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Notice of Meeting and Agenda
Planning & Property Policy Board

Date	Time	Venue
Tuesday, 14 March 2017	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor John Caldwell: Councillor Eddie Devine: Councillor Audrey Doig: Councillor Christopher Gilmour: Councillor John Hood: Councillor James MacLaren: Councillor Kenny MacLaren: Councillor Marie McGurk: Councillor Alexander Murrin: Councillor Will Mylet: Councillor Iain Nicolson: Councillor Bill Perrie: Councillor Maureen Sharkey:

Councillor Terry Kelly (Convener): Councillor Bill Brown (Depute Convener):

Additional Item

I refer to the agenda for the meeting of the Planning & Property Policy Board to be held on 14 March 2017 and enclose an amended report in relation to Planning Application 16/0669/PP (Agenda Item A1) - Erection of 8 detached dwelling houses and 14 flats with associated roads, parking and landscaping at the Golf Course, Old Ranfurly Golf Club, Ranfurly Place, Bridge of Weir.

Items of business

Planning Applications

Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.

A1 **Planning Application 16/0669/PP** **3 - 12**

Amended report in relation to planning application 16/0669/PP.

Planning Application: Report of Handling

Application No. 16/0669/PP

Renfrewshire Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir & Langbank

Applicant

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

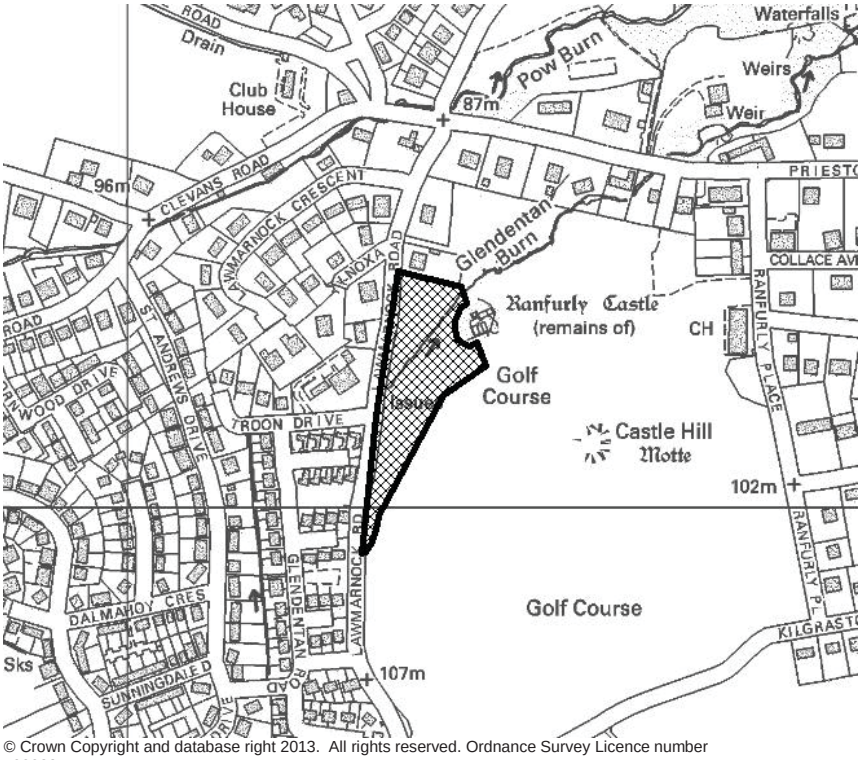
Registered: 20/09/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF 8 DETACHED DWELLING HOUSES AND 14 FLATS WITH ASSOCIATED ROADS, PARKING AND LANDSCAPING

LOCATION: GOLF COURSE, OLD RANFURLY GOLF CLUB, RANFURLY PLACE, BRIDGE OF WEIR, PA11 3DE

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and are consistent with the Policy P1 'Places' and Policy P3 'Additional Housing Sites' designation within which the site is included in Renfrewshire's Housing Land Supply.
- There have been one hundred and sixty three letters of objection relating to effect on historic character, traffic and access arrangements; privacy and overlooking; drainage and flooding; loss of green space; infrastructure capacity; impact on wildlife; and unit numbers. One letter of support has been received.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered.

Description

The site comprises an elongated area of undulating and steeply sloping, open land, bisected by the Glendentan Burn, with the western portion of the site running adjacent to Lawmarnock Road on the western extremity of Old Course Ranfurly Golf Club and extending to approximately 1.3 hectares.

