

Notice of Meeting and Agenda Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 23 May 2023	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN
Head of Corporate Governance

Membership

Councillor Jim Paterson (Convener): Councillor Bruce MacFarlane (Depute Convener):

Councillor Jennifer Adam: Councillor Alison Ann-Dowling: Councillor Andy Doig:
Councillor Chris Gilmour: Councillor Neill Graham: Councillor Anne Hannigan:
Councillor Kenny MacLaren: Councillor Jamie McGuire: Councillor Marie McGurk:
Councillor John McNaughtan: Councillor Iain Nicolson: Councillor John Shaw:
Councillor Ben Smith:

Hybrid Meeting

Please note that this meeting is scheduled to be held in the Council Chambers. However, it is a hybrid meeting and arrangements have been made for members to join the meeting remotely should they wish.

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online

at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>

For further information, please email
democratic-services@renfrewshire.gov.uk

Webcasting of Meeting

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. To find the webcast please navigate to

<https://renfrewshire.public-i.tv/core/portal/home>

Apologies

Apologies from members.

Declarations of Interest

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

Development Management

1	Discretionary Planning Fees	1 - 4
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Report by Chief Executive.

2	Site Development Briefs – Robertson Centre, Glasgow Road & the former Chivas Brothers Headquarters, Renfrew Road, Paisley.	5 - 42
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Report by Chief Executive.

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.

3	Planning Applications	43 - 44
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List of planning applications to be determined by the Policy Board.

3a	23/0018/PP: Erection of a battery energy storage system at Former Gasholder Station At Junction with Underwood Road, Well Street, Paisley	45 - 54
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3b	23/0019/LB: Erection of a battery energy storage system at Former Gasholder Station At Junction with Underwood Road, Well Street, Paisley	55 - 60
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3c	23/0083/PP: Erection of four dwellinghouses (in principle) at Sawmill, Goldenlea Farm, Houstonhead Road, Bridge of Weir, PA11 3SU	61 - 68
3d	23/0189/PP: Alteration to shopfront comprising of the removal of 2 ATMs and night safe at 8 Church Street, Johnstone, PA5 8DX	69 - 72



To: Planning and Climate Change Policy Board

On: 23 May 2023

Report by: Chief Executive

Heading: Discretionary Planning Fees

1. Summary

- 1.1 This report seeks to introduce the first phase of discretionary charging in relation to planning applications.
 - 1.2 The report recommends that discretionary fees are introduced in relation to requests for non-material variations, discharge of conditions and retrospective applications.
 - 1.3 A further report will be prepared for consideration at a future meeting of the Planning and Climate Change Policy Board for the introduction of further discretionary charging.
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2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approve the discretionary charging in respect of requests for non-material variations, discharge of conditions and retrospective applications as detailed in Appendix 1 of this report.
 - (ii) Note that a further report will be prepared for consideration at a future meeting of the Planning and Climate Change Policy Board relating to the introduction of further discretionary charging.
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3. Proposed Discretionary Charging

- 3.1. The Town and Country Planning (Fees for Applications)(Scotland) Regulations 2022 came into force on 1st April 2022 and prescribe the fees for planning applications made on or after that date.
- 3.2. In light of the 2022 Regulations, statutory planning fees were amended and fees associated with planning applications were increased.
- 3.3. In addition, the 2022 Regulations included the ability of planning authorities to introduce a discretionary charge for a number of other aspects of the service not covered by the statutory planning application.
- 3.4. It is therefore proposed, as a first phase and given the anticipated return to a full complement of staff with the Development Standards Team (following recent vacancies), to introduce discretionary charging for the following instances from 1st July 2023:
 - Non-Material Variation: where a request is received under S64 of the Town and Country Planning (Scotland) Act 1997 to vary a previously approved scheme. There is currently no fee attached to such a request.
 - Discharge of Condition: where a request is received for written confirmation of compliance with a planning condition. There is currently no fee attached to such a request.
 - Retrospective Applications: where an application for planning permission is received after the development has started. There is currently no fee attached to such a request.
- 3.5. Appendix 1 sets out the proposed fees associated with the instances noted above and as such it is significant to note that the fee levels detailed are set by The Scottish Government.

4. Next Steps

- 4.1. The discretionary charging scheme as outlined in Appendix 1 will be published online and applicants and developers made aware of the charging scheme which will come into effect on 1st July 2023.
 - 4.2. Further consideration will be given to other aspects of discretionary charging which could be introduced, with appropriate reports being prepared and considered at future meetings of the Planning and Climate Change Policy Board
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Implications of the Report

1. **Financial** – The introduction of discretionary charging will result in an increase in the fees received by the Development Standards Team. These are monitored on an ongoing basis by the Finance Team and reports are brought to Board periodically.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
4. **Legal** – None.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) 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. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **COSLA Policy Position** - None.
13. **Climate Risk** – None.

Appendix 1: Discretionary Charging Phase 1

Author: David Love, Chief Planning Officer
Tel: 07483410182; Email: david.love@renfrewshire.gov.uk

APPENDIX 1: DISCRETIONARY CHARGING PHASE 1

Type	Fee
Non-Material Variation Request made under S64 of the Town and Country Planning (Scotland) Act 1997 to vary a previously approved scheme.	£200 per each request
Discharge of Condition Request for written confirmation with compliance with a condition. NOTE: a request may include more than one condition.	£100 per request
Retrospective Applications Where an application for planning permission is made after the development has started.	25% increase in applicable planning fee as defined with the Fee Regulations.



To: Planning and Climate Change Policy Board

On: 23 May 2023

Report by: Chief Executive

Heading: Site Development Briefs – Robertson Centre, Glasgow Road & the former Chivas Brothers Headquarters, Renfrew Road, Paisley

1. Summary

- 1.1 Site development briefs have been prepared for two sites in Paisley, the Robertson Centre on Glasgow Road & the former Chivas Brothers Headquarters off Renfrew Road.
 - 1.2 The site development briefs identify a number of factors that require to be considered and addressed in preparing development proposals for these sites.
 - 1.3 The site development briefs will be a material consideration when considering future planning proposals.
 - 1.4 A copy of the site development briefs are attached at Appendix 1.
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2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approve the site development brief relating to the Robertson Centre, Glasgow Road, Paisley; and,
 - (ii) Approve the site development brief for the former Chivas Brothers Headquarters, Renfrew Road, Paisley.
-

3. **Site Development Briefs**

- 3.1 The site development briefs set out a planning framework that aim to provide a comprehensive checklist and set of good placemaking parameters to guide any future development proposals.
- 3.2 The Robertson Centre off Glasgow Road in Paisley, is currently the offices for the Renfrewshire Joint Valuation Board and OneRen. Due to changing working practices, there is no longer the same space requirements for the staff within this building. In vacating this building, the Council has currently not had any interest or demand for this space and therefore the site presents an opportunity for new development proposals/uses.
- 3.3 The former Chivas Brothers site off Renfrew Road presents an opportunity for new development proposals/uses following the closure of the Chivas operation on the site and the clearance and demolition of operational and ancillary buildings. Three buildings remain on site including the category C listed building of the former Chivas Brothers administration building, Kersland House and the gatehouse building.
- 3.4 The site development briefs highlight a number of considerations which require to be taken into account when preparing development proposal for the sites.

The factors include:

- Site context;
- Site layout and building design;
- Landscaping and boundary treatments;
- Accessibility (walking/cycling/routes to public transport, vehicular access and parking);
- Sustainable urban drainage;
- Renewables/Sustainability;
- Digital connections;
- Affordable housing;
- Education provision;
- Open space provision; and
- Required supporting information.

4. **Next Steps**

- 4.1 If approved by the Board, the site development briefs will be placed on the [Council's web pages](#) and used to guide development proposals for these sites.

Implications of the Report

1. **Financial** – The extent and details of the additional duties is still to be confirmed.

2. **HR & Organisational Development** – None.

3. **Community/Council Planning** –

Reshaping our place, our economy, and our future – the proposed site development briefs set out a framework for supporting, encouraging, and delivering sustainability, climate change adaption, reaching Net Zero, biodiversity gain and creating great places.

4. **Legal** – None.

5. **Property/Assets** – None.

6. **Information Technology** – None.

7. **Equality & Human Rights** -

(a) 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. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **COSLA Policy Position** - None.

13. **Climate Risk** – The proposed site development briefs seek to ensure that any development proposal on these sites aids the adaption required as a result of climate change.

Appendix 1 – Site Development Briefs:

- Robertson Centre, Glasgow Road, Paisley; and,
- The former Chivas Brothers site, Renfrew Road, Paisley.

Author: Sharon Marklow, Place Strategy Manager
Tel: 07534 076364 Email: Sharon.marklow@renfrewshire.gov.uk



Robertson Centre, Glasgow Road, Paisley

Development Brief 2023

Introduction

The purpose of this development brief is to set out the planning context and design aspirations in relation to the development opportunity at the Robertson Centre, Glasgow Road in Paisley.

Site Context

The site is located to the east of Paisley town centre and is approximately 0.3 hectares in size with the principal elevation fronting onto Glasgow Road. There is rear and side access to the site from Kilnside Road. The site lies adjacent to the Greenlaw Conservation Area.

Land use within the surrounding area is a mix of residential and local services. To the south and west of the site are residential flatted properties with associated car parking. To the east of the site is traditional 4 story tenement properties, with commercial units at ground floor facing Glasgow Road. To the north of the site is Glasgow Road which is a key public transport route and gateway to Paisley town centre.

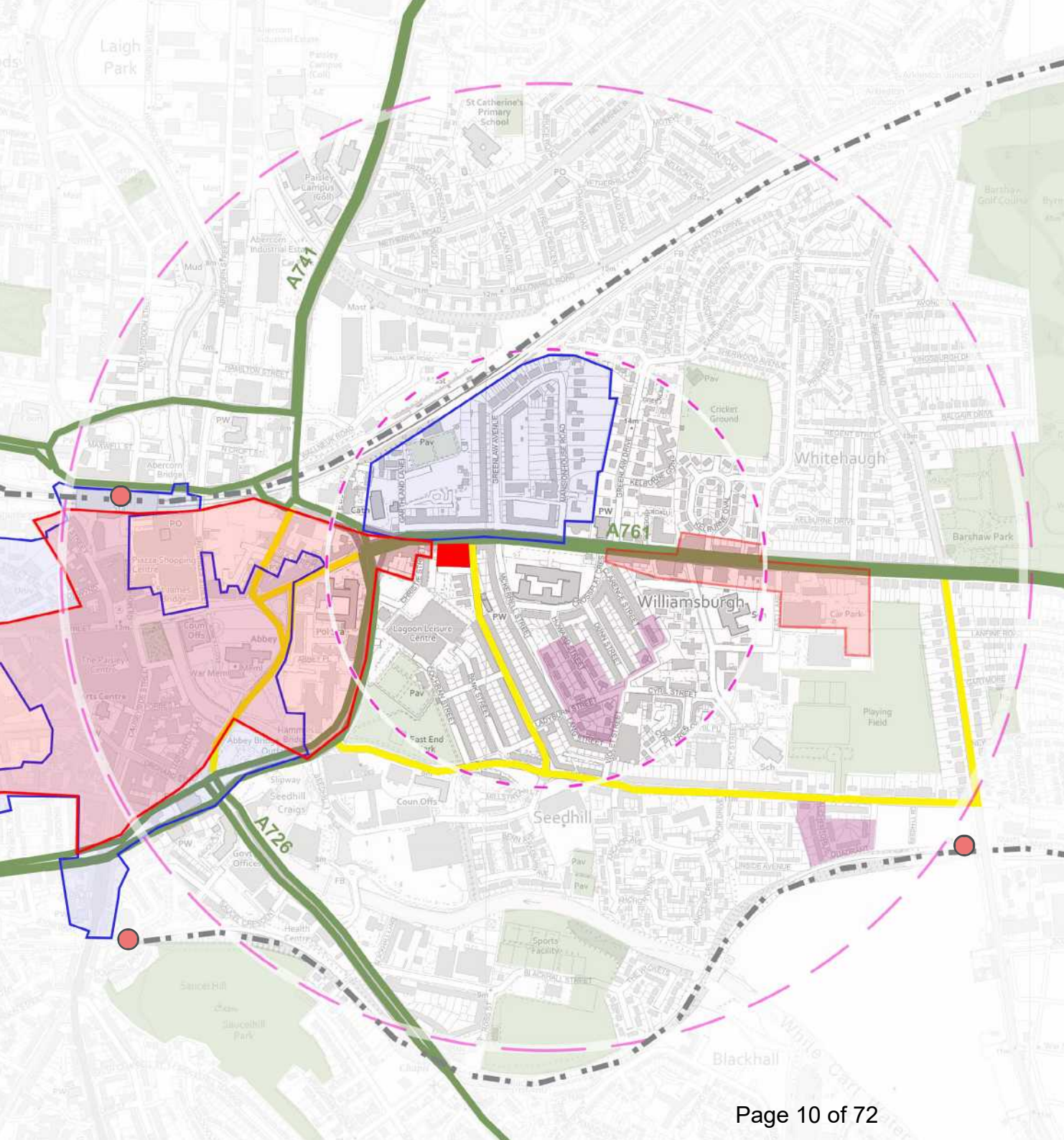
The building/structures on the site are not listed. Properties immediately to the west of the site (No 10 and 12 Glasgow Road) are category B Listed.














Development Plan Framework

Development proposals for this site will require to be assessed against the relevant policies in National Planning Framework 4 and the local policies and guidance in the Renfrewshire Local Development Plan (2021) and associated New Development Supplementary Guidance (2022).

The development site is designated under Policy P1, within the Local Development Plan, which supports the continuance of built form where proposals are compatible and complementary to existing uses.



Local Context Map Key

-  Site
-  400m / 800m Radius
-  A Road
-  Local Road
-  Train Station
-  Train Line
-  Conservation Area
-  Neighbourhood Plan
-  Policy P 1 - Renfrewshire's Places
-  Policy P 6 - Open Space
-  Policy C 1 - Renfrewshire's Network of Centres

Wider regeneration and renewal programme

This site provides an opportunity to link into wider regeneration proposals that are being progressed by the Council for the east end of Paisley.

Renfrewshire Council are progressing a £100m ten-year Housing-led Regeneration and Renewal Programme aimed at delivering modern, high quality, energy-efficient and affordable council housing which will contribute to the transformation of Renfrewshire as a place.

To the south-east of the Robertson Centre lies the Howard Street/ Auchentorlie area which is part of the Council's housing renewal programme.

A neighbourhood plan is currently being prepared for the Howard Street/ Auchentorlie area in consultation with the local community to support the housing investment proposals.

The neighbourhood plan will set a vision to enhance the area providing the opportunity to reimagine spaces, including the provision of new residential development, enhancement or creation of new community space which act as a focus for residents and align with the aspiration for the neighbourhood as a liveable, sustainable and productive place.

Paisley Grammar school is located approximately 100m to the east of the Robertson Centre. Plans are progressing to relocate the school. In due course, the existing Paisley Grammar site will become a key development opportunity supporting the wider regeneration of Paisley east end.



This section of the development brief sets out the main planning parameters that require to be taken into account in preparing development proposals for the site. It does not intend to be prescriptive in terms of imposing a specific layout or building design but rather to establish good principles.

Land Use

The site is considered suitable for a range of uses compatible with those neighbouring the site. It is considered that the site provides a particular opportunity for a residential use at the edge of Paisley town centre.

It should be noted that while the Robertson Centre is unlisted, it is considered to be a heritage asset and the viable adaptation and retention of which should be considered in the first instance. In particular, the two storey part of the building makes an important contribution to the streetscape and built form.

Built Form

The proposal requires to demonstrate how inclusive design will be achieved with the development relating to and linking well with the surrounding area.

The design and finishing materials of any new build will require to be of high quality which relates to the existing surrounding area, integrating in terms of style, appearance and materials with a high standard of development layout and design.

The Council supports innovative approaches to place making in line with Renfrewshire's Places Design Guide which sets out guidance in relation to sustainable place making and design:

<http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>.

Development proposals for the site require to reflect the approach and principles established in this document and the Renfrewshire Local Development Plan.



