategy of the site will be done with the structural soundness of the building in mind. It is currently in a dilapidated state that is regarded to be harmful to the building's structural integrity

5.24

Reason for Refusal 3 does not state which part of the Green Belt Development Criteria the proposal is regarded to be contrary to, but the above is regarded to



demonstrate that the proposed dwellinghouse in fact accords with all parts of the criteria.

5.25

Furthermore, Reason 3 states the proposal is contrary to the Housing in the Green Belt section. This section states that where the principle of a house in the green belt is considered acceptable under Policy ENV1, the criteria will apply. These criteria, and a response to each point is set out in the table below:

Housing in the Green Belt Criteria	Response
<i>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</i>	The proposal is related to the established and consented business uses at the estate. The need for this has been discussed previously and is regarded to have been demonstrated. The proposal site is within the boundary of the estate
<i>It is demonstrated that there is a need for the residential use to be located out with the settlement</i>	The need for the residential property is related to the businesses at the site, and there is a need for this to be on site to enable the staff member to respond to potential issues that may arise at any time of the day or night. As the site is outwith the settlement, it accords that the proposed residence must also be located outwith the settlement
<i>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</i>	The proposed house will be a new-build, but as stated previously it is part of the wider strategy to retain the existing West Lodge on the site. This is currently in disrepair, and at risk of further deterioration. The erection of this dwellinghouse is intended as enabling development to allow the West Lodge to be retained and refurbished for an alternative use
<i>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</i>	The design of the house will be confirmed as part of a further detailed application at a later date. There is not considered to be any reason that a high quality of design of appropriate scale could not be accommodated at the site
<i>The proposal integrates with, complements and enhances the established character of the area and has no significant detrimental impact on the landscape character; and</i>	As discussed, the proposed site of the house is well screened from views from outside the estate. This is considered to minimise the visual impact of the house. A design solution can be delivered that complements the character of the area through the use of sensitive and complementary materials and colours
<i>Replacement dwellings must reflect the specific character of the location, fit well with the</i>	The proposed house would be a replacement dwelling. As discussed above, a high-quality design solution using appropriate materials,



<i>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</i>	colours, design form, and scale can be delivered on the site that will retain the character of the area and not diminish the landscape of the green belt
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5.26

Reason 3 for Refusal does not state which part of the Housing in the Green Belt section the proposal is considered to be contrary to. However, the above demonstrates that the proposal is in fact in compliance with all criteria of this section. Therefore, Reason 3 is not regarded to be a valid reason for Refusal.



6.00 Summary + Conclusions

- 6.01 This Statement of Review is submitted in support of a Notice of Review against the refusal of planning application 21/1625/PP for Planning Permission in Principle for the erection of a dwellinghouse at Barochan West Lodge, Chapel Road, Houston, PA6 7AX.
- 6.02 The dwellinghouse has been justified in detail in respect of the need for it to be located at this site, as it will relate to a business at the estate. The house will accommodate a member of staff who is required on site to provide surveillance, oversee guest welfare at the holiday lets business, respond to maintenance issues, and will also be involved with other duties around the estate.
- 6.03 The relevant policies of the Renfrewshire Local Development Plan, and associated Supplementary Guidance, explicitly permit the provision of a dwellinghouse in such circumstances. The Council has not provided justification in their Reasons for Refusal as to why the proposed house does not accord with these policies and, contrary to the Reasons given, it is regarded that the proposal has been demonstrated to be in compliance with the relevant policy provisions.
- 6.04 This proposal is for Planning Permission in-Principle. Therefore, only high-level indications of siting, layout, orientation, and other design principles of the dwellinghouse have been provided. Nonetheless, these are not representative of a finalised design solution and are intended only as an indication of how a house could fit on the site. Final details over the placement, design, layout, scale, materials, etc of the dwellinghouse would be provided at a detailed application stage.
- 6.05 Despite not having been provided with these details, the Council appears to have based its decision in large part on these matters, and have decided that the proposal “does not demonstrate outstanding quality of design”, and would “have an adverse impact on the character of the green belt”. The provision of such details can be controlled by appropriate condition and is not a reason for Refusal in itself. Should planning consent be granted, this level of detail would be provided at the Approval of Matters Specified in Conditions stage.
- 6.06 The proposed dwellinghouse would enhance the quality of the consented tourism business at the site, and also provide an on-site member of staff associated with the existing and established businesses on the estate. The development can be considered a replacement dwelling as the existing house on the site has fallen into a state of disrepair.
- 6.07 It is considered that there is a locational need for the proposed dwellinghouse to provide staff accommodation to support the existing agricultural business and consented lodge development. The applicant has demonstrated that the proposed development accords with the relevant policies relating to housing within the Green Belt. It is therefore respectfully requested that the Refusal is overtured and Planning Permission in-principle is Granted.
- 6.08 Should you have any queries in relation to this Review, please do not hesitate to contact Murray Rankin, Senior Planner, in the Planning and Development team at Graham + Sibbald on [REDACTED]



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. Following further queries raised with Ms Murray, it was advised that the opinion was that there was no justification for a new house in this instance in this location.

