

Planning Application: Report of Handling

Application No. 17/0802/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Bishopton, Bridge of Weir & Langbank

Applicant

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

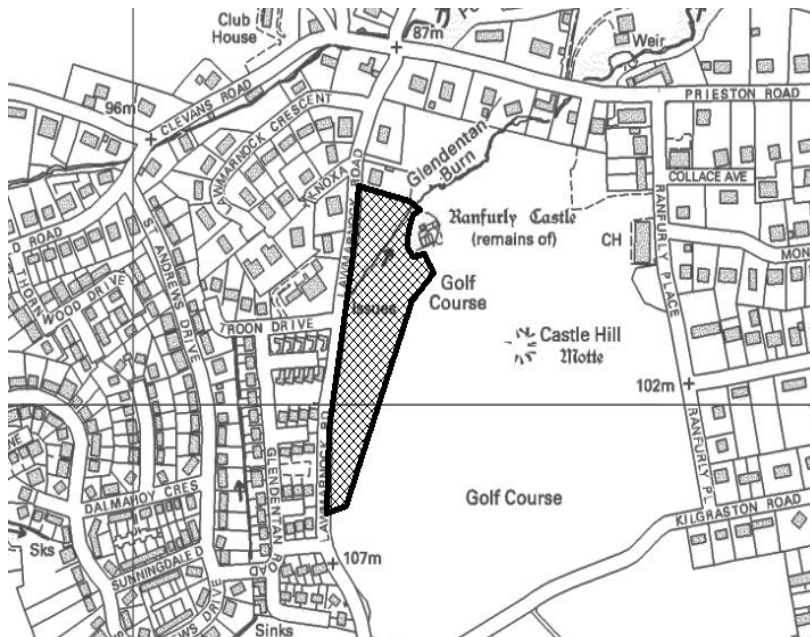
Registered: 17/11/2017

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF 12 DETACHED DWELLING HOUSES 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 sixty nine letters of support and fifteen letters of objection. The grounds for support relate to enhancing the local area and supporting a leisure facility; protection of the historic remains from vandals; the land is currently unused and would take pressure off green belt sites; and the density is comparable to surrounding areas. The objections relate to effect on historic character, traffic and access arrangements; privacy and overlooking; sewers and water; loss of green space; infrastructure capacity; and impact on wildlife.
- 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, sloping open land, approximately 1.3 hectares in size, bisected by the Glendentan Burn, on the western extremity of Old Course Ranfurly Golf Club. 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.

It is proposed to develop twelve detached houses, laid out in a linear arrangement with direct driveway access taken from Lawmarnock Road. The houses would be a mix of two and a half storey 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), 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) along with two storey detached dwellings. External finishes would be facing brick, render and concrete roof tiles. A landscaping scheme is proposed which will include tree screening along the north and south eastern boundaries with the existing core paths around the castle upgraded. Lawmarnock Road would be widened to 6.0 metres with a 2.0 metres wide footway along the development frontage to link up with the set back in front of 'Castleknowe' at the top of the hill.

This application follows on from a previous proposal at the site (App Ref No: 16/0669/PP) which proposed the erection of eight detached dwelling houses and 16 flats with associated roads, parking and landscaping. The application was refused by the Planning and Property Policy Board on the 14 March 2017 and an appeal to the Scottish Ministers against this refusal was dismissed on 28 August 2017.

The application was refused and the appeal dismissed on the basis that the

proposed development would result in overdevelopment of the site and would have an adverse effect on the character and appearance of the surrounding area in terms of density, design, massing and layout. The Reporter accepted that the southern portion of the development was acceptable and that a lower density development on the northern portion of the site would be appropriate. The Reporter also accepted that the proposed development would have no significant impact on the capacity of local schools and infrastructure including flooding issues in the area and that the proposed widening of Lawmarnock Road would largely address the concerns over road safety and pedestrian access.

History

16/0669/PP - Erection of 8 detached dwelling houses and 16 flats with associated roads, parking and landscaping was refused by the Planning and Property Policy Board on the 14 March 2017. Appeal dismissed 28 August 2017.

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
Appeal Decision Letter PPA-350-2027

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 29th November 2017, with a deadline for the submission of representations of 20th December 2017.

Objections/ Representations

Eighty four representations have been received, with sixty nine in support of the proposal and fifteen against. The substance of the representations can be summarised as follows;

In Support:

- income generated from the sale of the land would help maintain and enhance an important leisure facility within Renfrewshire;
- the development would enhance the local area;
- development will protect the remains of Ranfurly Castle from further damage by vandals;
- the land is currently unused and the development would enhance the surrounding area and discourage youths from congregating on the land;
- the development would make a positive contribution to the housing stock in Bridge of Weir;
- the development would take pressure off green belt sites;

- the development would be in keeping with the surrounding area;
- the density is comparable to surrounding development; and
- the development proposed will preserve the character of the surrounding area.

Against:

- 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;
- scale of the development;
- impact on privacy and overlooking of existing properties;
- impact on wildlife and loss of green space;
- impact of construction traffic, and
- no provision for visitor parking.