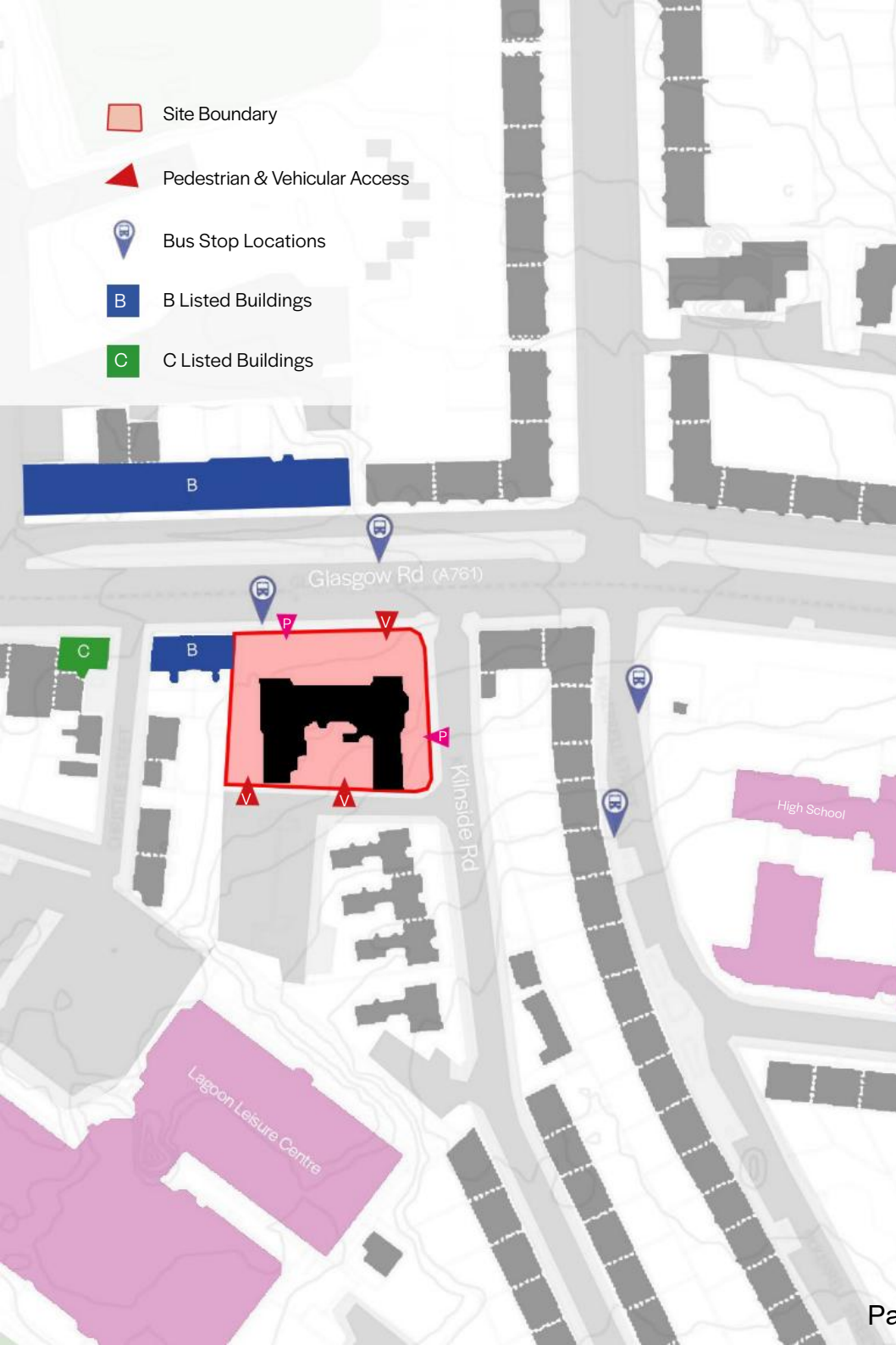
Landscaping and Boundary Treatments

It is the preference that the existing stone wall which fronts the site requires to be retained and incorporated into the development proposal.

There are also a small number of trees along the frontage of the site. Any proposed development must be designed to take account of these existing trees.

The provision of planting and preservation of trees must be in line with the *Renfrewshire's Planning & Development Tree Policy*.

Any boundary treatments shall utilise high quality materials and planting to define public and private spaces contributing to the character, appearance and setting of the area.



Accessibility

The site layout must provide safe routes for pedestrians, cyclists and vehicular users, with a particular focus on promoting active travel to/from the site .

Access and parking is currently well defined on site. As a general requirement, all roads, footpaths, servicing and parking requirements should be designed in accordance with the guidance set out in the National Roads Development Guide (SCOTS, 2017) and with Design for Roads and Bridges.

Parking and service provision will be subject to development type. Early engagement with the Council is encouraged to consider further detail in this regard.

Any residential proposals will be required to provide a minimum 10% of all homes designed to be easily adaptable for residents that are a wheelchair user. 5% of all new homes on this site must be designed to be wheelchair accessible.

Sustainable Urban Drainage Systems

Drainage requirements, constraints and solutions will be integral to the submission of the planning application.

New development will require to integrate surface water management into the design of green infrastructure including permeable surfaces.

Renewables/Sustainability

Low or zero carbon generating technologies require to be integrated into the development proposal including the use of both active carbon reducing technologies such as ground source heat pumps and passive factors such as ventilation and sustainable materials. Provision requires to be made for electric car charging points.

These details will require to be outlined in a sustainability statement and submitted along with the planning application.

Digital Connections

The development will incorporate existing or future high speed digital network connections and other digital technologies that could improve connectivity. These details require to be included in the submission of the planning application.

Affordable Housing

Funding may be available within the Council's Strategic Housing Investment Plan to support the delivery of affordable homes on this site.

Early discussions with the Council are encouraged to discuss the potential to deliver affordable homes on site and opportunities to link into the Council's regeneration plans for the Howard Street area.

Education Provision

If a residential development is proposed the cumulative impact of residential development on both primary and secondary school provision will require consideration subject to the final site capacity, potential site start and phasing of the development.

Once further details are known in relation to the proposed development, it should be noted that a developer contribution in respect of education provision may be required.

Developer`s Responsibilities

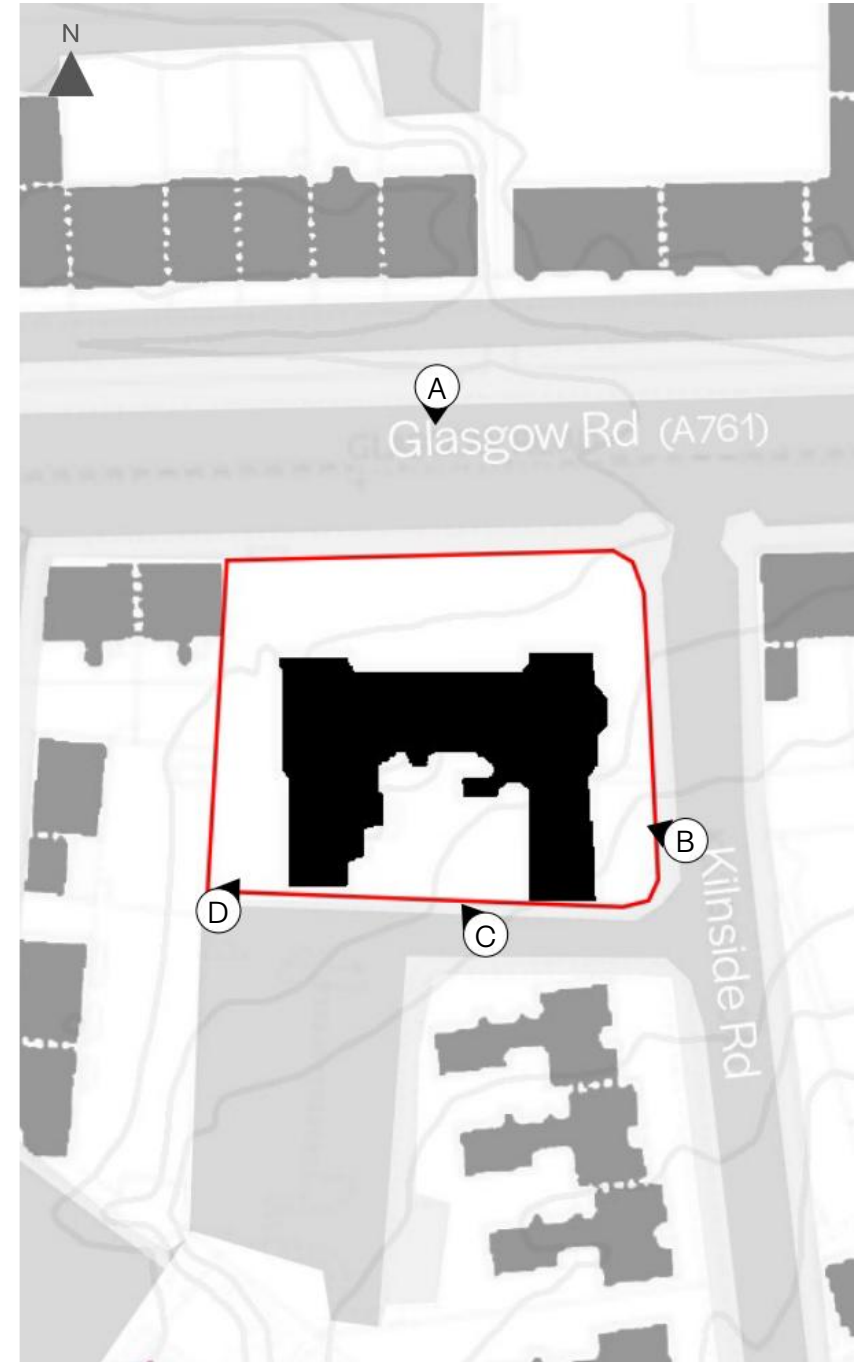
The developer will be solely responsible for the following:

- Establishing to their satisfaction the whereabouts of, and constraints concerned with all services in, on, over, under and adjacent to the site.
- Ensuring compliance with all statutory undertakers' requirements.
- Establishing to their satisfaction the soil and mineral conditions of the site.
- Ensuring compliance with requirements of planning and building standards consent.

Supporting Information

A new development proposal for this site should be accompanied by the following information:

- Sustainability Statement
- Built Heritage Visual Assessment & Plans
- Building Condition Survey
- Drainage Assessment
- Site Investigation (soil condition)
- Design and Access Statement
- Planning Statement
- Tree survey / Tree Constraints Plan /Management & Maintenance Strategy





Further Enquiries

Further enquiries in relation to the content of this planning statement should be directed to:

dc@renfrewshire.gov.uk

Robertson Centre, Glasgow Road, Paisley
Development Brief 2023



Former Chivas Brothers Headquarters

Development Brief 2023

Introduction

The purpose of this development brief is to set out the planning context and design aspirations in relation to the development opportunity at the former Chivas Brothers headquarters buildings, Renfrew Road in Paisley.

Site Context

The site measures approximately 1.04 hectares and consists of three separate buildings:

- The category C listed, former Chivas Brothers administration building;
- Kersland House: and,
- The gatehouse.

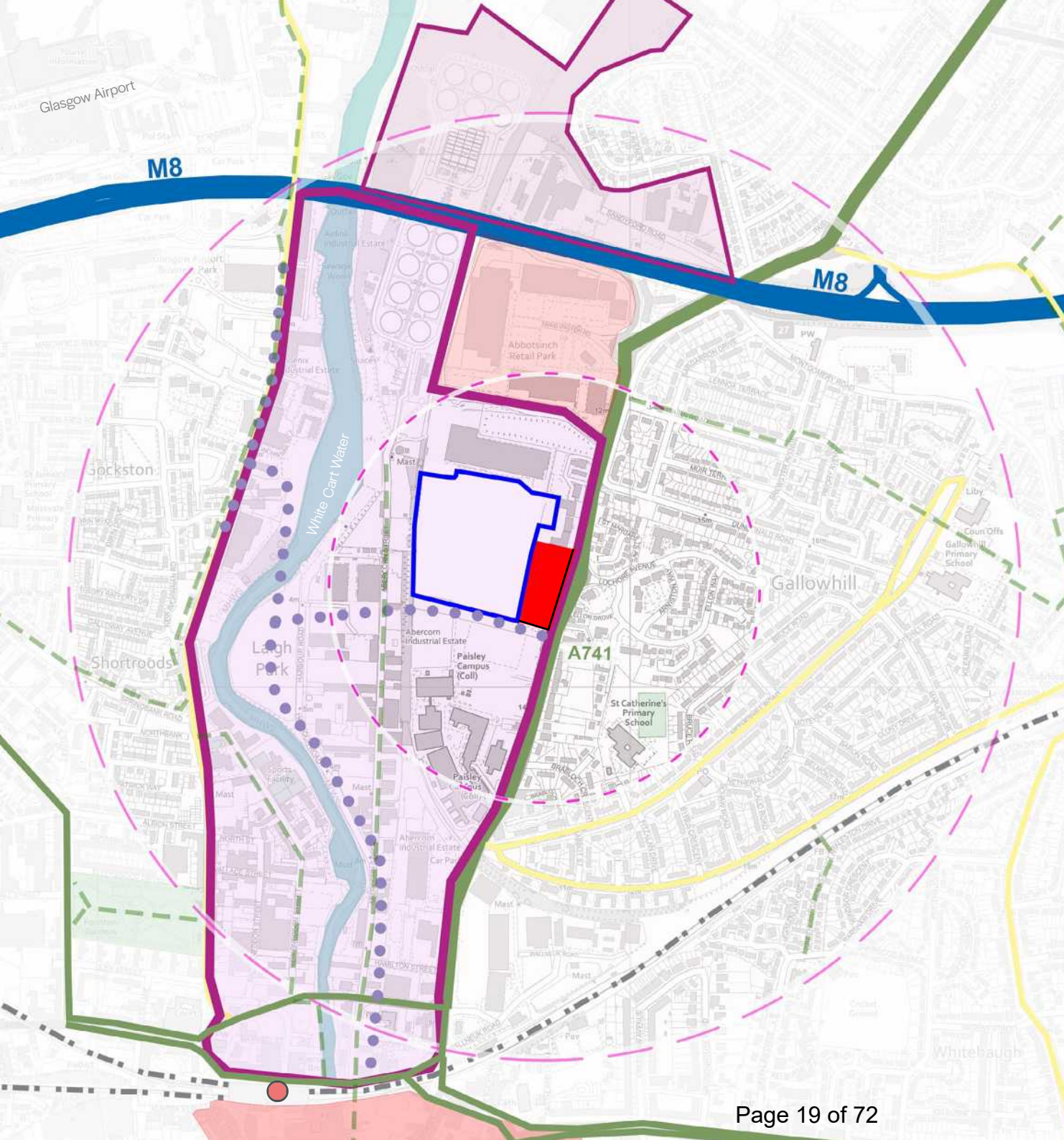
The main administration building is set back and below the level of Renfrew Road which fronts the site and provides the main access. To the rear is the proposed site for the new Paisley Grammar school campus. The site is immediately adjacent to the West College Scotland Paisley Campus.

The surrounding area consists of a combination of industrial and commercial uses to the north and west, as well as residential to the east across Renfrew Road. The site is within a short walking distance of both bus stops along Renfrew Road and Paisley Town Centre.



This area is to benefit from the Advanced Manufacturing Innovation District Scotland (AMIDS) south infrastructure project which aims to improve links, connect communities and bolster business growth between Paisley town centre and the AMIDS site at Glasgow Airport. This project aims to deliver:

- A 1.7 kilometre riverside route from Abercorn Street to Inchinnan Road;
- A road bridge crossing the White Cart River at Harbour Road;
- An east-west road from Renfrew Road to the bridge crossing;
- Dedicated cycling and walking provision along all new routes; and
- An underpass for walking and cycling at Renfrew Road into Gallowhill.



Local Context Map Key

- Site
- Proposed Paisley Grammar Boundary
- 400m / 800m Radius
- M8 Motorway
- A Road
- Local Road
- Train Station
- Train Line
- Core Paths
- AMIDS South Transport Links
- Policy P 1 - Renfrewshire's Places
- Policy P 6 - Open Space
- Policy E 3 - Transition Areas
- Policy C 1 - Renfrewshire's Network of Centres

Development Plan Framework

Development proposals for this site will require to be assessed against the relevant policies in National Planning Framework 4 and the local policies and guidance in the Renfrewshire Local Development Plan (2021) and associated New Development Supplementary Guidance (2022).

The development site is designated under Policy E3 Transition Areas, within the Local Development Plan, which would support a range of land uses where proposals are compatible and complementary to existing uses and will not have a detrimental impact on the character or amenity of the surrounding area.

Listed Building

Designed by the architectural practice of Lothian Barclay Jarvis, the main administration building was built to resemble a traditional Scottish Country House in a historicist, classical Renaissance style; something unusual for the mid-20th century.

The headquarters building, excluding interior, was designated as a Category C listed building in September 2022 by Historic Environment Scotland.



This section of the development brief sets out the main planning parameters that require to be taken into account in preparing development proposals for the site. It does not intend to be prescriptive in terms of imposing a specific layout or building design but rather to establish good principles.

Land Use and Built Form

The site is considered suitable for a range of uses compatible with those neighbouring the site. It is considered that the site provides a particular opportunity for a residential or hotel development.

The Category C listed, main administration building and the original Kersland House are considered to be important heritage assets which offer opportunities for restoration and adaptation as part of any development proposal.

Development proposals require to demonstrate how inclusive design will be achieved with the development relating to and linking well with the surrounding area including the new AMIDS south infrastructure routes and the adjoining site proposed for the new Paisley Grammar school campus.

Appendix 1 provides indicative options for the future development of this site. The options identified are not exhaustive and the Council supports innovative approaches to place making in line with Renfrewshire's Places Design Guide which sets out guidance in relation to sustainable place making and design.

