

APPELLANT'S SUBMISSIONS



Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100573860-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Hobson Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	nicholas john	Building Name:	seacliff
Last Name: *	hobson	Building Number:	
Telephone Number: *		Address 1 (Street): *	eglinton terrace
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	skelmorlie
Fax Number:		Country: *	Scotland
		Postcode: *	PA17 5EP
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="1-2"/>
First Name: *	<input type="text" value="Marna"/>	Building Number:	<input type="text" value="23"/>
Last Name: *	<input type="text" value="Murdoch"/>	Address 1 (Street): *	<input type="text" value="Redlands Lane"/>
Company/Organisation	<input type="text" value="North Paddock Properties Ltd"/>	Address 2:	<input type="text" value="Kelvinside"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G12 0AF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="land adjacent St Brydes Cottage"/>
--

Northing	<input type="text" value="660938"/>	Easting	<input type="text" value="238333"/>
----------	-------------------------------------	---------	-------------------------------------

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

erection of new dwellinghouse

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

please refer to the attached Statement in Support of Notice of Review Jan 2023

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Location plan SL001 Site plan SL002-A Statement in Support of the Planning Application in Principle June 2022 Statement in Support of the Notice of Review Jan 2023

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/0399/PP

What date was the application submitted to the planning authority? *

07/06/2022

What date was the decision issued by the planning authority? *

21/10/2022

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr nicholas john hobson

Declaration Date: 17/01/2023

**NOTICE OF REVIEW
IN RELATION TO THE REFUSAL
BY RENFREWSHIRE COUNCIL FOR
PLANNING PERMISSION IN PRINCIPLE FOR
THE ERECTION OF A DWELLINGHOUSE ON SITE
50 METRES EAST OF ST BRYDE'S COTTAGE,
SHIELDS HOLDINGS, LOCHWINNOCH**

**PLANNING APPLICATION REF NO
22/0399/PP**

STATEMENT IN SUPPORT

Report Prepared By:

**MICHAEL S EVANS
BA (Econ); Dip TP, MRTPI, MCIM
PLANNING CONSULTANT
meicplan.associates
"TY-NEWYDD"
11 MURCHIE DRIVE
KINGS MEADOW
PRESTWICK
KA9 2ND**

**NICK HOBSON
BA(Hons) Dip Arch RIBA RIAS
HOBSON ARCHITECTS
SEACLIFF
EGLINTON TERRACE
SKELMORLIE
PA17 5EP**



January 2023

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

CONTENTS

(i) CONCLUSIONS

1.0 INTRODUCTION / TERMS OF REFERENCE / THE PROPOSALS

2.0 AREA CONTEXT AND SITE ANALYSIS

3.0 THE COUNCIL'S REASONS FOR REFUSAL

4.0 THE REASONS FOR SEEKING A REVIEW

5.0 RESPONSE TO THE COUNCIL'S REASONS FOR REFUSAL

6.0 CONCLUSIONS

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

(i) CONCLUSIONS

- In relation to the Green Belt, our understanding is that the Council's primary concern is that, while Green Belt designation is not in place to prevent development from happening, any proposed development does not undermine the core role and function of the Green Belt
- With this providing, in effect, an overall context, it is our contention that the proposals are not entirely incompatible with the requirements of policy, and that their development would therefore not significantly implicate or, indeed, undermine the effectiveness of these policies here or elsewhere in the LDP area
- In view of the particular locational and physical characteristics of the site which have not been disputed by the Appointed Officer, it is difficult if, that is, they were treated on their own particular merits to conclude otherwise
- It is not unreasonable to assume that the strategic objectives set out in Strategic Policy 14 underpin or are, in effect, the 'core values' of this policy. The wording of several of these are included in LDP2, Policy ENV1 and, while the proposals are not on a scale requiring a Clydeplan Schedule 14 Strategic Scales of Development response, it is nevertheless, in our view, relevant to set out our opinion re potential negative consequences, if any, that is, for a number of the more relevant objectives.

(i) directing planned growth to the most appropriate locations

We would agree that the proposals do not represent planned growth but we maintain that the site is a satisfactory location for development for the points made elsewhere in this document and in the Supporting Statement that formed part of the planning application.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

(ii) *creating and safeguarding identity through place-setting and protecting the separation between communities*

As Figs 1, 2 and 3 confirm, the proposals would protect the identity of the historic development pattern locally – an opinion shared by the Appointed Officer and which is returned to later.

(iii) *protecting and enhancing the quality, character, landscape setting and identity of settlements*

In the Council's response to the planning application, it is stated that '*... on balance, it is accepted that the proposed site could accommodate a dwellinghouse in a manner that complements the existing cluster and the wider environment.*'

Otherwise, the proposals are well outwith the landscape settings of the nearest three settlements, namely Howwood, Kilbarchan and Lochwinnoch, as confirmed in the Renfrewshire LDP Proposed Plan: Green Belt Review 2019.

(iv) *protecting open space and sustainable access and opportunities for countryside recreation*

The potential impact of the proposals on the requirements of this criterion would be zero.

(v) *maintaining the natural role of the environment whether in terms of floodplain capacity, carbon sequestration or biodiversity*

The Council's Chief Executive's Service Recommendation of Planning Applications Report indicates that the proposals would pose no problems for any of the aforementioned.

- Policy ENV1 states: '*... in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan*', aims to:

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

maintain the identity of settlements

protects and enhances the landscape setting of an area

promotes and protects access opportunities to open space across Renfrewshire

In our opinion, as confirmed by our comments on Clydeplan Policy 14, Green Belt, we would maintain our position that the proposals would not compromise delivery of these objectives.

- Policy ENV1 goes on to state: '*Development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan ...*'

Shortfalls, as a general rule, are rarely 'flagged up' during the period of an LDP. In our opinion, for the reasons set out elsewhere, these proposals, if implemented, would not undermine the efforts of the Council to otherwise deliver on the housing land proposals set out in LDP2.

- In summary, the proposals
 - present no threat of coalescence between settlements and would be well outwith the landscape setting of any settlement
 - that, despite any precise development plan guidance on settlement pattern in the Green belt, recognise the presence of clusters in the locality, identifying closely with one of these, thereby safeguarding identity through place-setting
 - demonstrate that, while the details provided are indicative only, careful consideration of the mixed nature of the design and scale of individual houses in the grouping can ensure that the proposals nevertheless integrate with, complement and enhance the established character of the immediate area

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

- would deliver appropriate landscaping that protects the quality and character of the landscape setting by following the advice provided by Scottish Natural Heritage as well as that provided by the Development Plan
- would maintain the natural role of the local environment with otherwise no significant detrimental impact on identified nature conservation interests, including species and habitats or the water environment from any pollution risks or risks to air quality
- would not lead to the loss of any prime agricultural land
- would have traffic and access infrastructure that can be sensitively accommodated
- would have no significant effects on public water supply
- would incorporate renewable and low-carbon technologies and
- would, as required, demonstrate a high quality of design

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

1.0 INTRODUCTION / TERMS OF REFERENCE / THE PROPOSALS

Introduction/Terms of Reference

On 7 June 2022, application was made by Nick Hobson, Hobson Architects, The Studio, Seacliff, Eglinton Terrace, Skelmorlie, North Ayrshire, PA17 5EP on behalf of the Client, Ms Marna Murdoch, North Paddock Properties Ltd, 1 – 2, 23 Redlands Lane, Kelvinside, Glasgow, G12 0AF, now of 5 Capel Avenue, Newton Mearns, Glasgow, G77 6EL, for the erection of a Dwellinghouse (in principle) on land 50 metres east of St Bryde's Cottage, Shields Holdings, Lochwinnoch, Planning Application Ref No 22/0399/PP.

As commissioned by Ms Marna Murdoch (the Client), this Notice of Review has been prepared by **Michael S Evans, meicplan.associates, Planning Consultant**, 'Ty-Newydd', 11 Murchie Drive, Kings Meadow, Prestwick, KA9 2ND, with input from **Nick Hobson, Hobson Architects** (as per address above) and is submitted in response to the Client's requirements re the Council's decision to refuse planning permission on a delegated basis on 21 October 2022.

The contents of the Appointed Officer's 'Recommendation for Planning Application' (a copy of which has been submitted with this Notice) is considered to be a significant material consideration.

We would also advise Review Body members that this Supporting Statement should be read in conjunction with the one that formed part of refused Planning Application 22/0399/PP.

This document forms part of the refused planning application, along with Planning Application Drawing Nos SL001 and SL002-A and the Statement in Support of the application dated June 2022.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

The Applicant

The Applicant was, until 2021, resident in the local area for over 13 years.

The Site

The details are provided in Part 2.0. The proposed site extends to 5,670 m² and boundaries are shown on Planning Application Drawing No SL002-A.

The Proposals

The proposals are for the erection of a one-and-a-half-storey Dwellinghouse on land adjacent to St Bryde's Cottage/Shields Road. Proposals include vehicle access from an existing gateway and associated landscaping works.

The details are shown in Planning Application Drawing No SL002-A which has been resubmitted for consideration by Board members.

A written description of the proposals, along with a description of the approach taken/justification of these can be found in Part 5.0 of the Supporting Statement that formed part of Planning Application 22/0399/PP.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

2.0 AREA CONTEXT AND SITE ANALYSIS

The Council's document 'Renfrewshire Local Development Supplementary Guidance 2022: Delivering the Environmental Strategy – Development Guidance – Housing in the Green Belt, is underpinned by a number of criteria. While this is a planning application in principle, drawings were included to demonstrate that the requirements of setting were taken into account and that it was demonstrated that the requirements of the following influenced the, albeit indicative, outcome, viz:

- This proposal demonstrates, by way of an example, that outstanding quality of design of an appropriate scale within its setting and one that makes a positive contribution to the site and surrounding area can be achieved
- The proposal integrates with, complements and enhances the established character of the area and would have no significant detrimental impact on the landscape character

In order to confirm the above, it is important for LRB members to be aware of the approach taken to understanding the geographical/landscape context into which the proposals would be introduced and to emphasise their sustainability in this regard.

- **Wider Landscape Context**

The Glasgow and the Clyde Valley Landscape Character Assessment was published by SNH in 1999 and this document has provided information that the relevant local planning authorities, including Renfrewshire, have relied on consistently for the formulation of policies for development and countryside management in Glasgow and the Clyde Valley.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

Fig 5.1, Regional Character Areas, a large-scale plan, suggests that the site falls just within area (viii), the Inner Clyde Valley (a copy of Fig 5.1 can be found in the Appendix).

The more detailed Landscape Classification provided later in the document indicates that the site falls within a Broad Valley Lowland, i.e. Landscape Area 10 and, even more specifically, Area 10a, Lochwinnoch, as shown in Map 10 (a copy of which can be found in the Appendix).

The Clyde Valley Landscape Character Assessment provided detailed development planning and management guidelines, which are returned to in Part 4.0, Assessment/Design Principles. A copy of this can be found in the Appendix which is not repeated in the update.

The Council's own Landscape Assessment carried out in 2011 relied heavily on SNH's 1999 Assessment.

It quoted SNH's overall assessment which, in relation to the requirements of policy, highlighted that '*landscape **planning and management should aim to conserve and enhance the diversity of this valley landscape and its component parts.** In particular, this should aim to protect the transitions between valley floor and surrounding hills and **prevent developments which would obscure the inherent changes in character**'.*

The proposal is located within the transitional area between the more settled agricultural flood plain and valley edge and the less populated valley sides to the adjacent hills.

More recently, the Landscape Character Assessment carried out by NatureScot and published in 2019 reconfirmed that the site was in LCT 205, that is Broad Valley Lowland – Glasgow and the Clyde Valley.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

Settlement Pattern

On this matter, the description provided in both Assessments is of a highly generalised nature. Although policy highlights the need to '*... complement and enhance the established character of the area ...*', in the Glossary of LDP2, no advice is offered on the matter of settlement pattern.

The acceptability/sustainability of, in relation to, development takes on a heightened relevance in countryside areas. In the absence of detail in relation to policy guidance on settlement pattern in the countryside, the location of the proposals, in our opinion, has taken account of the historic pattern of development within the immediate area as set out below.

- **'Broader' Local Context**

This we have defined as the area shown in Fig 2 on page 13. It was considered important to recognise the relationship of the proposals with the long-established pattern of development along Shields Holdings to the west.

- **'Nearer' Local Context**

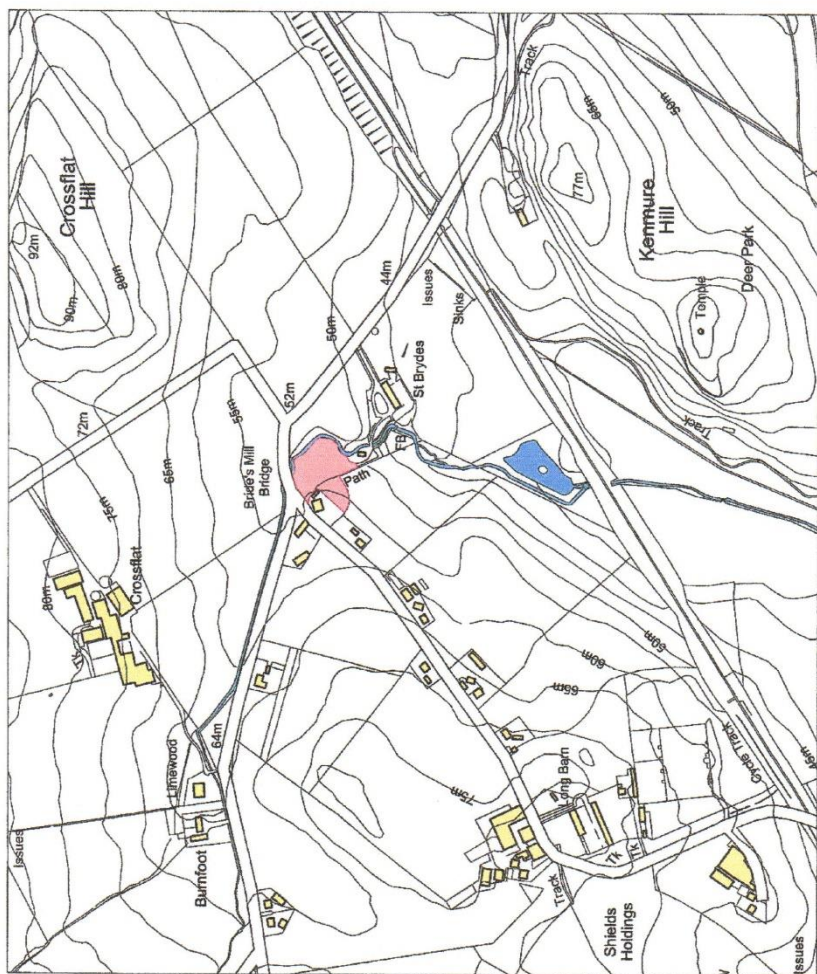
This we have interpreted as being the area shown in Fig 3.

The proposed site sits at the eastern end of a recognisable cluster of 4 one- and one-and-a-half-storey dwellings around the junction of Shields Holdings and Bridesmill Road. The site itself is bordered to the north and north east by an existing stone wall to the main road, to the east and south by a wooded gorge and to the west by post-and-wire fencing to the adjoining properties. The circumstances of the immediate local context are illustrated by the photographs on page 17.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

Fig 2: Planning Application Drawing No SL001 – Broader Local Context

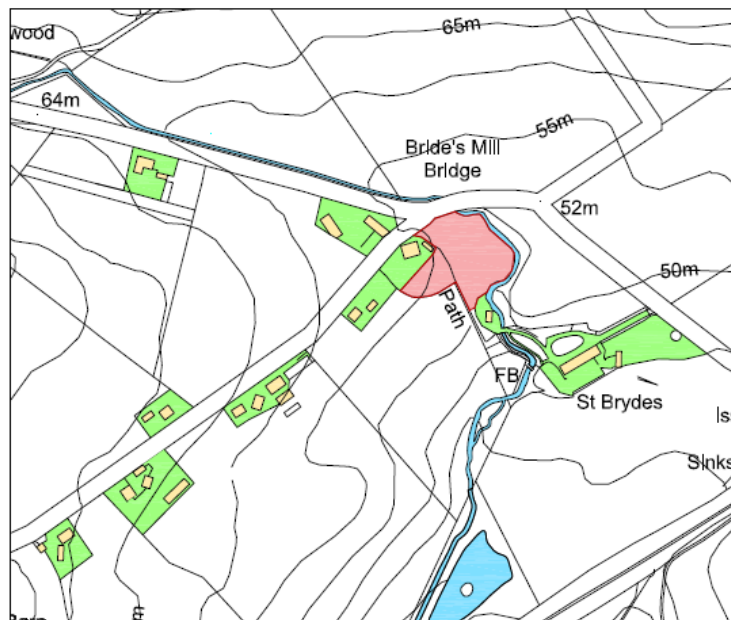



rev	date	rev	date
<p>NOTE: This drawing is to be used with consultation notes, schedule of works and the cost of site works drawings. Refer to the drawings for location of details. All proprietary materials to be installed in accordance with the manufacturer's written recommendations. Do not scale drawings. Information on this drawing is the subject of copyright. Hobson Hutchings.</p>		<p>The Hobson Hutchings logo is a registered trademark of Hobson Hutchings Ltd. Hobson Hutchings Ltd. 01475 527286 www.hobsonhutchings.co.uk info@hobsonhutchings.co.uk</p>	
<p>project planning in principle at Shields Hill bridge Howwood</p>		<p>client Ms M Murdoch</p>	
<p>job no 2007</p>		<p>drawing LOCATION PLAN</p>	
<p>status PLANNING</p>		<p>checked checked</p>	
<p>scale 1:10 000</p>		<p>date JULY 2020</p>	

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

Fig 3: Nearer 'Local' Context



rev	Date	Reason	<p>NSC: Check to see map with appropriate notes, schedule of works and structural engineers drawings.</p> <p>Note to see drawings for location of walls.</p> <p>Check to see map for the location of the site in relation to the surrounding area.</p> <p>Do not use the map.</p> <p>Information on the map for the subject of mapping, notes and notes.</p>	 <p>The Hobson Group Civil Engineering Shields Holdings P.O. Box 100 01415 22200 www.hobsongroup.co.uk Professional Engineers</p>	<p>project planning in principle for subject Bride's Mill bridge Provisional</p>	<p>Date 2007</p>	<p>drawing LOCATION PLAN</p>	<p>sheet no. SLEDS 1/1</p>	<p>rev 1/1</p>
					<p>drawn Marna Murdoch</p>	<p>checked stream</p>	<p>checked checked</p>	<p>scale 1:2000</p>	<p>date JULY 2010</p>

Site Analysis

In addition to landscape context and settlement pattern, **importantly the objective in the planning application process was to confirm the overall sustainability of the site in relation to the following:**

- **Topography/Current Use**

The site is currently a well-defined field, generally flat but which gently slopes from the midpoint line of the site to the south and south east.