Consultations

The Director of Environment and Communities (Roads/Traffic) - 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 Environment and Communities (Design Services) - Accept the findings of the Drainage Impact Assessment and Flood Risk Assessment.

The Director of Environment and Communities (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 objection.

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.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments

Planning/ Design 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, water voles, badger, brown hare, or hedgehogs recorded; no resting sites or other evidence of otters

were recorded and no birds nests were recorded.

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) along with Renfrewshire's Places Residential Design Guide.

The principle planning issues to be addressed in this instance are considered to be whether the proposals are appropriate in land use planning terms having regard to the provisions of the development plan; whether the proposals would impact unacceptably on the character and appearance of the surrounding area in terms of density, design, massing and layout; the likely impact of the proposed development on the capacity of local schools and infrastructure including flooding issues in the area, and; whether the proposed widening of Lawmarnock Road would address the concerns over road safety and pedestrian access.

The application site is identified in the Renfrewshire Local Development 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 Supplementary Guidance.

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

The proposed development comprises a total of twelve detached dwellinghouses and although this exceeds the indicative capacity of nine as set out in the Renfrewshire Local Development Plan, it is considered that given the form and layout of the proposal, it is an appropriate density that can be accommodated acceptably on the site, with limited impact to the surrounding area.

On the southern portion of the site there would be eight detached split-level dwellings fronting onto Lawmarnock Road. This is similar to the previous application for this part of the site with the notable difference being the gable distances between these dwellings which have now been increased to 5 metres. At the northern end of the site, four detached two storey dwellings are proposed fronting onto Lawmarnock Road. These dwellings are set back from Lawmarnock Road and have rear gardens in the region of 10 to 15 metres and reflect the density, massing and layout of the larger dwellings to the north and north west of the site.

In this regard, in assessing the previous scheme, the Reporter had no objection to the form and layout of the eight dwellings on the southern portion of the site and accepted that these dwellings reflect the topography of the immediate landscape and were in line with Renfrewshire's Places Design Guide, albeit their spacing could be increased. This current proposal has incorporated additional spacing. The density is considered appropriate for this location and fits with the surrounding area. In terms of the northern portion of the site, the proposals have sought to reflect the Reporter's comments. Four detached two

storey dwellings are now proposed, set back from Lawmarnock Road and set within generous plots. The density of the site is considered appropriate to this location and fits acceptably with the surrounding area.

In line with Renfrewshire's Places Design Guide, the layout is outward facing, with the properties along Lawmarnock Road. House types have been designed to reflect the topography of the site with some of the units split level aiming to reflect the landscape form. 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 proposed as well as good levels of open space throughout the development. The palette of materials to be used also reflects those found in and around this area.

The site benefits from a degree of enclosure provided by landscape boundaries to the side and rear (east and south) as well as a change in land level to the east which screens the detached dwellings from the golf course. The applicant proposes a landscape scheme where hedging will be planted along the site frontage to create a green edge to the development. Further landscaping is also proposed along the northern site boundary. The landscape scheme will also augment existing landscaping. The addition landscaping should allow the residential development to fit well with the surrounding area.

Given the form, layout, and design of the proposals along with the additional landscaping it is considered that the proposal will satisfy the requirements set out in the Supplementary Guidance in

relation to Scheduled Ancient Monuments & Archaeological Sites, safeguarding the setting of Ranfurly Castle. As the proposed dwellings are topographically separated from the remains of Ranfurly Castle by the Glendentan Burn and set back on the opposite bank, maintaining open space around the castle and do not substantially rise above the existing skyline, Historic Environment Scotland consider that the development is unlikely to raise issues of national significance and have no objections.

The Glendentan Burn which crosses the site has been incorporated into the site design, with the construction of a new footbridge which will provide access across the burn. This also enables the existing route of the core path to be retained and enhanced, maintaining this access route as well as ensuring connectivity and permeability through the development.

Policy I5, and the Flooding and Drainage SG, set out a series of criteria which require to be considered. 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 Environment and Communities (Design Services) is satisfied that an appropriate condition can be imposed to ensure that the site can be appropriately drained. These details will require to be submitted prior to the commencement of development.

In terms of the Supplementary Guidance on infrastructure design, the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Director of Environment and Communities (Roads/Traffic) is satisfied, subject to the widening of Lawmarnock Road and conditions relating to footway and lighting provision, that the proposal meets the

relevant parking, access and traffic requirements. The proposed widening of Lawmarnock Road and provision of footpaths along the entirety of the site frontage is in line with that set out in the conclusions of the Reporter and address the concerns raised in relation to road and pedestrian safety.

With regard to potential contamination, the Director of Environment and Communities 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, it is considered that there is adequate provision within schools for the proposal, the Director of Education and Leisure has no objections. In addition, the cumulative impact of both the application site together with the residential development at Shillingworth can be accommodated in terms of the road network, drainage/sewerage infrastructure and other services.

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. 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

1. Reason for Decision

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 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. Lawmarnock Road shall be resurfaced and widened to a minimum width of 6.0m along the frontage of the site to the satisfaction of the Planning Authority.

Reason: In the interests of traffic and pedestrian safety.

10. The proposed footway along the full frontage of the site shall be a minimum of 2m in width and new street lighting installed.

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.