<http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>.

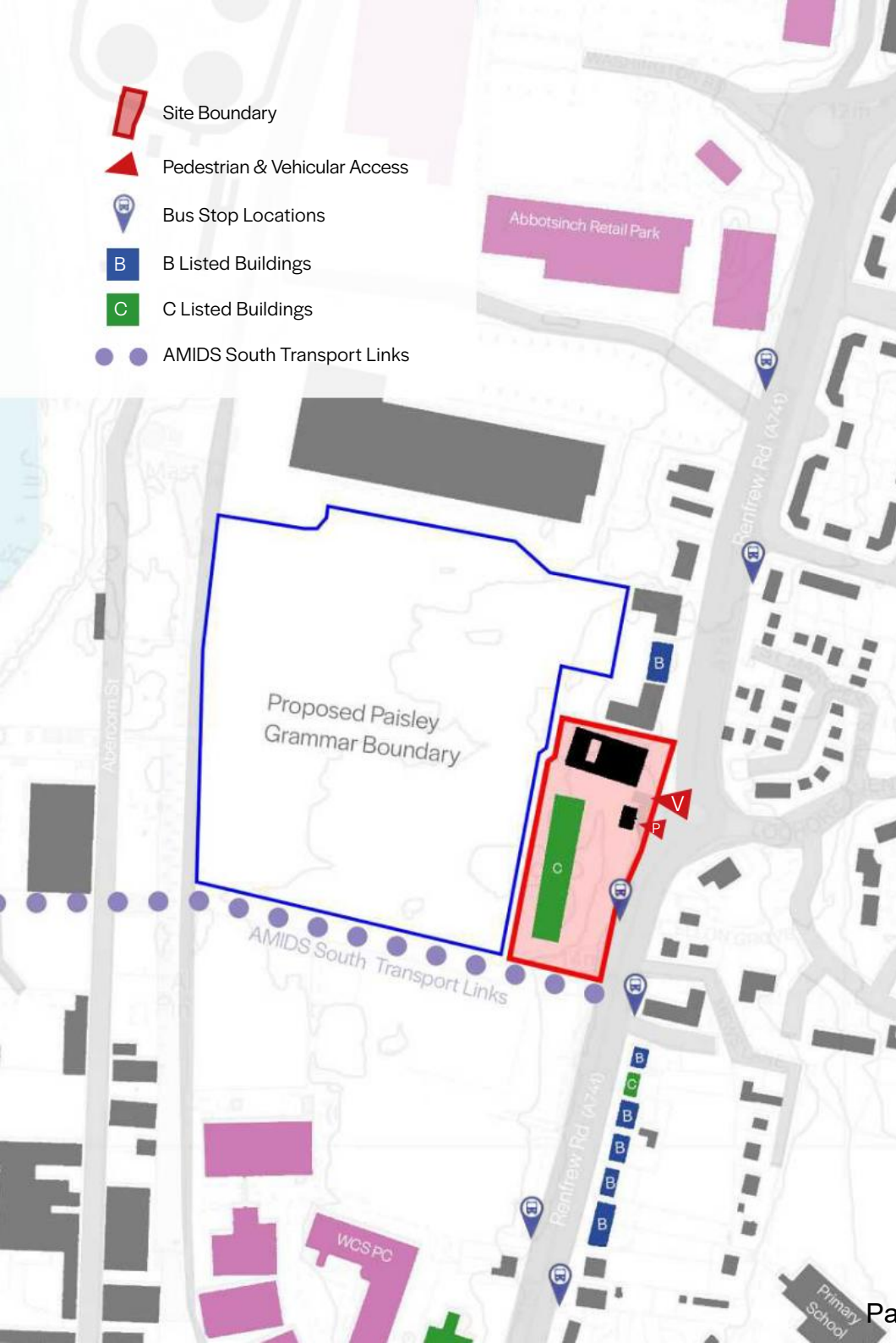
The design and finishing materials of any new build will require to be of high quality which relates to the listed building and the surrounding area, integrating in terms of style, appearance and materials with a high standard of development layout and design.



Landscaping and Boundary Treatments

Any proposed development will be required to provide appropriate landscaping and boundary treatment using high quality materials and planting to define public and private spaces contributing to the areas character.

In particular, high quality planting/boundary treatment will be required along the boundary with the proposed Paisley Grammar school campus and along the Renfrew Road frontage.



Accessibility

The site layout must provide safe routes for pedestrians, cyclists and vehicular users, with a particular focus on promoting active travel to/from the site and linkages to the proposed AMIDS South active travel network.

As a general requirement, all roads, footpaths, servicing and parking requirements should be designed in accordance with the guidance set out in the National Roads Development Guide (SCOTS, 2017) and with Design for Roads and Bridges.

Parking and service provision will be subject to development type. Early engagement with the Council is encouraged to consider further detail in this regard. All vehicle access to the site is expected to be achieved from the existing roundabout junction used to enter the former Chivas site.

Any residential proposals will be required to provide a minimum 10% of all homes designed to be easily adaptable for residents that are a wheelchair user. 5% of all new homes on this site must be designed to be wheelchair accessible.

Sustainable Urban Drainage Systems

Drainage requirements, constraints and solutions will be integral to the layout and submission of the planning application.

New development will require to integrate surface water management into the design of green infrastructure including naturalised Sustainable Urban Drainage Systems and permeable surfaces.

Renewables/Sustainability

Low or zero carbon generating technologies require to be integrated into the development proposal including the use of both active carbon reducing technologies such as solar panels or ground source heat pumps and passive factors such as orientation, siting, ventilation and sustainable materials. Provision requires to be made for electric car charging points.

These details will require to be outlined in a Sustainability Statement and submitted along with the planning application.

Digital Connections

The development will incorporate existing or future high speed digital network connections and other digital technologies that could improve connectivity. These details require to be included in the submission of the planning application.

Affordable Housing

Funding may be available within the Council's Strategic Housing Investment Plan to support the delivery of some affordable homes on this site. Early discussions with the Council are encouraged to discuss the potential to deliver affordable homes on site.

Education Provision

If a residential development is proposed the cumulative impact of residential development on both primary and secondary school provision will require consideration subject to the final site capacity, potential site start and phasing of the development.

Once further details are known in relation to the proposed development, it should be noted that a developer contribution in respect of education provision may be required.

Developer`s Responsibilities

The developer will be solely responsible for the following:

- Establishing to their satisfaction the whereabouts of, and constraints concerned with all services in, on, over, under and adjacent to the site.
- Ensuring compliance with all statutory undertakers' requirements.
- Establishing to their satisfaction the soil and mineral conditions.
- Ensuring compliance with requirements of planning and building standards consent.

Supporting Information

Any development proposal should be accompanied by the following :

- Sustainability Statement
- Landscape and Built Heritage Visual Assessment & Plans
- Building Condition Survey
- Drainage Assessment
- Transport Assessment
- Site Investigation (soil condition)
- Design and Access Statement
- Planning Statement



Option A

Option A Office Existing Summary

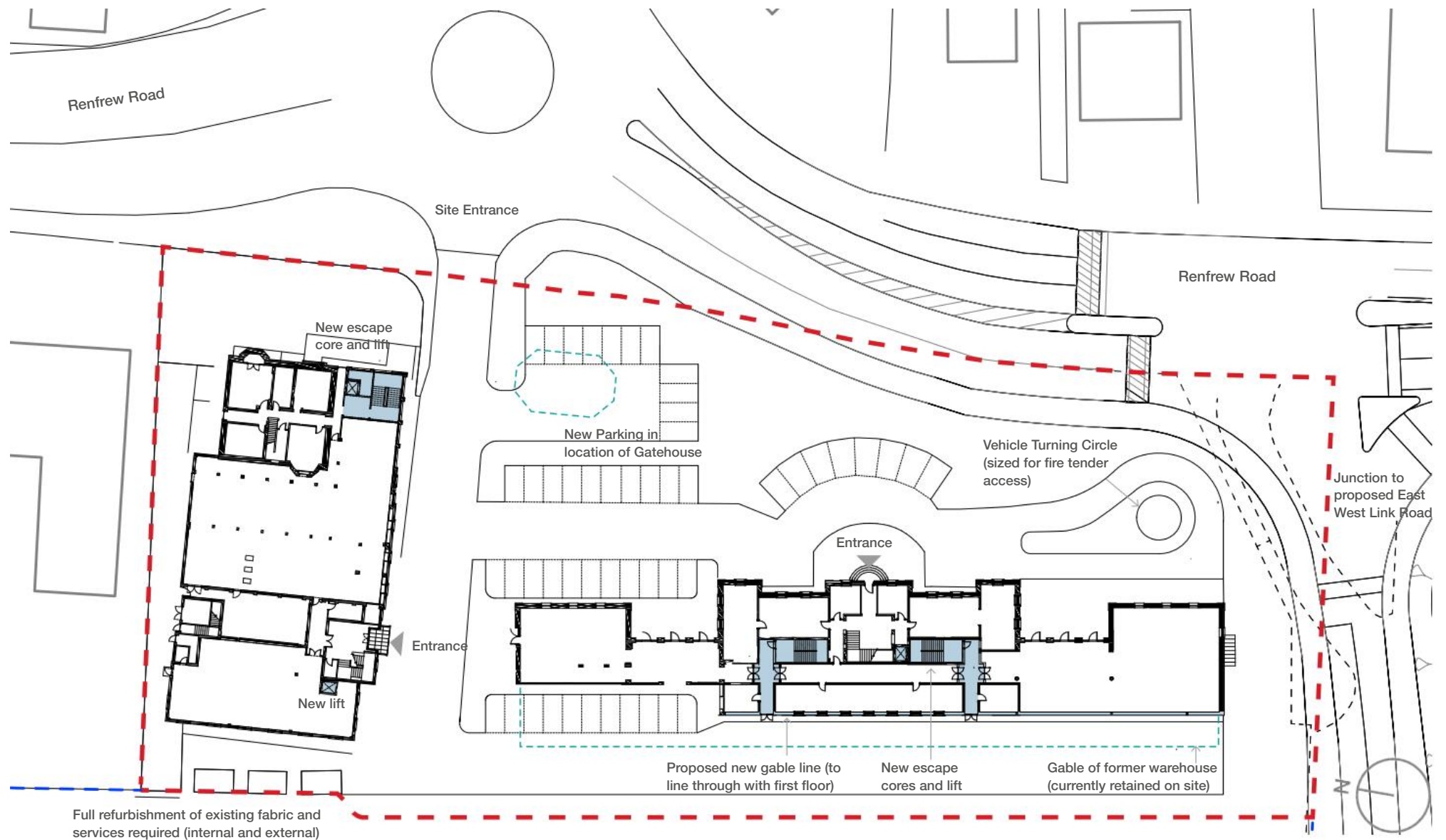
51 Carpark spaces

2175sqm net area – Kersland House

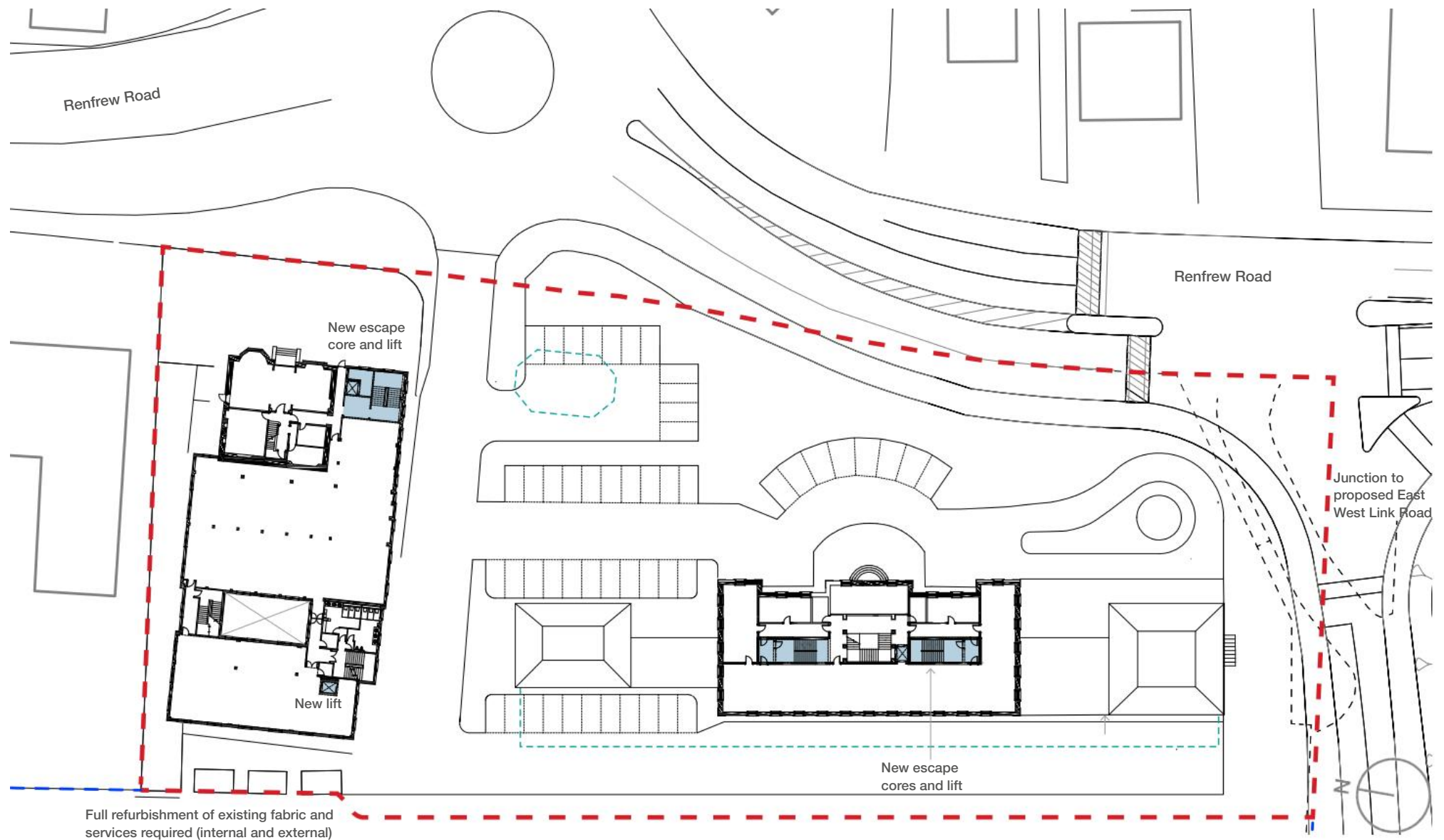
1550sqm net area – Administration Building



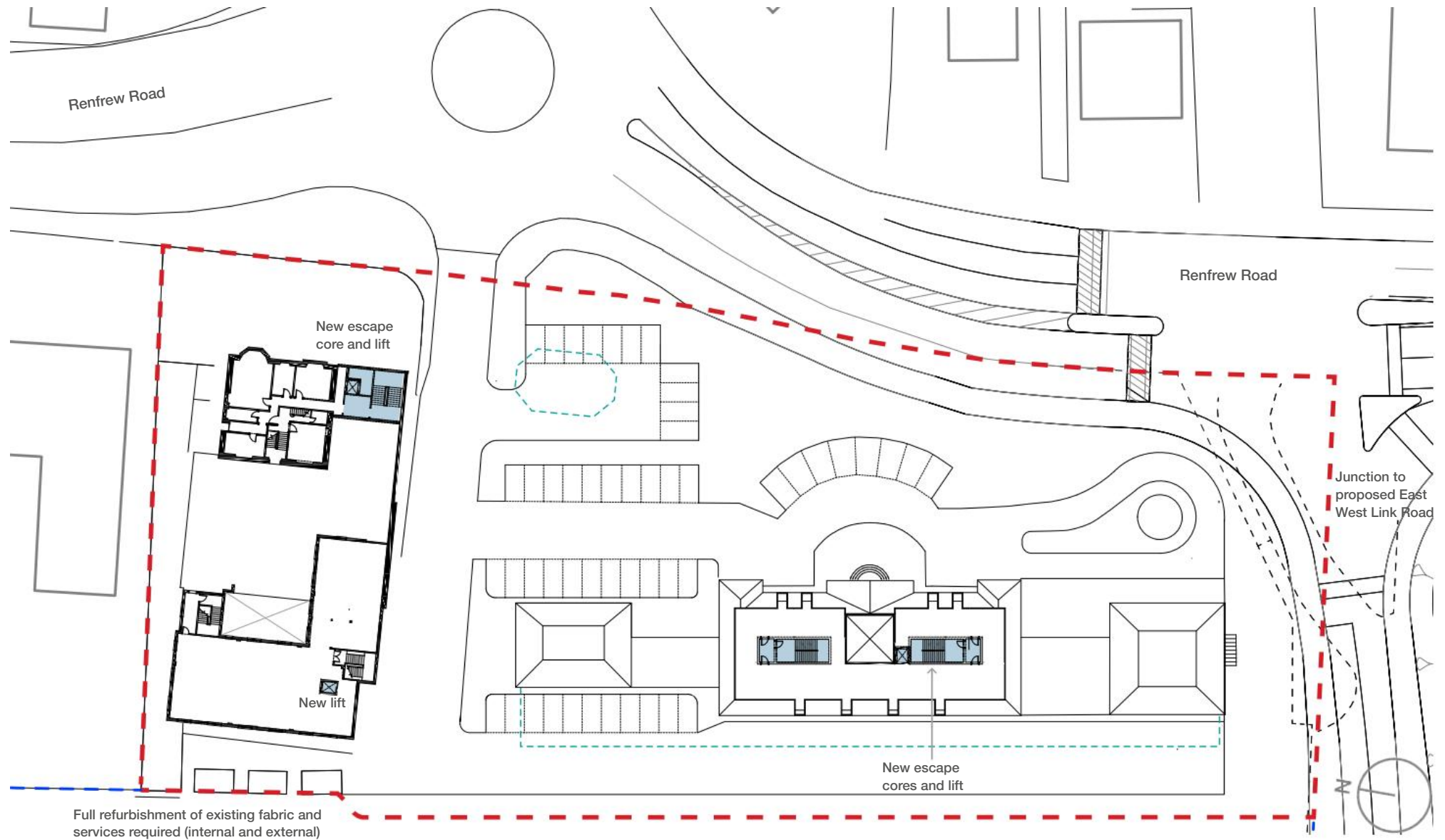
Option A Office Existing Ground Floor Plans