On the eastern and south-eastern edge, the site is well sheltered from the mature tree belt following the existing gorge and burn below.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

The site has a more open aspect to the south and south west, so is exposed to the prevailing weather. However, it does provide good opportunities for renewable energy generation.

The photographs on page 17 regarding the setting, together with Fig 4 on page 18, indicate how well the proposals would sit within the local context.

- **Microclimate**

Situated at only 52.5 metres OD and in a relatively sheltered location, the site is not overly exposed to extreme weather that would implicate sustainability. Information about elements of microclimate is shown on Fig 4, Site Characteristics, on page 18.

- **Services**

The proximity of the adjoining cluster of houses confirms that water, electricity and telephone supplies/capacity are nearby. Adjacent dwellings are served by private foul water septic tank or treatment plants.

The size and topography of the site plus the proximity of the existing burn means an on-site SUDS scheme would be possible to deal with surface water.

- **Connectivity**

Vehicle access to the site would be via the existing access gate at the junction of the private road and Bridesmill Road. Bridesmill Road leads to the A737, some 0.5 miles to the east and Lochwinnoch some 3.5 miles to the west.

Howwood railway station is approximately 1 mile to the east of the site which provides regular connections to Glasgow and the Ayrshire coast.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

There is an existing pedestrian/cycle path (National Route 7) some 800 m to the south which links Glasgow to Lochwinnoch, Johnstone and Paisley.

McGill's bus service 307 runs along Bridesmill Road linking Lochwinnoch to Johnstone and connects to other services beyond.

- **Current Use**
Vacant, not in current use.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

Site Photos



View at site entrance looking south along road edge



View at site entrance looking south



View from centre of site looking north



View from south-western corner looking south



View looking into site from St Bryde's bridge



View looking west from southern boundary

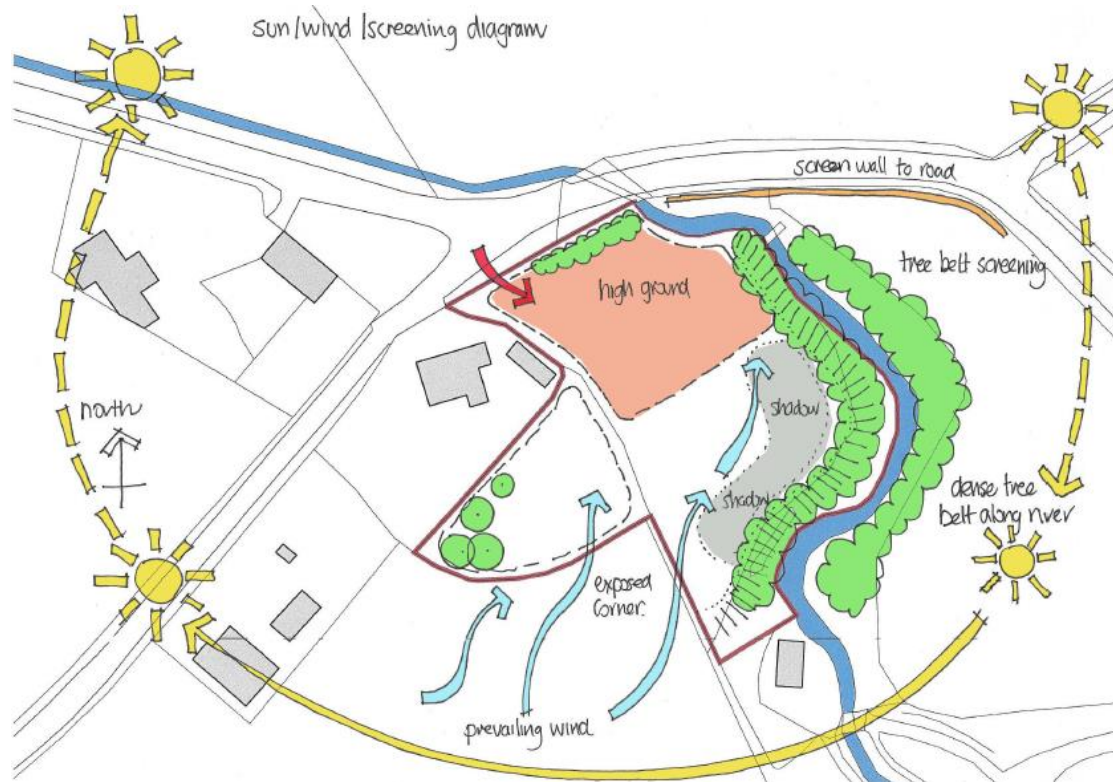


View of private road junction with road

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

Fig 4: Site Characteristics



**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

3.0 THE COUNCIL'S REASONS FOR REFUSAL

These are:

1. The proposed development does not comply with Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2021 and the New Development Supplementary Guidance on Housing in the Green Belt as it has not been demonstrated that there is a specific locational need for a dwellinghouse
2. The proposed development does not comply with Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2021 and the New Development Supplementary Guidance on Green Belt Development as it has not been demonstrated that the site can be accessed safely, and that traffic and access infrastructure can be accommodated sensitively

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

4.0 THE REASONS FOR SEEKING A REVIEW

- In our opinion, the proposals are not entirely incompatible with the requirements of Policy ENV1 and that their development would therefore not significantly implicate or, indeed, undermine the effectiveness of this and other relevant policies here or elsewhere in the LDP area
- As a consequence, the proposals would not serve to undermine the core role and function of the Green Belt
- That, in addition, the proposals are otherwise compatible with the requirements of other relevant policies

Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support

Prepared for: Ms Marna Murdoch

5.0 RESPONSE TO THE COUNCIL'S REASONS FOR REFUSAL

Reason for Refusal 1

'The proposed development does not comply with Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2021 and the New Development Supplementary Guidance on Housing in the Green Belt as it has not been demonstrated that there is a specific locational need for a dwellinghouse'

Response

In relation to the Green Belt, our understanding is that the Council's primary concern is that, while Green Belt designation is not in place to prevent development from happening, any proposed development does not undermine the core role and function of the Green Belt.

With this providing, in effect, an overall context, it is our contention that the proposals are not entirely incompatible with the requirements of policy, and that their development would therefore not significantly implicate or, indeed, undermine the effectiveness of these policies here or elsewhere in the LDP area.

In view of the particular locational and physical characteristics of the site which have not been disputed by the Appointed Officer, it is difficult if, that is, they were treated on their own particular merits to conclude otherwise.

The Appointed Officer refers in the Reasons for Refusal specifically to:

- Clydeplan Policy 14
- LDP Policy ENV1

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

- New Development Supplementary Guidance and, in the context of his report, to
- Clydeplan Policy 8

Our commentary on the requirements of the above in relation to the proposals is provided below:

Policies of the Development Plan

Clydeplan Policy 14

The policy 'context' for Renfrewshire LDP2, Policy ENV1, is provided by Clydeplan Policy 14, Green Belt. Para 8.15 of Policy 14 sets out the objectives of this policy.

It is not unreasonable to assume that the strategic objectives set out in Strategic Policy 14 underpin or are, in effect, the 'core values' of this policy. The wording of several of these are included in LDP2, Policy ENV1 and, while the proposals are not on a scale requiring a Clydeplan Schedule 14 Strategic Scales of Development response, it is nevertheless, in our view, relevant to set out our opinion re potential negative consequences, if any, that is, for a number of the more relevant objectives.

(i) directing planned growth to the most appropriate locations

We would agree that the proposals do not represent planned growth but we maintain that the site is a satisfactory location for development for the points made elsewhere in this document and in the Supporting Statement that formed part of the planning application.

(ii) creating and safeguarding identity through place-setting and protecting the separation between communities

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

As Figs 2 and 3 confirm, we would maintain that the proposals protect the identity of the historic development pattern locally – an opinion shared by the Appointed Officer and which is returned to later.

Otherwise, the nearest settlements, as defined in LDP2, are Lochwinnoch (3 miles to the west), Kilbarchan (3 miles to the north east) and Howwood (1 mile to the east).

(iii) protecting and enhancing the quality, character, landscape setting and identity of settlements

In the Council's response to the planning application, it is stated that '*... on balance, it is accepted that the proposed site could accommodate a dwellinghouse in a manner that complements the existing cluster and the wider environment.*'

Otherwise, the proposals are well outwith the landscape settings of the nearest three settlements, namely Howwood, Kilbarchan and Lochwinnoch, as confirmed in the Renfrewshire LDP Proposed Plan: Green Belt Review 2019.

(iv) protecting open space and sustainable access and opportunities for countryside recreation

The potential impact of the proposals on the requirements of this criterion would be zero.

(v) maintaining the natural role of the environment whether in terms of floodplain capacity, carbon sequestration or biodiversity

The Council's Chief Executive's Service Recommendation of Planning Applications Report indicates that the proposals would pose no problems for any of the aforementioned.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

LDP2: Policy ENV1

Policy ENV1 states: '*... in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan*', aims to:

- *maintain the identity of settlements*
- *protects and enhances the landscape setting of an area*
- *promotes and protects access opportunities to open space across Renfrewshire*

In our opinion, as confirmed by our comments on Clydeplan Policy 14, Green Belt, we would maintain our position that the proposals would not compromise delivery of these objectives.

Policy ENV1 goes on to state: '*Development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan ...*'

Interestingly, the word 'shortfall' does not appear in the Glossary of terms of either Clydeplan or LDP2.

Shortfalls are rarely 'flagged up' during the timescale of a Development Plan but there are almost inevitably slippages.

That said, the granting of consent for these proposals would not undermine the efforts of the Council to otherwise deliver on the housing land proposals set out in LDP2.

Clydeplan Policy 8: Housing Land Requirement

While not specifically mentioned in the Reasons for Refusal, the Appointed Officer's report draws attention to the relationship between this policy and Policy 14.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

Policy 8 requires that figures for all tenure Housing Land Requirements are provided for Housing Sub Market Areas. At the strategic level, the whole of Renfrewshire is considered to be a Housing Sub Market Area and it is stated in LDP2 that sufficient land has been identified to satisfy requirements for the plan period. While not specifically mentioned in the Reasons for Refusal, the Appointed Officer refers to:

Policy 8 of Clydeplan

This Policy has five criteria, namely:

- **the development will help to remedy the shortfall which has been identified**
Currently, no shortfall has been identified in Renfrewshire but the question is, would granting consent for these proposals undermine the Council's efforts to deliver the housing proposals set out in LDP? We think not.
- **the development will contribute to sustainable development**
We have argued elsewhere in this Statement and the Supporting Statement that formed part of the refused planning application that development of this site, based on a range of widely used criteria, would be considered to be sustainable.
- **the development will be in keeping with the character of the settlement and the local area**
It would be.
- **the development will not undermine Green Belt objectives**
In our opinion, it would not.
- **any additional infrastructure required as a result of the development is either committed or to be funded by the developer**

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

There would be no infrastructure issues.

Housing Need

The Appointed Officer uses the phrase '*...specific locational need ...*' in his report.

This, of course, is more specifically a 'requirement' rather than a need, as described in the Council's Housing Need and Assessment 3 (HNDA 3) which has informed the latest Housing Strategy.

HNDA 3 provides an authority-wide estimate of future need by tenure. The relevance to the case at hand is that, since the adoption of LDP2, to gain a more comprehensive and detailed impression of the operation of the housing market system in Renfrewshire, a detailed study to build upon the outputs of HNDA 3 has been commissioned **and will set out the local housing need and demand for Renfrewshire.**

Should this local housing need and demand study alter the housing need for Renfrewshire, these changes will be subject to a further period of consultation with local communities and by stakeholders.

Importantly, for the purpose of this exercise, Renfrewshire is divided into five Housing Market Sub Areas. A copy of the map of the boundaries of these areas is found in the Appendix. The proposed site falls within the West Renfrewshire Housing Market Sub Area. With the exception of half a dozen or so formally identified settlements, the bulk of West Renfrewshire is countryside and all of this is Green Belt.

At present, neither the Council's planning nor housing policies make reference to any measurement of 'need' within countryside areas, nor is information provided on need/shortfall on anything other than a Renfrewshire-wide basis.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

The Planning (Scotland) Act 2019, because of timing, had little or perhaps no bearing on the LDP2 plan-making process. Section 3A confirms that one of the outcomes of NPF should be '*increasing the population of rural areas of Scotland*' and that LDP policies should, in future, be based on details of population.

It is not for one moment being suggested that the Council is completely unconcerned about what happens to population levels in the Renfrewshire Countryside/Green Belt but neither does it seem to be taking account of what might be happening.

It is understood, for example, that currently there is no monitoring of planning applications for housing in the area of Policy ENV1 and therefore its potential consequences for population levels.

While understanding a requirement for application of the precautionary principle, there must be, in the final analysis, otherwise sustainable opportunities for new housing in the countryside, including the site that is the subject of this review, which, treated on their own merits, can deliver small-scale development without undermining the core values of the Development Plan Green Belt policies.

To provide a sense of perspective, it is quite likely that a significant number of houses now in the Renfrewshire Countryside would likely fail to achieve planning consent if they were the subject of current planning applications. It is conceivable that there is a 'need' in the Renfrewshire Countryside for which there is currently no policy response.

Policy ENV1 goes on to provide details of '*Development within the green belt ... considered appropriate ...*' Not all of those shown on page 74 of LDP2 are housing specific and the proposals do not fall into any of the categories listed.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

While these are the detailed 'implementation end' of Policy ENV1, our position is that the particular characteristics of the site means that the proposals present no threat to the underlying principles of Green Belt policy as the details shown elsewhere confirm.

Renfrewshire Local Development Plan: New Development Supplementary Guidance

Members of the Board will be aware that, in relation to Housing in the Green Belt, it is stated that residential development proposals will be considered in relation to six criteria, subject, that is, to '*residential use considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy ENV1 Green belt and Policy 8 of Clydeplan 2017*'.

These latter points have been dealt with earlier but it is important to note once more that information on shortfall is available only on a Renfrewshire-wide basis.

Three of the six criteria are relevant in this case, namely:

- ***it is demonstrated that there is a need for the residential use to be located outwith the settlement***

As stated earlier, the matter of 'need' within countryside areas in Renfrewshire requires further clarification, but currently the details of the Council's Green Belt policy are underpinned by a list of 'requirements' rather than an assessment of need.

- ***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***

No guidance is provided by LDP2 in the matter of 'outstanding quality' and 'positive contribution' but, notwithstanding this, the appointed officer's report confirms accepting that this was an in principle application, the

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

response was that '*... the applicant has provided indicative designs which show a dwellinghouse could be accommodated on the plot with respect to its dimensions*'.

- ***the proposal integrates with, complements and enhances the established character of the area and has no significant detrimental impact on the landscape character***

The appointed officer concurs and states: '*On balance, it is accepted that the proposed site could accommodate a dwellinghouse in a manner that complements the existing cluster and the wider environment.*'

Green Belt Development Criteria are set out on page 31 of the Supplementary Guidance.

Of the 12 criteria listed, the Appointed Officer has identified only one, i.e. '*Traffic and access infrastructure can be sensitively accommodated*', as been problematic and this matter is addressed in our response to Reason for Refusal 2 later.

Other Policies of the Development Plan

It is generally accepted that the presumption in favour of the Development Plan may be rebutted if material considerations indicate otherwise.

As Board members will be aware, material considerations are not given a statutory definition, although a number of them can readily be identified either directly or indirectly from statutes or from government policy statements. Otherwise, it has been left to the courts to develop the meaning of the term. There is therefore no exhaustive legally agreed list.

In para 6.51 of the Third Edition of 'Scottish Planning Law', by Raymond McMaster, Alan Prior and John Watchman, the authors, however, include a

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

number of 'following considerations', amongst them being: *'The fact that a proposal complies with some of the policies in the development plan'*.

In this regard, we have argued that the situation pertaining to Planning Application 22/0399/PP is somewhat different from this in that the proposals are not at variance with the requirements of aspects of Green Belt policy and, at the very least, would, if implemented, not threaten the robustness/viability of the policy.

That said, and in response to the quote taken from Scottish Planning Law, we would maintain that the Supporting Statement for Application Ref No 22/0399/PP confirms the overall compliance of the proposals with overall policy objectives, together with the primary requirements of Policy ENV1, which have their origins in Clydeplan Policy 14.

On the matter of other relevant policies of the Development Plan, the proposals comply with the requirements of ENV2, Natural Heritage; Policy ENV4, Water Environment; Policy ENV5, Air Quality; Policy P1, Renfrewshire Places; Policy P5, Green/Blue Network; Policy P6, Open Space, and Policy 14, Renewable and Low Carbon Technologies.

Reason for Refusal 2

'The proposed development does not comply with Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2021 and the New Development Supplementary Guidance on Green Belt Development as it has not been demonstrated that the site can be accessed safely, and that traffic and access infrastructure can be accommodated sensitively'

Response

The Response to Reason for Refusal 1 confirms, in our opinion, that the proposals do not offend the primary requirements of Strategic Policies 8 and

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

14 and of LDP2, Policy ENV1. In addition, they also conform to the requirements of all other relevant policies as described above.

As for the matter of traffic and access, the Appointed Officer confirms that the Council's Environment and Infrastructure Service has '*raised no objections, subject to conditions relating to the proposed access*'. These potential conditions are not made public. The Appointed Officer, however, introduces his own objective that '*It is noted that the sight lines required by this service would be difficult to achieve and would likely involve realignment of the existing boundary wall which would not be desirable*'. The guidance (SG) states that '*traditional field enclosures and landscaped features should be respected*'. This is returned to later.

The full policy statement taken from Green Belt Development Criteria contains a number of elements:

- (i) *Development will not have a significant detrimental impact on the local landscape character*
- (ii) *Development layout, design and siting must reflect local landscape character*
- (iii) *and respect and incorporate important landscape features such as traditional field enclosures, water courses, woodlands and skyline*

- (i) Local landscape character was one of the key considerations in the approach taken to the proposals. The Clyde Valley Landscape Assessment, SNH, 1999, the Council's own Landscape Assessment 2011, and NatureScot's Landscape Character Assessment 2019 which placed the proposed site within LCT 205, i.e. Broad Valley Lowland – Glasgow and the Clyde Valley, were all used to ensure that the proposals would not negatively impact local landscape character. Indeed, the Appointed Officer agrees that '*On balance, it is accepted that the proposed site could accommodate a dwellinghouse in a manner that complements the existing cluster and the wider environment*'.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

- (ii) In relation to (ii), the Appointed Officer's concern appears to be what he considers might be the implications of sight lines required by Environment and Infrastructure Service (which are not described by them?) That these would **likely** involve realignment of the existing boundary wall which, in the Appointed Officer's opinion, would **not be desirable** because SG states that traditional field enclosures and landscape features should be respected.

