

Planning Application: Report of Handling



Reference No. 22/0481/PP

Renfrewshire
Council

KEY INFORMATION

Ward: 10 – Houston, Crosslee and Linwood

Applicant: McTaggart Construction

Registered: 05/07/2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 64 dwellings with associated road and drainage infrastructure.

LOCATION: Former St Brendan’s Social and Recreation Club, Stirling Drive, Linwood

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Approve subject to conditions and Section 75 legal agreement.

IDENTIFIED KEY ISSUES

- The application site is identified as a Housing Land Supply Site and is covered by Policies P1 and P2 of the adopted Local Development Plan.
- There have been two letters of representation.
- There have been no objections from any consultees.
- A Section 75 agreement is required to secure delivery of affordable homes on the site and secure a contribution towards play provision.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 22/0481/PP

SITE ADDRESS	Former St Brendan's Social and Recreation Club, Stirling Drive, Linwood
PROPOSAL	Erection of residential development comprising 64 dwellings with associated road and drainage infrastructure.
RECOMMENDATION	Grant subject to conditions and Section 75 legal agreement.
PROPOSALS	<p>Planning permission is sought for the erection of a residential development of sixty four units, comprising cottage flats, a bungalow, wheelchair access properties and general needs housing, for a local registered social landlord, with associated access and drainage infrastructure at the former St Brendans Social and Recreation Club Stirling Drive, Linwood.</p> <p>The application site extends to approx. 2.17 hectares in area. The footprint of the former recreation club is visible on the western half of the site. The eastern half of the site features areas of grassland and a redundant multi use games area. There are two clearly defined footways through the eastern half of the site. They are arranged in a Y shape linking Stirling Drive with Clippens Road and Cowal Drive. The areas of grassland, the path network and the Stirling Road frontage of the site are lined by mature trees.</p> <p>The site is bound by residential development to the north, south, east and west, with commercial uses to the north east, including a Public House and retail units, on Clippens Road.</p> <p>The proposed development provides a frontage along Stirling Drive and Muirhead Drive. The interior of the site is laid out around a central loop road, with the sole vehicular access from Stirling Drive. Additional pedestrian footpaths are proposed east to Clippens Road, and south to Cowal Drive. The footpaths are located within landscaped corridors. There is also a SUDS area proposed within the central loop road.</p> <p>The proposed layout comprises a mix of bungalows, semi detached and terraced dwellinghouses, and cottage flats which will be managed by a Registered Social Landlord.</p>
SITE HISTORY	<p>Application No: 22/0301/EA Description: Request for Screening Opinion for proposed residential development. Decision: Environmental Assessment not Required.</p> <p>Application No: 22/0150/PN Description: Erection 64 dwellinghouses. Decision: Accepted</p>
CONSULTATIONS	Communities & Housing Services (Environmental Protection Team) – No objection subject to conditions relating to the installation

	<p>of the 2m acoustic fence, and the requirement for a site investigation and remediation strategy to address potential land contamination.</p> <p>Chief Executive’s Service (Roads Development) – No objections subject to conditions requiring:</p> <ul style="list-style-type: none"> - the submission of a street lighting design to include footpath connections to Clippens Road, Cowal Drive and Muirhead Drive, and a revised street lighting design for Stirling Drive. - that all footpath connections to Clippens Road, Cowal Drive and Muirhead Drive shall be resurfaced to an adoptable standard - visitor bays when entering the site be relocated to a more appropriate location; - all access’s and driveways shall be formed as per the National Roads Development Guide; - parking to be provided as per the National Roads Development Guide; - the submission of a Construction Traffic Management Plan, and; - the submission of details of traffic calming and pedestrian crossings (uncontrolled) on Stirling Drive. <p>Children’s Services – No objection subject to a contribution in respect of education provision.</p> <p>SEPA – No comments.</p> <p>Scottish Water – No objection.</p> <p>The Coal Authority – No objection.</p> <p>Glasgow Airport Safeguarding – No objection subject to condition relating to the submission of a landscaping scheme.</p>
<p>REPRESENTATIONS</p>	<p>Two letters of representation have been received which object to the proposed development. The points raised in the letters are summarised below.</p> <ol style="list-style-type: none"> 1 – Loss of daylight and overshadowing 2 – Noise during building works 3 – Loss of privacy 4 – Traffic and safety