Option A Office Existing First Floor Plans



Option A Office Existing Second Floor Plans



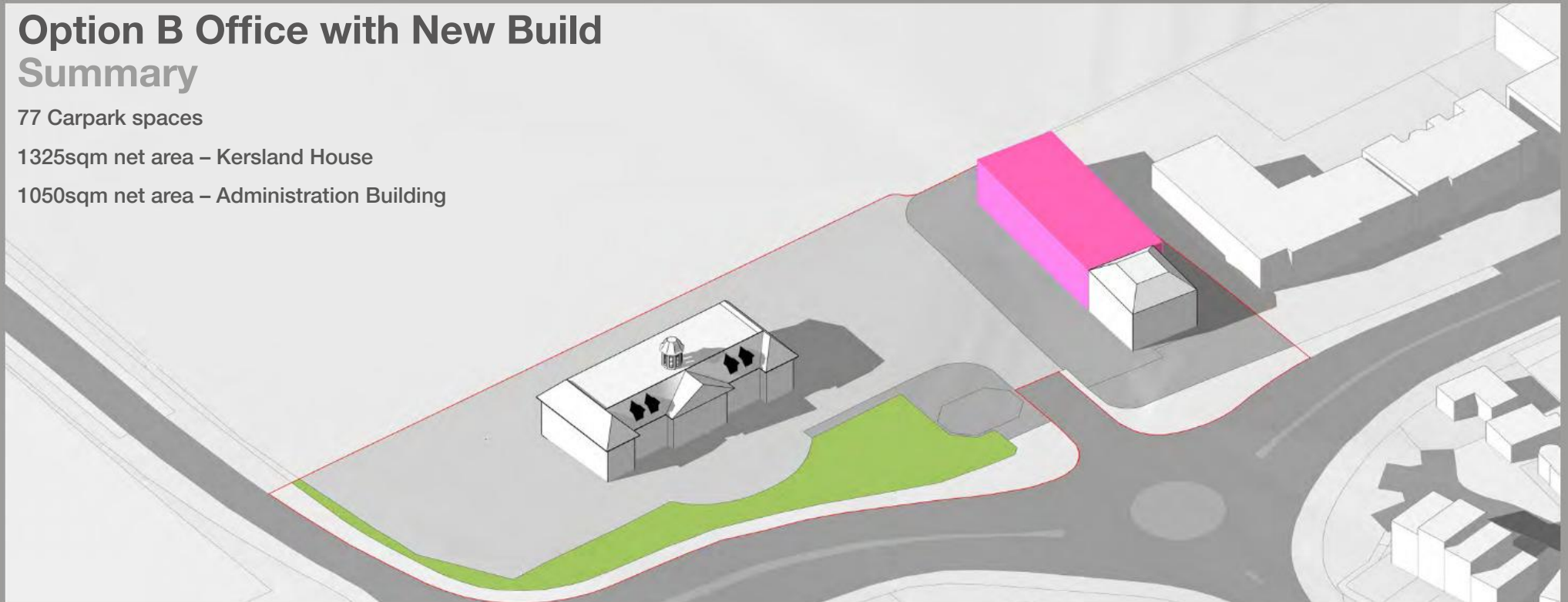
Option B

Option B Office with New Build Summary

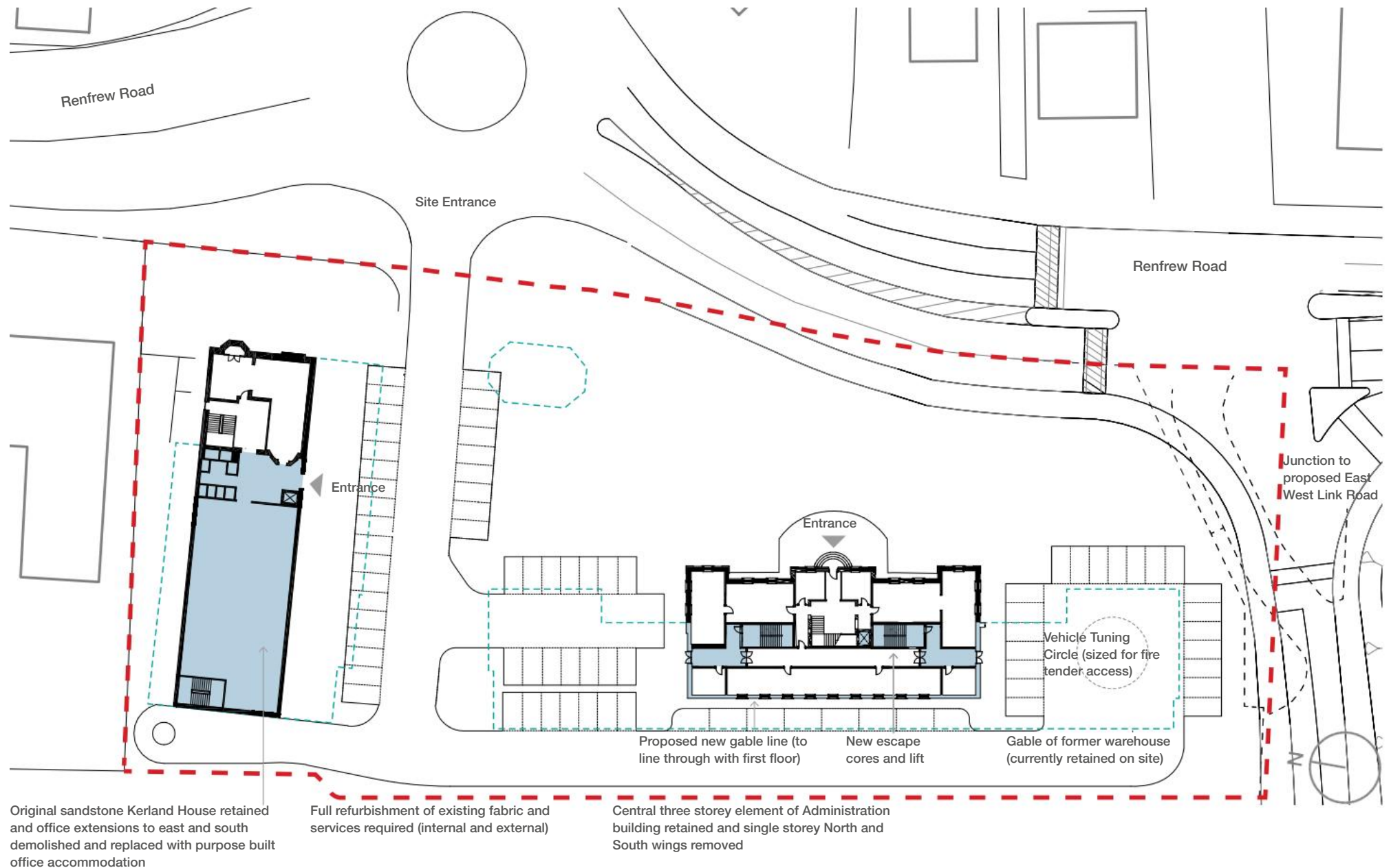
77 Carpark spaces

1325sqm net area – Kersland House

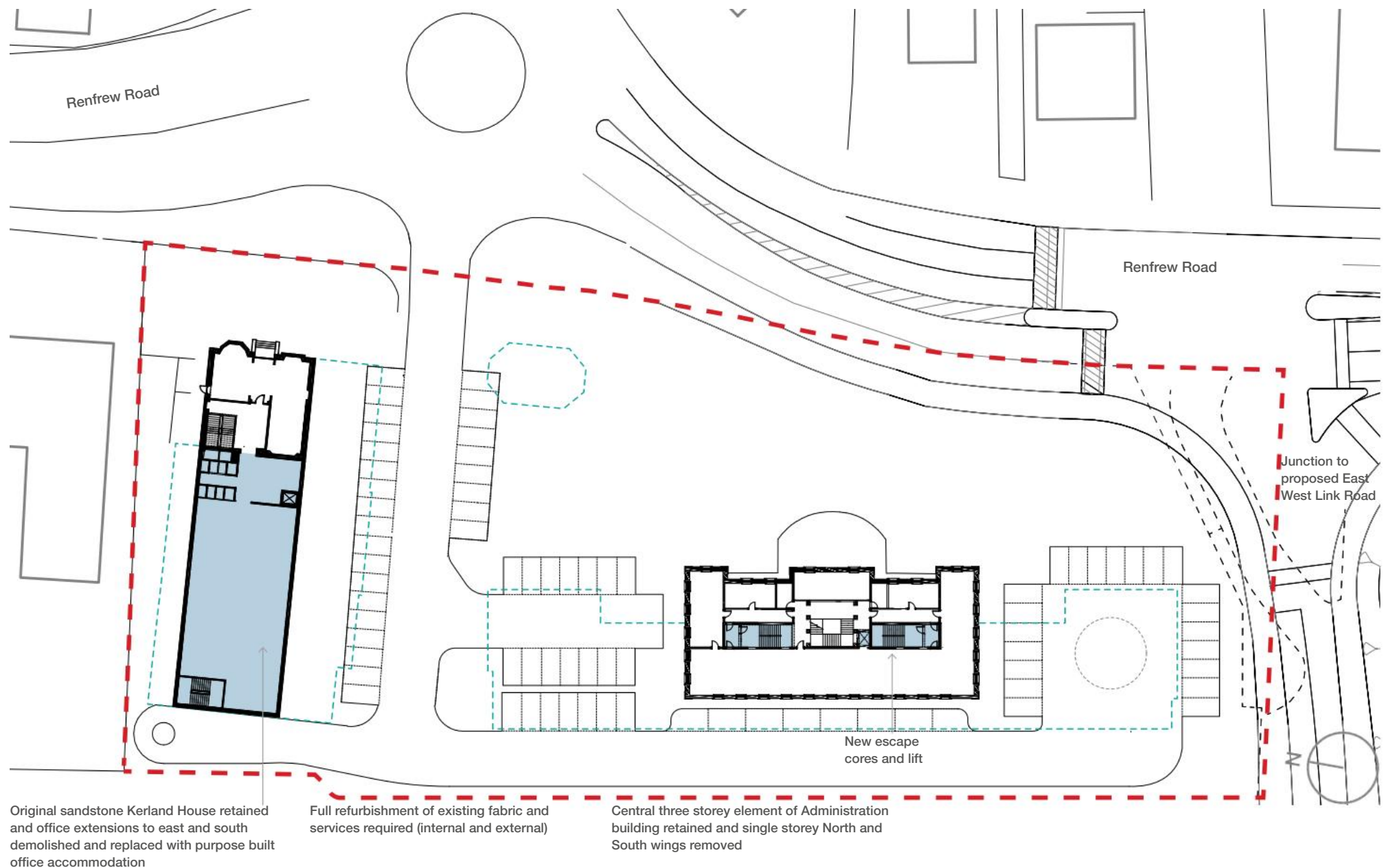
1050sqm net area – Administration Building



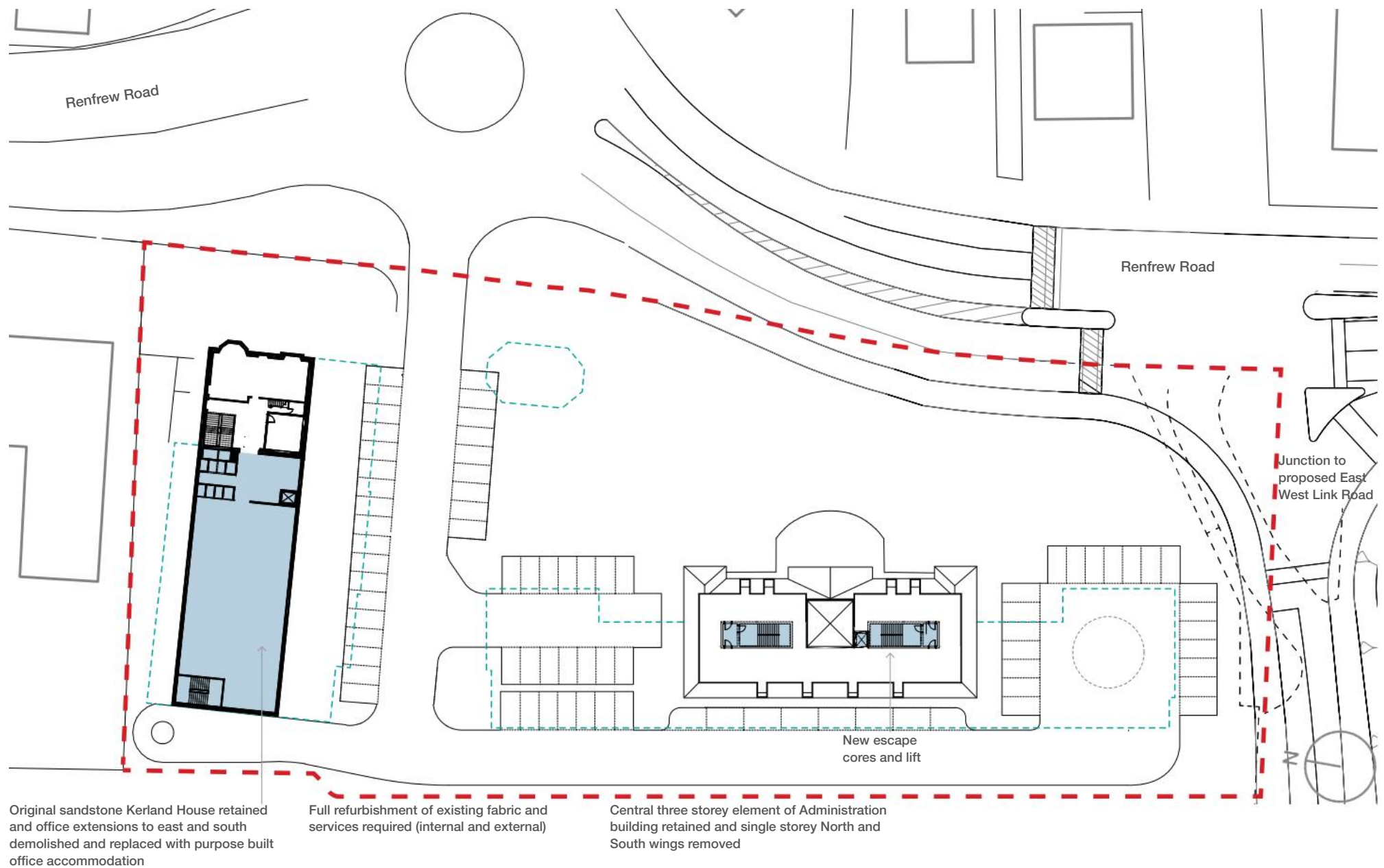
Option B Office with New Build Ground Floor Plans