In the first instance, while the wall might be viewed as a boundary of a 'traditional field enclosure' (although what this feature is meant to comprise is not defined anywhere in LDP2 or SG). As a wall, it is not a traditional field boundary. Indeed, 'traditional field boundaries' are more often than not embankments/hedgerows with perhaps some trees included.

The wall, otherwise, is not recognised as a cultural asset anywhere in LDP2 or Supplementary Guidance.

In the final analysis, we do not consider the wall to represent a 'traditional field boundary'.

That said, as the planning application drawings confirm, the intention would be to use the existing access and therefore minimise any physical implications for the wall which would otherwise be considered important to the amenity of the proposals.

- (iii) The adjacent St Bryde's Burn is seen as an important feature but would be unaffected by the proposals. The intention would also be to intensify tree cover to create a natural woodland comprising indigenous species and thereby strengthen biodiversity.

The proposals would not impact negatively on skylines.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

6.0 CONCLUSIONS

- In relation to the Green Belt, our understanding is that the Council's primary concern is that, while Green Belt designation is not in place to prevent development from happening, any proposed development does not undermine the core role and function of the Green Belt
- With this providing, in effect, an overall context, it is our contention that the proposals are not entirely incompatible with the requirements of policy, and that their development would therefore not significantly implicate or, indeed, undermine the effectiveness of these policies here or elsewhere in the LDP area
- In view of the particular locational and physical characteristics of the site which have not been disputed by the Appointed Officer, it is difficult if, that is, they were treated on their own particular merits to conclude otherwise
- It is not unreasonable to assume that the strategic objectives set out in Strategic Policy 14 underpin or are, in effect, the 'core values' of this policy. The wording of several of these are included in LDP2, Policy ENV1 and, while the proposals are not on a scale requiring a Clydeplan Schedule 14 Strategic Scales of Development response, it is nevertheless, in our view, relevant to set out our opinion re potential negative consequences, if any, that is, for a number of the more relevant objectives.

(i) directing planned growth to the most appropriate locations

We would agree that the proposals do not represent planned growth but we maintain that the site is a satisfactory location for development for the points made elsewhere in this document and in the Supporting Statement that formed part of the planning application.

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

(ii) creating and safeguarding identity through place-setting and protecting the separation between communities

As Figs 1, 2 and 3 confirm, the proposals would protect the identity of the historic development pattern locally – an opinion shared by the Appointed Officer and which is returned to later.

(iii) protecting and enhancing the quality, character, landscape setting and identity of settlements

In the Council's response to the planning application, it is stated that '*... on balance, it is accepted that the proposed site could accommodate a dwellinghouse in a manner that complements the existing cluster and the wider environment.*'

Otherwise, the proposals are well outwith the landscape settings of the nearest three settlements, namely Howwood, Kilbarchan and Lochwinnoch, as confirmed in the Renfrewshire LDP Proposed Plan: Green Belt Review 2019.

(iv) protecting open space and sustainable access and opportunities for countryside recreation

The potential impact of the proposals on the requirements of this criterion would be zero.

(v) maintaining the natural role of the environment whether in terms of floodplain capacity, carbon sequestration or biodiversity

The Council's Chief Executive's Service Recommendation of Planning Applications Report indicates that the proposals would pose no problems for any of the aforementioned.

- Policy ENV1 states: '*... in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan*', aims to:

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

maintain the identity of settlements

protects and enhances the landscape setting of an area

promotes and protects access opportunities to open space across Renfrewshire

In our opinion, as confirmed by our comments on Clydeplan Policy 14, Green Belt, we would maintain our position that the proposals would not compromise delivery of these objectives.

- Policy ENV1 goes on to state: '*Development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan ...*'

Shortfalls, as a general rule, are rarely 'flagged up' during the period of an LDP. In our opinion, for the reasons set out elsewhere, these proposals, if implemented, would not undermine the efforts of the Council to otherwise deliver on the housing land proposals set out in LDP2.

- In summary, the proposals
 - present no threat of coalescence between settlements and would be well outwith the landscape setting of any settlement
 - that, despite any precise development plan guidance on settlement pattern in the Green belt, recognise the presence of clusters in the locality, identifying closely with one of these, thereby safeguarding identity through place-setting
 - demonstrate that, while the details provided are indicative only, careful consideration of the mixed nature of the design and scale of individual houses in the grouping can ensure that the proposals nevertheless integrate with, complement and enhance the established character of the immediate area

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

- would deliver appropriate landscaping that protects the quality and character of the landscape setting by following the advice provided by Scottish Natural Heritage as well as that provided by the Development Plan
- would maintain the natural role of the local environment with otherwise no significant detrimental impact on identified nature conservation interests, including species and habitats or the water environment from any pollution risks or risks to air quality
- would not lead to the loss of any prime agricultural land
- would have traffic and access infrastructure that can be sensitively accommodated
- would have no significant effects on public water supply
- would incorporate renewable and low-carbon technologies and
- would, as required, demonstrate a high quality of design

**Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch:
Statement in Support**

Prepared for: Ms Marna Murdoch

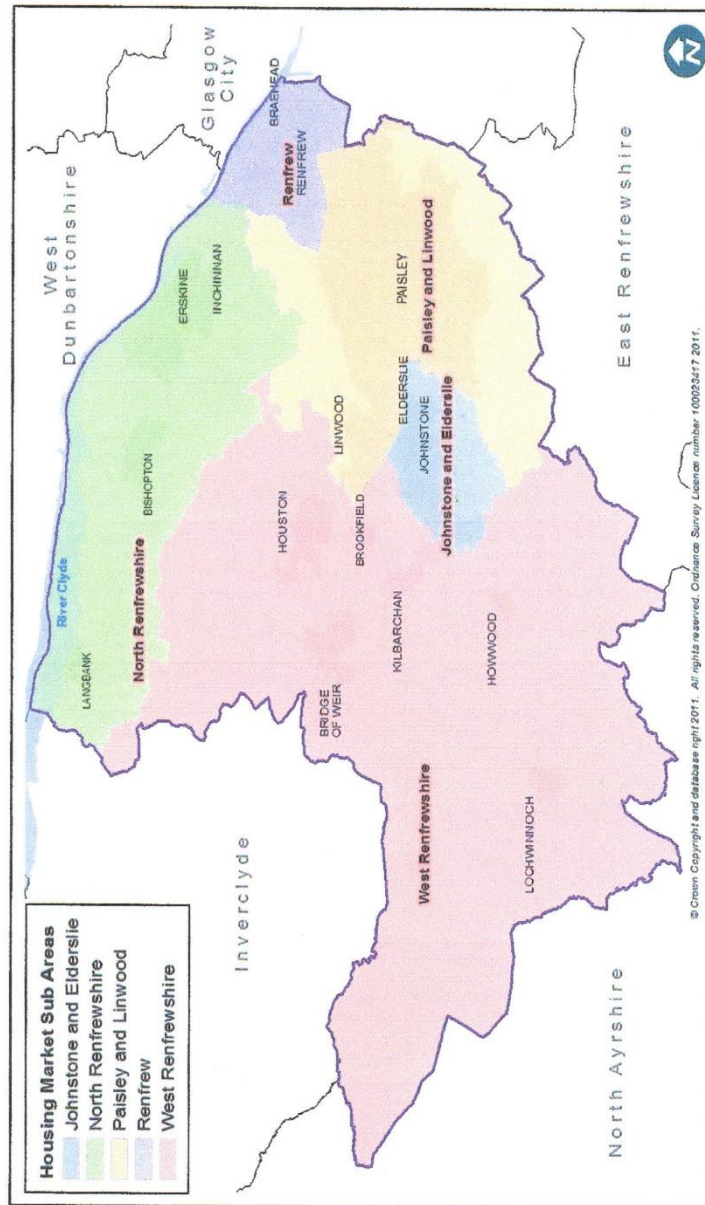
APPENDIX

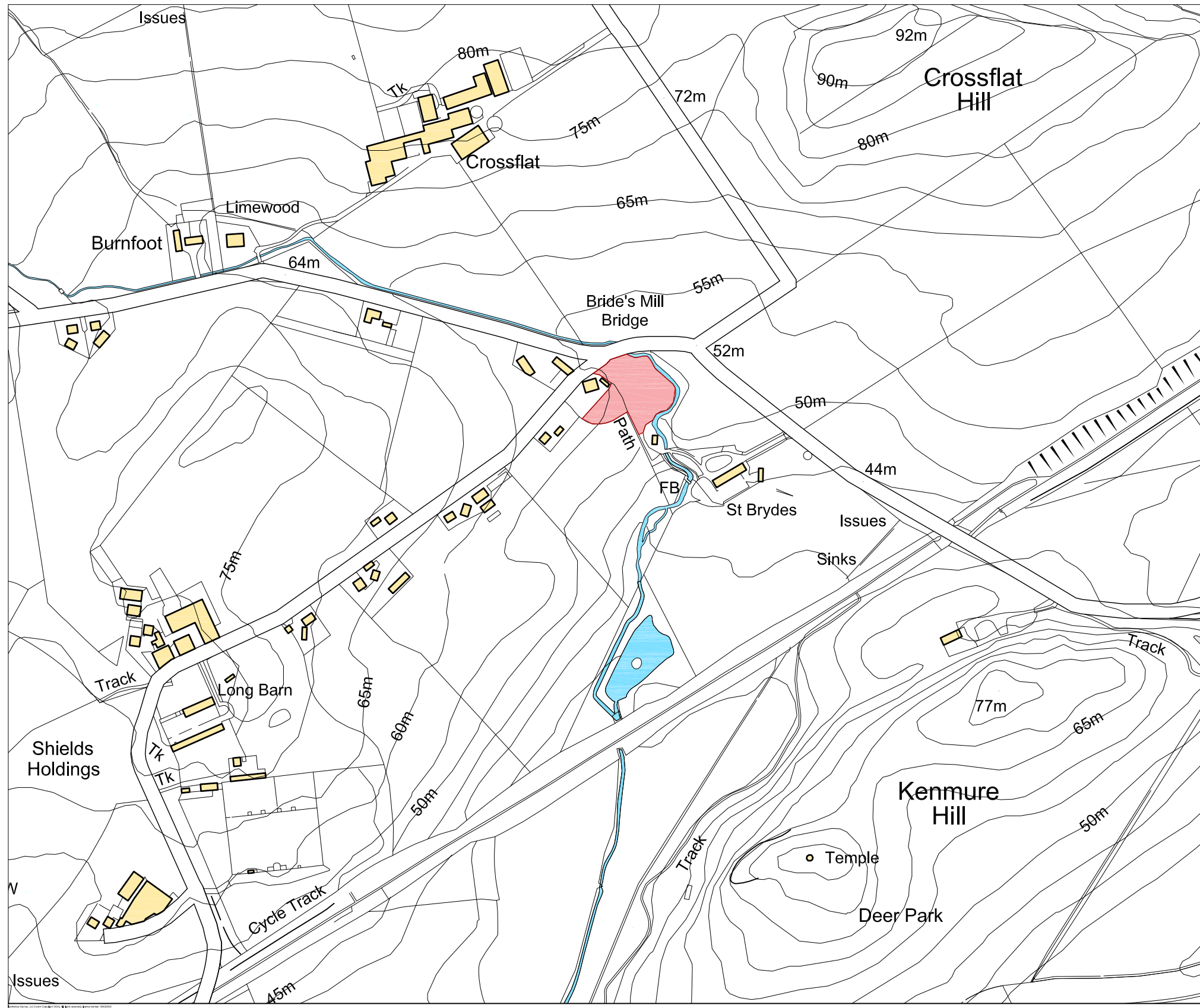
Settlements within Renfrewshire and Housing Market Sub Areas

Notice of Review in Relation to Refusal by Renfrewshire Council for Planning Permission in Principle for Erection of Dwellinghouse on Site 50 Metres East of St Bryde's Cottage, Shields Holdings, Lochwinnoch: Statement in Support

Prepared for: Ms Marna Murdoch

Settlements within Renfrewshire and Housing Market Sub Areas





rev	date	notes

NB:
drawing to be read with construction notes, schedule of works and structural engineers drawings/spec.
Refer to GA drawings for location of details.
All proprietary materials to be installed fully in accordance with the manufacturers written recommendations.
Do not scale drawing.
Information on this drawing is the subject of copyright: hobson architects.

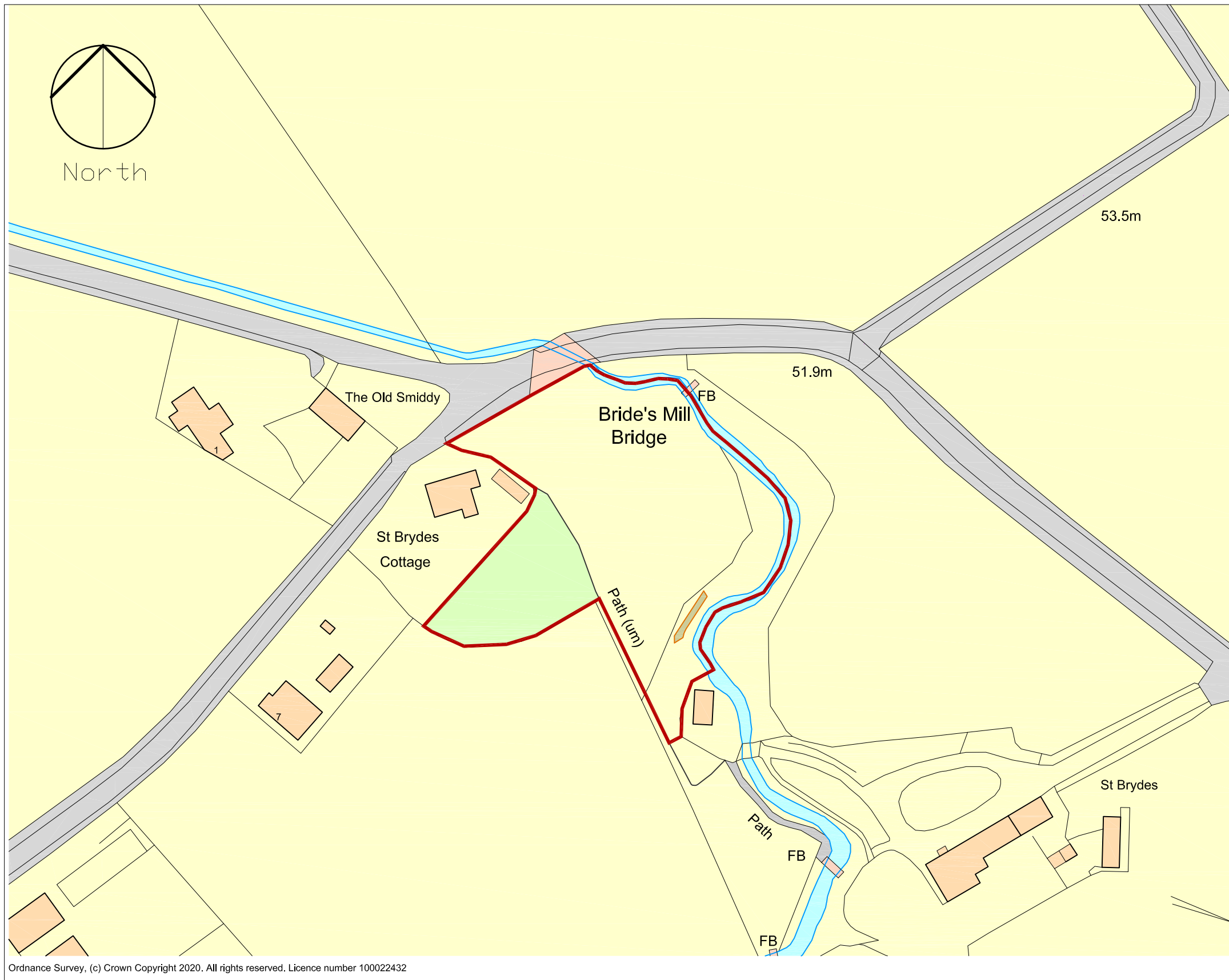


HOBSON
architects

The Studio
Seacliff
Eglinton Terrace
Skelmorlie
PA17 5EP

01475 522286
www.hobsonarchitects.co.uk
info@hobsonarchitects.co.uk


project	job no	drawing	drg no	rev
planning in principle plot adjacent Brides Mill bridge Howwood	2007	LOCATION PLAN	SL001	rev
client	drawn	checked	status	date
Ms M Murdoch	drawn	checkd	PLANNING	JULY 2020
	scale		1:10 000	



Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

rev	date	notes
-----	------	-------

NB:
drawing to be read with construction notes, schedule of works and structural engineers drawings/spec.
Refer to GA drawings for location of details.
All proprietary materials to be installed fully in accordance with the manufacturers written recommendations.
Do not scale drawing.
Information on this drawing is the subject of copyright: hobson architects.

 HOBSON architects	The Studio Seacliff Eglinton Terrace Skelmorlie PA17 5EP 01475 522286 www.hobsonarchitects.co.uk Info@hobsonarchitects.co.uk	project	job no	drawing	drg no	rev
		planning in principle plot adjacent Brides Mill bridge Howwood	2007	LOCATION PLAN	SL002	A
		client	drawn	checked	scale	date
		Ms M Murdoch	drawn	checkd	1:1250	JULY 2020
		status		PLANNING		

**STATEMENT IN SUPPORT
OF PLANNING APPLICATION IN PRINCIPLE
FOR DWELLINGHOUSE ON PLOT AT
SHIELDS HOLDINGS, LOCHWINNOCH, PA12 4HL**

**REPORT PREPARED ON BEHALF OF
NORTH PADDOCK PROPERTIES LTD
PER MRS MARNA MURDOCH
1/2 REDLANDS LANE, GLASGOW, G12 0AF**



Report By:

**MICHAEL S EVANS
BA (Econ); Dip TP, MRTPI, MCIM
PLANNING CONSULTANT
meicplan.associates
"TY-NEWYDD"
11 MURCHIE DRIVE
KINGS MEADOW
PRESTWICK
KA9 2ND**

**NICK HOBSON
BA(Hons) Dip Arch RIBA RIAS
HOBSON ARCHITECTS
SEACLIFF
EGLINTON TERRACE
SKELMORLIE
PA17 5EP**



June 2022

CONTENTS

(i) CONCLUSIONS

1.0 INTRODUCTION AND BACKGROUND INFORMATION

- Background
- Project Team
- The Applicant
- Project Brief
- The Site
- The Proposals
- Scope and Purpose of this Supporting Statement

2.0 AREA CONTEXT AND SITE ANALYSIS

Area Context

Site Location within the broader area and local context

The Site

Site Boundaries

- Site Analysis, i.e.
- its topography
 - views in and out (photographs)
 - its relationship to neighbours
 - what exists within the site/current use
 - development options considered?