	5 – Loss of green space
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>Development Plan</p> <p><u>National Planning Framework 4</u></p> <p>NPF4: Policy 1 – Tackling the climate and nature crisis NPF4: Policy 3 – Biodiversity NPF4: Policy 6 - Forestry, woodlands and trees NPF4: Policy 9 – Brownfield land, vacant and derelict land, and empty buildings NPF4: Policy 13 – Sustainable transport NPF4: Policy 14 – Design, quality, and place NPF4: Policy 15 – Local living and 20 minute neighbourhoods NPF4: Policy 16 – Quality Homes NPF4: Policy 18 – Infrastructure first NPF4: Policy 20 – Blue and Green Infrastructure NPF4: Policy 21 – Play, recreation and sport</p> <p><u>Renfrewshire Local Development Plan</u></p> <p>LDP 2021: Policy P1 – Renfrewshire’s Places LDP 2021: Policy P2 – Housing Land Supply Sites LDP 2021: Policy P3 – Housing Mix and Affordable Housing LDP 2021: Policy P5 – Green/Blue Network LDP 2021: Policy P6 – Open Space LDP 2021: Policy I1 – Connecting Places LDP 2021: Policy I3 – Flooding and Drainage LDP 2021: Policy I7 – Zero and Low Carbon Buildings LDP 2021: Policy I8 – Developer Contributions LDP 2021: Policy ENV2 – Natural Heritage</p> <p><u>Supplementary Guidance</u></p> <p>Delivering the Environment Strategy Delivering the Infrastructure Strategy Delivering the Economic Strategy</p> <p><u>Material Considerations</u></p> <p>Renfrewshire Councils Residential Design Guide Scottish Government publications on Designing Streets and Designing Places Renfrewshire Planning & Development Tree Policy - 2022</p>

<p>PLANNING ASSESSMENT</p>	<p>The application site is covered by Policies P1 and P2 of the Adopted Renfrewshire Local Development Plan (2021). In accordance with the Local Development Plan, housing would be an appropriate use which would contribute towards meeting Renfrewshire's Housing Need and Demand.</p> <p>The principle of the proposal, redeveloping a vacant, previously used site in the middle of an existing place, would also be in line with Policy 9 and the Spatial Strategy outlined in the Adopted Renfrewshire Local Development Plan, ensuring that brownfield land in Renfrewshire's existing places was used before green field land or green belt.</p> <p>Policy P3 set out in the Adopted Renfrewshire Local Development Plan is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In this regard, the entire development would be for a local social registered landlord and would therefore comprise an entirely affordable housing development, in compliance with Policy P3.</p> <p>It is considered that proposals demonstrate that they meet local housing need and demand by including a range and choice of types and sizes of units. This includes housing for older people and less able residents in the flatted properties and bungalow on the ground floor.</p> <p>It is considered that there is a mix of housing on this site which will add to the overall housing mix in the area. The proposal complies with Policy P3.</p> <p>The redevelopment of the site for residential use would comply with the development plan in principle. However detailed consideration of the proposed development against the provisions of the New Development Supplementary Guidance and the Residential Design Guide is required.</p> <p>These documents set out a range of considerations that form the basis of good places design. Each consideration will be assessed in turn.</p> <p><u>Context and Character</u></p> <p>The application site is located within an urban area predominantly characterised by two storey terraced and three storey flatted residential properties. The dominant finishing material is roughcast. However, there are some brick buildings on Cowal Drive to the south which adds variety to the streetscene. A local service centre which</p>

houses a mix of retail, professional and food related uses bounds the site to the northeast.

The application site has previously been developed. Although the previous buildings have been demolished, the platforms are still visible. However, it is noted that previous buildings did not occupy the full extent of the site. The site also has areas of grassland and mature trees. There is also play equipment visible towards the southern boundary. There is also a well-defined network of footways through the site.