It is proposed to develop the site for residential purposes in the form of eight detached houses and a block of flats containing fourteen units. The houses would variously comprise of two and a half storey with roof space accommodation/dormer/balcony to the road with one and a half storey to the rear (to allow for the difference in ground levels rising between the front and rear of the site) and with one of the units being reversed (i.e. one and a half storey to the front facade with two and a half storey to the rear). External finishes would be facing brick, render and concrete roof tiles. The houses would be laid out in a linear arrangement with direct driveway access taken from Lawmarnock Road.

A flatted block is proposed to the northern end of the site which would be two storey with roofspace accommodation to the west (Lawmarnock Road) elevation and three storey and roofspace accommodation to the east (rear) elevation, again to accommodate prevailing ground levels. The block would be finished predominantly in render with brick accents.

Access would be taken from Lawmarnock Road at two points to access parking spaces to the north and south of the block. This block was originally proposed as a three and four storey block with roof space accommodation, but as a result of concerns expressed by Historic Environment Scotland (HES) regarding the positioning and height of the block in relation to Ranfurly Castle remains, it has been reduced in height and mass and as a result has been moved further from Ranfurly Castle remains. The block has also been given a traditional rather than flat roof profile which is more reflective of the design of surrounding buildings.

The site is bounded to the north and west by established residential areas with dwellings of mixed age, design and size, to the east by the golf course and Ranfurly Castle remains (which is a scheduled ancient monument) and to the south by remnants of open land and the golf course.

History

None.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014
Policy P1: Renfrewshire's Places
Policy P3: Additional Housing Sites
Policy I5: Flooding and Drainage

New Development Supplementary Guidance
Delivering the Places Strategy: Places Development Criteria and Places Checklist
Delivering the Environment Strategy: Contaminated Land; Scheduled Ancient monuments & Archaeological Sites
Delivering the Infrastructure Strategy: Connecting Places; Flooding and Drainage

Material considerations
Renfrewshire's Places Residential Design Guidance 2015
Historic Environment Scotland Policy Statement 2016

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposals require to be assessed against the above policies and guidance, the comments of all consultees and representees and any other material considerations.

Publicity

The Council has undertaken statutory neighbour notification procedures. Additionally, the proposals were advertised in the Paisley and Renfrewshire Gazette on 5th October 2016, with a deadline for the submission of representations of 19th October 2016.

Objections/ Representations

One hundred and sixty three letters of objection have been received, the substance of which can be summarised as follows:-

- impacts on roads and traffic safety,
- impact on the conservation area,
- cumulative impacts associated with nearby development at Shillingworth,
- school capacity,
- sewer and water infrastructure capacity,
- impact on Ranfurly Castle remains,
- impact on visual amenity and the character of the area,
- proposed unit numbers,
- height and scale of the development,
- privacy and overlooking,
- impact on wildlife and loss of green space,
- impact of construction traffic, and
- other sites in the centre of the village would be more appropriate.

One letter in support of the application has been received which considers that this development, in proximity to the castle remains, will discourage vandalism and undesirable behaviour and will result in the upgrading of the core path which leads to the castle remains, improving accessibility to the public.

Consultations

Bridge of Weir Community Council - Objection on the grounds of the number of units and impact on the area surrounding Ranfurly Castle; road traffic and pedestrian safety due to inadequate road widths and footways; safe walking routes; and increased traffic volumes.

The Director of Community Resources (Roads) - No objection subject to conditions to achieve appropriate visibility splays; the widening of Lawmarnock Road; provision of footway and upgrade of existing lighting.

The Director of Community Resources (Design Services) - Accept the findings of the Drainage Impact Assessment and Flood Risk Assessment.

The Director of Community Resources (Environmental Services) - No objection subject to conditions in respect of ground conditions.

The Director of Education and Leisure - No objection on the basis that adequate capacity exists in schools within the catchment area of the site.

West of Scotland Archaeology Service - Observation of the potential for impact on the Ranfurly Castle as a Scheduled Ancient Monument but advise that if it is considered that the benefits of the development outweigh the effect on the setting of the Castle, then a condition is recommended to require archaeological investigation of the site.

Scottish Water - No comment.

Historic Environment Scotland - No objection on the basis that the proposed housing is unlikely to have a significant detrimental impact upon the setting of Ranfurly Castle.

However, concerns were expressed in relation to the height of the block of flats and proximity to Ranfurly Castle. It was considered that the erection of a building of competing height with the castle in relative proximity would erode the ability to appreciate important aspects of the Castle's significance, and hence have an adverse effect upon its setting. It was stated that impact could be reduced by lowering the proposed height of the block

by one storey and relocating it further away from the Castle.

It was therefore concluded that the proposal did not raise historic environment issues of national significance and therefore no objection to the development was held.

Summary of main issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments
Planning Statement - This sets out the planning policy position in relation to the proposed development and outlines the general approach to siting, design, layout, scale and massing.