Option B Office with New Build First Floor Plans



Option B Office with New Build Second Floor Plans



Option C

Option C Residential Summary

53 Carpark spaces

29 Units made up of:

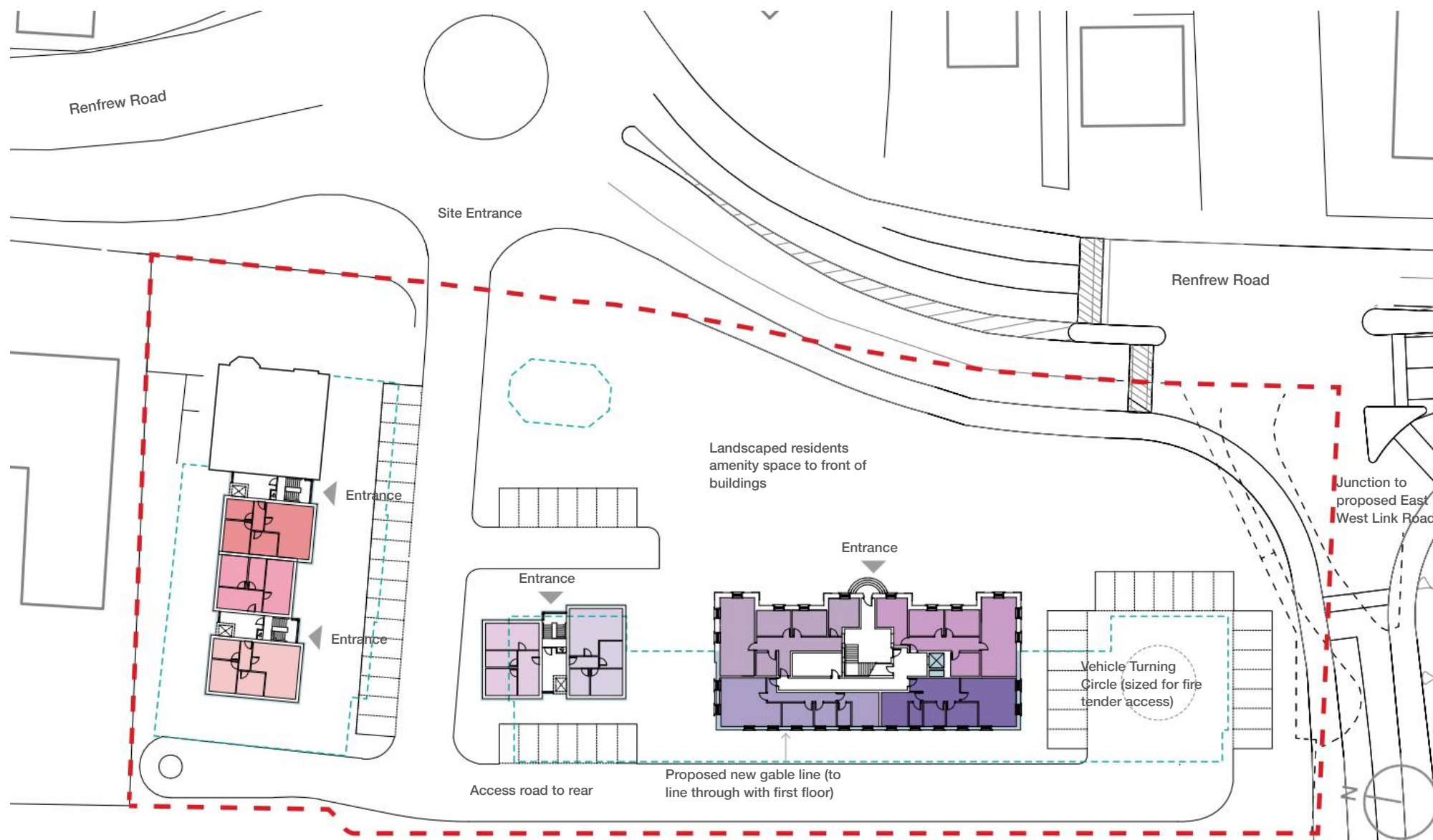
10 – 3 bed units

9 – 2 bed units

10 – 1 bed units



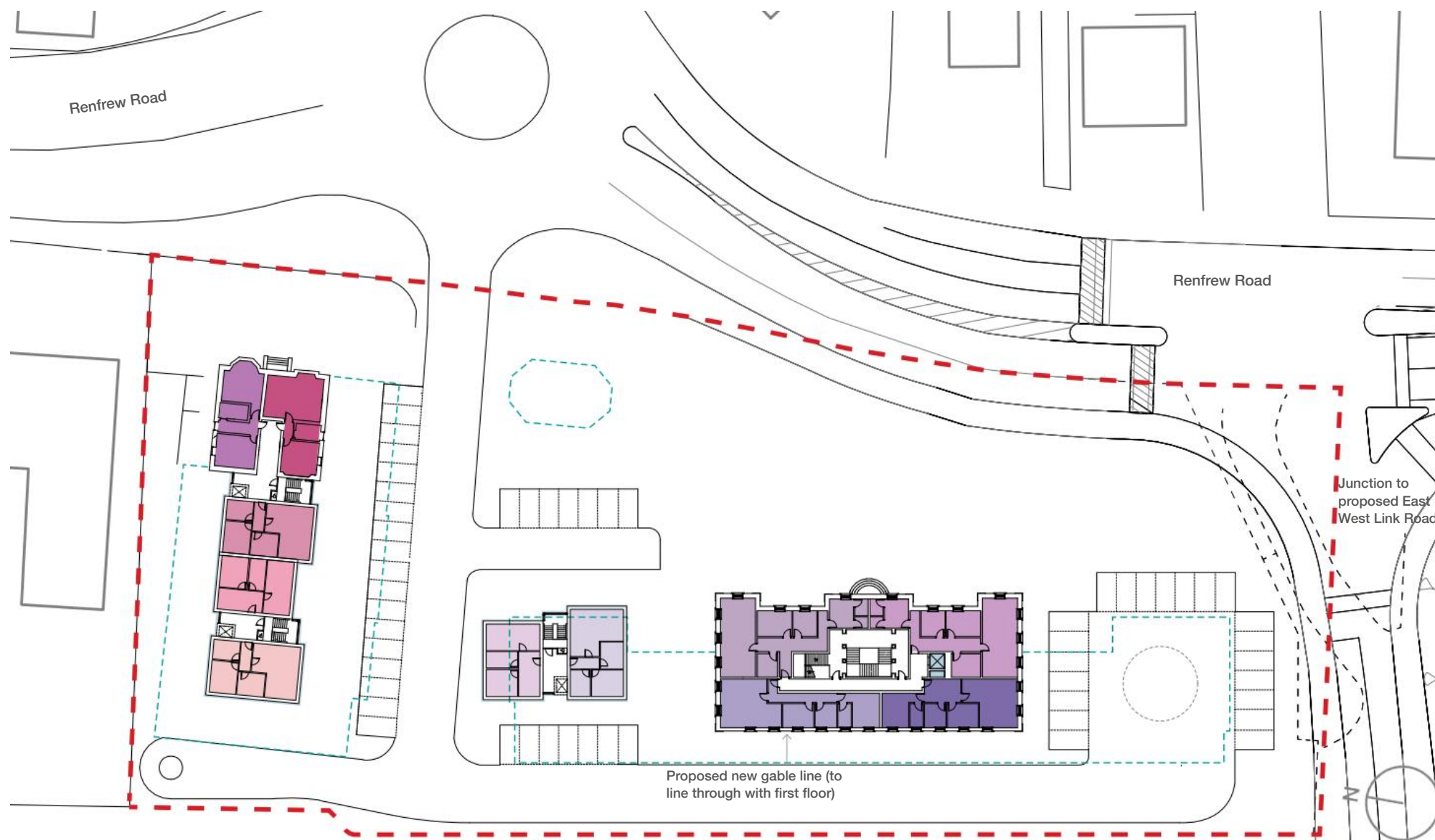
Option C Residential Ground Floor Plans



Original sandstone Kersland House retained and office extensions to east and south demolished and replaced with purpose built residential accommodation

Central three storey element of Administration building retained and single storey North and South wings removed

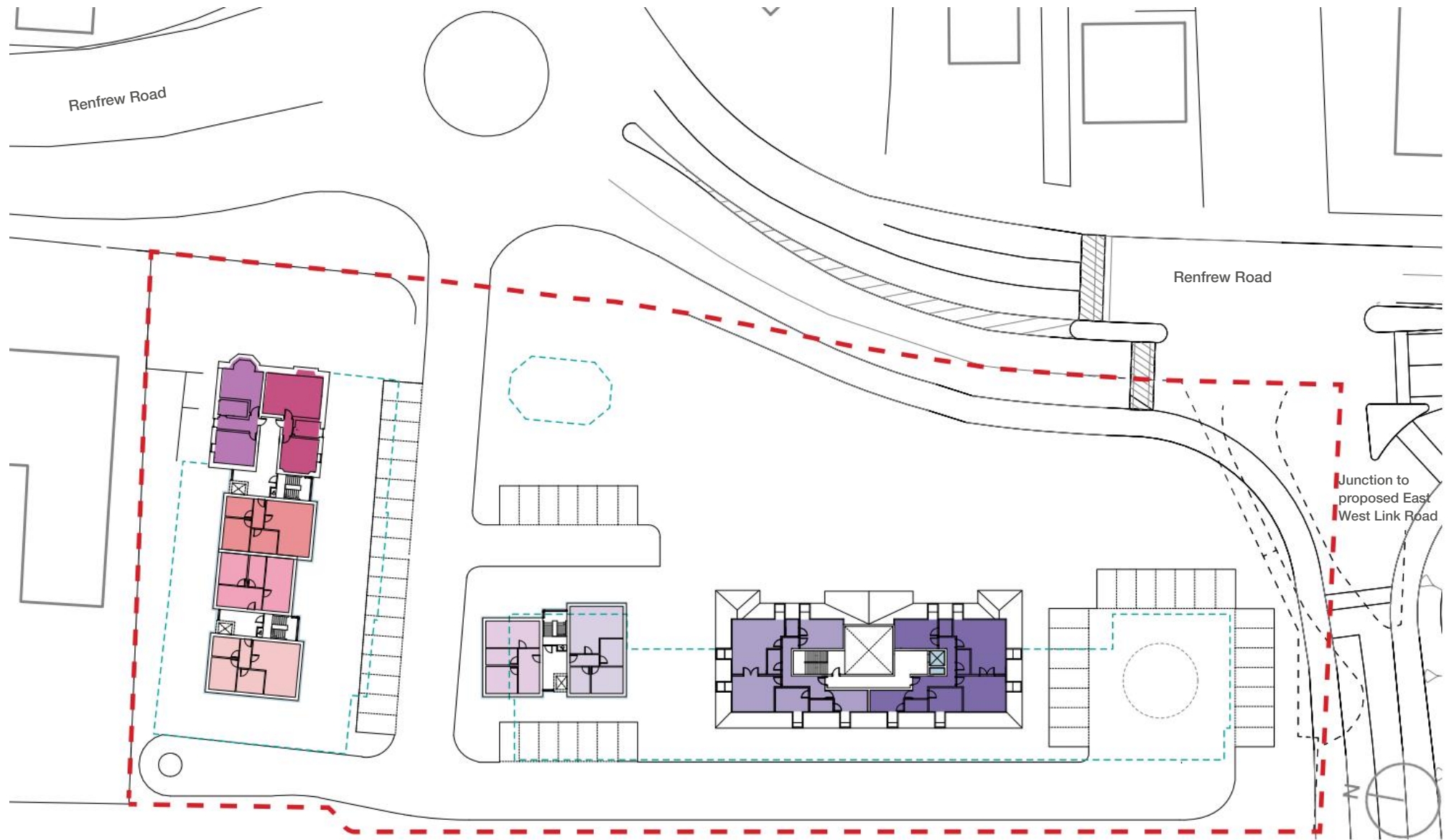
Option C Residential First Floor Plans



Original sandstone Kersland House retained and office extensions to east and south demolished and replaced with purpose built residential accommodation

Central three storey element of Administration building retained and single storey North and South wings removed

Option C Residential Second Floor Plans



Original sandstone Kersland House retained and office extensions to east and south demolished and replaced with purpose built residential accommodation

Central three storey element of Administration building retained and single storey North and South wings removed

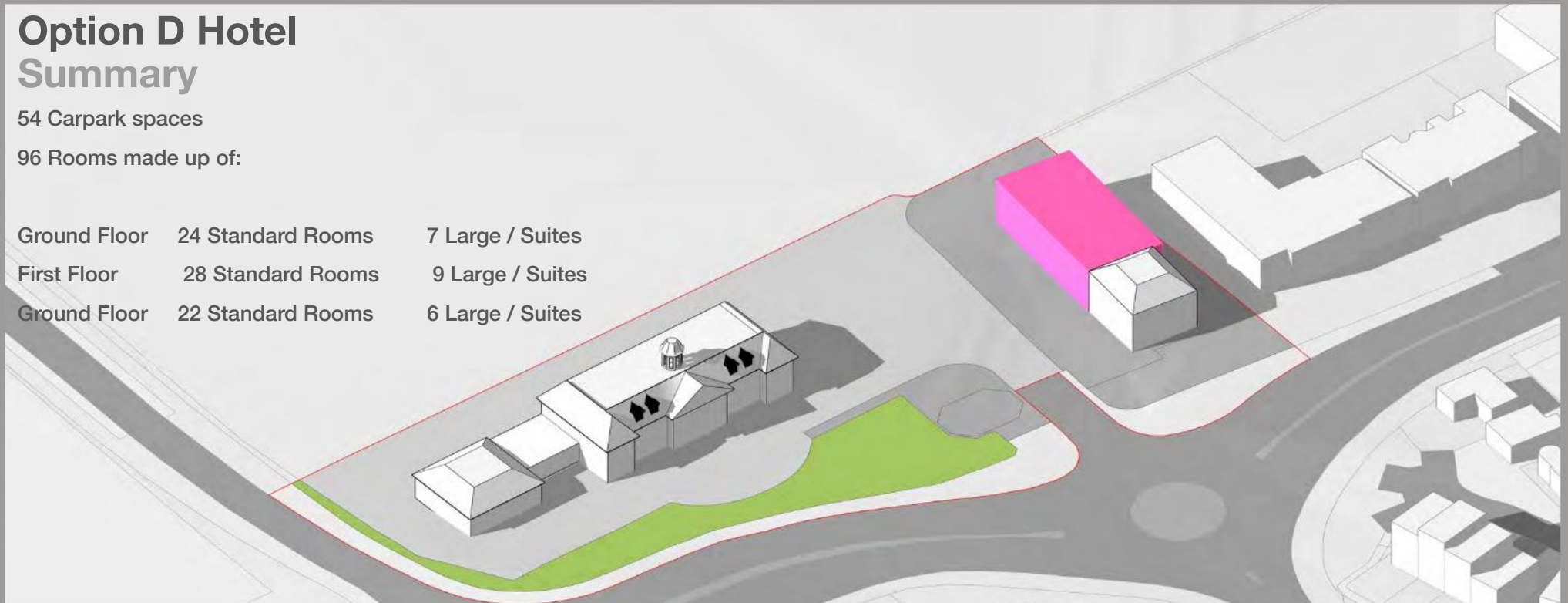
Option D

Option D Hotel Summary

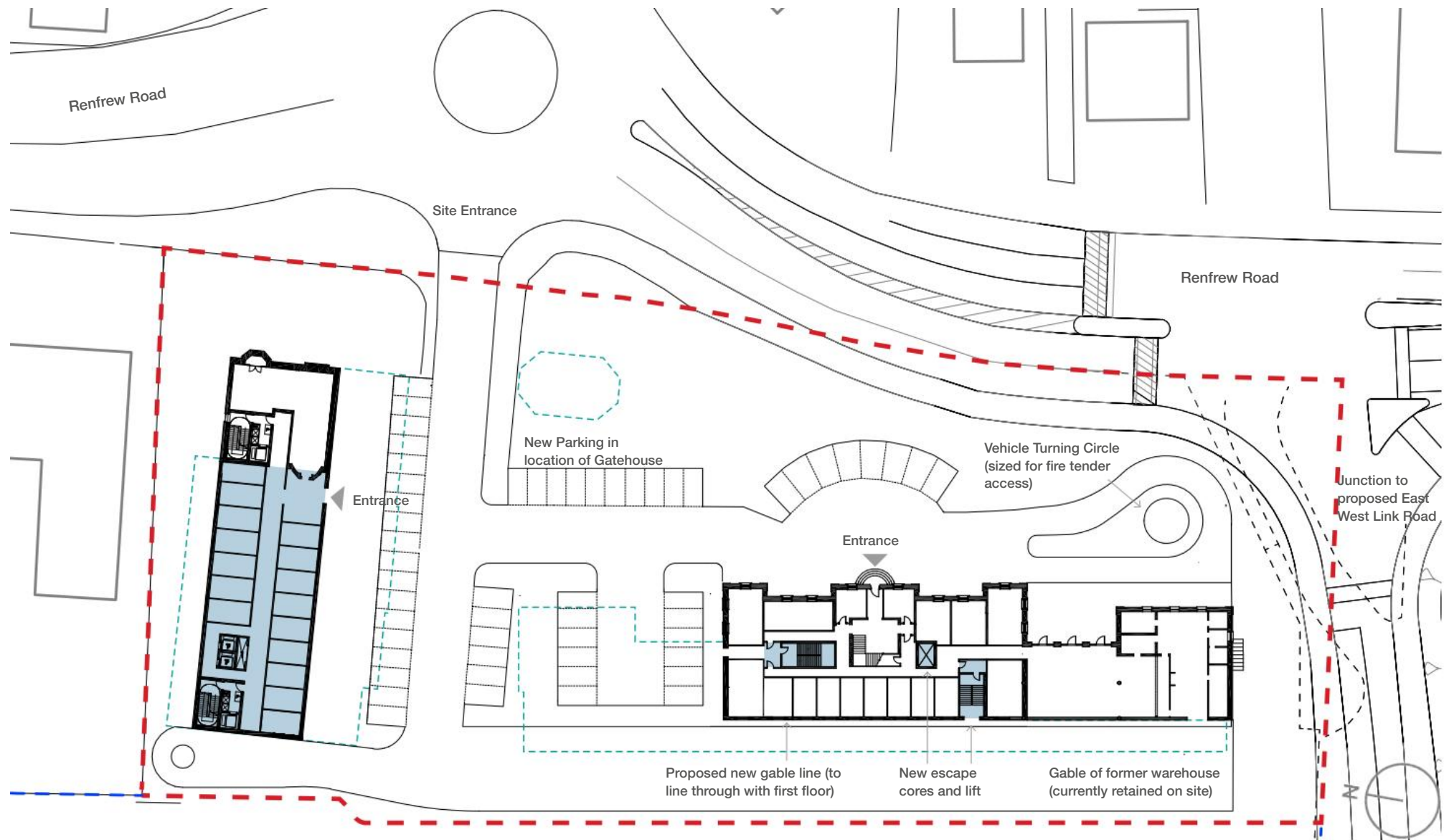
54 Carpark spaces

96 Rooms made up of:

Ground Floor	24 Standard Rooms	7 Large / Suites
First Floor	28 Standard Rooms	9 Large / Suites
Ground Floor	22 Standard Rooms	6 Large / Suites