3.0 PLANNING HISTORY

4.0 ASSESSMENT / DESIGN PRINCIPLES

- Introduction

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- The implications of the Characteristics of the Site, etc. for location of proposals/design, including photographic evidence, maps and diagrams
- Response to relevant Planning Policy, advice and guidance from relevant source documents at national, regional and local levels
- Other relevant Material Considerations

5.0 CONCEPTS AND PROPOSALS

- Landscape Context
- Site Details
- Site Boundaries
- Architectural Proposals
- The Vernacular
- Structural Considerations
- Sustainability and Energy Efficiency
- Details and Materials
- Parking, Circulation and Servicing
- Landscaping

6.0 CONCLUSIONS

APPENDIX

- Glasgow and the Clyde Valley Landscape Character Assessment
- Glasgow and the Clyde Valley Broad Valley Lowland
- Broad Valley Lowland SNH Development planning and management guidelines
- Informal Response from Renfrewshire Planning, 28 October 2014

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

(i) CONCLUSIONS

- In relation to the Green belt, the Council's primary concern is that, while the Green belt designation is not in place to prevent development from happening, proposed development must not undermine the core role and function of the Green belt re to direct planned growth to suitable locations and safeguard the openness of the area
- These guidelines/parameters have underlined the approach taken and that, as a result, we have delivered proposals that, if approved, would not impact negatively on the core role and function of the Green belt and, as a result, undermine the robustness and effectiveness of policy here or elsewhere in the Local Development Plan area. In so doing, and in detail:
 - the proposals
 - present no threat of coalescence between settlements and would be well outwith the landscape setting of any settlement
 - that, despite any precise development plan guidance on settlement pattern in the Green belt, recognise the presence of clusters in the locality, identifying closely with one of these, thereby safeguarding identity through place-setting
 - demonstrate that there has been careful consideration of the mixed nature of the design and scale of individual houses in the grouping to ensure that the proposals nevertheless integrate with, complement and enhance the established character of the immediate area
 - deliver appropriate landscaping that protects the quality and character of the landscape setting by following the advice provided by Scottish Natural Heritage as well as that provided by the Development Plan
 - maintain the natural role of the environment with no significant detrimental effect on identified nature conservation interests, including species and habitats or the water environment from any pollution risks or risks to air quality
 - will not lead to the loss of any prime agricultural land

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- will have traffic and access infrastructure that can be sensitively accommodated
- will have no significant effects on public water supply
- incorporate renewable and low-carbon technologies and
- demonstrate a high quality of design
- Scottish Ministers have confirmed that one of the outcomes of National Planning Framework should be *'increasing the population of the rural areas of Scotland'*.

Consultation on a draft NPF4 (Scotland 2045 – fourth National Planning Framework), published on 21 November 2021 ended on 31 March 2022, and the outcome of this is awaited.

Whatever the outcome is likely to be, the direction of travel of the debate so far strongly suggests that change is on the way.

As the National Records of Scotland's April 2022 report indicates, 91% of the country's population lives on 2.3% of its land. Elsewhere, it has been confirmed that 95% of Scotland is described as countryside.

Not a commodity in short supply therefore.

It is likely that there will be a response to what Savills in a recent report to the Scottish Land Commission stated as being *'... an overly protective and relatively static approach to planning for rural areas across much of rural Scotland as evidenced by policies that are counter to the Scottish Government's focus on rural depopulation'*.

One of the drivers of change must surely be the emergence – primarily as a result of the pandemic – of the transition to remote working by many more individuals. There is already emerging evidence that the shift to remote working is prompting people to look to move.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

This represents an opportunity to support a broader rebalancing of the population.

All of that said, and whatever changes might be in the offing, it is our opinion that the proposals in their present form are entirely compatible with the core values of greenbelt policy and the requirements of sustainability.

In the following sections of this Statement, we set out the case as to how we have come to these conclusions.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

1.0 INTRODUCTION AND BACKGROUND INFORMATION

- **Background**

This report has been commissioned by North Paddock Properties Ltd per Mrs Marna Murdoch, 1/2 Redlands Lane, Glasgow, G12 0AF. At the time of writing, it is understood that Mrs Murdoch was the owner of the site shown in Fig 1 and Drawing No 2007-SL002 which forms part of the planning application.

- **Project Team**

The Project Team comprises:

- **Michael S Evans, Planning Consultant, meicplan.associates, 'Ty-Newydd', 11 Murchie Drive, Kings Meadow, Prestwick, KA9 2ND**
and
- **Nick Hobson, Hobson Architects, Seacliff, Eglinton Terrace, Skelmorlie, PA17 5EP**

- **The Applicant**

Application is made on behalf of the owner, North Paddock Properties Ltd per Mrs Marna Murdoch, and is made on her behalf by Nick Hobson.

- **Project Brief**

Refer to Scope and Purpose of this Supporting Statement but, basically, it is **to achieve on behalf of the Client a development that does not undermine the core role and function of the Greenbelt.**

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- **The Site**

As Fig 1 on page 10, which also forms part of the application, confirms, the site which extends to 5,670 m² fronts on to Bridesmill Road. The site is closely related physically to a cluster of dwellings in the countryside comprising 4 existing units as shown in Fig 2 on page 10.

- **The Proposals**

The proposals are for the erection of a new one-and-a-half-storey dwellinghouse on land adjacent to St Bryde's Cottage/Shields Road. Proposals include vehicle access from an existing gateway and associated landscaping works. Details are to be found in Part 5.0.

- **Scope and Purpose of this Supporting Statement**

This Statement forms part of the planning application and relates to the area of ground shown in Fig 1 and in Drawing No 1820-SL003 which also forms part of the planning application.

Pre-application advice dated 28 October 2014 stated that '*While the green belt designation is not in place to prevent development from happening, proposed development must not undermine the core role and function of the green belt which is to direct planned growth to suitable locations and safeguard the openness of areas ...*'

It was recommended that a planning application be accompanied by a '*strong supporting statement which sets out why the development can be justified within the context of the green belt policies*'. Although this advice was provided eight years ago and the development plan position at strategic and local levels has moved on since then, Greenbelt policy at both levels has substantially remained relatively unaltered.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

The purpose of this Supporting Statement is therefore to confirm that the proposals would not undermine the core role and function of the Greenbelt and, as a result, undermine the robustness and effectiveness of Greenbelt policy here or elsewhere within the Local Development Plan area.

To arrive at this conclusion, the requirement has also been to assess implications for a range of other relevant policies, guidance, advice and material considerations as set out in Part 4.0.

As part of the process, and while this is a planning application in principle, we have in Part 5.0, 'Concepts and Proposals, included a level of detail not usually required, but the intention is to confirm what might be possible in development terms, that sits comfortably within the landscape context, both broad and local, and, as a result, contributes to confirming that proposals could be delivered that would not undermine the core role and function of the Greenbelt. This does not preclude the possibility of other solutions being arrived at.

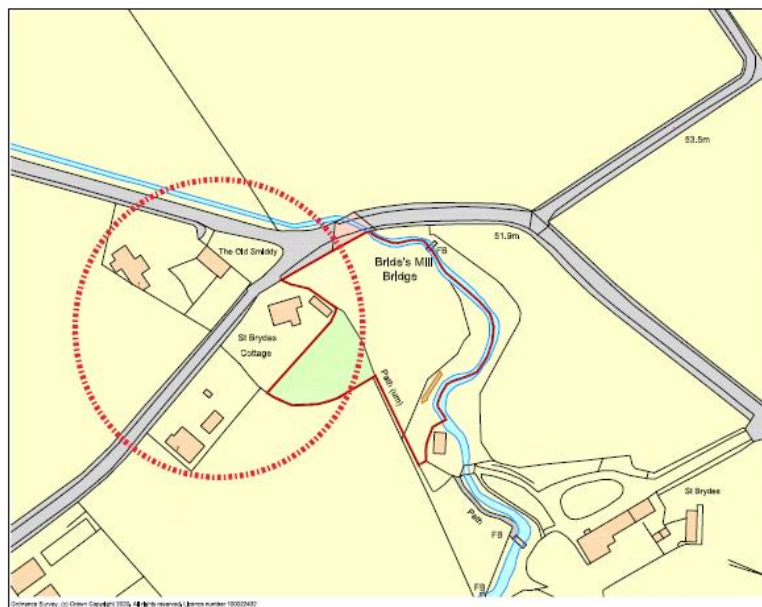
Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Fig 1: The Site



Fig 2: The Cluster



rev	date	description	author	date	drawing	proj no	sheet
		<p>NOTE</p> <p>This drawing is to be used in conjunction with the accompanying text, schedule of works and site plan and shall not be used in isolation.</p> <p>Refer to CAI drawings for details of details.</p> <p>All dimensions are to be finished unless otherwise stated.</p> <p>Do not scale drawings.</p> <p>Information on this drawing is the subject of copyright notice and fees.</p>	 <p>HOBSON CONSULTANTS</p> <p>14/45 GLENVIEW NEWCASTLE NORTH ABERDEENSHIRE</p>	<p>2007</p> <p>01/07/2007</p> <p>Mrs M Murdoch</p>	<p>2007</p> <p>LOCATION PLAN</p> <p>drawn checked</p>	<p>01/001</p> <p>PLANNING</p> <p>01/001</p> <p>JULY 2007</p>	<p>A</p>

2.0 AREA CONTEXT AND SITE ANALYSIS

- **Wider Landscape Context**

The Glasgow and the Clyde Valley Landscape Character Assessment was published by SNH in 1999 and this document has provided information that the relevant local planning authorities, including Renfrewshire, have relied on consistently for the formulation of policies for development and countryside management in Glasgow and the Clyde Valley.

Fig 5.1, Regional Character Areas, a large-scale plan, suggests that the site falls just within area (viii), the Inner Clyde Valley (a copy of Fig 5.1 can be found in the Appendix).

The more detailed Landscape Classification provided later in the document indicates that the site falls within a Broad Valley Lowland, i.e. Landscape Area 10 and, even more specifically, Area 10a, Lochwinnoch, as shown in Map 10 (a copy of which can be found in the Appendix).

The Clyde Valley Landscape Character Assessment provided detailed development planning and management guidelines, which are returned to in Part 4.0, Assessment/Design Principles. A copy of this can be found in the Appendix which is not repeated in the update.

The Council's own Landscape Assessment carried out in 2011 relied heavily on SNH's 1999 Assessment.

It quoted SNH's overall assessment which, in relation to the requirements of policy, highlighted that '*landscape **planning and management should aim to conserve and enhance the diversity of this valley landscape and its component parts.** In particular, this should aim to protect the transitions between valley floor and surrounding hills and **prevent developments which would obscure the inherent changes in character**'.*

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

The proposal is located within the transitional area between the more settled agricultural flood plain and valley edge to two populated valley sides and to the adjacent hills.

These points are also returned to in Part 4.0, Assessment/Design Principles.

More recently, the Landscape Character Assessment carried out by NatureScot and published in 2019 reconfirmed that the site was in LCT 205, that is Broad Valley Lowland – Glasgow and the Clyde Valley.

Settlement Pattern

On this matter, the description provided in both Assessments is of a highly generalised nature. In the Glossary of LDP2, no advice is offered on the matter of settlement pattern.

The acceptability/sustainability of, in relation to, development takes on a heightened relevance in countryside areas. In the absence of detail in relation to policy guidance on settlement pattern in the countryside, the location of the proposals has taken account of the historic pattern within the immediate area as set out below.

- **'Broader' Local Context**

This we have defined as the area shown in Fig 3 on page 13. It was considered important to recognise the relationship of the proposals with the long-established pattern of development along Shields Holdings to the west.

- **'Nearer' Local Context**

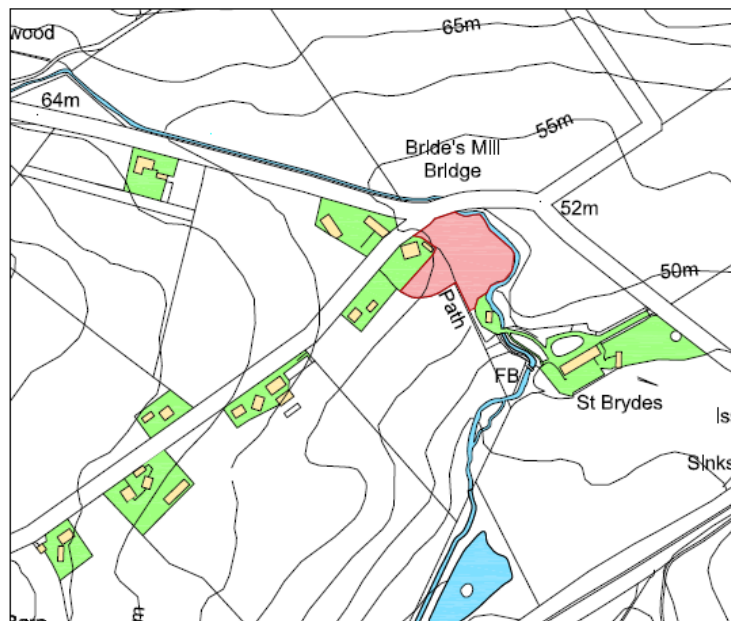
This we have interpreted as being the area shown in Fig 2.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

The proposed site sits at the eastern end of a recognisable cluster of 4 one- and one-and-a-half-storey dwellings around the junction of Shields Holdings and Bridesmill Road. The site itself is bordered to the north and north east by an existing stone wall to the main road, to the east and south by a wooded gorge and to the west by post-and-wire fencing to the adjoining properties. The circumstances of the immediate local context are illustrated by the photographs on page 16.

Fig 3: Broader 'Local' Context



rev	date	description	010	020	030	040	050	060	070			
Notes: - This plan is a conceptual illustration only. Schedule of works and structural details must be provided. - Refer to the drawings for details of walls. - The proposed construction is to be in accordance with the construction specifications. - Do not use materials. - Information on site should be the subject of separate technical work.					The South East Council Planning Department PA12 4HL 0141 822000 www.south-east.co.uk info@south-east.co.uk		project: Planning in principle for a new dwelling house at Shields Holdings PA12 4HL		job no: 2007	stage: LOCATION PLAN	app no: 12/003	rev: 001
						client: Mrs M Murdoch		drawn: drawn	checked: checked	date: JULY 2020		

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Site Analysis

- **Topography/Current Use**

The site is currently a well-defined field, generally flat but which gently slopes from the midpoint line of the site to the south and south east.

On the eastern and south-eastern edge, the site is well sheltered from the mature tree belt following the existing gorge and burn below.

The site has a more open aspect to the south and south west, so is exposed to the prevailing weather. However, it does provide good opportunities for renewable energy generation.

The photographs on page 16 regarding the setting, together with Fig 7 on page 48, indicate how well the proposals would sit within the local context.

- **Microclimate**

Situated at only 52.5 metres OD and in a relatively sheltered location, the site is not overly exposed to extreme weather that would implicate sustainability. Information about elements of microclimate is shown on Fig 4, Site Characteristics, on page 17.

- **Services**

The proximity of the adjoining cluster of houses confirms that water, electricity and telephone supplies/capacity are nearby. Adjacent dwellings are served by private foul water septic tank or treatment plants.

The size and topography of the site plus the proximity of the existing burn means an on-site SUDS scheme would be possible to deal with surface water.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- **Connectivity**

Vehicle access to the site would be via the existing access gate at the junction of the private road and Bridesmill Road. Bridesmill Road leads to the A737, some 0.5 miles to the east and Lochwinnoch some 3.5 miles to the west.

There is an existing pedestrian/cycle path (National Route 7) some 800 m to the south which links Glasgow to Lochwinnoch, Johnstone and Paisley.

McGill's bus service 307 runs along Bridesmill Road linking Lochwinnoch to Johnstone and connects to other services beyond.

Howwood railway station is approximately 1 mile to the east of the site which provides regular connections to Glasgow and the Ayrshire coast.

- **Current Use**

Agriculture, rough grazing.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Site Photos



View at site entrance looking south along road edge



View at site entrance looking south



View from centre of site looking north



View from south-western corner looking south



View looking into site from St Bryde's bridge



View looking west from southern boundary

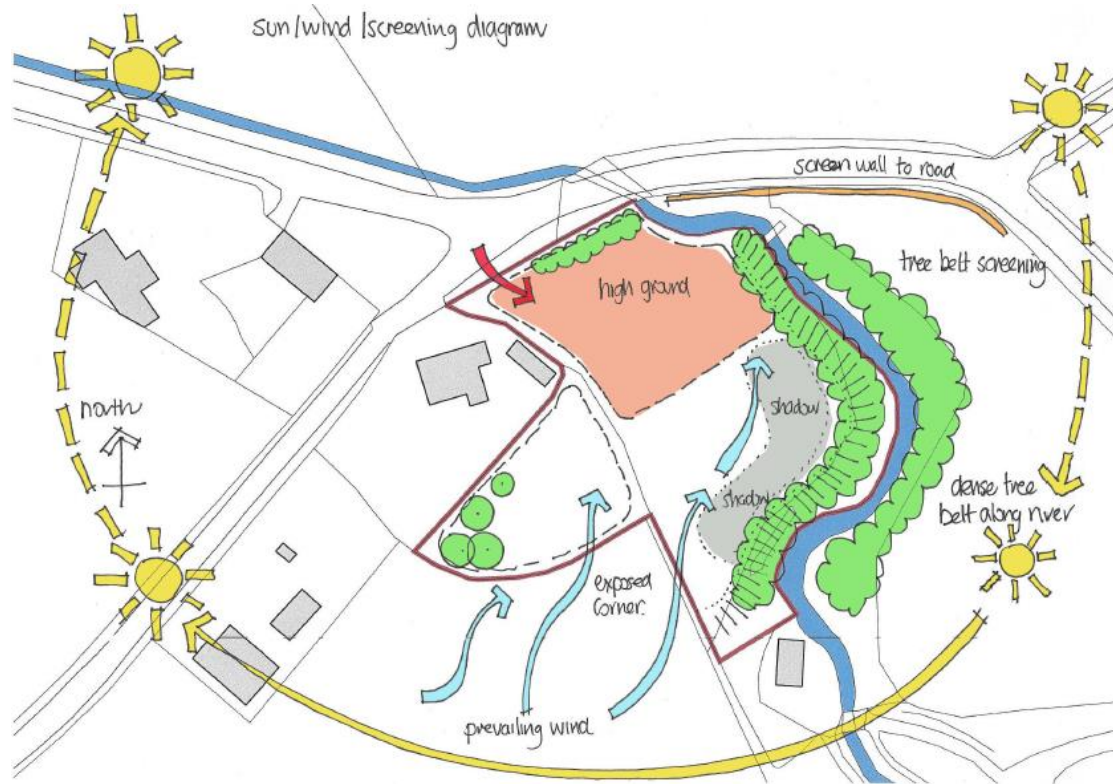


View of private road junction with road

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Fig 4: Site Characteristics



Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

3.0 PLANNING HISTORY

There is no history of planning applications on the site.