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: 21/10/2021

☒ 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

Online payment:

Payment date:

Created: 22/10/2021 16:14

Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1JD

223 St Vincent Street,
Glasgow, G2 5QY

E: Glasgow@g-s.co.uk

T: +44 (0)141 332 1194
F: +44 (0)141 332 5914

Our Ref: MR/2021/01/0001

For a full list of Partners
visit our website.

Date: 27/10/2021

www.g-s.co.uk

Dear Sir/Madam

Planning Application for 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) at West Lodge, Barochan Estate, Chapel Road, Houston, PA6 7AZ

Please find enclosed a planning application for the above proposal on behalf of our client R + R Construction (Scotland) Ltd (the applicant).

The application comprises the following documents:

- Planning Application Form and Ownership Certificate
- Location Plan
- Existing Site Plan
- Indicative Proposed Site Plan
- Planning Application Fee of £802.00

This letter provides a description of the proposed development and an assessment of the planning policy requirements of relevance to the application.

Site Description & Background

The site is located on Barochan Estate, located approximately 1.5km north of Houston. The application site is situated at the western entrance to the estate, and comprises of the estate gate house, known as West Lodge, and its associated driveway and garden grounds. The site is located at the corner of Chapel Road and Corsiehill Road, where these provide vehicle access to Barochan Estate which lies to the east of the site.

The site extends to approximately 0.16ha, comprised predominantly of the garden ground of the gate house. The gate house itself consists of a two-bedroom single storey cottage with pitched tile gable-ended roof and a non-original kitchen extension to the rear. West Lodge is not Listed and is not located within a Conservation Area.

The building is in a severely dilapidated condition and features significant areas of damp and timber-rot in the interior. The condition of the building poses a structural and health hazard to potential occupants due to the extent of the moisture ingress and the damage it has caused to the building's structure. While it remains reasonably presentable from the exterior, inside the building is not fit for habitation in its current form. A property inspection carried out in December 2020 identified damp,



timber decay, and woodworm infestation, and that significant expenditure would be required to correct these.

West Lodge was previously marketed for sale as a residence, but attracted no interest, believed to be a result of the condition of the house and the considerable amount of money that would be required to refurbish it to a liveable condition. The house is considered to no longer be fit for habitation due to its size and structural deficiencies.

The house is currently in a financial impasse in which the amount required to restore it to a liveable condition so that it can be sold as-ready to inhabit on does not justify the expenditure. Likewise, a buyer cannot be found for the house in its current condition willing to invest the sums required to restore it to a liveable residence. Therefore, the applicant (the owner of the house) considers that the use of the property as a residential unit is no longer viable, and therefore an alternative use of the building is sought.

Proposed Development

The gate house is to be retained and refurbished for use as an office/reception associated with the holiday lets business on the estate. This will allow the cost of refurbishing the house to be offset against the profits of the business for which it will form a part, meaning over the long term the works will be financially justified. The gate house will fulfil a function as an active part of this rural tourist business, where guests entering the estate by car will park at the gate house and check in with the office and receive information about the site, before being shown to their rental property. The estate is part of an active farmyard, so it is considered that an office at the entrance is an operational requirement of the business so that guests can receive safety information and a brief orientation before physically proceeding further onto the estate. The West Lodge gate house is a natural choice of building to fulfil this function as it is present immediately on the access road and is encountered by all visitors entering and leaving the site.

Additionally, a new replacement house is to be formed in what will then be the former garden ground of the West Lodge. This house will be strictly for the use of an employee of the business located on the estate and is not for market sale. This can be enforced by planning condition if Renfrewshire Council sees fit. There is an operational requirement for an employee to live on-site due to the 24-hour nature of the holiday lets business, where guests may be arriving or departing at various times throughout the day, and maintenance or medical issues could arise at any time of day or night.