Option D Hotel Ground Floor Plans

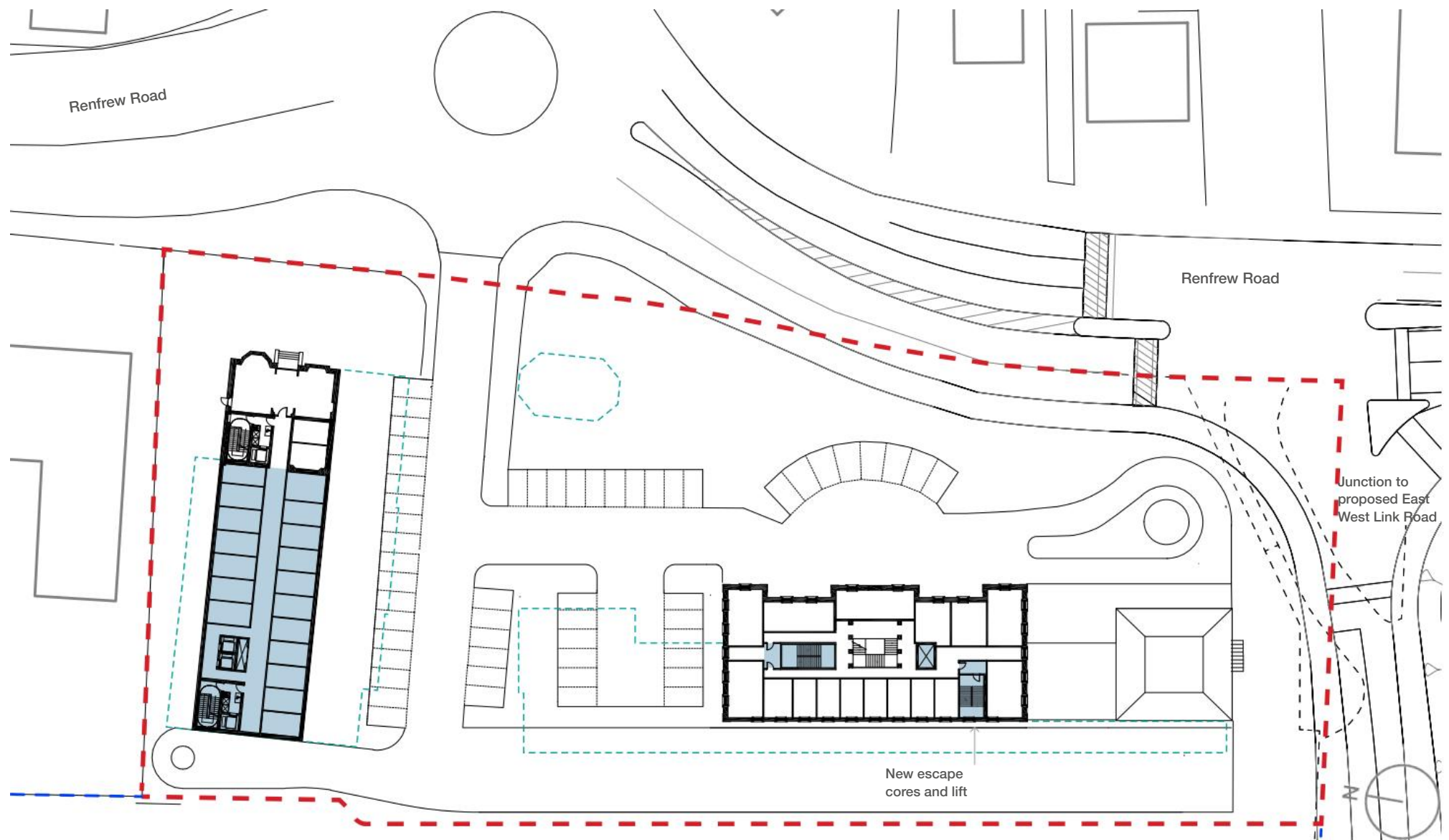


Original sandstone Kerland House retained and office extensions to east and south demolished and replaced with purpose built hotel accommodation

Full refurbishment of existing fabric and services required (internal and external)

Central three storey element of Administration building retained and single storey South wing retained

Option D Hotel First Floor Plans

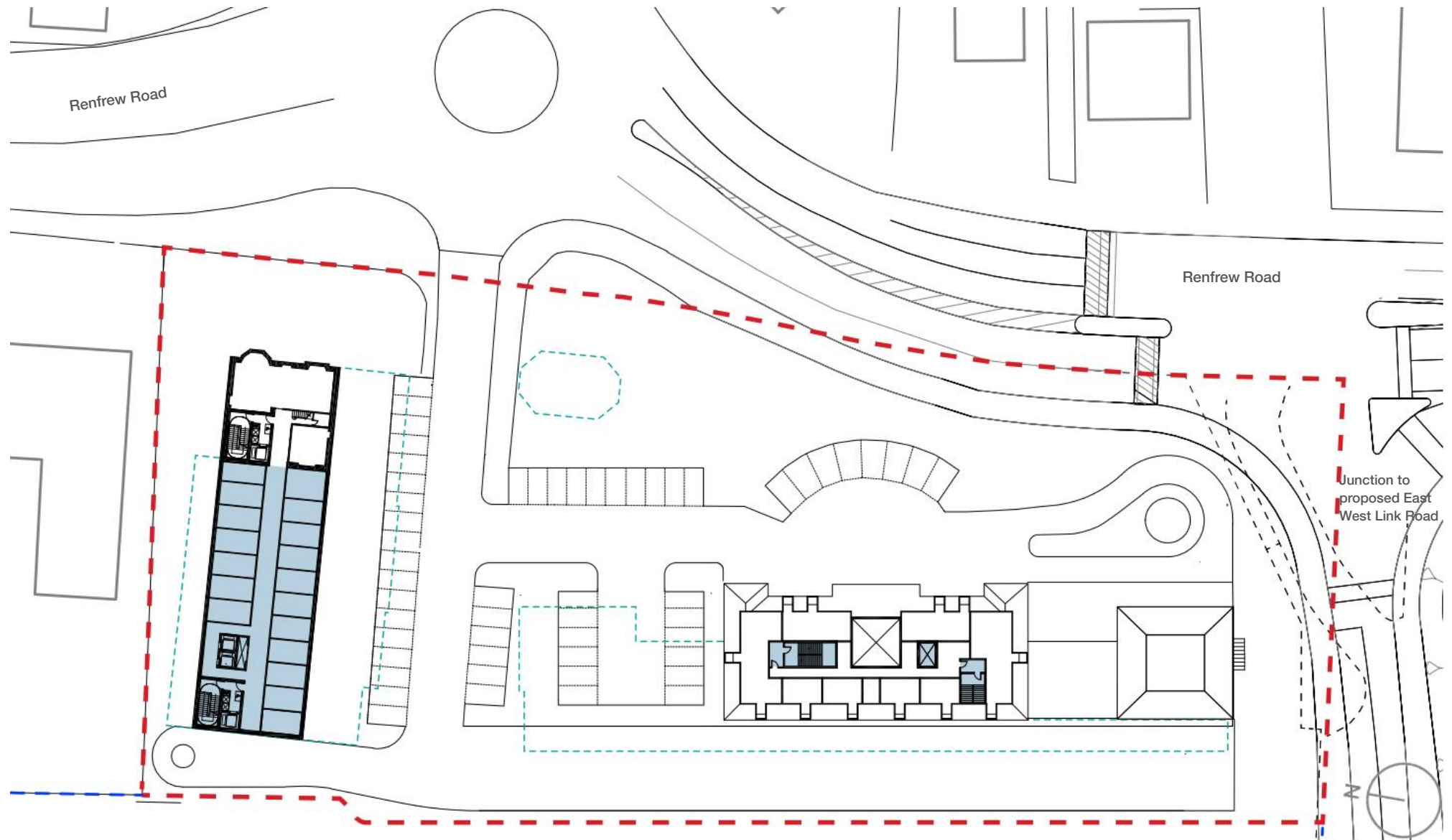


Original sandstone Kerland House retained and office extensions to east and south demolished and replaced with purpose built hotel accommodation

Full refurbishment of existing fabric and services required (internal and external)

Central three storey element of Administration building retained and single storey South wing retained

Option D Hotel Second Floor Plans



Original sandstone Kerland House retained and office extensions to east and south demolished and replaced with purpose built hotel accommodation

Full refurbishment of existing fabric and services required (internal and external)

Central three storey element of Administration building retained and single storey South wing retained



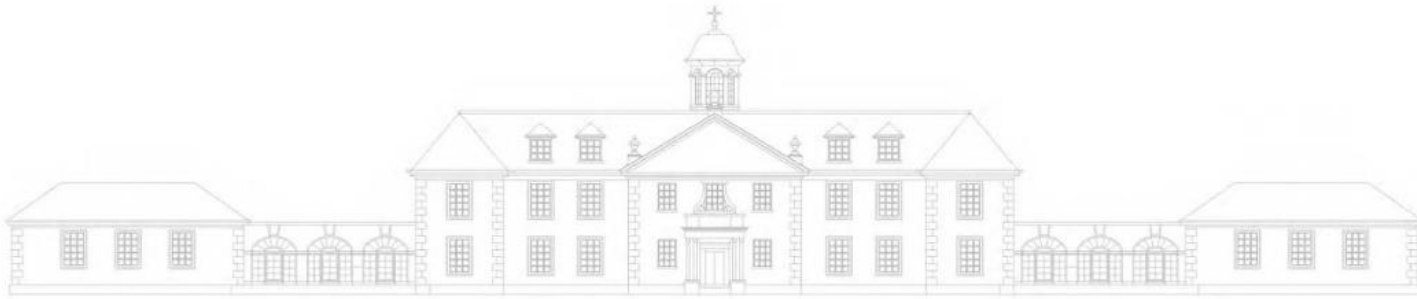
Further Enquiries

Further enquiries in relation to the content of this planning statement should be directed to:

dc@renfrewshire.gov.uk

Former Chivas Brothers Headquarters, Paisley

Development Brief 2023



RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING AND CLIMATE CHANGE POLICY BOARD ON 23/05/2023

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
23/0018/PP Ward 4	Lark Gas Assets Ltd Larkfleet House Southfields Business Park Bourne Lincolnshire PE10 0FF	Former Gasholder Station At Junction With Underwood Road Well Street Paisley	Erection of a battery energy storage system.	A
RECOMMENDATION: Grant subject to conditions				
23/0019/LB Ward 4	Lark Gas Assets Ltd Larkfleet House Southfields Business Park Lincolnshire PE10 0FF	Former Gasholder Station At Junction With Underwood Road Well Street Paisley	Erection of battery energy storage system	B
RECOMMENDATION: Grant subject to conditions				
23/0083/PP Ward 10	Mr Patrick McLaughlin Goldenlea Farm Houstonhead Road Bridge Of Weir PA11 3SU	Sawmill Goldenlea Farm Houstonhead Road Bridge Of Weir PA11 3SU	Erection of four dwellinghouses (in principle)	C
RECOMMENDATION: Refuse				
23/0189/PP Ward 9	NatWest Group NatWest Group 1 1st Business House PO Box 1000 Edinburgh EH12 1HQ	8 Church Street Johnstone PA5 8DX	Alteration to shopfront comprising of the removal of 2 ATMs and night safe	D
RECOMMENDATION: Grant				

Total Number of Applications to be considered = 4

Planning Application: Report of Handling

Reference No. 23/0018/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 4 – Paisley North West

Applicant: Lark Gas Assets Ltd

Registered:
19/01/2023

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of a battery energy storage system.

LOCATION: Former Gasholder Station at Junction with Underwood Road, Well Street, Paisley

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The proposed development accords with the relevant policies within National Planning Framework 4 and the adopted Renfrewshire Local Development Plan 2021.
- There have been no objections from consultees.
- There have been no representations.

REPORT OF HANDLING FOR APPLICATION 23/0018/PP

SITE ADDRESS	Former Gasholder Station at Junction with Underwood Road, Well Street, Paisley
PROPOSAL	Erection of a battery energy storage system.
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks planning permission for the installation of a battery energy storage system on the site of a former gas distribution station at Underwood Road, Paisley.</p> <p>The site is bound by Well Street to the north with industrial units beyond, the B775 Underwood Road to the east, the Glasgow-Gourock railway line to the south with residential properties beyond, and airport car parking to the west.</p> <p>Boundary treatment comprises of a 2m high stone wall along the Well Street and Underwood Road frontages, with a palisade fence to the south and west. The site is currently occupied by a redundant gas holder frame which is A listed.</p> <p>The proposed energy storage system comprises of 28 battery storage containers which will be positioned within the footprint of the gasholder frame. The containers are 2.98m in height. Seven transformer units and fourteen component containers (all 2.72m in height) will be grouped in the southwestern corner of the site, with the control room (3.25m in height), substation (3.79m in height) and other storage buildings grouped at the northwestern corner adjacent to the access from Well Street. This area also includes parking for vehicles.</p> <p>The existing boundary walls and the trees along the southeastern boundary will be retained. There is a requirement for a 3.5m acoustic fence along the western boundary. Internal fencing will separate the batteries from the control room and substation.</p> <p>When fully charged the proposed battery storage system will be able to store up to 49.5MW of power which is equivalent to the demand from up to 10,000 homes over a two hour period. As the maximum generation capacity is in excess of 20MW the proposal is classed as a 'major' development.</p>
SITE HISTORY	<p>Application No: 23/0019/LB Description: Erection of battery energy storage system Status: Concurrent application pending consideration</p> <p>Application No: 22/0358/PN Description: Development of a battery energy storage system. Status: Accepted.</p> <p>Application No: 22/0337/EA</p>

	<p>Description: Request for screening opinion as to the requirement for an Environmental Impact Assessment relating to the development of a battery energy storage system Status: Environmental Assessment not Required.</p> <p>Application No: 19/0553/LB Description: Removal of gasholder lifts and shell, and associated gas infrastructure and infilling of the tank to existing ground level, together with associated removals and works Status: Granted.</p> <p>Application No: 18/0330/PP Description: Erection of kiosk and 2.4m palisade security fence Status: Granted</p> <p>Application No: 17/0640/PP Description: Installation of a gas powered electricity generation plant and containerised electricity storage facility with associated security columns, gate, and fence. Status: Granted subject to conditions.</p>
CONSULTATIONS	<p>Health and Safety Executive – Do Not Advise Against.</p> <p>Communities & Housing Services (Environmental Protection Team) – No objection subject to conditions relating to noise.</p> <p>Chief Executive’s Service (Roads Development) – No objections subject to conditions regarding the upgrade of the main access to accord with the requirements of the National Roads Development Guide, and submission of a construction traffic management plan.</p> <p>Glasgow Airport Safeguarding – No objections. Informative required regarding the use of cranes.</p> <p>Network Rail – No objections.</p> <p>Historic Environment Scotland – No objections. Advise that discussions should be undertaken to help secure the ongoing maintenance of the gasholder frame.</p> <p>Paisley West and Central Community Council – Concern raised over ongoing maintenance of the gasholder frame and recommend that a condition be applied to ensure a maintenance plan is in place, and that maintenance of the gasholder frame is undertaken prior to the development being installed.</p> <p>Ferguslie Community Council – Reiterate the comments made by Paisley West and Central Community Council regarding the</p>

	requirement for a condition to secure the maintenance of the gasholder frame.
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>Policy and Material Considerations</p> <p>Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:</p> <p><u>Development Plan</u></p> <p>NPF4: Policy 1 - Tackling the climate and nature crises NPF4: Policy 2 - Climate mitigation and adaptation NPF4: Policy 7 - Historic assets and places NPF4: Policy 9 - Brownfield, vacant and derelict land and empty buildings NPF4: Policy 11 – Energy</p> <p>Renfrewshire Local Development Plan (2021) LDP 2021: Policy E3 - Transition Areas LDP 2021: Policy I4 - Renewable and Low Carbon Energy Developments LDP 2021: Policy ENV3 - Built and Cultural Heritage</p> <p><u>New Development Supplementary Guidance</u></p> <p>Delivering the Economic Strategy Delivering the Environment Strategy Delivering the Infrastructure Strategy</p>
ENVIRONMENTAL ASSESSMENT	The proposed development has been screened against The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 to determine whether an Environmental Impact Assessment is required (see application 22/0377/EA). It is not considered that an Environmental Impact Assessment is required given the characteristics of the development and its location.
PLANNING ASSESSMENT	<p>In considering the development plan, National Planning Framework 4 (NPF4) sets out the most up to date policy position.</p> <p>The proposed development will support the decarbonisation of the electricity grid and the associated reduction in fossil fuel based energy generation. Renewable energy generation is intermittent. However, the development will store surplus energy at times of high energy generation and low demand. The stored energy can then be distributed into the grid at times of low generation and high demand. The development will therefore contribute to tackling the climate crisis and climate mitigation as required by Policy 1 and 2.</p> <p>Policy 11 supports energy storage proposals in principle. In this</p>