The Applicant has, however, previously given consideration to bringing forward a planning application for a new dwelling at the same location. A pre-application request for policy guidance was made on 14 October 2014 by the Applicant's agent at the time. This was not a formal pre-application consultation and the advice provided on the 28 October 2014 was informal and 'made without prejudice to any critical decisions taken by Renfrewshire Council as planning authority with respect to any formal application for planning permission'.

With relatively little change in the core role and function of the Green belt since then, we concluded that the advice, albeit informal, would be relevant today.

A copy of the response can be found in the Appendix.

4.0 ASSESSMENT / DESIGN PRINCIPLES

Inevitably, in our opinion, the eventual outcome regarding any proposal is influenced/underpinned by a range of considerations that have influenced the design principles.

The principal ones in this case are:-

- (i) the characteristics of the site, its location and setting within the broader and immediately surrounding landscape
- (ii) the requirements of the Development Plan and Supplementary Guidance, and
- (iii) where applicable, Material Considerations

(i) The implications of the characteristics of the site, etc, for the location of the proposals and the design outcome

Understanding and interpreting the characteristics of the site within its setting are vitally important to the delivery of a successful outcome. Details of the local context and its assessment to establish the capacity of the site in landscape terms to absorb the proposals are described in Part 2.0. The implications of those details for an indicative outcome are dealt with in Part 5.0.

(ii) Response to relevant Planning Policy, advice and guidance, source documents at national, regional and local levels has included:-

- Clydeplan, Strategic Development Plan, July 2017
- Adopted Renfrewshire Local Development Plan 2, December 2021
- Renfrewshire Local Development Plan: New Development Supplementary Guidance, November 2014
- Scottish Planning Policy (SPP), June 2014

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- Planning Advice Note 68: Design Statements, Scottish Government, August 2003
- Planning Advice Note 60: Natural Heritage, Scottish Government, January 2020
- Planning Advice Note 61: SUDS, Scottish Government, July 2001
- Planning Advice Note 72: Housing in the Countryside, Scottish Government, February 2005
- Planning Advice Note 77: Designing for Safe Places, Scottish Government, March 2006
- Renewables – Microgeneration, March 2013

(iii) Other relevant Material Considerations, including:-

- Pre-Application Enquiry, October 2014
- Background information provided by Client
- Renfrewshire Local Development Plan, Draft New Development Supplementary Guidance, 2022
- Renfrewshire LDP Background Report, Landscape Assessments, Dec 2011
- Renfrewshire Core Paths Plan
- Glasgow and the Clyde Valley Landscape Assessment, 1999
- SNH National Landscape Character Assessment 2019
- Renfrewshire Biodiversity Action Plan, 2018 – 2022
- Renfrewshire Proposed LDP2, 2019
- Renfrewshire LDP Proposed Plan, Green Belt Review, 2019
- Scotland's Third National Planning Framework Position Statement, June 2014
- Planning (Scotland) Act 2019
- Scotland's Fourth National Planning Framework Position Statement, November 2020
- Scotland 2045 – Fourth National Planning Framework, November 2021

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- Renfrewshire Local Development Plan: Draft New Development Supplementary Guidance, 2022

(ii) Response to the relevant Planning Policy, advice and guidance

Under the terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, any decisions on a planning application should be made in accordance with the Development Plan unless planning (material) considerations dictate otherwise.

The Development Plan for the site is at two levels, namely:-

1. Glasgow and the Clyde Valley Strategic Development Plan

The current strategic development plan, i.e. Clydeplan, was approved by Scottish Ministers in July 2017.

The Planning (Scotland) Act 2019 removes the requirement to prepare strategic development plans. This may or may not be replaced in due course by a regional spatial strategy under Section 47A(i) but, at the time of writing, this is a long way off.

For the foreseeable future therefore, Clydeplan will form part of the development plan for the area and continue to provide the context for the policies of LDP2.

The proposals are located within the 'strategic' Green belt, and Schedule 14 of Clydeplan '*is intended to clarify the scale of development likely to impact on the SDP Vision and Spatial Development Strategy*'.

Quite clearly, the proposals are, in terms of scale, well below the threshold of any of the categories included in Schedule 14.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Policy 14, Green Belt, is, however, underpinned by a number of strategic objectives which, in turn, provide the basis for Green Belt policy in Renfrewshire LDP2.

The planning officer's informal response of 28 October 2014 refers specifically to 'core values' which it is reasonable to assume have their origins in Clydeplan.

Although merely a single-house development, we are of the opinion that it is important to assess the potential implications against the requirements of the relevant strategic objectives, namely:-

- ***creating and safeguarding identity through place-setting and protecting the separation between communities***

The nearest settlements are Lochwinnoch, 3 miles to the west; Kilbarchan, 3.9 miles to the north east and Howwood, 1.6 miles to the east.

There will therefore be no threat of coalescence.

In the absence of settlements, it is the matter of settlement pattern in the area that becomes the important consideration. As Fig 3 confirms, the pattern in the 'Broader Local Context' includes the particular circumstances along Shields Holdings, but resulting in the cluster at Bridesmill Bridge, to which the proposals comfortably relate.

In our opinion therefore, the proposals will have no adverse consequences for the requirements of this criterion.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- ***protecting and enhancing the quality, character, landscape setting and identity of settlements***

The proposals have embraced placemaking principles related to the immediate geographical context.

Fig 7 on page 48, 'Impression of Proposals in Context', illustrates this.

Otherwise, the proposals are well outwith the landscape settings of any settlement. Evidence of this is substantiated in part by Renfrewshire Council's definition of Green belts in relation to settlements in the Renfrewshire LDP Proposed Plan: Green Belt Review 2019.

- ***protecting open space and sustainable access and opportunities for countryside recreation***

What the proposals will **not do** is impact negatively on the requirements of this criterion.

- ***maintaining the natural role of the environment, whether in terms of floodplain capacity, carbon sequestration or biodiversity***

The proposals would not impact on floodplain capacity, will enhance carbon sequestration through proposals for tree planting which, in turn, will enhance opportunity for enhancing biodiversity.

The proposals, in our opinion, are therefore clearly in keeping with the core values of strategic Green belt policy as expressed through relevant strategic objectives.

2. Renfrewshire Local Development Plan 2021

Renfrewshire Council adopted the Renfrewshire Local Development Plan on 15 December 2021. The 2021 Plan replaced Renfrewshire Local Development Plan 2014.

Delivering the Spatial Strategy - Environment

The preamble states that:

'Renfrewshire benefits from a distinctive landscape and a varied natural environment which are valuable resources for places across Renfrewshire.

By promoting good-quality development in the right locations, the Renfrewshire Local Development Plan seeks to conserve, enhance and maintain natural heritage, including green spaces, landscape character, biodiversity, as well as recreational and access resources and active travel routes.

Green infrastructure is an integral part of place-making, both existing assets and new opportunities. The design and layout of new developments will require to consider the relationship with and how it can enhance the surrounding area, particularly in relation to the natural environment and biodiversity'.

Delivering the Spatial Strategy – Environment involves a number of policies that are relevant to the application.

Green Belt

It is confirmed that *'the majority of Renfrewshire is rural and therefore land designated as green belt covers an extensive area which can be used for a variety of uses and can integrate and*

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

align well with the objectives of the green network and connectivity to open spaces.

The strategic objectives for the green belt are set out in Clydeplan (para 8.15). Renfrewshire's green belt will be protected from inappropriate development that does not meet these objectives.

It has already been confirmed that the proposals comply with these objectives.

It is stated that: *'The aim of the Renfrewshire Local Development Plan is not to restrict appropriate development or suitable uses in the green belt which can support sustainable growth and this is reflected in Policy ENV1'.*

Local Development Plan Objectives – Environment

Specifically in relation to these, the proposals would:

- *protect and enhance the local natural environment and local built and cultural heritage, strengthen the attractiveness of the local place*
- *In their detail, 'promote and support measures to reduce and mitigate the effects of climate change'*
- *and would constitute 'development that neither individually nor cumulatively would cause significant adverse environmental impacts'*

The details that follow are intended to confirm that the advice provided by the aforementioned has been clearly adhered to in constructing the case for the proposals.

While not listed among the uses shown on page 74 of LDP2, it has nevertheless been demonstrated elsewhere that the proposals would not undermine the primary aspirations, i.e. to

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

maintain the identity of settlements and not to impact negatively on landscape or efforts to improve access to open spaces.

Policy 8 of Clydeplan, Housing Land Requirements, states that:

- *the development will contribute to sustainable development.*
The Glossary of LDP2 defines Sustainable Development in a very general sense as '*Development that meets the current and future needs of an area without comprising the built and natural environment*'. The case supports the sustainability credentials of the proposals, in our opinion, made elsewhere
- *the development will be in keeping with the character of the settlement and the local area,* which it is
- *the development will not undermine Green Belt objectives,* which we maintain, based on the evidence provided elsewhere in this Statement, it will not

Policy ENV1: Green Belt

It is critical therefore that the proposals comply with the primary requirements of the policy, i.e.:

- (i) *they maintain the identity of settlements*
- (ii) *protect and enhance the landscape setting of an area, while*
- (iii) *protecting and promoting access opportunities to open space*
- (iv) *in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan*

Response to Primary Requirements of ENV1 – Green Belt

- (i) The nearest settlements as defined in LDP are Lochwinnoch (3 miles to the west), Kilbarchan (2.5 miles to the north east) and Howwood (1 mile to the east). The

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

proposals would have no implications for coalescence or for the settings of these villages.

Fig 2 shows the settlement pattern within the immediate area. LDP provides no specific guidance on the matter of settlement pattern in the countryside/Green belt but Fig 3 shows groups of buildings/individual buildings at fairly regular intervals.

One of these groupings, focused on the Old Smiddy, is shown in Fig 2 which has the characteristics of a cluster, i.e. it is clearly defined, i.e. it is nucleated, comprising four adjacent houses, and the proposals would sit within the 'junction' of the two arms of the cluster and effectively consolidate this position.

- (ii)** The details contained in Figs 7 and 11 in Part 5.0 confirm the capacity of the local landscape to absorb the impact of the proposals. Additional planting will, as shown, bring further benefits in relation to landscape setting.
- (iii)** The proposals would have no negative consequences for access to the countryside.
- (iv)** The proposals are confirmed elsewhere as being compatible with the requirements of Clydeplan Policy 14.

While not listed among the uses shown on page 74 of LDP2, it has nevertheless, in our opinion, been demonstrated elsewhere that the proposals would not undermine the primary aspirations, i.e. to maintain the identity of settlements and not to impact negatively on landscape or efforts to improve access to open spaces.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Policy 8 of Clydeplan, Housing Land Requirements, states that:

- the development will contribute to sustainable development. The Glossary of LDP2 defines Sustainable Development in a very general sense as ‘*Development that meets the current and future needs of an area without comprising the built and natural environment*’. The case supports the sustainability credentials of the proposals, in our opinion, made elsewhere
- the development will be in keeping with the character of the settlement and the local area, which it is
- the development will not undermine Green Belt objectives, which we maintain, based on the evidence provided elsewhere in this Statement, it will not

Policy ENV 2: Natural Heritage

To accord with the Local Development Plan, development must not have an adverse effect on the integrity of sites provided for their natural conservation interest or which have the potential to protect and enhance designated sites and the wider biodiversity and geodiversity of the area. A review of the Council’s records confirm that the proposed site is not within, or on the edge of, the types of location listed on page 75 of the LDP.

The proposals, however, include a significant provision for soft landscaping, including meadow planting which, collectively, can create the opportunity for strengthening the biodiversity of the local area.

These are described in the Concept Site Plan on page 51.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Policy ENV 4: Water Environment

St Bryde's Burn forms the western boundary of the site and eventually flows into Castle Semple Loch. The proposals will safeguard the existing water environment, helping to maintain/encourage biodiversity.

Policy ENV 5: Air Quality

The proposals, as detailed in Part 5.0, contain a range of sustainability features in accordance with the provisions of the New Development SG aimed at reducing carbon emissions.

Delivering the Spatial Strategy Places

Policy P5: Green/Blue Network

The proposals will have no negative consequences for the development of the Green/Blue Network.

Policy P6: Open Space

The proposals will not implicate existing or proposed open spaces.

Delivering the Infrastructure Strategy

Policy 14

Renewable and Low Carbon Technologies

The proposals will include air source heat pump as the principal heating source, coupled with solar panelling.

3. **New Development Supplementary Guidance, adopted November 2014**

Green Belt

The preamble to the policy sets out the broad, essentially strategic, core principles replicating, as would be expected, those of Clydeplan underpinning policy, namely that:-

- (i) **Green belt designation is not in place to prevent development from happening,**
- (ii) **it is to maintain the identity of settlements, with a clear definition of their physical boundaries, and**
- (iii) **preventing coalescence**

As confirmed elsewhere, the proposals would have no negative consequences for these major considerations.

While not listed among the 'Acceptable forms of development', the proposals, in our opinion, reflect these core principles.

The policy sets out Green Belt Development Criteria.

'All developments within the green belt require to be assessed against the following criteria':-

- * There should be ***no loss of prime quality agricultural land or land of lesser quality that is locally important line with SPP***
- * ***Traffic and access infrastructure can be sensitively accommodated***

This is confirmed in Part 5.0.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- * **There will be *no significant effects on public water supply and water courses from any pollution risk***

Water supply via mains immediately adjacent to the plot access point.

St Bryde's Burn runs close to the western boundary of the site but measures will be put in place during construction to prevent damaging run-off.

- + ***The local landscape character will be maintained and enhanced***

The landscape setting/capacity has been analysed and the outcome detailed in Part 5.0. This confirms that the proposals can be satisfactorily accommodated in line with the requirements of this criterion.

- + ***Development layout, design and siting should respect and incorporate important landscape features, such as traditional field enclosures, water courses and features, woodlands and skylines***

As the information provided in Part 5.0 indicates, the existing field pattern has been retained, woodland has been strengthened and the skyline respected.

- * ***It can be demonstrated that there is careful consideration of the design, scale and grouping of any buildings***

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

As we have demonstrated elsewhere, the proposals would occupy a space associated with a cluster of existing dwellings, as shown in Fig 2.

These are dealt with in Part 5.0.

- * ***Appropriate landscape proposals have been incorporated***

These are detailed in Part 5.0.

- * ***There are adequate services available for the development***

The situation pertaining to services is described in Part 2.0.

- * ***There is no significant detrimental effect on identified nature conservation interests, including species and habitats***

There are no identified nature conservation interests, etc but the proposals include woodland planting that will significantly increase the potential for biodiversity here.

The wording of these criteria marked '*' are identical in LDP Draft New Development Supplementary Guidance 2022 and those marked '+' are broadly similar. The 2022 document is dealt with later.

In relation to the specific criteria re Housing in the Green Belt, as the details confirm in Part 5.0:

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- The proposal, in our opinion, ***demonstrate outstanding quality of design, is of an appropriate scale to make a positive contribution to the surrounding area***

While this is an in principle application, the objective has been – albeit on an indicative basis – to indicate how these requirements could be delivered here.

- ***The proposal integrates with, complements and enhances the established character of the area and has no significant detrimental impact on the landscape character***

In development terms, the character of the immediate area is that of a cluster in the countryside. The photographs on page 43 confirm the characteristics of the housing in the cluster.

In landscape terms, setting has been a major consideration. The sketch contained in Fig 7 on page 48 suggests how the development might appear from its most ‘exposed’ orientation.

The overall conclusions that we draw is that the proposals would have no significant impact on the character of the green belt.

Scottish Planning Policy (SPP), June 2014

SPP Guidance has substantially been taken account of in Development Plan policies and has been responded to elsewhere on this basis.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Other Relevant Material Considerations

As the Council will be aware, 'Material Considerations' are not given a statutory definition, although a number of them can be identified either directly or indirectly from statute or from government policy statements. Otherwise, it has been left to the courts to develop the meaning of the term – a process that has been ongoing for many years.

Much, therefore, depends on the individual circumstances of each case that it is difficult to generalise.

Over time, two broad-based criteria have emerged:

- (i) Material considerations must be planning considerations, that is they must have consequences for the use and development of land, and
- (ii) they must be relevant to the application in question

In the absence of a statutory definition, however, and as a result of practice, a number of recognisable and generally agreed upon examples have emerged that would be relevant here.

(a) **Pre-Application Enquiry Advice, October 2014**

Our consideration of this advice is detailed on page 18. As stated, while this advice was provided six years ago, essentially the main 'ingredients' of Green belt policy, both at strategic and local levels, have changed little since then. The requirement was – and still is – to deliver a *'strong supporting statement which sets out why the development can be justified within the context of green belt policies'* based on the understanding that the *'proposed development must not undermine the core role and function of the green belt ...'*

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

(b) **Renfrewshire Local Development Plan, Draft New Development Supplementary Guidance, 2022**

This document was issued on 21 March for a 4-week consultation, ending on 22 April 2022.

At the time of writing, the outcome of the consultation is not known.

The SG sets out proposed Green Belt Development Criteria.

The criteria appear to have changed very little when compared with the current ones, as confirmed earlier.

On this basis therefore, we have concluded that the responses provided earlier are still relevant.

(c) **Renfrewshire LDP Background Report, Landscape Assessments, December 2011**

This report was heavily reliant on the Clyde Valley Landscape Character Assessment published by SNH in 1999. The description provided by the Council's report, and referred to earlier, was a material consideration in designing the outcome so that the proposals would not impact adversely on the broader environment.

(d) **Glasgow and the Clyde Valley Landscape Assessment, 1999**

A copy of the detailed development planning and management guidelines can be found in the Appendix. This was taken into account in the development of the proposals.

