

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 10/03/2020

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0840/PP 2 - Renfrew South and Gallowhill	Arnold Clark Automobiles Limited (t/a Harry Fairbairn)	Land to South of M8 motorway, Mossland Road, Hillington Park, Glasgow	Erection of a motor vehicle dealership with service facilities, formation of access and associated landscaping and infrastructure works	A
RECOMMENDATION: GRANT subject to conditions				
19/0849/CC 4 - Paisley Northwest	Sanctuary Scotland Housing Association Ltd	20 Underwood Lane, Paisley, PA1 2SL	Demolition of former Student Residences	B
RECOMMENDATION: GRANT				

Total Number of Applications to be considered = 2

Planning Application: Report of Handling

Reference No. 19/0840/PP



Renfrewshire
Council

KEY INFORMATION

Ward (4) :
Paisley South & Gallowhill

Applicant:
Arnold Clark Automobiles
Limited
454 Hillington Road
Glasgow
G52 4FH

Registered:
13 December 2019

Report by Director of Communities, Housing and Planning
Services

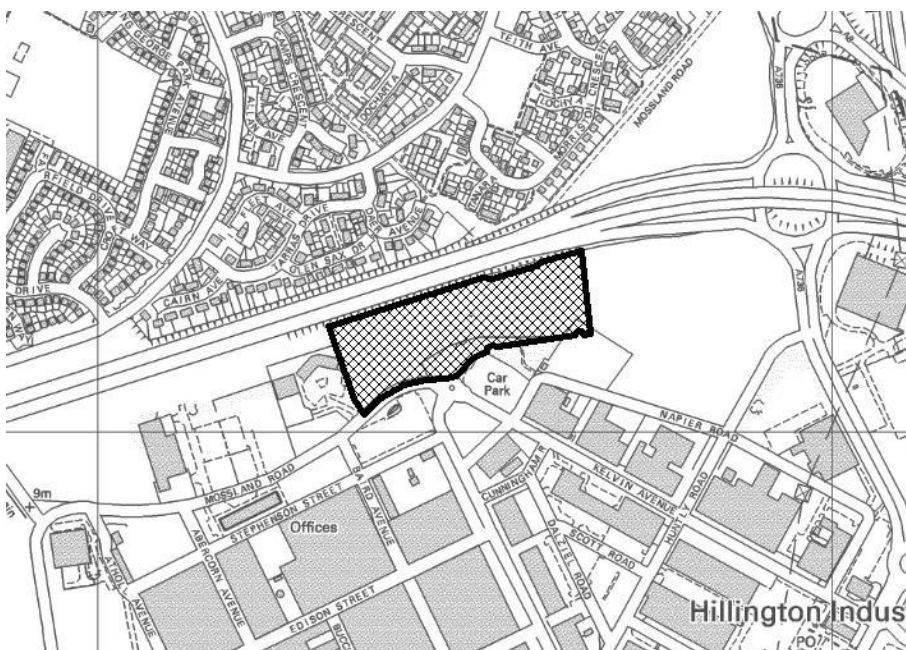
PROPOSAL: Erection of a motor vehicle dealership with
service facilities, formation of access and associated
landscaping and infrastructure works

LOCATION: Land to South of M8 motorway, Mossland Road,
Hillington Park, Glasgow

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant subject to
conditions



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as Policy E1 'Strategic Economic Investment Locations'.
- One letter of objection has been received.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposal involves the development of a vacant site, it supports new investment which strengthens Renfrewshire's economy and employment growth.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0840/PP)

APPLICANT:	Arnold Clark Automobiles Limited
SITE ADDRESS:	Land to South of M8 motorway, Mossland Road, Hillington, Glasgow
PROPOSAL:	Erection of a motor vehicle dealership with service facilities, formation of access and associated landscaping and infrastructure works
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	<p>One objection has been received, the substance of which can be summarised as follows:-</p> <p>1. Traffic congestion in the area.</p> <p>Response – Both Transport Scotland and the Director of Environment and Infrastructure has no objections in this regard. A detailed Transport Assessment was submitted with the application which outlined traffic flows, analysed junction capacity and road capacity of the local and trunk road network. The proposal will not have a significant impact.</p> <p>2. Lack of parking within Hillington Park.</p> <p>Response - The applicant has demonstrated through the submission of layout plans and other assessments that the development will provide sufficient parking for the size and type of proposal in line with current guidelines. The Director of Environment and Infrastructure has no objections in this regard.</p>
CONSULTATIONS:	<p>Director of Environment and Infrastructure (Design Services) - A Drainage Impact Assessment was submitted with the application, which has been approved.</p> <p>Response – Noted.</p> <p>Director of Environment and Infrastructure (Roads/Traffic) - No objections, subject to conditions.</p> <p>Response – Noted.</p> <p>Environmental Protection Section – A site investigation report was submitted and approved.</p> <p>One condition regarding materials being imported to the site, is</p>