	<p>instance, given the site's location, design and layout it is not considered that the proposed development would give rise to any significant impact on residential properties, visual amenity, public access, aviation, telecommunications, road traffic, hydrology, biodiversity, or trees.</p> <p>The applicant has amended the layout of the scheme to comply with pre-application advice from Historic Environment Scotland. The layout presented at the pre application stage showed the battery storage units within the frame of the gasholder. However, the transformer units were arranged in a circle on the outside edge of the gasholder frame. The layout was thereafter amended to group the transformer units in the south western corner of the site and away from the perimeter of the gasholder frame. The area around the gasholder frame is now more open in this regard, and the proposed infrastructure does not compromise its setting or block any external views of the gasholder. The setting of the A listed gasholder frame will therefore be suitably protected in compliance with Policy 7.</p> <p>The proposal will result in the sustainable redevelopment of a brownfield site in compliance with Policy 9.</p> <p>It is considered that the development accords with NPF4.</p> <p>In relation to the relevant policies in the Renfrewshire Local Development Plan (2021), the application site falls within the Underwood Road Transition Area.</p> <p>Policy E3 states that transition areas aim to support a mix of uses. Development proposals within transition areas require to be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area.</p> <p>It is noted that the principle of energy generation at this site has already been accepted through the approval of application 17/0640/PP. The proposed development is similar in character to this previous consented use. However, the associated noise, air quality and visual impacts are less pronounced.</p> <p>The development will facilitate the re-use of this vacant site. The challenges associated with re-using this site whilst retaining the gasholder frame should be noted. Energy generating uses are considered to be a viable and appropriate way of ensuring the site is re-used and the gasholder frame is retained.</p> <p>The infrastructure associated with the development will be predominantly screened by the existing boundary wall and the trees along the south eastern boundary. The development will not have a significant impact on the visual amenity of the area.</p> <p>There will be no adverse impact on neighbouring properties in terms of use, scale, disturbance, or air quality. An acoustic barrier is</p>
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	<p>proposed along the western boundary to mitigate any noise impact. This barrier is between the site and the airport parking to the west will not be readily visible from external locations. There have been no objections from the Environmental Protection team.</p> <p>It is not anticipated that the development will have a significant adverse impact on local infrastructure, and traffic generated by the development is minimal. There is also good accessibility to a range of sustainable travel modes. There have been no objections from Roads Development.</p> <p>There will be no adverse impact on the natural environment, and the applicant has confirmed that all existing trees on the site will be retained.</p> <p>In view of the above I am satisfied that the development complies with Policy E3.</p> <p>Policy ENV3 requires the setting of listed buildings to be protected. Historic Environment Scotland (HES) have offered no objection to the development. They note that the layout of the site has been amended to accord with their pre-application advice and have offered no objection to the development.</p> <p>HES, Ferguslie Community Council and Paisley West and Central Community Council have all raised the matter of the ongoing maintenance of the gasholder frame.</p> <p>The applicant has advised that the condition of the frame was last surveyed in 2017, and that some patches of corrosion were noted at that time.</p> <p>The applicant has confirmed that a maintenance plan for the frame will be prepared which updates the previous 2017 survey to identify current maintenance requirements, the methodology and timetable for the maintenance works, and a review mechanism for future maintenance.</p> <p>It is considered that the maintenance plan can be agreed as a condition of the planning permission, and that the implementation of a maintenance plan will address the matters raised by HES and the Community Councils. It should be noted that HES and the Community Councils have not objected to the principle of the development.</p> <p>In view of the above I am satisfied that the development complies with Policy ENV3.</p> <p>Policy I4 states that development proposals associated with renewable and low carbon energy, and the recovery of energy that would otherwise be lost, will be supported in principle.</p> <p>The majority of the assessment criteria within Policy I4 and the</p>
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	<p>associated development guidance on Delivering the Infrastructure Strategy have been considered above.</p> <p>Of the criteria that have not been assessed the development will not have a detrimental impact on any outdoor sports or recreational interests.</p> <p>Glasgow Airport Safeguarding have offered no objections with respect to the safe and efficient use of Glasgow Airport.</p> <p>As the development does not have a significant impact on visual amenity it is not considered necessary to place any restrictions or controls on the duration of the planning permission. However, it is considered that should the site no longer be used to store energy for a period of a year that the site should be restored to an appropriate condition and a planning condition can be imposed to control this matter.</p> <p>The development does not give rise to any cumulative impact with respect to any other similar existing or approved developments in the area.</p> <p>In view of the above I am satisfied that the development complies with Policy I4.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. It is therefore recommended that planning permission be granted subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions

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.

Conditions

1. That the battery energy storage facility hereby approved shall operate at all times in accordance with the recommendations set out within the Outline Battery Safety Management Plan from Private Energy Partners dated March 2023.

Reason: To ensure the safe operation of the facility in the interests of amenity.

2. That prior to the battery energy storage facility hereby approved becoming operational, the 3.5 m acoustic barrier as specified in the Noise Impact Assessment from ITP Energised dated 2022-12-07 shall be installed at the site. The acoustic barrier shall thereafter be maintained at the site for the duration that the facility is operational.

Reason: To ensure noise impact is mitigated in the interests of residential amenity.

3. That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a maintenance strategy for the gasholder frame. The strategy shall detail the condition of the frame and identify any current maintenance requirements, a methodology and timetable for undertaking the maintenance works, and a timetable detailing the ongoing survey and maintenance of the frame for the period that the battery energy storage facility is operational. The approved maintenance strategy shall thereafter be implemented on site, with all maintenance work and ongoing survey work undertaken in accordance with the agreed timetables.

Reason: To ensure that gasholder frame is maintained in the interests of safeguarding built heritage assets.

4. That prior to the commencement of development on site, the developer shall submit specification and plan detailing the measures to be implemented on site to ensure all existing trees are protected during the construction phase. The protection measures shall accord with the recommendations set out within BS5837: 2012 Trees in Relation to Design, Demolition and Construction. All protection measures shall thereafter be implemented on site prior to construction works commencing and shall be maintained on site for the duration of the construction phase.

If any trees require to be removed to accommodate the development, the specification and plan shall include details of compensatory planting to be undertaken to ensure that any trees that are felled are replaced by trees of a similar species. The specification and plan shall detail the locations of the replacement planting, and the size and species of tree to be planted. The approved replacement trees shall thereafter be planted in the approved location within the next planting season (October to March inclusive) following completion of the development hereby approved. If the replacement trees die, become diseased or uprooted within 5 years of being planted they shall be replaced within the next planting season.

Reason: To ensure existing trees are protected in the interests of safeguarding natural heritage assets.

5. The design, installation and operation of any plant, machinery or equipment associated with the operation of the battery energy storage facility shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 hours and NR 35 at all other times, when measured within any dwelling in the vicinity of the development. Structure borne vibration from the proposed development shall be imperceptible within any dwelling in the vicinity of the development. For an explanation of noise rating curves, refer to BS 8233:2014 Sound insulation and noise reduction in buildings- code of practice, Annex B.

Reason: To ensure noise impact is mitigated in the interests of residential amenity.

6. That prior to the commencement of development on site, the developer shall submit a plan for the written approval of the Planning Authority detailing the upgrading of the access onto Well Street in accordance with the requirements of the National Road's Development Guide. This shall include (but shall not be limited to) resurfacing the access from the edge of the carriageway into the site for a distance of 5m, and the provision of drainage to ensure no surface water discharges onto the public road. The plan shall also include a

timetable setting out when the upgrade works will take place. The upgrade works shall thereafter be undertaken in accordance with the approved timetable.

Reason: To ensure the site is accessed safely.

7. That prior to the commencement of development on site, the developer shall submit a Construction Traffic Management Plan (CTMP) for the written approval of the Planning Authority. The CTMP shall detail the impact of the construction phase on the local road network. This shall include (but shall not be limited to) duration of the construction phase, the method by which components will be delivered to the site, frequency and timing of deliveries, requirement for temporary signage, and provision for temporary car parking within the site boundary. The CTMP shall also include measures to minimise disruption to the local road network during the construction phase. The construction phase shall thereafter be undertaken in accordance with the approved CTMP.

Reason: To minimise disruption to the local road network during the construction phase.

8. If any battery storage unit hereby approved fails to generate an electricity supply to the grid for a continuous period of 12 months then, unless otherwise agreed in writing by the Planning Authority, the battery storage unit and any associated above ground infrastructure solely required for that unit shall be dismantled and removed from the site and the area around the unit restored in accordance with a scheme to be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that any redundant battery storage units are removed from site, in the interests of safety, amenity and environmental protection

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 James Weir on 07483370666

Planning Application: Report of Handling

Reference No. 23/0019/LB



Renfrewshire
Council

KEY INFORMATION

Ward: 4 – Paisley North West

Applicant: Lark Gas Assets Ltd

Registered:
19/01/2023

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of battery energy storage system

LOCATION: Former Gasholder Station at Junction with Underwood Road, Well Street, Paisley

APPLICATION FOR: Listed Building Consent



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RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The proposed development accords with the relevant policies within National Planning Framework 4, the adopted Renfrewshire Local Development Plan 2021, and the relevant historic environment policies and guidance.
- There have been no objections from consultees.
- There have been no representations.

REPORT OF HANDLING FOR APPLICATION 23/0019/LB

SITE ADDRESS	Former Gasholder Station at Junction with Underwood Road, Well Street, Paisley
PROPOSAL	Erection of battery energy storage system
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks listed building consent for the installation of a battery energy storage system on the site of a former gas distribution station at Underwood Road, Paisley.</p> <p>The site is bound by Well Street to the north with industrial units beyond, the B775 Underwood Road to the east, the Glasgow-Gourock railway line to the south with residential properties beyond, and airport car parking to the west.</p> <p>Boundary treatment comprises of a 2m high stone wall along the Well Street and Underwood Road frontages, with a palisade fence to the south and west.</p> <p>The site is currently occupied by a redundant gasholder frame which is A listed. The listing states that this is the oldest surviving column gasholder in Scotland. It is noted as being a local landmark, and a reminder of an industrial process that is now redundant.</p> <p>The proposed energy storage system comprises of 28 battery storage containers which will be positioned within the footprint of the gasholder frame. The containers are 2.98m in height. Seven transformer units and fourteen component containers (all 2.72m in height) will be grouped in the southwestern corner of the site, with the control room (3.25m in height), substation (3.79m in height) and other storage buildings grouped at the northwestern corner adjacent to the access from Well Street. This area also includes parking for vehicles.</p> <p>The existing boundary walls and the trees along the southeastern boundary will be retained. There is a requirement for a 3.5m acoustic fence along the western boundary. Internal fencing will separate the batteries from the control room and substation.</p>
SITE HISTORY	<p>Application No: 23/0018/PP Description: Erection of battery energy storage system Status: Concurrent application pending consideration</p> <p>Application No: 22/0358/PN Description: Development of a battery energy storage system. Status: Accepted.</p> <p>Application No: 22/0337/EA Description: Request for screening opinion as to the requirement for an Environmental Impact Assessment relating to the development of a</p>

	<p>battery energy storage system Status: Environmental Assessment not Required.</p> <p>Application No: 19/0553/LB Description: Removal of gasholder lifts and shell, and associated gas infrastructure and infilling of the tank to existing ground level, together with associated removals and works Status: Granted.</p> <p>Application No: 18/0330/PP Description: Erection of kiosk and 2.4m palisade security fence Status: Granted</p> <p>Application No: 17/0640/PP Description: Installation of a gas powered electricity generation plant and containerised electricity storage facility with associated security columns, gate, and fence. Status: Granted subject to conditions.</p>
CONSULTATIONS	<p>Historic Environment Scotland – No objections. Advise that discussions should be undertaken to help secure the ongoing maintenance of the gasholder frame.</p> <p>Paisley West and Central Community Council – Concern raised over ongoing maintenance of the gasholder frame and recommend that a condition be applied to ensure a maintenance plan is in place, and that maintenance of the gasholder frame is undertaken prior to the development being installed.</p> <p>Ferguslie Community Council – Reiterate the comments made by Paisley West and Central Community Council regarding the requirement for a condition to secure the maintenance of the gasholder frame.</p>
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p><u>Development Plan</u> NPF4: Policy 7 - Historic assets and places</p> <p>Renfrewshire Local Development Plan (2021) LDP 2021 Policy ENV3 - Built and Cultural Heritage</p> <p><u>Supplementary Guidance</u> Delivering the Environment Strategy</p> <p><u>Material Considerations</u> Historic Environment Scotland Policy Statement Historic Environment Circular Historic Environment Scotland's Managing Change in the Historic Environment Guidance Notes</p>

LISTED BUILDING ASSESSMENT	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>The national and local policy guidance comprises the Historic Environment Policy Statement which advises that planning authorities must consider the statement itself, Scottish Planning Policy, the Historic Environment Circular and Historic Environment Scotland's Managing Change in the Historic Environment Guidance Note series. These documents set out the key principles which apply in the assessment of the applications for listed building consent.</p> <p>In terms of development plan policy, Policy 7 within National Planning Framework 4, Policy ENV3 within the Renfrewshire Local Development Plan (2021), and the associated Supplementary Guidance on Delivering the Environment Strategy seek to protect and enhance the listed building. Development proposals relating to listed buildings are required to meet various criteria including the use of sympathetic and appropriate materials and finishes, and that the massing, scale, and form of development should be appropriate.</p> <p>The applicant has amended the layout of the scheme to comply with pre-application advice from Historic Environment Scotland. The layout presented at the pre application stage showed the battery storage units within the frame of the gasholder. However, the transformer units were arranged in a circle on the outside edge of the gasholder frame. The layout was thereafter amended to group the transformer units in the south western corner of the site and away from the perimeter of the gasholder frame. The area around the gasholder frame is now more open in this regard, and the proposed infrastructure does not compromise its setting or block any external views of the gasholder. The setting of the A listed gasholder frame will therefore be suitably protected in compliance with Policy 7.</p> <p>Historic Environment Scotland (HES) have offered no objection to the development. HES, Ferguslie Community Council and Paisley West and Central Community Council have all raised the matter of the ongoing maintenance of the gasholder frame.</p> <p>The applicant has advised that the condition of the frame was last surveyed in 2017, and that some patches of corrosion were noted at that time.</p> <p>The applicant has confirmed that a maintenance plan for the frame will be prepared which updates the previous 2017 survey to identify current maintenance requirements, the methodology and timetable for the maintenance works, and a review mechanism for future maintenance.</p>

	<p>It is considered that the maintenance plan can be agreed as a condition of the listed building consent, and that the implementation of a maintenance plan will address the matters raised by HES and the Community Councils.</p> <p>The Heritage Statement submitted by the applicants also highlights the requirement for protective measures to be put in place to protect the gasholder frame during the construction phase. This could include temporary protective cladding. A method statement which details measures to protect the gasholder frame during the construction phase can be submitted via condition.</p> <p>It is noted that no ground breaking works are required, with the component infrastructure elevated on concrete plinths.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. It is therefore recommended that listed building consent is granted subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions.

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.

Conditions

1. That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a maintenance strategy for the gasholder frame. The strategy shall detail the condition of the frame and identify any current maintenance requirements, a methodology and timetable for undertaking the maintenance works, and a timetable detailing the ongoing survey and maintenance of the frame for the period that the battery energy storage facility is operational. The approved maintenance strategy shall thereafter be implemented on site, with all maintenance work and ongoing survey work undertaken in accordance with the agreed timetables.

Reason: To ensure that gasholder frame is maintained in the interests of safeguarding built heritage assets.

