

To: Communities, Housing and Planning Policy Board

On: 16 January 2018

Report by: Acting Director of Development and Housing Services

**Heading: Planning Appeal Decisions – Proposed Housing Development
within the Green Belt**

1. Summary

- 1.1 This paper seeks to confirm the outcome of six planning applications involving significant development proposals within the designated Green Belt which were refused planning permission by Renfrewshire Council and were the subject of Appeals to the Scottish Government's Directorate of Planning and Environmental Appeals.
- 1.2 The Reporters appointed by Scottish Ministers have dismissed all of the Appeals as set out in Appendix 1 and Planning Permission has been refused.
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2. Recommendations

- 2.1 That the Board note:
- (i) That the Appeals involving large scale housing development (and a sixth appeal involving retail development) as set out in Appendix 1 have been dismissed and that Planning Permission has been refused.
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3. **Background**

- 3.1 The Council at meetings in 2016 and 2017 refused Planning Permission, for various large scale developments in the designated Green Belt, five of which related to residential development and a sixth for retail. The application sites, description of the proposals etc. are set out in Appendix 1.
- 3.2 In drawing the identified issues together, in each case, the Reporters concluded that the proposed developments did not comply with Clydeplan; the Strategic Development Plan and the relevant policies within the Approved Renfrewshire Local Development Plan.
- 3.3 The Reporters also noted in their conclusions that while they were assuming that there was a shortfall in the Renfrewshire's housing land supply, they recognised that the proposals did not represent "development in the right place" and consequently dismissed the appeals.

4. **Conclusions**

- 4.1 Members are asked to note the outcome of these Appeals and the confirmation that this provides to the approach taken by the Council in refusing inappropriate developments affecting the designated Green Belt.
- 4.2 Members will also be aware that a review of the Local Development Plan is underway and that this should provide the means for considering sites that may be acceptable for development recognising the fact that while growing the area's economy and population is a priority for the Council, this must be within the context of providing development in appropriate locations that meet the needs of both the existing and new residents of Renfrewshire.

Implications of the Report

- 1. **Financial** – None.
- 2. **HR & Organisational Development** – None.
- 3. **Community/Council Planning** – None.
- 4. **Legal** – None.
- 5. **Property/Assets** – None.
- 6. **Information Technology** – None.

7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only.
 8. **Health & Safety** – None.
 9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
 12. **Cosla Policy Position** – Not applicable.
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List of Background Papers

Background Paper 1 – Planning Appeal Decision Notice PPA-350-2019

Background Paper 2 - Planning Appeal Decision Notice PPA-350-2020

Background Paper 3 - Planning Appeal Decision Notice PPA-350-2021

Background Paper 4 - Planning Appeal Decision Notice PPA-350-2022

Background Paper 5 - Planning Appeal Decision Notice PPA-350-2023

Background Paper 6 - Planning Appeal Decision Notice PPA-350-2024

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Appendix 1

Renfrewshire Council Reference	Ward	DPEA Reference	Site Address	Description of Proposals	Site Area	Indicative Number of House Units
16/0110/PP	10	PPA-350-2019	Site Between Sandholes Farm And No 33 Sandholes Road, Brookfield, Johnstone	Erection of residential development including formation of vehicular access, open space, landscaping and associated engineering works	8.2	90
16/0147/PP	9	PPA-350-2020	Land To North West Of Kilbarchan Quarry, Branscroft, Kilbarchan, Johnstone	Erection of residential development, formation of vehicular access, SUDS, landscaping and associated works	11.7	150
16/0291/PP	11	PPA-350-2021	Land To North East Of Strathgryffe Crescent, Gryffe Castle, Bridge Of Weir	Erection of residential development including formation of vehicular access, open space and landscaping, provision of Sustainable Urban Drainage (SUDs) and associated engineering works (Planning Permission in Principle)	4.4	80
16/0571/PP	10 & 11	PPA-350-2022	Site At Whitelint Gate, Johnstone Road, Bridge Of Weir, PA11 3LX	Erection of residential development (in principle)	1.9	49
16/0423/PP	10 & 11	PPA-350-2023	Site At Whitelint Gate, Johnstone Road, Bridge Of Weir, PA11 3LX	Erection of a retail store including new access, petrol filling station and cycle hub.(Planning permission in principle)	1.9	2200 sq m (Gross Floor Area)
16/0594/PP	8	PPA-350-2024	Site Between Dunvegan Avenue And Gleniffer House, Glenpatrick Road, Elderslie, Johnstone	Erection of residential development (in principle).	14.1	200