The holiday lets business is part of a diversification strategy of the existing rural business at Barochan Estate, known as Barochan Farm. Currently, Barochan Farm comprises an agriculture and forestry business that operates from the estate. The holiday lets currently under construction and consented in November 2019 under application reference 18/0871/PP will be another component of this business. The resident of the proposed dwellinghouse will be primarily involved with the holiday lets element of the business, but is likely to also be involved with other aspects of this established business at Barochan Estate, for example the agricultural business or general estate management.

This application is for Planning Permission in Principle, so the detail of the design of the house will be forthcoming at detailed application stage. For the time-being, an indicative site plan is included in this application to demonstrate how the site can accommodate a new dwellinghouse, and the proposed location of this within the application site.



Relevant Planning History

A search has been undertaken on Renfrewshire Council's online planning portal to identify planning applications of relevance at the application site and in the surrounding area. It should be noted that a formal planning history search has not been requested from Renfrewshire Council. The following applications of relevance have been identified.

Application reference 17/0664/PP was submitted in September 2017 for planning permission in principle for a tourism chalet development on land at Barochan Estate. This site is located approximately 200m east of West Lodge, elsewhere on the grounds of Barochan Estate. Permission was granted for this in December 2017. This application preceded the detailed application for five chalets referenced above (ref: 18/0871/PP), which was submitted in December 2018 and granted consent in November 2019.

These applications set the approval for the formation of the five chalets that form the accommodation for the holiday let component of the Barochan Farm business. They demonstrate that the Council is open to the expansion and diversification of an existing rural business in this location.

Application reference 18/0072/PP was submitted in January 2018 for planning permission in principle for the demolition of redundant farm buildings, and conversion of existing farm steading buildings to form seven dwellinghouses, at Chapel Farm approximately 340m south of the development site. This application was permitted in May 2018. It was followed by a detailed planning application submitted in March 2019 which increased the number of dwellinghouses to 10 (ref: 19/0051/PP). This detailed application was Granted in May 2019.

These applications were permitted as, although they were in the Green Belt, they were for the re-use of historic buildings and their conversion to residential use was considered to be an acceptable new use for them. The Report of Handling for application 18/0072/PP notes that the proposals *"would bring back into use a vacant traditional farm building of notable character which otherwise runs the risk of falling into further disrepair"*.

These applications are primarily considered to be acceptable as they are for the conversion of existing buildings within the Green Belt, as set out in the Green Belt section of the New Development Supplementary Guidance of the Renfrewshire Local Development Plan. It is noted that the number of residential units increased from 7 in the approved in-principle application to 10 in the approved detailed application. This increase in units primarily comes from an increase in the size of the extension of these existing farm buildings.

Though the exact relationship of the proposed development to the original farm site layout is unclear from the plans available to view on the Renfrewshire Council Planning Portal for application 19/0051/PP, the plans for the originally approved development consented under application 18/0072/PP are available to view and it appears that some of the newly formed residential units exist almost entirely within the footprints of the new-build extensions from the historic buildings. Specifically, Plots 1, 5, 7, and 8, shown in the approved Site Plan (drawing no. 4) of application 18/0072/PP, bear only a fleeting relationship to the footprint of the previous structures on the site, and in the cases of the latter two plots, these appear to share only one or two external walls with these previous structures, with the entirety of these dwellinghouse footprints being new-build.



Notwithstanding this, the New Development Supplementary Guidance section on development in the Green Belt only permits extensions where it relates to “existing residential units”, or an industrial business premises. As this could not have applied to the proposed development, as these were derelict farm buildings at the time the application was permitted (as stated in the Report of Handling), in granting the in-principle consent 18/0072/PP Renfrewshire Council has demonstrated that new residential units are acceptable in the Green Belt, even where these exist entirely within the footprint of a new build structure. In the instance of 18/0072/PP this takes the form of an extension, but there is considered to be no requirement for this to be the case, as there is no policy provision that permits new extensions to non-residential units to form new residential properties. Therefore, a precedent has been set for new residential units to be formed in new-build structures in the Green Belt. This precedent is an important material consideration for determining applications for new-build residential properties in the Green Belt.

Also of relevance to this application are two further examples of residential development in the Renfrewshire Council area.

Firstly, attention is drawn to application reference 14/0237/PP for the *“erection of two dwellinghouses, three detached garages, 1.5 storey extension to side of dwellinghouse, formation of dormer windows to side and rear of dwellinghouse, external alterations to dwellinghouse, and alterations to ground levels”* at Yardfoot Farm, Netherhosues Road, Lochwinnoch. This application was approved in August 2014.