2. That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a method statement detailing all measures required to protect the gasholder frame during the construction phase. The measures within the approved method statement shall thereafter be implemented on site prior to the construction phase commencing and shall remain in place for the duration of the construction phase.

Reason: To ensure the gasholder frame is protected during the construction phase in the interests of safeguarding built heritage assets.

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 James Weir on 07483370666

Planning Application: Report of Handling

Reference No. 23/0083/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 10 – Houston, Crosslee and Linwood

Applicant: Mr Patrick McLaughlin

Registered:
21/02/2023

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of four dwellinghouses (in principle)

LOCATION: Sawmill, Goldenlea Farm, Houstonhead Road, Bridge of Weir, PA11 3SU

APPLICATION FOR: Planning Permission in Principle



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RECOMMENDATION

Refuse

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is identified by Policy 8 – Green Belts in National Planning Framework 4 (2023) and Policy ENV1 ‘Green Belt’ of the Adopted Renfrewshire Local Development Plan (2021).
- There have been no representations received.
- The proposal does not accord overall with the relevant provisions of National Planning Framework 4 and the Renfrewshire Local Development Plan.

REPORT OF HANDLING FOR APPLICATION 23/0083/PP

SITE ADDRESS	Sawmill, Goldenlea Farm, Houstonhead Road, Bridge of Weir, PA11 3SU
PROPOSAL	Erection of four dwellinghouses (in principle)
RECOMMENDATION	Refuse

PROPOSALS	<p>This application seeks planning permission in principle for the erection of four dwellinghouses at Goldenlea Farm which is located on Houstonhead Road between Houston and Bridge of Weir.</p> <p>The farm currently comprises of one dwellinghouse and a mix of outbuildings one of which is occupied by a blacksmith. The perimeter of the farm is defined by a row of conifer trees. Agricultural land surrounds the farm on all sides.</p> <p>For the purposes of the application the farm will be split into two sections. The southern half which is occupied by the dwellinghouse will be retained in situ. The northern half, which extends to approx. 0.4 hectares, will be cleared of all existing buildings. The applicant has submitted an indicative layout for four dwellinghouses in this area.</p> <p>The applicant advises in their supporting statement that the proposed development would remediate and redevelop a brownfield site which would in turn improve the green belt's environment and wider landscape.</p>
SITE HISTORY	<p>Application No: 17/0214/PP</p> <p>Description: Partial demolition of adjoined outbuilding, erection of extension and alterations to roof of dwellinghouse.</p> <p>Decision: Granted.</p>
CONSULTATIONS	<p>Communities & Housing Services (Environmental Protection Team) – No objection subject to conditions relating to noise and contaminated land.</p> <p>Chief Executive's Service (Roads Development) – No objection subject to condition requiring the upgrade of the junction at Bridge of Weir Road, and the formation of intervisible passing places along the access road.</p> <p>Glasgow Airport Safeguarding – No objections.</p> <p>NATS – No objection.</p> <p>Director of Children Services – If the development progresses it is anticipated that the capacity of schools within the catchment could be breached. If it is breached developer contributions would be required to meet education provision.</p>

	<p>The Coal Authority – Objection pending submission of a Coal Mining Risk Assessment.</p> <p>Scottish Water – No objection.</p>
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>National Planning Framework 4</p> <p>NPF4: Policy 1 - Tackling the climate and nature crises NPF4: Policy 2 - Climate mitigation and adaptation NPF4: Policy 3 - Biodiversity NPF4: Policy 8 - Green belts NPF4: Policy 9 - Brownfield, vacant and derelict land, and empty buildings NPF4: Policy 13 - Sustainable transport NPF4: Policy 16 - Quality homes NPF4: Policy 17 - Rural homes</p> <p>Renfrewshire Local Development Plan (2021) LDP 2021: Policy ENV1 - Green Belt LDP 2021: Policy I1 - Connecting Places</p> <p>Renfrewshire New Development Supplementary Guidance (2022) Delivering the Environment Strategy Delivering the Infrastructure Strategy</p> <p>Material Considerations New Development in the Countryside 2022</p>
PLANNING ASSESSMENT	<p>In considering the development plan, National Planning Framework 4 (NPF4) sets out the most up to date policy position.</p> <p>Policy 8 outlines that residential accommodation will only be supported in the green belt if it is required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise. In this instance the dwellinghouses being proposed are not in connection with providing accommodation for a key worker and no justification has been provided for locational need for the development of this site.</p> <p>The intent of Policy 8 is to encourage compact urban growth and the sustainable use of the land around urban areas. The allowance for residential accommodation within the green belt is therefore focused to key workers only. The erection of four dwellinghouse at this location would not align with the sustainable development strategy advocated by Policy 8. The proposal is not therefore considered to comply with Policy 8 of NPF4.</p>

	<p>The proposal also fails to comply with Policy 16 as it has not demonstrated that the houses are required to address any shortfall in the area, with the variety of housing needs in the Houston and Bridge of Weir area is already addressed by allocated housing land within the Renfrewshire Local Development Plan.</p> <p>Furthermore, specifically in relation to Policy 16 (f), it is considered that this proposal for new homes on land not allocated for housing in the local development plan is not consistent with the spatial strategy, or any other relevant policies such as local living or 20 minute neighbourhoods, the site is not within an existing settlement boundary and that the proposal is not for affordable homes supported by the affordable housing plan/strategy. In terms of being consistent with the policy on rural homes, this assessment is detailed below.</p> <p>Policy 17 seeks to encourage, promote, and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right location. However as noted above the site is within the green belt which seeks to restrict development around towns and cities.</p> <p>Although there is no definition of 'rural homes' in NPF4, it is considered that the site is not in a rural location distant to the urban envelope or other housing, given that the site is less than 400m from residential properties on Brierie Hill Road to the east and 700m from Loch Road to the west.</p> <p>As outlined above the site is not allocated for housing within the local development plan and therefore greater weight should therefore be attached to the provisions of Policy 8 – Green Belts with respect to sustainable development.</p> <p>The applicant has emphasised the redevelopment of the brownfield site as being a factor for justification. It is accepted that the site is brownfield and acknowledged that Policy 17 makes allowance for reuse of brownfield land in rural areas where a return to a natural state has not or will not happen without intervention. However, the policy intent of one of Policy 17's key outcomes is that homes are provided that support sustainable rural communities and are linked with service provision. Again there is no locational justification provided by the applicant associated with this proposal and the site is not considered to be distant to the urban envelope.</p> <p>In addition whilst it is noted that Policy 17 also allows that residential proposals may be acceptable in rural areas where the proposal makes use of redundant or unused buildings; makes use of or secures the future of historic environment assets; demonstrates a necessity to support the sustainable management of a rural business; offers retirement succession of a viable farm holding; relates to the subdivision of an existing dwelling of appropriate scale; or reinstates a former house or is a one-for-one replacement of an existing permanent house. None of these instances are noted in the submission of this application. It is therefore considered that the</p>
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	<p>proposed development is not fully compliant with Policy 17 – Rural homes.</p> <p>Policy 9 relates specifically to brownfield land. It seeks to encourage, promote, and facilitate the reuse of brownfield land to ensure development is directed to the right locations. The nature of the proposed development and its location do not align with the sustainable development strategy advocated by Policy 8. It would not therefore constitute the sustainable reuse of a brownfield site.</p> <p>While the site is accepted as constituting brownfield land, this does not provide justification for redevelopment with respect to the policies within the development plan. The provisions of the green belt policy still apply regardless of whether a site is brownfield or greenfield. The removal of an eyesore is a not material consideration which can be given weight in the decision making process. However, this consideration would only outweigh the policies of the development plan in exceptional circumstances where development on the site with the associated removal of an eyesore would considerably enhance the openness and visual amenity of the green belt.</p> <p>The visual impact of the farm in its current form is not considered to be of significant detriment to the character of the green belt, and residential development on the site will not considerably enhance the openness and visual amenity of the green belt. Little weight is therefore attached to this as a material consideration.</p> <p>Finally, it is considered that the residential accommodation would still be dependent on private transport to meet everyday travel demands. The development would not be in a location that supports sustainable travel and is contrary to Policy 13.</p> <p>Policy ENV1 of the Renfrewshire Local Development Plan states that residential development within the green belt will be considered appropriate in principle where it offers a housing land shortfall remedy. As noted above, no such shortfall has been identified in the North Renfrewshire area and the proposal does not therefore accord with this principle. Again, there has also been no locational need demonstrated by the applicant to justify new housing in the green belt.</p> <p>Additional criteria for considering new housing in the green belt are also outlined in Policy ENV1 and the New Development Supplementary Guidance and are considered in turn below:</p> <p><u>Development is required to maintain and support an established activity</u></p> <p>There is no indication that development is required to maintain or support an established activity that is suitable in the green belt.</p> <p><u>There is a need for the residential use to be located outwith the settlement</u></p>
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	<p>It has not been demonstrated that there is a need for the development to be located outwith the settlement.</p> <p><u>Buildings which have special architectural, traditional or historic character may be converted for residential use</u></p> <p>The development does not involve the conversion of an existing building.</p> <p><u>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</u></p> <p>The proposal is in principle only. While the applicant has provided indicative design concepts, no detailed elevations have been provided.</p> <p><u>The proposal integrates with, complements, and enhances the established character of the area</u></p> <p>The indicative layout shows that the site could accommodate four dwellinghouses. Retention of the trees along the site boundary would maintain the self-contained nature of the site.</p> <p>However, the site in its existing condition is not considered to be of significant detriment to the landscape character of the green belt. It is not considered that the development is needed in order to enhance the surrounding area, or that the proposal would have any other special qualities that would outweigh the lack of a locational justification, as outlined above.</p> <p><u>Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard</u></p> <p>The proposed development does not constitute a replacement dwellinghouse.</p> <p>On balance, it is not considered that there is any locational justification for the development, nor are there any other outstanding reasons in terms of the quality of the development that would sufficiently outweigh these considerations.</p> <p>In addition to the above, the development must also be assessed against the green belt development criteria outlined in the New Development Supplementary Guidance.</p> <p>In terms of these criteria, the proposals would result in no loss of prime quality agricultural land and it is not considered that the site constitutes valuable agricultural land. There are no natural heritage designations within the site, or any ecological or habitat resources of significant value.</p>
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	<p>With respect to traffic and access, Roads Development have offered no objections subject to conditions relating to upgrading the junction at Bridge of Weir Road, and the provision of intervisible passing places along the access road. These matters could be covered by condition.</p> <p>In terms of any other infrastructure connections there is no reason to suggest that the site could not be serviced given the nearby infrastructure in the area. Scottish Water has confirmed no objection to the development and have advised that sufficient capacity exists in their infrastructure to support the proposals.</p> <p>In summary, the proposed development is found to be contrary to the relevant policies within the development plan as no locational need for the development to be sited within the green belt has been demonstrated. There are no other factors in terms of the potential contribution of the development to the surrounding area that would be sufficient to outweigh this consideration.</p> <p>It is therefore recommended that planning permission be refused.</p>
RECOMMENDATION	Refuse

Reason for Decision

1. The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is a specific locational need for four dwellinghouses at the application site and there are no other material considerations sufficient to outweigh the lack of any demonstrable locational need.

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 James Weir on 07483370666.

Planning Application: Report of Handling

Reference No. 23/0189/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 9 – Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant: NatWest Group

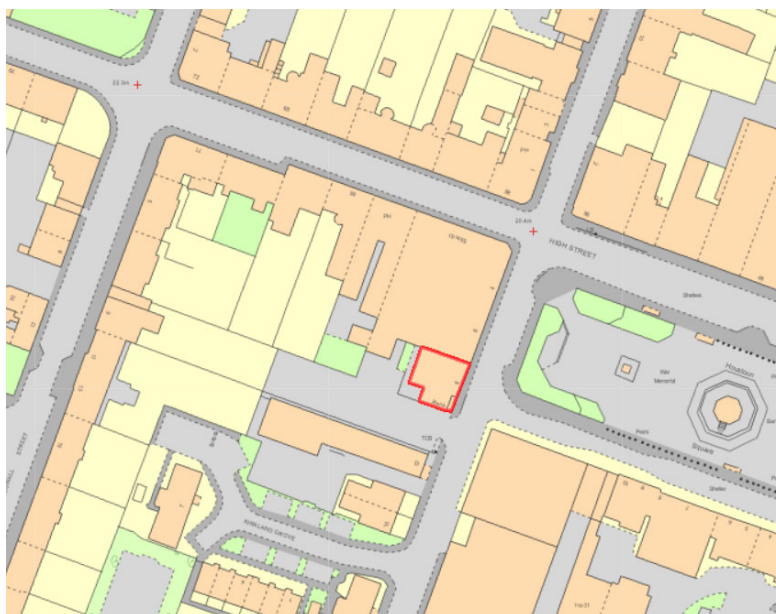
Registered:
14/04/2023

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Alteration to shopfront comprising of the removal of 2 ATMs and nightsafe

LOCATION: 8 Church Street, Johnstone, PA5 8DX

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is located within Johnstone Town Centre
- No representations were received
- No consultations were required
- The proposal accords with the relevant provisions of both National Planning Framework 4 and the Renfrewshire Local Development Plan

REPORT OF HANDLING FOR APPLICATION 23/0189/PP

SITE ADDRESS	8 Church Street, Johnstone, PA5 8DX
PROPOSAL	Alteration to shopfront comprising of the removal of 2 ATMs and nightsafe
RECOMMENDATION	Grant

PROPOSALS	<p>This application seeks planning permission for alterations to the shopfront of a commercial property on Church Street, Johnstone.</p> <p>The proposed alterations consist of the removal of two ATMs and a nightsafe on the front elevation of the property. These would be replaced with either steel cladding or glazing to match the relevant section of the existing shopfront.</p> <p>This report relates to an application that would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board. It was considered that the potential impact of the development on the local community required it to be fully considered prior to any decision being made.</p> <p>It should be noted that this application relates solely to the shopfront alterations. The closure of the branch and removal of advertising does not require consent and cannot be considered in the assessment of this application.</p>
SITE HISTORY	<p>Application No: 16/0192/PP Description: Installation of access ramp and handrail to front of bank Status: Grant</p> <p>Application No: 15/0050/AD Description: Display of one internally illuminated fascia sign, one non-illuminated logo and one internally illuminated projecting sign, one ATM surround, one internally illuminated ATM Tablet, and non-illuminated nameplate sign Status: Grant, subject to conditions</p> <p>Application No: 08/0241/PP Description: Installation of 2 external condenser units on flat roof to rear of property (Retrospective) Status: Grant</p> <p>Application No: 05/1346/AD Description: Display of one internally illuminated fascia sign, one internally illuminated projecting sign, two non-illuminated door signs, one internally illuminated ATM surround sign, and one non-illuminated</p>

	<p>fascia panel. Status: Grant, subject to conditions</p> <p>Application No: 97/0916/PP Description: Installation of communications satellite antenna. Status: Grant, subject to conditions</p> <p>Application No: 03/1505/PP Description: Removal of existing entrance door and installation of new low energy swing door and side screen plus installation of 2 spotlights at fascia level. Status: Grant, subject to conditions</p>
CONSULTATIONS	None required.
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>National Planning Framework 4 (2023) Policy 9 – Brownfield, vacant and derelict land and empty buildings Policy 27 – City, town, local and commercial centres</p> <p>Renfrewshire Local Development Plan (2021) Policy C1 – Renfrewshire’s Network of Centres</p> <p>New Development Supplementary Guidance (2022) Strategic Centres and Core Town Centres</p> <p>Material considerations Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal shall require to be assessed against the policies and guidance set out above, the history of the site, the comments of the consultees and any objections received.</p>
PLANNING ASSESSMENT	<p>In considering the development plan, National Planning Framework 4 (NPF4) sets out the most up to date policy position.</p> <p>Policy 9 states that proposals for the reuse of existing buildings will be supported while Policy 27 supports proposals that will improve the viability of town centres.</p> <p>The proposed development would leave the shopfront in a condition that would allow the unit to be easily occupied by a business that does not require ATMs or a nightsafe. Should planning consent be granted, the building would have a greater chance of being brought back into use as the new occupant would not need to make these alterations. The alterations would therefore help minimise the time the unit is vacant and encourage a new business to open and contribute to the local economy of the town centre. It is therefore considered that the development accords with the relevant provisions of NPF4.</p>

	<p>In relation to the relevant Renfrewshire Local Development Plan (2021) policies, Policy C1 provides support for proposals that will enhance town centres.</p> <p>As noted above, it is considered that these works will support the likelihood of the building being brought back into use. The proposed alterations support the protection of the town centre in that they would result in the provision of a unit that can be occupied by a variety of businesses without the need to remove the previous occupant's fixtures.</p> <p>The materials that would replace the ATMs and nightsafe would match those of the existing shopfront so would not appear out of place on the principal elevation of the unit and would not detract from the wider appearance of the town centre.</p> <p>The development therefore complies with Policy C1.</p> <p>The proposal complies with the Development Plan and there are no other material considerations. It is therefore recommended that planning permission is granted.</p>
RECOMMENDATION	Grant

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.

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 James McCafferty on 0141 487 1366