

Procedure Notice of Renfrewshire Council Local Review Body

Planning Authority Response to Request for Further Information

Proposal: Erection of dwellinghouse (in principle)
Location: Site 50m East of St Brydes Cottage, Shields Holdings, Lochwinnoch
Application type: Planning Permission in Principle
Application Number: 22/0399/PP

This procedure notice is in response to the LRB request for further written submissions setting out an assessment of the proposed development in relation to the relevant policies set out in National Planning Framework 4 (NPF4).

The following policies within NPF4 are considered to be relevant

Policy 1 - Tackling the climate and nature crises
Policy 2 - Climate mitigation and adaptation
Policy 3 - Biodiversity
Policy 8 - Green belts
Policy 16 - Quality homes
Policy 17 - Rural homes

Policy 8 is applicable for consideration of this proposal wherein the policy principles and outcomes of the green belt objectives are for development to be directed to the right locations.

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”. It has not been demonstrated that the dwellinghouse in this case is required for the above purpose.

The proposal also fails to comply with Policy 16 as it is not demonstrated that the house is required to address any shortfall in the area, with the variety of housing needs in the Lochwinnoch, Howwood and Kilbarchan area already addressed by allocated housing land within the Renfrewshire Local Development Plan.

Policy 17 refers to rural homes and in this respect states that new homes will be acceptable in rural areas if they are situated on a site which is identified for housing in the LDP or reuses brownfield land where a return to the natural state has not, or will not happen without intervention. The site is not identified as housing land in the LDP and no evidence has been presented to suggest the site constitutes brownfield land.

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 to apply in this case.

The the proposed development does not comply with the relevant policies within NPF4.