(e) **Renfrewshire LDP Proposed Plan, Green Belt Review, 2019**

The Review confirms that the site falls outwith the Lochwinnoch and Kilbarchan Green Belt Buffer, the two nearest settlements and also outwith General Green Belt Buffer areas.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

(f) **Renfrewshire Biodiversity Action Plan 2018 – 2022**

This document, while referring to a wide range of projects, does not provide any maps to enable the possibility of establishing whether or not the site falls within an Action Plan Location. It appears that this is not the case but LDP and Proposed LDP 2 confirm elsewhere that the site does not fall within a designated area nor is it close to the boundary of any.

(g) **Renfrewshire Core Path Plan**

Map 9 confirms that the site is within 800 m of NCR/6. NCR/6 has a strategic role in that it provides the main cycle route between the Glasgow Conurbation and the Ayrshire Coast, enabling long-distance travel for both pleasure and commuting purposes. Links with other cycle routes are too numerous to mention but the presence of NCR/6 confirms the overall accessibility of the site to the regional cycle network.

Local Core Paths include LOCH/1, LOCH/2 and LOCH/4.

(h) **Planning (Scotland) Act 2019**

Commencement Orders for this new legislation were delayed considerably by the impact of the regulations introduced by Government in response to the COVID-19 pandemic.

As a result, the requirements of this Act had little – or, indeed, probably no – bearing on the LDP2 plan-making process or the eventual policies.

It is understood that various provisions of the Act are now in place. Part 1 of the Act, Development Planning, confirms the enhanced status given to the National Planning Framework within the statutory plan-making process. NPF is intended to set out Scottish Ministers' priorities for development.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Of relevance to the situation concerning the current proposals is Section 3A which confirms that one of the outcomes of NPF should be '*increasing the population of the rural areas of Scotland*'.

Section 3AC. Information to assist preparation of NPF goes on to state that Scottish Ministers might seek that information on the size, composition and distribution of population in the area to assist in, amongst other things, the delivery of the policy's aspirations.

(i) **Draft National Planning Framework 4**

Consultation on a draft NPF4 (Scotland 2045 – fourth National Planning Framework), published on 21 November 2021, ended on 31 March 2022, and the outcome of this is awaited.

Whatever the outcome is likely to be, the direction of travel of the debate so far strongly suggests that change is on the way.

As the National Records of Scotland's April 2022 report indicates, 91% of the country's population lives on 2.3% of its land. Elsewhere, it has been confirmed that 95% of Scotland is described as countryside.

Not a commodity in short supply therefore.

It is likely that there will be a response to what Savills in a recent report to the Scottish Land Commission stated as being '*... an overly protective and relatively static approach to planning for rural areas across much of rural Scotland as evidenced by policies that are counter to the Scottish Government's focus on rural depopulation*'.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

One of the drivers of change must surely be the emergence – primarily as a result of the pandemic – of the transition to remote working by many more individuals. There is already emerging evidence that the shift to remote working is prompting people to look to move.

This represents an opportunity to support a broader rebalancing of the population.

All of that said, and whatever changes might be in the offing, it is our opinion that the proposals in their present form are entirely compatible with the core values of greenbelt policy and the requirements of sustainability.

5.0 CONCEPTS AND PROPOSALS

Landscape Context

The broad area and local context are described in Part 2.0 earlier. We have concluded that the site lies within the Inner Clyde Valley as described in SNH Clyde Valley Landscape Character Assessment.

Site Details

The proposed site is adjacent to Bridesmill Road and extends to 5,670 m². Bridesmill Road provides a link between Lochwinnoch to the west and Howwood and the A737 to the east. The site is physically adjacent to a cluster of dwellings comprising a range of styles and age as shown in the photographs on page 43.

Site Boundaries, including their Relationship with Neighbours

The proposed site is irregular in shape. To the north and north east, it borders Bridesmill Road and is defined by an existing stone wall some 1.8 m high. Further to the east, the boundary switches to a post- and-wire fence to the edge of a heavily wooded gorge, with the free-flowing St Bryde's Burn serving Castle Semple Loch. To the south and south west, a post-and-wire fence defines the boundary with open fields beyond and views towards Kenmure Hill Temple. To the west, the site backs on to the existing dwellings of St Brydes Cottage and the private access road serving Shields Holdings further west.

Architectural Proposals

Part 4.0 confirms that a range of policy guidance and advice has been taken into account in the development of these proposals.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

We were particularly mindful of the guidance provided by Renfrewshire Local Development Plan: New Development Supplementary Guidance and, in particular, the specific criteria relating to housing in the Green belt.

Regards specific criteria, the SG states that the Council would take into account where 'the proposals, in the Council's opinion, demonstrate outstanding quality of design and of an appropriate scale to make a positive contribution to the surrounding area'.

In this regard, we have therefore included a level of detail that would not generally be associated with an in principle application.

In addition to the policies of LDP and SG and, in order to achieve the desired outcome, we have also taken account of the six qualities for a successful place as set out in the Scottish Planning Policy SPP June 2014:

- Distinctive
- Safe and Pleasant
- Welcoming
- Adaptable
- Resource Efficient
- Easy to Move Around and Beyond

The indicative proposals are for the erection of a four-bedroomed one-and-a-half-storey detached dwelling positioned towards the northern half of the site.

Access to the dwelling would be via the existing gateway on the north-western edge of the site. This provides direct access on to the existing junction with Bridesmill Road.

The Vernacular

High-quality design should be integral to new development and local area differences should be respected. Traditionally, local climate and available

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

materials have had a noticeable influence on the design of houses and have helped to create local area distinctiveness. Nevertheless, in execution, there is considerable scope for creative and innovative solutions which allow a new home to be embedded in the established character of the area.

Attempting to create exact copies of good-quality buildings, however, seldom result in successful design as the use of modern materials, more exacting modern standards and accommodating modern technologies often compromise the aesthetics of the final design and can result in pastiche.

The challenge for designers is to design new buildings which reconcile the requirements of a modern lifestyle with the local vernacular. In particular, the avoidance of suburban-style solutions inappropriately transposed to rural settings can avoid development which looks simultaneously incongruous and unoriginal. Successful and appropriate new development often has simple proportions and details, based on those of their traditional rural equivalent.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Fig 5: Viewpoints



As the photographs in Fig 6 confirm, the adjoining properties vary in date of construction and form no real architectural aesthetic. The aim has been to deliver a building sympathetic to Renfrewshire traditional rural style but expressed in a more modern manner, for example, timber cladding with feature stone panels, natural slate roofing but with some feature grey zinc roofing to some areas and larger window openings to living areas to respond to the orientation and views. Ultimately, however, no guidance was available from LDP as to what might constitute Renfrewshire traditional/vernacular.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Fig 6: Photographs



Viewpoint 1: old smiddy



Viewpoint 2: St Bryde's Cottage adjacent plot



Viewpoint 3: house to the north of the old smiddy



Viewpoint 4: house further up Private road to Shields Holdings



Viewpoint 5: group of buildings on Private Road



Viewpoint 6: View of site from Main Road with stone wall screen



Viewpoint 7: view of entrance to St Bryde's House to the south of the site

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Positioning the dwelling towards the northern half of the site and keeping the massing to one-and-a-half storeys allows for the proposals to be well screened from the road due to the high boundary wall, and fit within the existing defined housing cluster formed by St Bryde's Cottage, the Old Smiddy and the other adjoining properties running along the private access road to Shields Holding further west.

In addition, the positioning avoids any 'skylining' issues and, being on the flat area of ground, significant underbuilding requirements are avoided.

Furthermore, keeping the development area within the northern half of the site minimises disruption of the remaining site area.

In relation to the six qualities set out in SPP June 2014, the indicative proposals address the points as follows:

- **Distinctive**
Whilst broadly following a local rural aesthetic, i.e. pitched roofs, dormers, natural materials, the proposals will incorporate a more modern interpretation.

- **Safe and Pleasant**
Positioning the scheme towards the northern edge of the site, the primary elevation will face the approach and allow the maximum amount of enclosed and protected private amenity garden to the rear.

- **Welcoming**
The primary elevation and main entrance will be clearly visible on approach.

- **Adaptable**
In line with current guidance, the property will be fully accessible with all essential facilities on the ground floor to allow for independent living.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- **Resource Efficient**
The proposals will include high levels of insulation to minimise heating load and will incorporate both energy-saving and energy-generating infrastructure.
- **Easy to Move Around and Beyond**
Positioning the development on the flattest section of the site will allow easy access both into and around the perimeter of the dwelling.

Structural Considerations

The proposed new dwelling would likely be timber-frame structure sitting on masonry underbuilding, bearing on reinforced concrete strip foundations.

The roof structures would be prefabricated timber trusses supported directly by the timber kits.

Sustainability and Energy Efficiency

The aim would be to achieve, as a minimum, an EPC rating of Band B. To reduce heating loads, the walls, floors and roofs of the new build housing would be heavily insulated with triple-glazed windows to minimise heat losses.

Proposals would utilise micro-renewable technology and with potentially, specifically, an air source heat pump providing hot water and underfloor heating.

Designs would incorporate PV panels on the south-facing roof slopes.

The dwelling would be served by private foul water discharge to a primary and secondary treatment plant, with surface water linked to either on-site soakaways or attenuation before discharge to St Bryde's Burn.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Both foul and surface water systems would be developed with a suitably qualified drainage consultant at subsequent stages in accordance with Scottish Water, SEPA and SAC requirements.

Details and Materials

Although the proposals are indicative at this stage, the following is suggested:

Substructure:

- Insulated ground-bearing concrete slab with concrete strip founds and masonry underbuilding

Superstructure (including Roof Panels and First Floor):

- Prefabricated timber-panel system with high-performance mineral wool insulation supplemented with rigid PIR insulation internally

External Finishes (Wall):

- Extended reconstituted stone basecourse to new builds
- Silicone-based wet dash render system on blockwork rainscreen cladding to new dwellings with feature panels in hardwood timber boarding

External Finishes (Roof):

- Natural slate roofing to new build

Windows and Screens:

- Timber triple-glazed high-performance windows exterior

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Electricity, Heating and Hot Water:

- Mains electricity
- Air source heat pump: underfloor heating and hot water storage
- MHRV system
- PV panels on south-facing roofs

Parking, Circulation and Servicing

Vehicle access will be via the existing gateway out on to the private road junction with the main road. Within the site, there would be sufficient access both on a private driveway and garage for multiple car parking spaces with level access right to the primary dwelling entrance. At the entrance to the plot, sufficient space would be allocated for recycling and waste collection.

Landscaping

This is a large plot, so the overall aim would be to divide the plot into landscaping zones.

At the front, the proposal would be for a mixture of soft and hard landscaping to accommodate vehicle and pedestrian movement, however the boundary edge facing the road and the existing St Bryde's Cottage would be planted with native tree species to reinforce the visual screening from the main road.

To the rear, hard landscaping immediately outside some of the formal living spaces would give way to a more manageable soft landscaping (lawn) area before transitioning to wild meadow planting to the south and west as the topography moves down the slope towards the existing tree belt.

The irregular shaped area to the south west would be retained as a paddock.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Fig 7: Impression of Proposals in Context

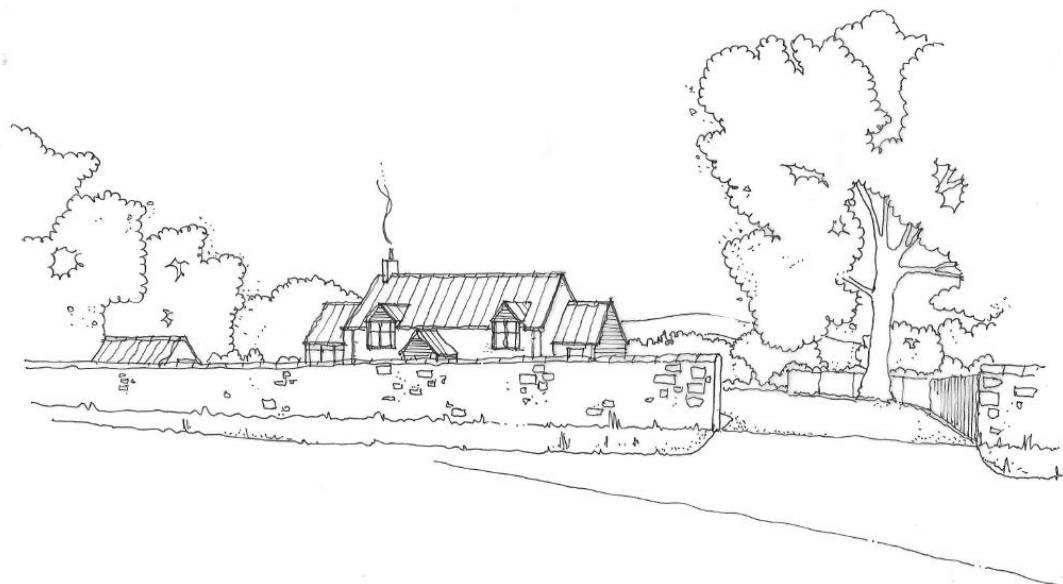
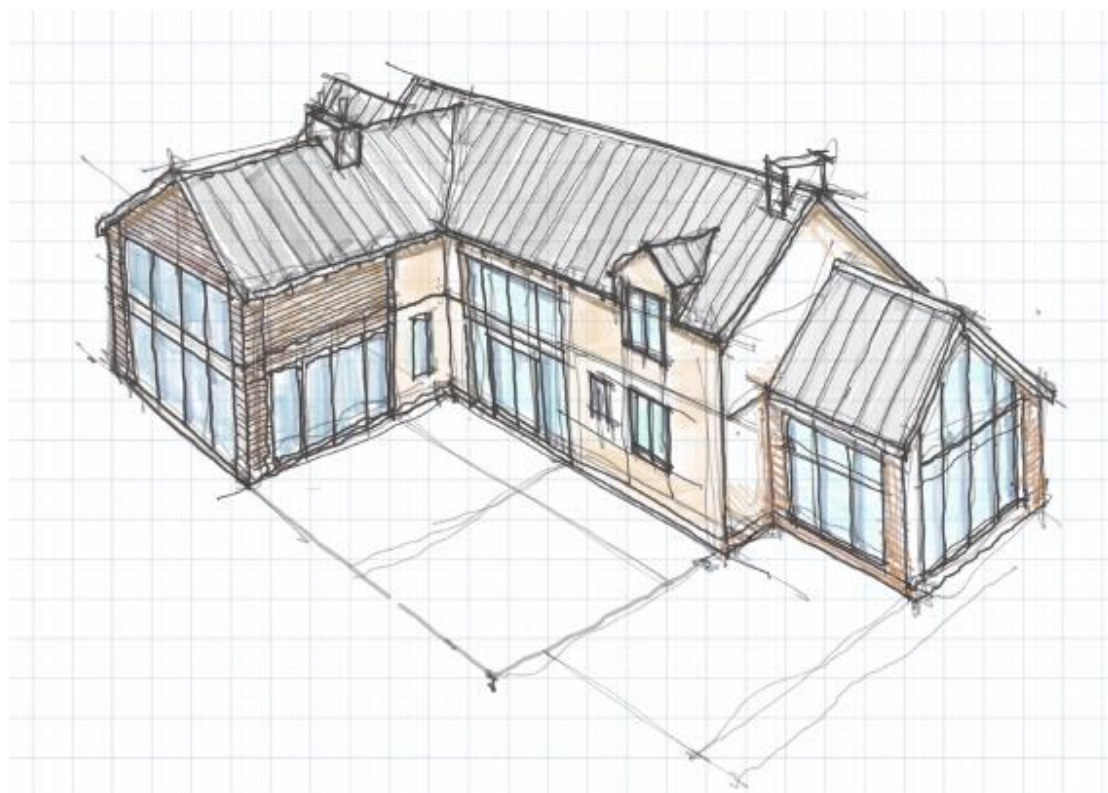