This application involves the erection of two dwellinghouses in the Green Belt. Although this application was determined under a previous Local Development Plan, and therefore a different planning policy context, it sets a precedent for residential development being acceptable in the defined Green Belt.

The Report of Handling describes the assessment of this application. At the time, residential development in the Green Belt was restricted to circumstances where it was associated with the operational requirements of an appropriate business in the Green Belt. The development subject of application 14/0237/PP did not accord with this, and was therefore contrary to the relevant policy.

However, the development was subsequently assessed against an additional set of criteria. This considered the proposal in terms of impact on a variety of criteria, as well as the specific need for the development to have a Green Belt location. While the development was generally positively assessed against the criteria, the Report of Handling acknowledged that there was not a specific need for the proposed dwellinghouses to be located within the Green Belt. In spite of this, Renfrewshire Council granted consent for the proposal.

Application 14/0237/PP sets a precedent for the Council to find residential development in the Green Belt acceptable, even where there is no specific requirement for it to be sited there. In this instance, despite the principle not being accepted, the development was considered to accord with the other relevant criteria. As a relevant aside, notwithstanding that this Policy is no longer in force, it is considered that if the development subject of this application was assessed against this same standard it would comply with all relevant criteria, as well as having a demonstrable requirement to be located in the Green Belt.

The second of these is application reference 18/0020/PP. This application was for the *“upgrading of stables complex to form new equestrian facilities, including erection of dwellinghouse, stables,*



storage sheds, and upgrading of access”, at Auchengrange, Belltrees Road, Lochwinnoch. This application was approved in July 2018.

This application is notable as it includes the erection of a dwellinghouse within the Green Belt. In this instance, the dwellinghouse was proposed to house a member of staff associated with the running of the stables complex, and justification was given that this was required to support and maintain the stables.

This argument was accepted by the Council. The Report of Handling for this application states that “it has been demonstrated that there is an essential need for someone to remain on site and ... the level of surveillance and presence required could not adequately be achieved with the manager residing outwith the stable complex”. This was partly for animal welfare reasons. This demonstrates the acceptability of new housing in the Green Belt where it is associated with surveillance and supervision of an accepted business.

This principle is considered to also be applicable to the proposed development subject of this application, as there is an operational requirement for a residence at this location that will be associated with the surveillance and supervision of the established business. Notwithstanding that there is a tourist accommodation business that is currently under construction, and that the proposed house would be associated with, the resident of the house would be an employee of the estate and their responsibilities would extend to the agricultural business already present at Barochan Estate. These would include responsibility for animal welfare, as is the case demonstrated by application 18/0020/PP.

Furthermore, application 18/0020/PP demonstrates that the upgrading/refurbishment of an existing building is acceptable where it is in association with an appropriate Green Belt business. This is considered to set the precedent that the Change of Use and refurbishment of the existing West Lodge would be acceptable as it is required not only to bring this building back into a usable condition, but also will serve a functional purpose related to the approved business activity at Barochan Estate.

Planning Policy Assessment

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of this application is to be made in accordance with the Development Plan unless material considerations indicate otherwise. The relevant Development Plan for the application site is the Renfrewshire Local Development Plan which was adopted in August 2014.

In this plan, the application site is identified as being located within the Green Belt, and is therefore subject to **Policy ENV1**. This Policy states that:

“The green belt in Renfrewshire aims to identify appropriate locations to support planned growth, where required, as well as maintaining the identity of settlements, protecting and enhancing the landscape setting of an area and protecting and promoting access opportunities to open space. Appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development SG. Support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment opportunities and /or community benefits.”



The terms of Policy ENV1 defer much of the assessment criteria for development in the Green Belt to the New Development Supplementary Guidance. It states that “appropriate development” will be accepted where it accords with this, and that support will be given where development promotes employment opportunities and/or community benefits.

The proposed development will support the diversification of a rural business at the Barochan Estate, as it will be for the use of staff associated with the management and running of this business. Previous consent has been granted for the erection of five holiday lets at the estate, and it is considered that there is an operational requirement for a member of staff to be situated on-site due to the 24-hour nature of running a tourist accommodation development. The member of staff is also expected to be required in respect of the other functions of the Barochan Farm business, which has been established at the Barochan Estate for 20 years, such as the agricultural business or general management of the estate.