Access and Connectivity

Policy 15 advocates local living to encourage connected and compact neighbourhoods where people can meet most daily needs within a reasonable distance of their home. **Policies 13 and I1** advocate good accessibility and connectivity to walking, cycling and public transport.

The application site benefits from a range of amenities and services within a 20 minute walk or cycle. These include the local service centre which bounds the site to the north east, Woodlands and Our Lady of Peace Primary School to the east, Linwood and St Benedicts High School to the west, public transport connections along Clippens Road which provides onward connectivity to Linwood town centre and Paisley, and the National Cycle Network to the south west.

The proposed layout has one singular vehicle point of access onto Stirling Drive. However the proposed layout ensures the existing network of footways is retained, with footway connections to Clippens Road, Cowal Drive and Muirhead Drive. This will enhance permeability and ensure appropriate accessibility for pedestrians and cyclists is retained.

The Roads Development Officer has offered no objections to the development subject to the imposition of a range of conditions. These include measures for traffic calming and pedestrian crossing along Stirling Drive. The implementation of these measures will further enhance accessibility to the site for pedestrians.

Layout and Built Form

The layout integrates into the existing street network via the provision of an active frontage onto Stirling Drive and the north west end of Muirhead Drive. It will contribute positively to the place and the streetscene along these external frontages.

Internally the layout of the site is focused around the loop road. The loop road makes suitable provision for pedestrian movement via 2m footways to both sides of the road. There is also provision for traffic calming and visitor parking.

The SUDS pond is centrally located within the layout. This is

welcomed as the SUDS pond will contribute positively to the character of the area, its landscape setting, and biodiversity. The footpath links to the east and south are also set within landscaped corridors.

Environment and Community

The reuse of brownfield sites is supported by **Policy 9**. However as noted above, the site also accommodates natural heritage assets in the form of mature trees and open grassland areas on the eastern half of the site.

Policies 20, P5 and P6 seek to safeguard areas of open space and the green network. The open space is considered to be of amenity value, while the mature trees provide a landscaped setting to the space and contribute positively to the streetscene.

It is acknowledged that as the development will result in the loss of this open space it does not fully comply with policies 20, P5 and P6. However the overriding factor in this instance is the sites P2 designation, and the delivery of affordable homes in a sustainable location. This is considered to justify the loss of the open space. It is noted that there are other areas of open space within walking distance of the site.

Policy 6 and ENV2 and the Councils planning and development tree policy seek to ensure that due consideration is given to the safeguarding of trees as part of the proposed layout. **Policy 3** also seeks to enhance biodiversity.

The tree survey submitted with the application notes a total of 99 individual trees and 5 distinct tree groups. The individual trees are mostly of moderate quality, with 7 outstanding specimens and 28 low quality specimens recorded. The surveyed groups were predominantly of moderate quality. It is noted that the groups all include Ash trees which are showing signs of Ash dieback disease.

The proposed landscaping scheme indicates that only two existing trees will be retained. The scheme makes provision for 74 new trees to be planted. The locations of the proposed trees are split between communal areas and front gardens.

The proposed development has not made provision for retention of the trees on the site. It has also not made provision for compensatory planting of equal number. However, this must be balanced against the desirability of delivering affordable homes on a previously developed site within a sustainable location.

The applicant will deliver 74 trees within the proposed landscaping layout for the site, and the proposed landscaping scheme is considered to be acceptable with respect to the enhancing the amenity within the residential layout. However, there is shortfall of 23 trees in comparison to the number of trees currently on the site. In this

instance it is considered acceptable for these 23 trees to be planted in an off-site location again with respect to the desirability of providing affordable homes on the site.

It is also noted that the development will result in the loss of play equipment at the site. There is no play equipment being proposed within the development. However, the applicant has agreed to contribute towards the installation of play equipment at an off site location.

The Councils Play and Assets Officer has advised that plans are being developed for a new play area on land to the north of Gilmartin Road. This play area would be suitably located within a 10 minute walk of the application site via Pentland Avenue.