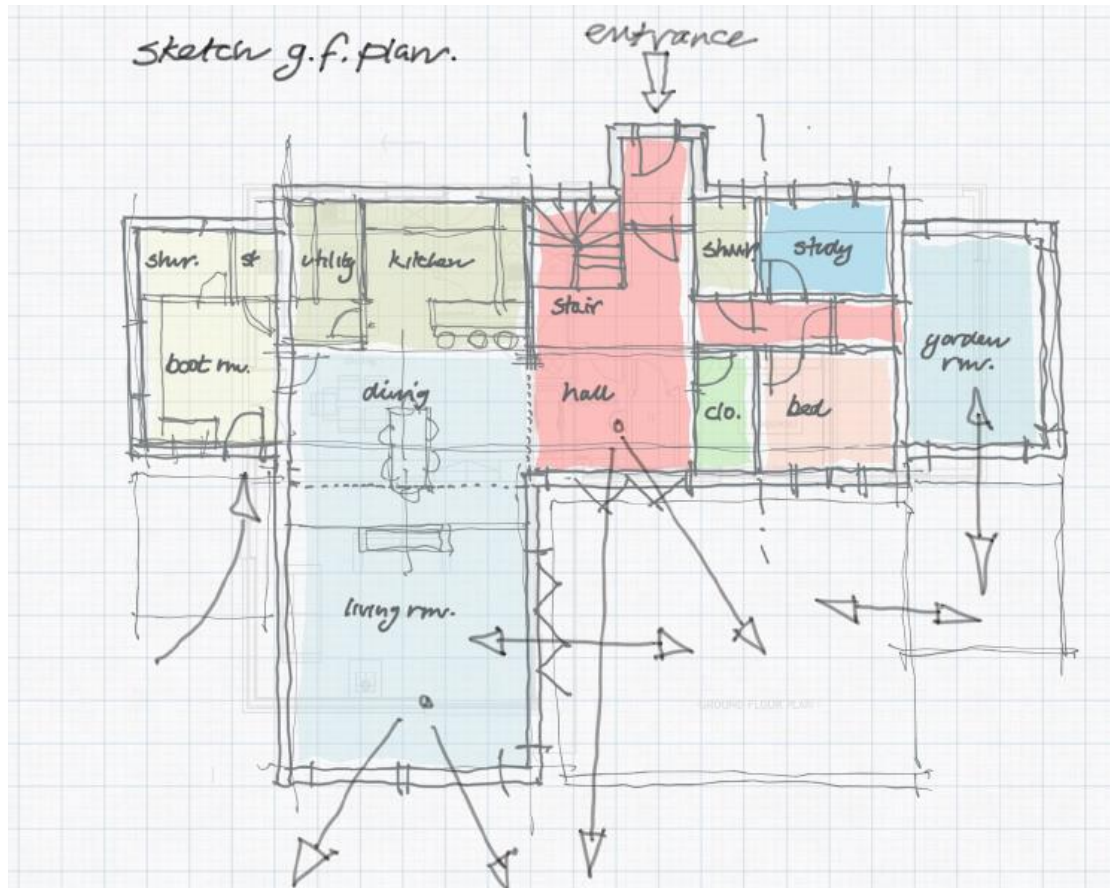
Fig 8



Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

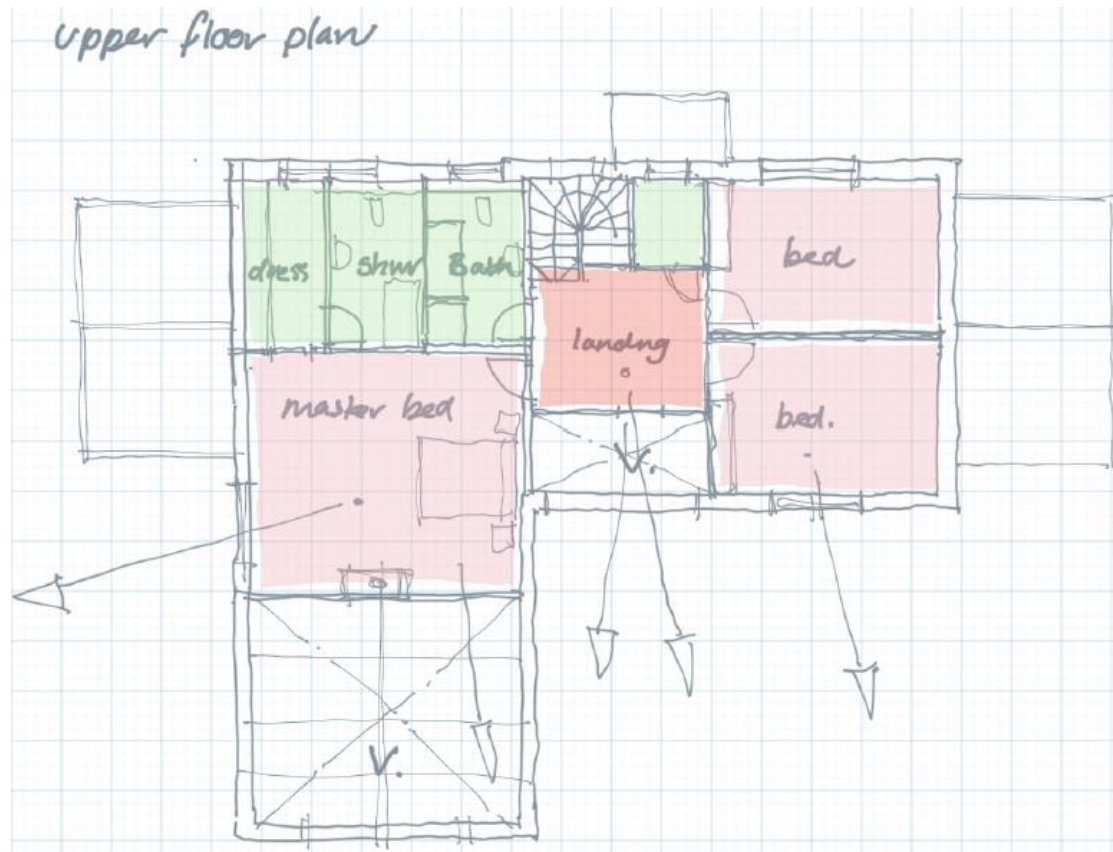
Fig 9: Sketch – Ground Floor Plan



Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Fig 10: Upper Floor Plan



Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Fig 11: Concept Site Plan



Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

6.0 CONCLUSIONS

- In relation to the Green belt, the Council's primary concern is that, while the Green belt designation is not in place to prevent development from happening, proposed development must not undermine the core role and function of the Green belt re to direct planned growth to suitable locations and safeguard the openness of the area
- These guidelines/parameters have underlined the approach taken and that, as a result, we have delivered proposals that, if approved, would not impact negatively on the core role and function of the Green belt and, as a result, undermine the robustness and effectiveness of policy here or elsewhere in the Local Development Plan area. In so doing, and in detail:
 - the proposals
 - present no threat of coalescence between settlements and would be well outwith the landscape setting of any settlement
 - that, despite any precise development plan guidance on settlement pattern in the Green belt, recognise the presence of clusters in the locality, identifying closely with one of these, thereby safeguarding identity through place-setting
 - demonstrate that there has been careful consideration of the mixed nature of the design and scale of individual houses in the grouping to ensure that the proposals nevertheless integrate with, complement and enhance the established character of the immediate area
 - deliver appropriate landscaping that protects the quality and character of the landscape setting by following the advice provided by Scottish Natural Heritage as well as that provided by the Development Plan
 - maintain the natural role of the environment with no significant detrimental effect on identified nature conservation interests, including species and habitats or the water environment from any pollution risks or risks to air quality
 - will not lead to the loss of any prime agricultural land

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- will have traffic and access infrastructure that can be sensitively accommodated
- will have no significant effects on public water supply
- incorporate renewable and low-carbon technologies and
- demonstrate a high quality of design
- Scottish Ministers have confirmed that one of the outcomes of National Planning Framework should be *'increasing the population of the rural areas of Scotland'*.

Consultation on a draft NPF4 (Scotland 2045 – fourth National Planning Framework), published on 21 November 2021 ended on 31 March 2022, and the outcome of this is awaited.

Whatever the outcome is likely to be, the direction of travel of the debate so far strongly suggests that change is on the way.

As the National Records of Scotland's April 2022 report indicates, 91% of the country's population lives on 2.3% of its land. Elsewhere, it has been confirmed that 95% of Scotland is described as countryside.

Not a commodity in short supply therefore.

It is likely that there will be a response to what Savills in a recent report to the Scottish Land Commission stated as being *'... an overly protective and relatively static approach to planning for rural areas across much of rural Scotland as evidenced by policies that are counter to the Scottish Government's focus on rural depopulation'*.

One of the drivers of change must surely be the emergence – primarily as a result of the pandemic – of the transition to remote working by many more individuals. There is already emerging evidence that the shift to remote working is prompting people to look to move.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

This represents an opportunity to support a broader rebalancing of the population.

All of that said, and whatever changes might be in the offing, it is our opinion that the proposals in their present form are entirely compatible with the core values of greenbelt policy and the requirements of sustainability.

In the following sections of this Statement, we set out the case as to how we have come to these conclusions.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

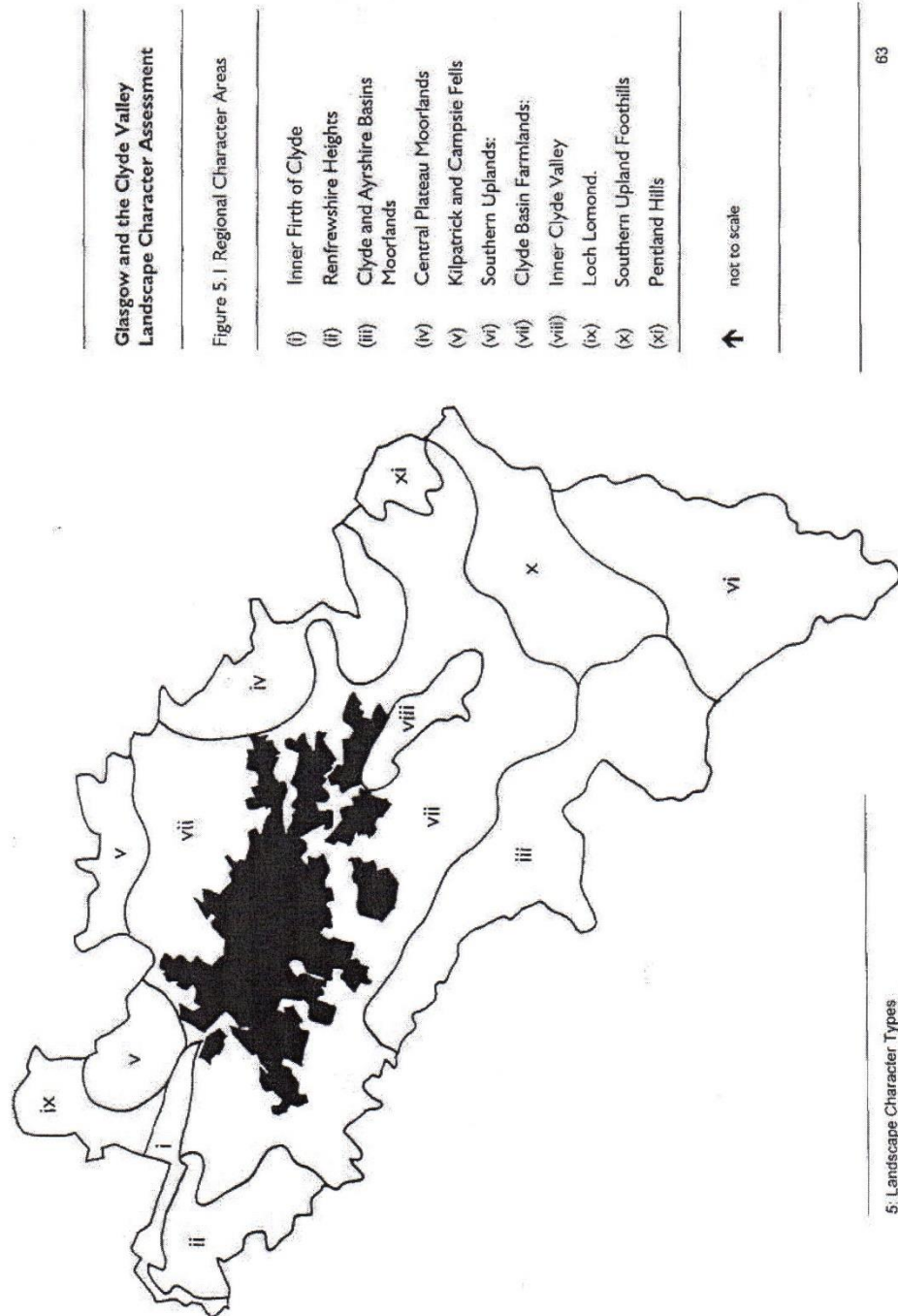
Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

APPENDIX

- **Glasgow and the Clyde Valley Landscape Character Assessment**
- **Glasgow and the Clyde Valley Broad Valley Lowland**
- **Broad Valley Lowland SNH Development planning and management guidelines**
- **Informal Response from Renfrewshire Planning, 28 October 2014**

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

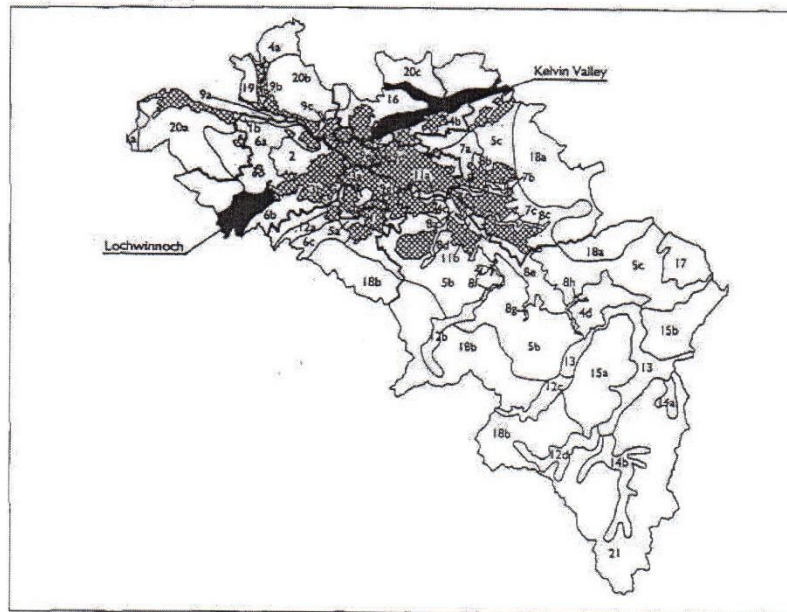
Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch



Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

10 BROAD VALLEY LOWLAND



5.10.1 Broad Valley Lowland occurs in two principal areas within the study area, namely:

- 10a Lochwinnoch
- 10b Kelvin Valley

5.10.2 This landscape type occurs in the following local authority areas:

- East Dunbartonshire
- North Lanarkshire
- Glasgow
- Renfrewshire

5.10.3 These open valleys are underlain by a variety of rocks, principally millstone grits and limestones. These have proved to be less resistant to erosion than the harder basalts which form the moorlands between the Clyde Valley and Ayrshire and the Kilsyth Hills/Campsie Fells. These harder rocks stand as steep escarpments and slopes along the north west side of the upper valley of the Black Cart and along the north side of Strathkelvin. Both valleys include igneous intrusions and dykes, creating the craggy hills to the south west of Johnstone, and Bar Hill and Croy Hill, to the south of Kilsyth.

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Neil Rodgers

marco2@ml.com

From: james.weir@renfrewshire.gov.uk
Sent: 28 October 2014 11:44
To: neil@adnr.co.uk
Subject: New dwelling at PA10 2PG, Kilbarchan

Dear Mr Rodgers,

I refer to your email dated the 14th of October regarding the proposed development of a new dwelling at the above address.

The site in question is located within the green belt. On initial analysis, I do not believe that the proposed development would comply with the Housing in the Green Belt supplementary guidance. The proposed development is not required to support an established activity, it does not relate to the conversion of an existing building, and there does not appear to be any justification of the need for the residential use to be located outwith an established settlement.

While the green belt designation is not in place to prevent development from happening, proposed development must not undermine the core role and function of the green belt which is to direct planned growth to suitable locations and safeguard the openness of areas. Although the dwelling would be grouped within a cluster of existing dwellings, the site does not appear to be in close proximity to amenities which could be readily accessed by walking or cycling.

* NOT TRUE - 1 mile to Parke Ride Train 1/4 mile to cycle track
My initial view is that the proposed development would undermine the core role and function of the green belt, and would be contrary to the relevant Adopted Local Development Plan green belt policies. However if you wish to proceed with a formal application, I would recommend that it is accompanied by a strong supporting statement which sets out why the development can be justified within the context of the green belt policies.

I hope the above is of assistance. Please note that the above comments constitute informal advice at this stage, and are made without prejudice to the eventual decision of Renfrewshire Council as planning authority with respect to any formal application for planning permission.

Should you wish to discuss any of the above further, please do not hesitate to contact me on the number below.

Kind regards,

James Weir
Assistant Planner, Development Management
Development and Housing Services
Renfrewshire House, Cotton Street, Paisley, PA1 1JD
Phone: 0141 618 7965 Fax: 0141 618 7935
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](http://www.renfrewshire.gov.uk)

Please consider the environment before printing this email

We would like to hear from you, let us know how satisfied you are with the service received from our Development Standards section (Building Standards and Development Management) by completing our customer survey at [Survey Monkey - Development Standards](http://www.surveymonkey.com)

Renfrewshire Council Website - <http://www.renfrewshire.gov.uk>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

Renfrewshire Council may, in accordance with the Telecommunications (Lawful Business Practice) (Interception of Communications) Regulations 2000, intercept e-mail messages for the purpose of monitoring or keeping a record of communications on the Council's system. If a message contains inappropriate

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

Development: sensitivities and forces for change

5.10.19 As stated above, this landscape type is sensitive to developments associated with the valleys' transportation corridors. The valley landscape is also sensitive to urban expansion which may target flat sites within the valley floor, potentially impinge on the floodplains, and require the removal or disturbance of lochs, wetlands/productive fields. These flat areas may be of particular interest for business developments which require large flat sites for single storey industrial units. Urban expansion onto valley slopes is also potentially problematic as it may result in elevated developments which do not fit comfortably in the landscape.

5.10.20 The valleys are also sensitive to the development of energy transmission and communication structures. The valley corridors may be considered for additional pylon lines. The upper valley slopes and hill ridges may be targeted for wind turbines and/or for telecommunication masts. These could introduce prominent developments on the skyline which would significantly change the perception of the hills as comparatively wild and undeveloped areas.

Development: planning and management guidelines

5.10.21 Guidelines for this landscape type are as follows:

- the Broad Valley Lowland provides many opportunities to view settlements and their development sites from above (on the valley sides) and from long distances within the valley; this highlights the importance of visual integration within the landscape through the use of landscape frameworks; the appropriate selection of building colours and materials and the appropriate locations of untypical buildings of large scale or unusual form;
- development which extends up valley slopes should ideally be set against and within a framework of woodland and should occupy natural terraced landforms or bowls which can provide spatial containment;
- building development on the flood plain or flat valley floor should generally be resisted unless it occupies a previously developed site of long standing; wetlands and waterbodies should be protected from disturbance and pollution from any development;
- the potential impact of large scale buildings should be assessed from viewpoints on the valley sides, where their roof colour, reflectivity and size would be most apparent; roof forms and colours should be designed to minimise the impression of scale and to appear in sympathy with traditional large buildings; sites with established landscape frameworks or an urban context should be favoured for large buildings; the creation of large artificial landforms in the flat valley floor should, however, be resisted;
- for residential developments, the design of houses should ideally respect traditional qualities without creating pastiche; for pitched roof structures, slate grey-blue colouring should be used in preference to pantiles, wall colouring should predominantly match the indigenous blond sandstone colour;

Statement in Support of Planning Application in Principle for Dwellinghouse on Plot at Shields Holdings, Lochwinnoch, PA12 4HL

Prepared for: North Paddock Properties Ltd per Mrs Marna Murdoch

- the impact of residential development proposals of considerable scale should be considered carefully; the average small size of settlement in this landscape type could lose its identity by poorly integrated housing scheme extensions; open space linkages and housing layouts which respect the form of the villages and towns should be sought from developers.