Compliance with Policy ENV1 will be determined by assessment against the **New Development Supplementary Guidance**. The relevant section of this guidance to development in the Green Belt is on page 36. Acceptable forms of development in the Green Belt are listed in this guidance, and states that development will generally be “*considered appropriate in principle where it is for the purposes of or is in support of the following uses*”. The guidance then lists uses where development will be considered appropriate if it is for, or in support of, one of these uses. This includes “agriculture, horticulture, forestry, woodlands, or an established business”.

As stated in the Proposed Development section of this statement, the proposed dwellinghouse will be for the exclusive use of a member of staff to support the operation of the Barochan Farm business. This includes the established agriculture and forestry business on site, as well as the holiday let component of this newly diversified business. The occupancy of this house can be controlled by condition to be for the exclusive use of staff working with this established business, and is not for market sale. Additionally, the conversion and Change of Use of the existing West Lodge building to be used as a reception and office for the holiday lets will support this element of the Barochan Farm business. The proposal is therefore considered to accord with this section of the New Development Supplementary Guidance as it is for development that will support an established business by providing on-site accommodation for management staff.

There are considered to be two further justifications for the principle of this development at this location within the Green Belt. Firstly, there is a precedent for residential use on this site. This has previously been provided by the West Lodge gate house. However, as discussed in the Proposed Development section, there are a number of structural issues with the existing house, and it is currently financially unviable to refurbish it for use as a residential property, due to the limited size and cost of refurbishing it compared with the value it would raise at sale. Therefore, it is proposed to use this building as an office and reception associated with the holiday let business to allow the cost of refurbishing it for this purpose to be offset against future profits of the business. The proposed dwellinghouse to the rear of this will be a replacement dwelling that retains the residential function at this location, with the key caveat that the house will not be for open market sale/rental, and will be for the exclusive use of an employee of the established Barochan Farm business.

Secondly, the proposal seeks to utilise the precedent established in application 18/0072/PP discussed in the Planning History section above. This precedent permits the formation of new residential dwellinghouses within an entirely new-build footprint in the Green Belt. However, unlike



application 18/0072/PP, this proposal seeks to only form one new dwellinghouse and it will not be for open market sale or rent.

The guidance on page 36 goes on list further criteria that all new development in the Green Belt should adhere to. These criteria are listed below and a response is provided to each one in turn.

- *There should be no loss of prime quality agricultural land or land of lesser quality that is locally important in line with SPP;*
 - The development site does not consist of agricultural land or locally important land, the site is currently garden ground associated with the West Lodge
- *Traffic and access infrastructure can be sensitively accommodated;*
 - It is not considered that there would be any increase in traffic on existing levels as a result of the proposal. There is existing access available for the site
- *There will be no significant effects on public water supply and water courses from any pollution risk;*
 - The proposed development is not of a nature that would create water pollution
- *The local landscape character will be maintained and enhanced;*
 - The proposed development will not have a negative impact on the local landscape character. Furthermore, it is considered that a design can be incorporated at this location that will enhance the local landscape
- *Appropriate proposals to protect and provide access to open space have been incorporated;*
 - No open space would be lost as a result of this proposal, and existing access to open space would be retained
- *Development layout, design and siting should respect and incorporate important landscape features such as traditional field enclosures, water courses and features, woodlands and skylines;*
 - This will be a matter for a detailed planning application, but it is considered that a locally sensitive design can be situated on the site that will enable the incorporation of the features listed above
- *It can be demonstrated that there is careful consideration of the design, scale and grouping of any buildings;*
 - As above, this will be a matter for a detailed planning application, but there is not considered to be any reason this could not be accommodated on the site
- *Appropriate landscaping proposals have been incorporated;*
 - Landscaping proposals will be part of a detailed planning application submission
- *There are adequate services available for the development;*
 - As there has previously been a dwellinghouse located at this site, it is regarded that all appropriate servicing is already located in the vicinity of the site
- *There is no significant detrimental effect on identified nature conservation interests, including species and habitats;*
 - There are no sites of natural conservation on or around the application site
- *All buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding*
 - The conversion of the existing West Lodge building will be done with the structural soundness of the building in mind, as it is currently in a deteriorated state.