The applicant has agreed in principle to providing a contribution towards development of this play area. The contribution would also factor in the requirement for off-site tree planting which can be undertaken as part of the delivery of the play area. This process can be managed via a Section 75 legal agreement and would allow the development to proceed in accordance with **policies 18 and 21**.

Children's Services have noted that they offer no objection subject to a developer contribution being made in respect of education provision. **Policy 18** notes that contributions will be sought where there is an identified shortfall in infrastructure capacity as a result of the new development.

The proposed development includes a sustainable strategy for drainage of surface water via a network of permeable paving, the central detention basin, and filter trenches. It is noted that surface water would ultimately drain into the existing public network. It is therefore recommended that the drainage scheme is not implemented until the applicant demonstrates that it has been approved by Scottish Water. It is noted that Scottish water have not objected to the number of units being proposed in terms of water supply and foul network capacity.

The proposed layout has been reconfigured to mitigate noise impact from the adjacent local service centre. It also now includes a 2m high acoustic barrier along the north-eastern boundary. A condition will be used to ensure the acoustic barrier is installed on site prior to the adjoining dwellinghouses being occupied.

Each plot within the development benefits from a sufficient area of useable garden ground. Plot depths have also been configured to ensure that privacy is maintained within each property. Garden ground will not be overlooked to an unacceptable degree. There are no instances where overshadowing or loss of daylight is likely to occur to a degree that would significantly impact amenity.

With regard to the amenity of existing properties that border the

development site, there is a 22m separation distance between the rear elevation of the properties on Muirhead Drive and the properties on the western edge of the development. The properties on the southern boundary have a minimum garden depth of 9.5m. This is sufficient to ensure that existing properties on Cowal Drive and Morar Drive will not be overlooked or overshadowed to an unacceptable degree.

It is noted that the layout specifies the requirement for a retaining wall along the southern and western boundaries of the site. The applicant has provided section drawings to illustrate the relationship between the retaining wall and neighbouring properties at the points where the retaining wall would be highest. These sections demonstrate that the retaining wall and associated boundary treatment will not have an unacceptable impact on the outlook or the amenity of the neighbouring properties.

Buildings and Design

The development incorporates a mix of one bedroom flats, and two and three bedroom houses. The majority of the buildings are two storey, with one wheelchair accessible bungalow being proposed. Finishing materials comprise a mix of facing brick and render to the walls, with concrete tiles to the roof. Active gable windows are included on plots which overlook footways or open space.

A Section 75 agreement will be used to ensure a 25% affordable housing requirement is met.

The development will deliver a mix of properties at an appropriate location in accordance with **Policies 16 and P3**.

The application also includes a Energy Design Analysis which demonstrates that the requirements of **policy 17** will be met through improving the dwelling fabric performance prior to considering additional energy efficiency measures

The development will ensure that quality homes are delivered as per the requirements of **policy 16**. A condition can be applied to ensure that a final materials specification is submitted for approval.

The proposed development will support delivery of two of the overarching spatial principles set out in National Planning Framework 4 – Local Living and Compact Urban Growth. The application site is within a sustainable location, and its redevelopment in the manner proposed will contribute positively to the place. A Section 75 agreement will be used to ensure payment of a commuted sum in respect of play equipment and biodiversity net gain.

In response to the points raised in the letters of objection.

1 and 3 – Matters relating to the potential impact on amenity of

	<p>neighbouring properties has been addressed in the foregoing assessment.</p> <p>2 – Noise levels during construction work can be controlled through the submission of a Construction and Environmental Management Plan.</p> <p>4 – The Roads Development Officer has not objected to the development on the grounds of traffic or safety.</p> <p>5 – Loss of the existing green space has been addressed in the foregoing assessment.</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. Planning permission should therefore be granted.</p>
RECOMMENDATION	Grant subject to conditions and a Section 75 legal agreement.

