

Planning Application: Supplementary Report



Reference No. 22/0240/CA

Renfrewshire
Council

KEY INFORMATION

Ward: (5) Paisley East and Central;

Applicant: T100

Registered:
19 April 2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Demolition in association with the erection of student accommodation block.

LOCATION: 57 High Street, Paisley, PA1 2AN

APPLICATION FOR: Conservation Area Consent
This supplementary report should be read together with the original report of handling considered by the Planning and Climate Change Policy Board on 23 August 2022.

BACKGROUND

The Planning and Climate Change Policy Board at its meeting on 23 August 2022 considered the attached report of handling and decided to continue the consideration of the report to allow a site visit to take place. The detailed assessment of the proposed development is included in the attached report of handling.

SITE VISIT

A site visit took place on the 11 October 2022 and those members attending viewed the application site and its surroundings.

The site visit was conducted in accordance with the Protocol for Site Visits (22 May 2018) and members attending did not discuss the merits of the proposal.

CONCLUSION AND RECOMMENDATION

It is considered that assessment of the proposed development, as detailed in the attached report of handling, is sufficient to recommend that planning permission be granted subject to conditions.

For clarity the recommendation with reasons and conditions are set out below:

RECOMMENDATION

Grant subject to conditions.

Alasdair Morrison
Head of Economy &
Development

Planning Application: Supplementary Report



Renfrewshire
Council

Reference No. 22/0240/CA

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 no demolition shall take place until it has been demonstrated to the written satisfaction of Renfrewshire Council as planning authority, that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in any planning permission as may be approved for the redevelopment of the site. Thereafter, the redevelopment of the site shall only proceed in accordance with the terms and conditions set out in this planning permission.

Reason: In the interest of amenity and to ensure that buildings are not demolished unless approved development is to take place on the cleared site following its demolition.

2. That no demolition shall take place until a comprehensive phasing plan has been submitted to and approved in writing by Renfrewshire Council as planning authority. The phasing plan shall provide a clear explanation and illustration of what will be taking place on all parts of the site throughout the redevelopment. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of preserving the character of the conservation area.

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 Fiona Knighton on 07483 370674

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 22/0240/CA

KEY INFORMATION

Ward: (5)
Paisley East and Central

Applicant:
T100 Ltd.

Registered:
19 April 2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Demolition in association with the erection of student accommodation block.

LOCATION: 57 High Street, Paisley, PA1 2AN

APPLICATION FOR: Conservation Area Consent

RECOMMENDATION

Grant subject to conditions.



© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100023417.

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is within the Paisley Town Centre Conservation Area and is identified by Policy ENV3 – Built Heritage within the Adopted Renfrewshire Local Development Plan (2021).
- No representations have been received.
- Historic Environment Scotland have no objections to the demolition.
- The proposal accords with the relevant provisions of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.

REPORT OF HANDLING FOR APPLICATION 22/0240/CA

SITE ADDRESS	57 High Street, Paisley, PA1 2AN
PROPOSAL	Demolition in association with the erection of student accommodation block.
RECOMMENDATION	Grant subject to conditions.
PROPOSALS	<p>This application seeks conservation area consent in association with the erection of self contained student accommodation at 55-57 High Street, Paisley.</p> <p>The proposed development would comprise of the demolition of the existing building “Leisure Land” and the erection of the development that would comprise of 150 student studios. The development would be 6 - 7 storeys high and would have a frontage on High Street and Storie Street.</p> <p>The building to be demolished is an unlisted mid-twentieth century brick built building with a flat roof which fronts High Street with a single storey façade which extends to 3 storeys to the rear of the site at Storie Street.</p>
SITE HISTORY	An application for planning permission (22/0236/PP) in association with the current conservation area application has also been submitted and has been put forward to today’s Board for consideration.
CONSULTATIONS	Historic Environment Scotland (HES) - advise that the existing buildings which would be demolished, do not make a positive contribution to the conservation area and that designs for the replacement building should seek to preserve and enhance the character of the conservation area.
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>Adopted Renfrewshire Local Development Plan (2021) Policy ENV3 – Built and Cultural Heritage</p> <p>New Development Supplementary Guidance 2022 Delivering the Environment Strategy: Built and Cultural Heritage</p> <p>Material considerations Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
PLANNING ASSESSMENT	In considering the demolition of unlisted buildings in conservation areas, Historic Environment Scotland's guidance advises that planning authorities should take into account the contribution that the building makes to the character, appearance and history of the relevant conservation area. There is a presumption in favour of the retention of unlisted buildings in conservation areas where they make

	<p>a positive contribution to the character of the area.</p> <p>Historic Environment Scotland were consulted and advise that the buildings that would be demolished do not make a positive contribution to the conservation area and are content with their removal.</p> <p>The design of the replacement building will be assessed through the planning application Ref: 22/0236/PP.</p> <p>Conclusion</p> <p>In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Council in respect of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement and guidance.</p> <p>It is therefore recommended that conservation area consent be granted.</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 no demolition shall take place until it has been demonstrated to the written satisfaction of Renfrewshire Council as planning authority, that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in any planning permission as may be approved for the redevelopment of the site. Thereafter, the redevelopment of the site shall only proceed in accordance with the terms and conditions set out in this planning permission.

Reason: In the interest of amenity and to ensure that buildings are not demolished unless approved development is to take place on the cleared site following its demolition.

2. That no demolition shall take place until a comprehensive phasing plan has been submitted to and approved in writing by Renfrewshire Council as planning authority. The phasing plan shall provide a clear explanation and illustration of what will be taking place on all parts of the site throughout the redevelopment. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of preserving the character of the conservation

area.

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 Gwen McCracken on 07483419705.