The subsequent section of the New Development Supplementary Guidance relates to Housing in the Green Belt. This section states that “Proposals for development of residential use in the green belt



may only be permitted where it can be demonstrated to the satisfaction of the Council that the development is justified against the majority of the following criteria:

- *The development is required to maintain and support an established activity that is suitable in the green belt which is ancillary to the established use and is within the boundary of that activity;*
- *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 surrounding area;*
- *The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character.*

Replacement dwellings should respond to the specific character of the location, fit well with the surrounding landscape and achieve a high design standard and environmental quality. The replacement dwelling(s) should be of a similar scale, character and massing to other residential units in the surrounding area."

In respect of these criteria, it has been demonstrated in this statement that there is an operational requirement for a house on the site that accommodates a member of staff that will work with the established Barochan Farm business. While this will be related to the holiday lets business on the site, it will also be related to the existing agricultural and forestry business and general estate management. The live-in nature of the position is required due to the variability in working hours and round-the-clock nature of such businesses. As this is required on site, there is an implicit requirement for this to be located outwith the settlement, though the application site has an established precedent of residential use at this location, so no new use is being introduced.

While the West Lodge itself, an attractive building that forms part of the character of the Barochan Estate, is not being converted for residential use, the proposal is a form of enabling development that will allow this building to be refurbished and converted for an alternative use, and ensuring its continued use into the future. The building is currently in a dilapidated state of disrepair, and requires significant sums of money to be repaired and restored. The proposed development is seen as a way of raising funds for this by changing it's use and offsetting the cost of the refurbishment against the future earnings of the business.

Specific design matters relating to the design of the new house will be set out at detailed applications stage, but it is considered that an appropriate and attractive design can be introduced to the proposed location to the rear of the West Lodge that complements and enhances this setting. The proposed dwellinghouse will be a replacement dwelling, and therefore the design of this is understood to be key as per the terms of the criteria on page 37. As shown in the indicative plan, the replacement dwelling is of a similar scale and size as the existing West Lodge.

As per the above, the proposed development is considered to accord with the relevant Green Belt provisions of the New Development Supplementary Guidance, and the established planning precedents set by Renfrewshire Council. This sets a planning context where the proposed conversion



and Change of Use of West Lodge, and associated erection of a new dwellinghouse is acceptable in principle.

A number of other policies are applicable in order to assess the development's acceptability in regard of their areas of concern.

Policy 15 – Flooding and Drainage relates to new development and aims to ensure the development is suitably located with regards to flooding, and will not exacerbate flooding or drainage issues elsewhere in the surrounding area. The Policy states:

“New development should avoid areas susceptible to flooding and is required to demonstrate promotion of sustainable flood risk management measures by implementing suitable drainage infrastructure. Development must not have an impact on existing drainage infrastructure or increase the risk of flooding. Where any development involves land raising, effective compensation for any loss of local flood storage capacity must be secured. The implementation of new or improved drainage requires to employ Sustainable Urban Drainage Systems (SUDS) measures and flooding and drainage measures should aim to have a positive effect on the water environment as well as the natural heritage interests of the site or land surrounding the site. Any development will require to be assessed against the criteria and guidance set out in the New Development SG and be supported by an assessment of flood risk when deemed necessary by the planning authority.”

The application site has been reviewed using SEPA flood maps and it has been concluded that there is no risk of surface, river, or coastal water flooding on the application site. The site is an existing residential development site, and therefore has all requisite infrastructure and measures to accommodate a replacement residential development.

The Policy also makes reference to relevant criteria and Guidance in the **New Development Supplementary Guidance**. The relevant guidance for this topic is contained on page 24, and sets out a number of criteria. These criteria, and a response to each, is shown below:

- *All development proposals will require to demonstrate compliance with Scottish Planning Policy and the Flood Risk Management guidance set out by the Scottish Government and the Scottish Environment Protection Agency;*
 - Paragraph 264 of the Scottish Planning Policy (SPP) lists a number of criteria that should be used to consider flood risk. These include (inter alia) site characteristics, the proposed use of the development, surface run-off from adjoining land, and culverted watercourses. The site is relatively flat and is currently comprised of an existing residential property and associated garden ground. As stated, SEPA flood maps have identified no risk of flooding from any source. The existing use of this site and the evidence of there being no flood risk is considered to demonstrate that the site is suitable for the proposed development.
- *Development must not increase the risk of flooding;*
 - The development is not considered to be of a nature that would increase the risk of flooding, due to the size and scale of the proposal and the characteristics of the development site, which is relatively flat land with no risk of flooding.
- *It must be demonstrated that the site can be satisfactorily drained and, where possible, incorporate Sustainable Urban Drainage System techniques;*
 - The site is an existing residential development site and therefore can utilise existing drainage infrastructure