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 provide a specification for the written approval of the Planning Authority detailing the location, design, materials and colour of all boundary fences, gates, walls, or other method of enclosure to be installed at the site. This includes the 2m acoustic fence and any retaining walls. Only the boundary fences, gates, walls, or other methods of enclosure within the approved specification shall thereafter be used in the development of the site. For the avoidance of doubt the 2m acoustic fence shall be fully installed before any of the properties on plots 1, 2 and 16-25 (inclusive) are occupied.

Reason: To ensure the methods of enclosure are of a suitable design in the interests of visual amenity, and that noise mitigation is in place prior to the occupation of plots closest to the noise source.

2. That prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. The CEMP shall include (but not be limited to) provisions in respect of:
 - mitigation measures for potential dust, noise, and vibration impacts on nearby properties,
 - waste management, pollution control and mitigation,
 - a plan showing existing drainage pipes and other utilities within the site and procedures for how they will be safeguarded during construction,

- surface water management,
- procedures for monitoring compliance and dealing with any breaches of the approved management plan,
- the formation of access from the public road to accommodate construction vehicles including geometry, surfacing, and sightlines
- the additional signage on both public roads where access will be taken to inform drivers of the construction vehicles.
- details of proposed temporary site compound for storage of materials, machinery, and designated car parking.

The measures set out within the approved CEMP shall thereafter be implemented on site during the construction phase

Reason: To ensure environmental impacts are mitigated during the construction phase, and that the construction phase is undertaken safely.

3. That prior to the commencement of development on site, the developer shall provide for the written approval of the Planning Authority a specification detailing the colour and texture of all finishing materials to be used on the external walls of the building hereby approved. This shall include windows and all rainwater goods. The specification shall also provide confirmation of all properties within the layout which are to have an active gable elevation, and thereafter confirm the design of the gable elevation. Only the materials within the approved specification shall thereafter be used in the development of the site.

Reason: To ensure the external materials are suitable for use in the interests of visual amenity.

4. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding. The details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design, and shall include the following.
 - Confirmation of all existing trees, hedgerows, and other vegetation on the site, those that will be retained and measures for their protection during the construction phase, and those that shall be removed to accommodate the development.
 - The species, number and spacing of all proposed trees and shrubs.
 - Details including SUDS – such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes'.
 - All areas of hard standing including location and materials.
 - A timetable for the implementation of the landscape strategy.
 - A strategy for the future management and maintenance of all landscaped areas (including SUDS infrastructure) including provision for replacement of trees, shrubs, hedgerows and areas of grass/wildflower seeding and turfing if they were to become diseased, die, become seriously damaged or are

removed within 5 years of being planted.

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented in accordance with the timetable, and maintained thereafter in accordance with the maintenance strategy.

Reason: To ensure an appropriate scheme of landscaping is developed in the interests of visual amenity and the residential environment, and to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

5. No development shall commence on site until written approval of:

a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report prepared in accordance with current authoritative technical guidance,

has been provided by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

6. Prior to occupation of any unit:

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; and/or

b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use

shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

7. That prior to the commencement of development on site, the developer shall provide a plan for the written approval of the Planning Authority which specifies the following improvement works:

- A street lighting design to include the proposed footpath connections to Clippens Road, Cowal Drive and Muirhead Drive, and a revised street lighting design for Stirling Drive to ensure the proposed footway fronting Stirling Drive is sufficiently illuminated

- The upgrading of any retained sections of footpath forming the connections to

Clippens Road, Cowal Drive, and Muirhead Drive.

- Details of traffic calming and pedestrian crossings (uncontrolled) on Stirling Drive.

The plan shall also include a timetable for the completion of these works. The approved works shall thereafter be implemented in accordance with the approved timetable to the satisfaction of the Planning Authority.

Reason: To ensure the site can be accessed by pedestrians in a safe manner.

8. That prior to the commencement of development on site, the developer shall provide confirmation to the Planning Authority that Scottish Water have approved the drainage layout for the site and the associated connection to the public drainage network. Only the approved drainage strategy shall thereafter be implemented at the site.

Reason: To ensure surface water is managed appropriately.