My Ref:
Contact: James Weir
Telephone: 07483 370666
Email: dc@renfrewshire.gov.uk
Date: 26 October 2022



Nicholas John Hobson
Hobson Architects
Seacliff
Eglinton Terrace
Skelmorlie
PA17 5EP

Proposal: Erection of dwellinghouse (in principle)
Location: Site 50 Metres East Of St Brydes Cottage, Shields Holdings, Lochwinnoch,
Application Type: Planning Permission in Principle
Application No: 22/0399/PP

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,



Alasdair Morrison
Head of Economy and Development

REFUSE Consent subject to the reasons

Ref. 22/0399/PP



DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO

Ms Marna Murdoch
1-2
23 Redlands Lane
Kelvinside
Glasgow
G12 0AF

With reference to your application registered on 7 June 2022 for Planning Consent for the following development:-

PROPOSAL

Erection of dwellinghouse (in principle)

LOCATION

Site 50 Metres East Of St Brydes Cottage, Shields Holdings, Lochwinnoch,

DECISION

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 21 October 2022


Signed
Appointed Officer
on behalf of Renfrewshire Council

Ref. 22/0399/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposed development does not comply with Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2021 and the New Development Supplementary Guidance on Housing in the Green Belt as it has not been demonstrated that there is a specific locational need for a dwellinghouse.
2. The proposed development does not comply with Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2021 and the New Development Supplementary Guidance on Green Belt Development as it has not been demonstrated that the site can be accessed safely, and that traffic and access infrastructure can be accommodated sensitively.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Appendix 1

RENFREWSHIRE COUNCIL		Application No: 22/0399/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 7 June 2022
Applicant		Agent
Ms Marna Murdoch North Paddock Properties Ltd. 1-2 23 Redlands Lane Kelvinside Glasgow G12 0AF		Nicholas John Hobson Hobson Architects Seacliff Eglinton Terrace Skelmorlie PA17 5EP
Nature of Proposals Erection of dwellinghouse (in principle)		
Site Site 50 Metres East of St Brydes Cottage, Shields Holdings, Lochwinnoch		
Description <p>This application seeks planning permission in principle for the erection of a dwellinghouse on land to the east of St Brydes Cottage. St Brydes Cottage forms part of a cluster of dwellinghouses which is located at the junction of Station Road and a private track approx. 1.4km to the north west of Howwood.</p> <p>The application site is irregularly shaped, and extends to approx 4,000 square metres. It comprises of gently undulating grassland, with mature trees along the eastern and southern boundaries. The eastern and southern edges of the site are defined by a burn, with the curtilage of St. Brydes Cottage to the west and the junction of Station Road and the private track to the north. Site access is via a field gate on the northern boundary.</p>		
History No previous applications.		
Policy and Material Considerations <u>Adopted Renfrewshire Local Development Plan 2021</u> Policy ENV1 – Green Belt <u>New Development Supplementary Guidance 2022</u> Delivering the Environment Strategy – Green Belt Development Criteria, Housing in the Green Belt <u>Material Considerations</u>		
Publicity The Council has undertaken neighbour notification in accordance with the requirements of		

legislation.

An Advert was placed on the press on 8 July 2022 for the following reason:
Neighbour Notification.

Objections/Representation

Twelve letters of representation have been received, nine in support of the development and three in objection.

The points raised in support of the development can be summarised as follows:

- 1 – Will utilise a small impractical green belt space within an existing cluster of properties.
- 2 – The development could provide a sustainable place to work from home.
- 3 – Good quality materials and landscaping will ensure the dwelling sits harmoniously within its surroundings.
- 4 – There is no loss of prime quality agricultural land.
- 5 – The proposal is in line with the National Planning Framework.
- 6 – There would be no loss of openness or public amenity.
- 7 – The proposal will have no effect on climate change or adverse environmental impact.
- 8 – Empty sites can often be targets for fly tipping.
- 9 – The application accords with the new guidelines for planning in the countryside

The points raised against the development can be summarised as follows:

- 1 – Potential impact on existing soak away and septic tank within the site.
- 2 – Access is unsuitable and dangerous.
- 3 – Surface water runoff and drainage.
- 4 – The site is not readily accessible by walking or cycling and no infrastructure to support travel by these modes.
- 5 – Loss of privacy.
- 6 – Ground conditions and stability.

Consultations

Chief Executive's Service (Roads Development) – No objection subject to conditions regarding sightlines and surfacing.

Communities & Housing Services (Environmental Protection Team) – No comments.

Informative to be added: N

Summary of Main Issues of:

Planning Statement – Presents an overview of the site and the proposed concept and provides a contextual analysis against the relevant planning policy and guidance.

States that the development will not undermine the core role and function of the green belt or the robustness or effectiveness of the policy. The proposals present no threat of coalescence between settlements, and instead recognises the presence of clusters within the locality. The proposal carefully considers design and scale and will deliver appropriate landscaping.

In terms of further justification, the outcome of draft consultation on National Planning Framework 4 is noted with respect to increasing the population of the rural areas of Scotland. It is asserted that the transition to remote working can be one of the drivers of this change, and there is already emerging evidence that the shift to remote working is prompting people to look to move. This represents an opportunity to support a rebalancing of the population.

Concludes that the proposals in their present form are entirely compatible with the core values of greenbelt policy and the requirements of sustainability.

Assessment

Policy ENV1 states that residential development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of certain uses. It also states that development within the green belt will only be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.

A housing land shortfall has not been identified. Therefore, the proposal requires to be assessed against the other criteria that allow development of this type to come forward and the criteria within the draft New Development Supplementary Guidance (SG).

The SG states that development can be acceptable in principle where it is for a purpose in support of acceptable green belt uses. Green Belt Development Criteria provides a set of guidance that all development require to meet, including that traffic and access infrastructure can be sensitively accommodated and that it has been demonstrated that there has been careful consideration of the siting, design, scale and grouping of any buildings and infrastructure. Further to this guidance Housing in the Green Belt states residential development proposals require to be assessed against the following criteria.

Development is required to maintain and support an established activity

The development is not required to maintain or support an established activity that is suitable in the green belt.

There is a need for the residential use to be located outwith the settlement

It has not been demonstrated that there is a need for the development to be located outwith the

settlement.

The supporting statement suggests that support for the development could derive from National Planning Framework (NPF) 4 which seeks to increase the population of rural areas of Scotland. The transition to remote working is one factor that can facilitate this population increase. Notwithstanding the fact that the NPF is still in draft form, and I do not consider that significant weight can be attached to these statements as material considerations in this assessment.

I also do not consider that the occupants potentially working from home would provide a locational justification either. The employment status of future occupants cannot be controlled by the Planning Authority, and additionally the site location is still primarily car dependent with respect to accessing other amenities.

Buildings which have special architectural, traditional or historic character may be converted for residential use

The development does not involve the conversion of an existing building.

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

As the application is in principle only no detailed design details have been provided. However the applicant has provided indicative designs which show a dwellinghouse could be accommodated on the plot with respect to its dimensions.

The proposal integrates with, complements and enhances the established character of the area

As the application is in principle only no detailed design details have been provided. However, the applicant has provided indicative designs which show how a dwellinghouse could be accommodated on the plot with respect to its impact on landscape character.

Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard

The proposed development does not constitute a replacement dwellinghouse.

On balance it is accepted that the proposed site could accommodate a dwellinghouse in a manner that complements the existing cluster and the wider environment. However, there is no locational justification for the development in terms of supporting an established activity or through some other locational need.

The applicants state that the development does not undermine the core role and function of the green belt. However, the core role and function of the green belt can only be upheld through supporting sustainable growth as outlined in the new development supplementary guidance. The development does not comply with the guidance on the sustainable delivery of housing in the green belt in this regard.

In addition to the above the development must also be assessed against the green belt development criteria.

There is no loss of prime quality agricultural land associated with the proposals. It is also not

anticipated that the development poses a significant pollution risk with respect to public water supply and water courses. There is no impact on wild land.

It is not anticipated that there will be any significant detrimental effect on nature conservation interests, and as noted above it is accepted that the site could accommodate a dwellinghouse in principle. Indicative drawings have also been presented which show how matters relating to detailed design, scale, siting, and landscaping can be considered.

With respect to traffic and access, the Environment and Infrastructure Service has raised no objections subject to conditions relating to the proposed access. It is noted that the sight lines required by this service would be difficult to achieve and would likely involve realignment of the existing boundary wall which would not be desirable. The guidance states that traditional field enclosures and landscaped features should be respected.

In conclusion, the applicant has demonstrated in principle that the development plot could accommodate a dwellinghouse. However, the proposal does not comply with the adopted Renfrewshire Local Development Plan or the New Development Supplementary Guidance as it has not been demonstrated that there is a specific locational need for a dwellinghouse in this green belt location. It is also not considered that the sightlines required by the Roads Development Team can be achieved sensitively. It is therefore considered that the application must be refused.

Index of Photographs

A site visit has been undertaken on 11 July 2022, and photographs relevant to the application have been archived.

RECOMMENDATION

Refuse

Reason for Decision

1. The proposed development does not comply with Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2021 and the New Development Supplementary Guidance on Housing in the Green Belt as it has not been demonstrated that there is a specific locational need for a dwellinghouse.
2. The proposed development does not comply with Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2021 and the New Development Supplementary Guidance on Green Belt Development as it has not been demonstrated that the site can be accessed safely, and that traffic and access infrastructure including sight lines can be accommodated sensitively.

Alasdair Morrison
Head of Economy and Development



Applicant: Ms Marna Murdoch	Ref. No: 22/0399/PP
Site: Site 50 Metres East Of St Brydes Cottage Shields Holdings Lochwinnoch	Officer: James Weir

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

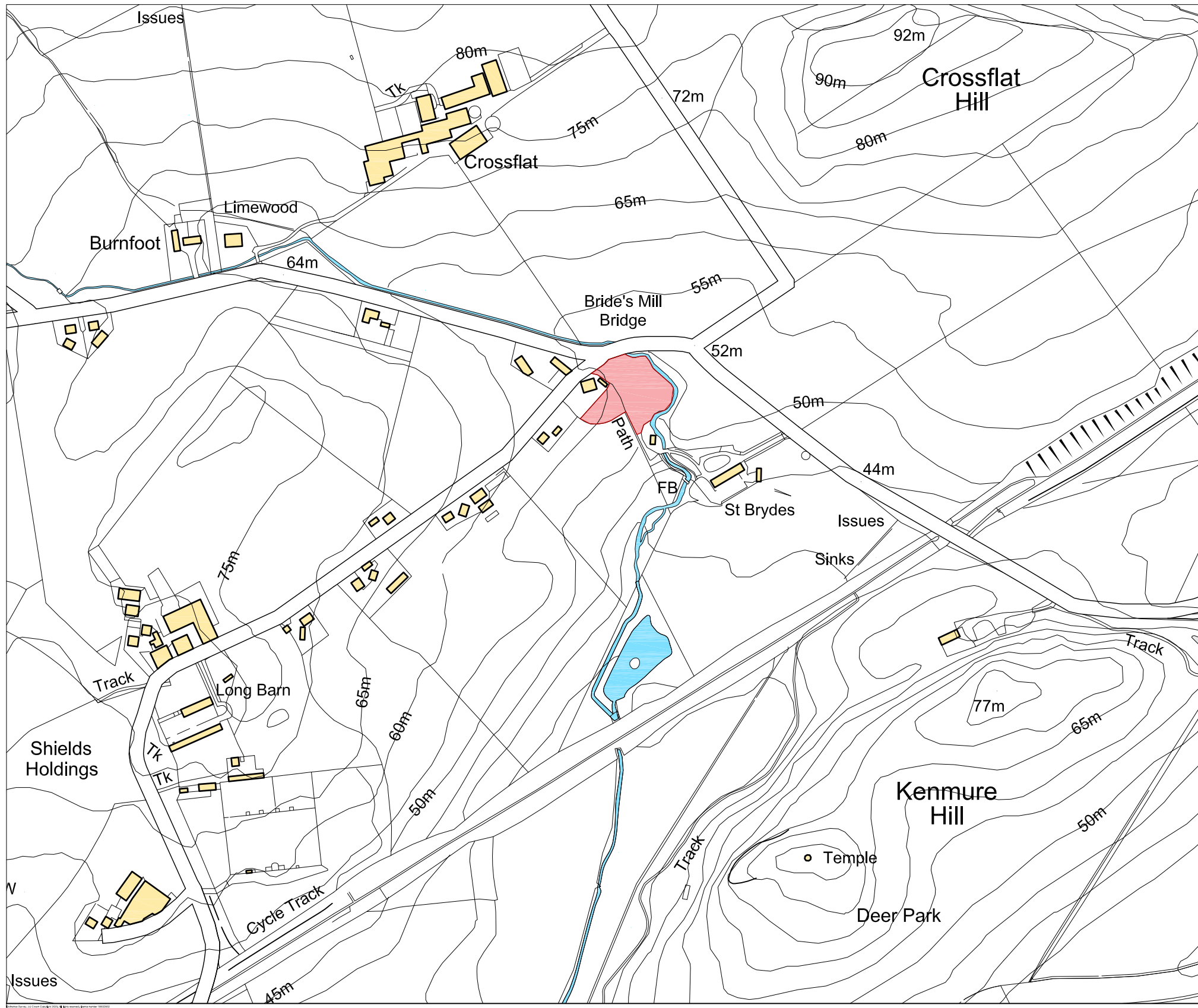
Plans to be stamped

Drawing Number	Drawing Title	Checked Paper/DMS (Officer) ✓	Stamped DMS (BS) ✓
SL 001	Location Plan	✓	✓
SL 002 A	Location Plan	✓	✓

Officers Initials: JW

Business Support Initials: NL

RENFREWSHIRE COUNCIL	
Town and Country Planning (Scotland)	
Act 1997	
Application No.	22/0399/PP
REFUSED on	21.10.2022
Signed by	
On behalf of Renfrewshire Council	



RENFREWSHIRE COUNCIL
 Town and Country Planning (Scotland)
 Act 1997

Application No. **22/0399/PP**

REFUSED on **21.10.2022**

Signed by *[Signature]*

On behalf of Renfrewshire Council

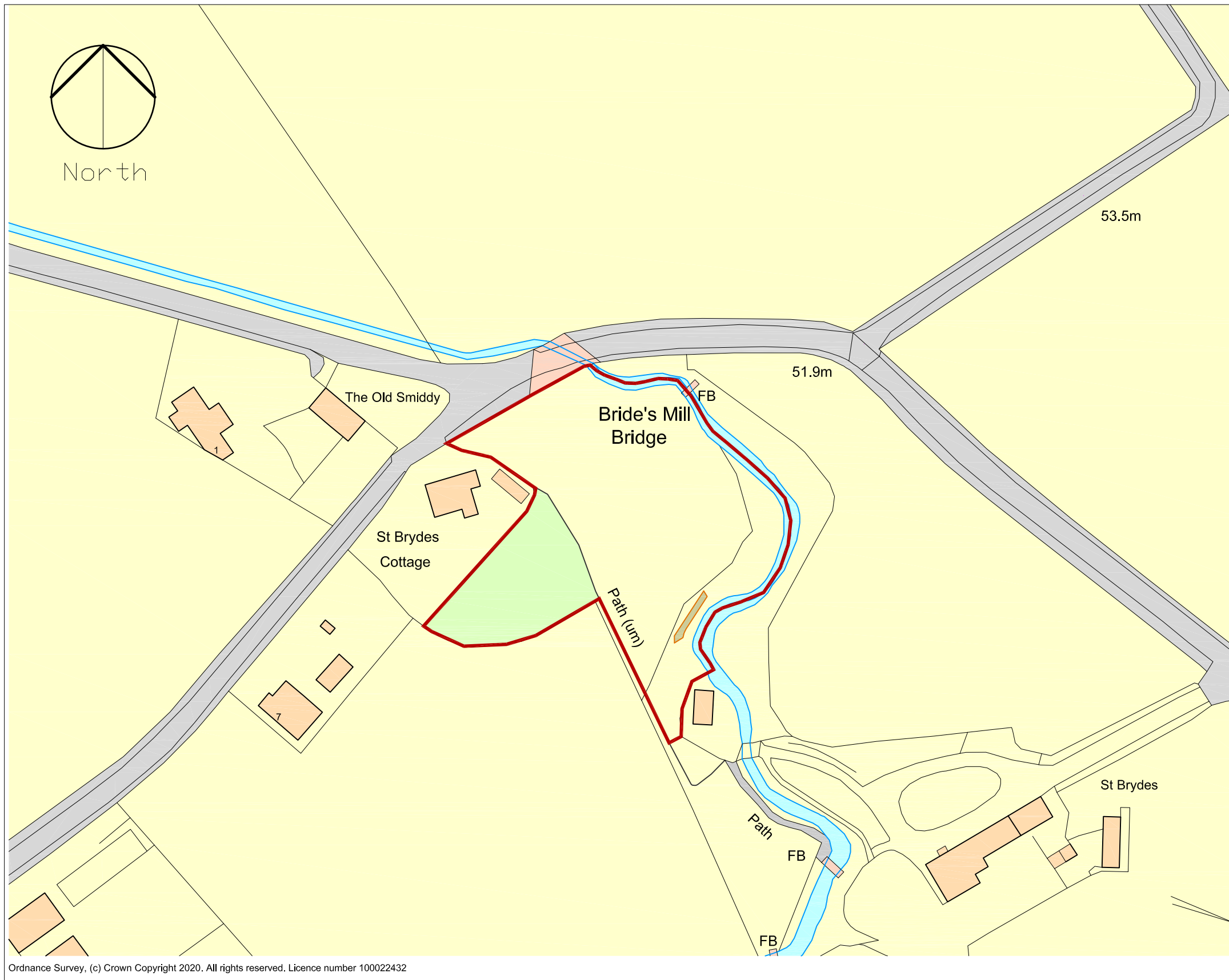
rev	date	notes

NB:
 drawing to be read with construction notes, schedule of works and structural engineers drawings/spec.
 Refer to GA drawings for location of details.
 All proprietary materials to be installed fully in accordance with the manufacturers written recommendations.
 Do not scale drawing.
 Information on this drawing is the subject of copyright: hobson architects.

The Studio
 Seacliff
 Eglinton Terrace
 Skelmorlie
 PA17 5EP

01475 522286
 www.hobsonarchitects.co.uk
 info@hobsonarchitects.co.uk

project	job no	drawing	drg no	rev
planning in principle plot adjacent Brides Mill bridge Howwood	2007	LOCATION PLAN	SL001	rev
client	drawn	checked	status	date
Ms M Murdoch	drawn	checkd	PLANNING	JULY 2020
	scale		1:10 000	




Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

RENFREWSHIRE COUNCIL
 Town and Country Planning (Scotland)
 Act 1997
 Application No. ... **22/0399/PP** ...
 REFUSED on **21.10.2022**
 Signed by *[Signature]*
 On behalf of Renfrewshire Council

rev	date	notes
-----	------	-------

NB:
 drawing to be read with construction notes, schedule of works and structural engineers drawings/spec.
 Refer to GA drawings for location of details.
 All proprietary materials to be installed fully in accordance with the manufacturers written recommendations.
 Do not scale drawing.
 Information on this drawing is the subject of copyright: hobson architects.

 HOBSON architects	The Studio Seacliff Eglinton Terrace Skelmorlie PA17 5EP 01475 522286 www.hobsonarchitects.co.uk Info@hobsonarchitects.co.uk	project	job no	drawing	drg no	rev
		planning in principle plot adjacent Brides Mill bridge Howwood	2007	LOCATION PLAN	SL002	A
		client	drawn	checked	scale	date
		Ms M Murdoch	drawn	checkd	1:1250	JULY 2020