- *The capacity of the functional flood plain to store water must not be reduced;*
 - There will be no impact on flood-storage capacity as a result of this development
- *Development must not result in additional discharge of surface water;*
 - The proposed development would not result in additional discharge of surface water, this would be disposed of appropriately using existing drainage infrastructure
- *The resulting development must not increase the risk of flooding elsewhere;*
 - There is not considered to be any risk of the proposal increasing flood risk elsewhere
- *The risk of flooding to the development itself can be satisfactorily mitigated;*
 - There is no risk of flooding to the proposal site, as confirmed by SEPA flood maps
- *Developments should maximise the amount of permeable surfaces;*
 - Permeable surfaces can be utilised in the proposal. While the proposed dwellinghouse would include garden ground which would be permeable, the proposed driveway can utilise permeable surfacing as appropriate. This can be confirmed at a detailed design stage when materials and landscaping are specified
- *Existing flood protection / defence mechanisms are protected with the Delivering the Infrastructure Strategy development not compromising the potential for future flood management proposals;*
 - The development will not impact on existing or future flood protection or defence mechanisms
- *Unnecessary engineering works in the water environment will be resisted, including culverting of existing water sources. Opening up existing culverts will be welcomed and encouraged;*
 - This proposal does not involve water environment engineering works
- *Where additional flood protection mechanisms are required there should be consideration of soft/natural devices which can be integrated into the site;*
 - No additional flood protection mechanisms are proposed under this development
- *Land raising will not be accepted unless compliance with national policy can be demonstrated;*
 - No land raising is proposed as part of this development
- *It must be demonstrated that there is the ability to effectively deal with foul drainage from all developments.*
 - The proposal site is an existing residential property, and therefore has existing foul drainage infrastructure (in this case via a septic tank) that can be utilised as part of this proposal.

The above demonstrates that the proposal accords with Policy I5 and the corresponding sections of the New Development Supplementary Guidance.

Subsequently, the above policy analysis demonstrates that the proposed development accords with all relevant planning policies of the Renfrewshire LDP. The proposed development accords with the relevant policy for the Green Belt as it relates to a dwellinghouse required for the purposes of an existing, established business in the Green Belt. Furthermore, the proposal accords with the policy on flooding and drainage. It therefore accords with the Renfrewshire LDP and it is regarded that planning permission should be granted for the proposal.

Summary



This planning application is for Planning Permission in Principle for the erection of a replacement dwellinghouse and conversion and Change of Use of the existing cottage to a reception/office at West Lodge, Barochan Estate, Chapel Road, Houston, PA6 7AZ.

The West Lodge cottage is in a severely dilapidated and poor condition with large areas of dampness and water ingress. This poses a structural and health hazard to potential occupants. The condition has been prohibitive to interest when the property has been marketed. This financially constrains the building, and therefore it is proposed to use it as a reception/office associated with the holiday let business on the site. This will allow the cost of repairs to be offset against future earnings of the business.

At the same time, a new dwelling is proposed to be built to the rear of the West Lodge. This house will be exclusively for the use of an employee of the Barochan Farm business, with responsibilities relating to the holiday let component of the business, as well as the established agricultural and forestry elements, and general estate management. This can be enforced by condition if Renfrewshire Council see fit.

The proposal has been considered in terms of the relevant planning policy provisions, which set the context in which housing development within the Green Belt is acceptable. The proposal accords with this as it supports an established business in the Green Belt (in this case Barochan Farm) and there is an operational requirement for a staff member to be situated on-site. The conversion of the West Lodge building is also acceptable in terms of the policy, and is considered as a form of enabling development that allows the building to be repaired and retained.

As this is an application for Planning Permission in Principle, detail is limited at this stage on the proposed design of the proposed dwellinghouse, but it is considered that an appropriate and attractive design can be brought forward on the site that incorporates elements of its surrounding and its local character.

This letter demonstrates that the proposal accords with the relevant provisions of the Renfrewshire Local Development Plan and relevant material considerations and planning precedents, and therefore Planning Permission in Principle for this proposal should be granted.

I trust that the above and enclosed is acceptable. If you require any further information, please do not hesitate to contact me at the details below.