Archaeological Desk Appraisal - Considers the known archaeology in the area and concludes that it will be possible to avoid the Ranfurly Castle scheduled monument area during development.

Tree Survey - Describes the extent and condition of tree cover within and immediately adjacent to the site and describes those trees which should be retained and methods of protection including a Construction Exclusion Zone.

Protected Species Survey - Provides an ecological baseline and concludes that no evidence of bats was found; no resting sites or other evidence of otters were recorded; no evidence of water voles was recorded; no evidence of badger was recorded; no birds nests were recorded; no evidence of brown hare was recorded; and no evidence of hedgehog was noted.

Drainage Report - Provides a description of proposals including drawings and calculations for dealing with foul and surface water drainage and concludes that the proposals comply with all design requirements of Scottish Water, Renfrewshire Council and SEPA.

Flood Risk Assessment - Provides an assessment of flood risk from all sources and concludes that the development area of the site lies outwith the 1 in 200 year functional flood plain with access and egress to the site available throughout the design storm from Lawmarnock Road. It is stated that the proposed development is at low to medium risk of flooding and that the development proposed can be satisfactorily accommodated.

Ranfurly Castle and Motte Setting Assessment - Concludes that overall there are not expected to be any significant effects on the historical or contemporary setting of Ranfurly Castle or the more distant Castle Hill Motte from the proposed development, whether viewed as separate monuments or linked together. It is further concluded that despite being a new intervention and slightly closer to the Castle than current buildings the proposed development will only form a small extension to an existing contemporary urban setting which has already altered the historical setting of the Castle and Motte.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

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

The application site is identified in the LDP proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the

Council will support and encourage residential development on these sites, as identified in Schedule 1 and 2, as additional allocated housing sites to meet identified housing requirements. Schedule 2 identifies the application site as having an indicative capacity of nine units. The development of these sites requires to comply with the criteria set out in the New Development SG.

The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development and that development proposals should create attractive and well connected street networks which will facilitate movement. In addition, Renfrewshire Places Design Guide sets out standards in relation to separation distances, layouts, parking provision and open space. Assessing the development in terms of these criteria, the following conclusions can be made.

Notwithstanding the indicative capacity for the site the proposed development density is considered appropriate to this location and fits with the surrounding area. The form, layout, design and scale of the proposal are appropriate to the surrounding area which is mixed in terms of age, design, materials and size. In this regard, all homes will front onto Lawmarnock Road providing connection to the street and surrounding area. The Glendentan Burn crosses the site and this has been incorporated into the site design, with the construction of two new footbridges which will provide access across the burn. This also allows the existing core path to be retained through the development. The proposed flatted block has been amended through the application process to both take cognisance of its relationship with Ranfurly Castle remains and to be reflective of and sympathetic to the design character of the surrounding area. As a result, the block has been designed to reflect the massing and built form of the existing 1960's flatted block immediately to the west whilst taking design cues from the more traditional dwellings to the north reflected in the treatment of the facade and roof design. The block is set back into the site and utilises the existing topography of the site. The block also respects the existing house to the north (Castleknowe) in terms of its setting and privacy and is located an appropriate distance from this property with a new landscape buffer proposed along the shared boundary. The positioning of the block creates permeability to both car parks at either side and provides access to the front and rear of the flatted block.

In line with Renfrewshire's Places Design Guide, the layout has outward facing properties along Lawmarnock Road whilst respecting site constraints (changes in level). House types have been designed to reflect the topography of the site and are split level, which reflects the landscape form. The palette of materials to be used reflects those found in the immediate area which will assist in assimilating the development into its surroundings. Although there is a change in levels between the application site and existing houses on Glendentan Road it is considered that the separation distances between the dwellings and their orientation will ensure that the dwellings proposed do not impact unacceptably on privacy or appear over bearing to the extent where an unfavourable recommendation would be warranted. Appropriate separation distances are considered to have been achieved and there are good levels of open space proposed throughout the development.

There are extensive areas of open space around the development and linkages from the site create permeability through the development and connectivity to the surrounding residential area. The site benefits from a degree of enclosure provided by landscape boundaries to the side and rear (east and south) and a change in land level to the east which screens the detached dwellings from the golf course and it is proposed to augment existing landscaping. Further landscaping is also proposed along the northern site boundary. As a result the proposal is also considered to satisfy the requirements of the SG on Scheduled Ancient Monuments & Archaeological Sites which seeks to safeguard their setting.

Policy I5, and the Flooding and Drainage SG, set out a series of criteria which require to be considered. These generally require minimum standards to reduce the risk of flooding in new developments and to ensure that the risk of flooding is fully considered in the assessment of new development proposals. The applicants have, through the submission of a Drainage Scheme and Flood Risk Assessment (FRA), demonstrated that the buildings and persons occupying the developed site would not be put at risk from flooding. The Director of Community Resources (Design Services) is satisfied that an appropriate condition can be imposed to ensure that the site can be appropriately drained prior to the commencement of development.