Yours faithfully



Murray Rankin MSc MRTPI

Senior Planner

T: [REDACTED]

E: [REDACTED]



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:



**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

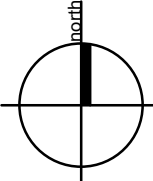
Address
West Barochan Lodge,
Chapel Road,
Johnstone, PA6 7AX

Drawing Title
Proposed Site Layout

Department No. GB_12690	Drg No. 03	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	



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

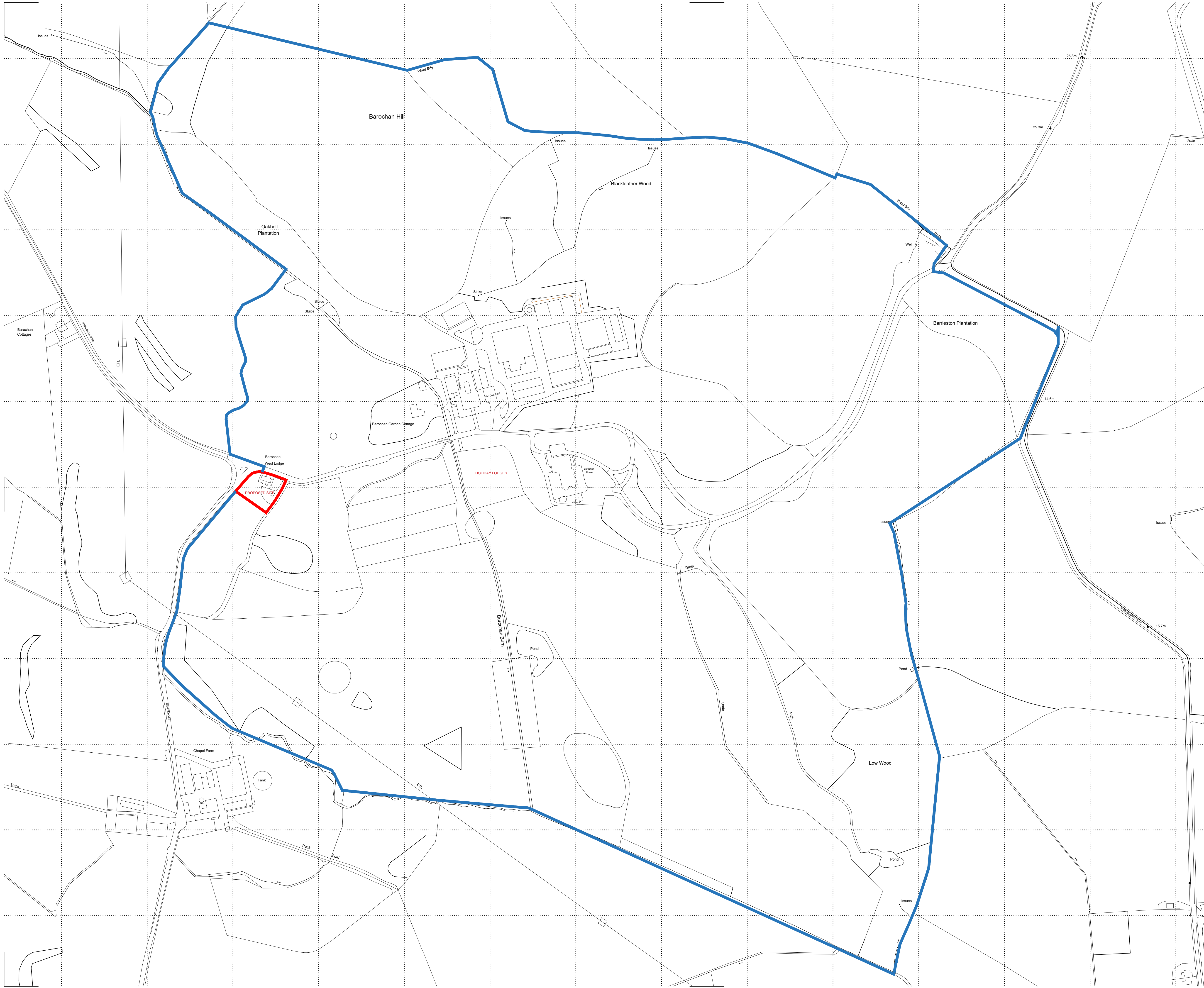


0 5 10
metres
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KEY:

— Application Boundary 0.16 Hectares

Revision: Date: Description:			
<div><div><div></div><div></div></div><div><div>GRAHAM SIBBALD</div><div>Chartered Surveyors and Property Consultants</div><div>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</div></div></div>			
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



NOTES:
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE 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

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	Drg 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

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.

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.

Alasdair Morrison
Head of Economy and Development



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	