In terms of the SG on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Director of Community Resources (Roads) is satisfied, subject to the widening of Lawmarnock Road and conditions relating to visibility, footway and lighting provision, that the proposal meets the relevant parking, access and traffic requirements.

With regard to the SG relative to contamination, the Director of Community Resources has no objection to the proposals and is satisfied that any potential contamination of the site can be satisfactorily addressed by conditions.

Referring to the points of objection not already addressed I would comment as follows.

At the consultation stage of the Renfrewshire Local Development Plan Main Issues Report (MIR) in 2011 the housing preferred strategy indicated that additional land would require to be identified to provide an effective housing land supply. Brownfield and green belt sites were identified to meet the overall housing land requirement set at that time. It was not considered necessary at that time to include Lawmarnock Road to meet the overall housing land requirements. However in preparing the Proposed Renfrewshire Local Development Plan in 2012, various changes, alterations and updates to the housing land supply required to be taken into account and this resulted in the need to identify additional sites to meet Renfrewshire's housing needs and demand. The application site was therefore identified by Scottish Government Reporter as an appropriate housing site and included in the Renfrewshire Local Development Plan as subsequently adopted. Although an indicative number of nine units was noted, the current proposal reflects the layout and density of the surrounding area and the number of units proposed can be acceptably accommodated within the application site.

In relation to concerns regarding traffic generation and the existing road network, the Director of Community Resources (Roads) is satisfied that the proposal can be acceptably accommodated subject to the widening of Lawmarnock Road and conditions relating to visibility, footway and lighting provision. In this regard, it is concluded that the additional traffic

movements generated by the development are unlikely to have a detrimental impact on the operation of local junctions or require any additional physical improvement.

The availability of services including adequate provision within schools was considered when the site was identified for release through the LDP process and the Director of Education and Leisure has no objection to the proposal. In addition, the ability for the application development together with the development at Shillingworth to be accommodated within Bridge of Weir in terms of the road network, drainage/sewerage infrastructure and services were all considered through the LDP process when both sites were identified for housing development, with indicative numbers of units. Thereafter, the specific details of the developments proposed, including density, has been assessed through the application assessment including education, roads infrastructure and drainage capacity.

As the proposed flats are topographically separated from the Castle by the Glendentan Burn and set back on the opposite bank, and do not substantially rise above the existing skyline, Historic Environment Scotland consider that the development is unlikely to raise issues of national significance. In light of the relative proximity of the Castle the flatted component of the proposal has been amended by the deletion of one storey.

Additionally, the mass of the building has also been reduced with the result that the building is positioned further from the Castle and re-designed to better reflect the design elements in the surrounding area. These alterations to the scheme reflect the original concerns of Historic Environment Scotland who now have no objection to the proposal. The proposed development as amended fits appropriately within the street scene and the area generally and will not impact on the character or setting of the conservation area which is located approximately 94 metres to the north. The residential properties in the area immediately surrounding the application site are mixed in terms of age, size, design and materials and the proposal is considered to acceptably reflect the surrounding area with a development which contributes positively to the street scene, does not impact unacceptably on the privacy of existing residents, provides acceptable levels of amenity space and fits with the character of the surrounding area.

Recommendation and Reasons for Decision

In light of the foregoing, it is considered that the proposals are acceptable having regard to the relevant development plan policies and associated guidance. Whilst having attracted a substantial body of objection, the proposals relate to a residential development scheme on a site which has been allocated for housing within the Adopted Renfrewshire Local Development Plan. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

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

2. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority:-

a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within the development, and
b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports;
Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

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

3. Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy, submitted under the terms of Condition 2 above, shall be submitted to the Planning Authority for written approval.

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

4. That the drainage arrangements, including SUDs, shall be implemented in accordance with the details contained within the Flood Risk Assessment Report by Terrenus Land & Water dated 08 July 2014, the Drainage Report by G&D Engineering Services Ltd and drawing 10716/PD1 'Drainage & Levels Layout'. These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

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

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

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

Reason: In the interests of amenity.

7. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

8. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. That the visibility splay required to be maintained for both access points for the flats will be 2.5m (x) by 20m (y) by 1.05m in height.

Reason: In the interests of traffic and pedestrian safety.

10. Lawmarnock Road shall be resurfaced and widened to a minimum width of 5.5m along the frontage of the site to the satisfaction of the Planning Authority.

Reason: In the interests of traffic and pedestrian safety.

11. The proposed footway along the full frontage of the site shall be a minimum of 2m in width.

Reason: In the interests of pedestrian safety.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.