	<p>recommended. Response – Noted.</p> <p>Transport Scotland - No objections, subject to a condition relating to a plan which shows the external lighting arrangements for the site.</p> <p>Response – A plan was submitted by the applicant and was considered acceptable to Transport Scotland.</p> <p>Glasgow Airport Safeguarding – No objections, subject to the submission of a Bird Hazard Management Plan and Landscaping Plan.</p> <p>Response – Both the Bird Hazard Management Plan and Landscaping Plan was submitted by the applicant and Glasgow Airport Safeguarding consider both plans acceptable.</p> <p>NATS - No objections.</p> <p>Response – Noted.</p> <p>West of Scotland Archaeological Service - Requested a watching brief be placed on the site while the works are ongoing.</p> <p>Response – Noted, the applicant was informed of this request from the West of Scotland Archaeological Service.</p> <p>The Coal Authority - No objections.</p> <p>Response – Noted.</p> <p>SEPA - No objection.</p> <p>Response – Noted.</p>
SUPPORTING STATEMENTS	<p><u>Coal Mining Risk Assessment</u> - A comprehensive assessment was submitted. The site is not within the zone of likely physical influence from past or present underground coal workings and no known coal mine entries within the site.</p> <p><u>Flood Risk and Drainage Assessment</u> - The Flood Risk and Drainage Assessment submitted in support of the application advises that the proposed water management strategy shall improve the existing drainage characteristics of the site in accordance with the Council's Guidelines. The conclusion and recommendations on the report were accepted by the Director of Environment and Infrastructure.</p> <p><u>Site Investigation Report</u> - An Site Investigation report was submitted with the application and has been approved by the Environmental Protection Section.</p> <p><u>Transport Assessment</u> - Submitted in support of the</p>

	<p>application and considered acceptable.</p> <p><u>Design & Access Statement</u> - Submitted in support of the application and considered acceptable.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy E1: Renfrewshire's Economic Investment Locations</p> <p><u>New Development Supplementary Guidance</u> Delivering the Economic Strategy: Strategic Economic Investment Locations</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy E1: Local Industrial Areas</p> <p><u>New Development Supplementary Guidance</u> Delivering the Economic Strategy: Strategic Economic Investment Locations</p>
PRE-APPLICATION COMMENTS:	<p>Several pre-application discussions were undertaken between the applicant and the Council in relation to design, layout, access, connections, routes for pedestrians and cyclists, flooding and drainage, landscaping and boundary treatments.</p> <p>These pre-application discussions informed the final layout and assisted in the submission of a comprehensive application along with the relevant supporting information.</p>
PLANNING HISTORY	<p>19/0616/NO - Erection of motor vehicle dealership with service facilities, formation of access and associated landscaping and infrastructure works - Accepted.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of a car showroom building to the east of the site, a valeting/repair building to the west, with associated car parking areas, access and landscaping.</p> <p>The site is within the Hillington Business Park, on the frontage alongside the M8 motorway.</p> <p>The site currently consists of a large vacant area of land, directly south of the west bound carriageway.</p> <p>In close proximity are a mix of uses, including vehicle sales as well as business and industrial uses.</p> <p>The showroom building itself is proposed to be of two storeys in height, formed in aluminium cladding and large sections of glazing, to display vehicles for sale within.</p> <p>The valeting/repair building would be single storey in height and finished in composite cladding, with roller shutter doors for vehicle access.</p> <p>The land around the building would be formed in hard standing to provide car parking for staff, customers and vehicles which are on display.</p>

	<p>The site would be accessed from proposed and existing vehicular access points onto Mossland Road.</p>
COMMENTS	<p>Policy E1 of the Adopted and Proposed Renfrewshire Local Development Plans and the Delivering the Economic Strategy of the New Development Supplementary Guidance, identify and promote Strategic Economic Investment Locations as areas which supports new investment to strengthen Renfrewshire's diverse economy and deliver sustainable and inclusive economic and employment growth.</p> <p>Development proposals within Strategic Economic Investment Locations will require to meet the role and function of the Strategic Economic Investment Location and be compatible with the industrial/business character of the area.</p> <p>The Proposed Renfrewshire Local Development Plan (2019) sets out Hillington Business Park as a Place Plan in Illustrative Figure 5. The site is highlighted as being part of the 'Mixed Use Gateway Area' and a 'Development Opportunity Site'.</p> <p>The proposed use of the site for the erection of a car sales showroom (with associated valeting/repair building) is considered to comply with the policies of both the Adopted and Proposed Renfrewshire Local Development Plans.</p> <p>The main neighbouring use for the site is other vehicle sales premises, as such the use would not be incongruous within the area.</p> <p>The design of the proposed building is of a high standard, which is important given it's prominent location on the M8 frontage.</p> <p>The scale, form and massing of the building and works in general are suitable and appropriate within the context of the site and surrounding area and neighbouring buildings.</p> <p>The proposed layout, landscaping, connections, the construction of the buildings and development of the site as a whole, are considered appropriate, providing new employment opportunities and bringing economic benefit to the location bringing another section of vacant land back into use in this important Renfrewshire Business Park.</p> <p>The proposal will also be in accordance with the New Development Supplementary Guidance.</p> <p>Given the adjoining and surrounding uses there is unlikely to be any significant or unacceptable impact on amenity.</p> <p>Proposed landscaping and screening provision would be provided by the proposal.</p> <p>In terms of infrastructure, The Director of Environment and</p>

	<p>Infrastructure has no objections to the access and parking arrangements, or connectivity to the site, after the applicant made a number of changes to the layout.</p> <p>In terms of flooding and drainage issues, the applicant submitted a Drainage Impact assessment with the application, which has been reviewed and approved.</p> <p>With regards the objections received from a neighbouring business, regarding parking and traffic generation, these have been addressed in the foregoing assessment.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

- 1 That traffic control measures shall be introduced on Mossland Road, to ensure vehicles can safely enter and exit the site. Details of these measures are to be agreed in writing with the Council before development commences on site and thereafter shall be implemented before the development hereby approved, is brought into use.

Reason: In the interests of road safety.

- 2 That before the development hereby approved is brought into use, the staff and customer parking areas shall be defined, in compliance with the National Roads Development Guidelines.

Reason: To ensure adequate parking provision within the site.

- 3 That prior to the site coming into use, where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use shall be submitted to the Planning Authority and approved in writing.

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

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers,
please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0849/CC



Renfrewshire
Council

KEY INFORMATION

Ward: (4)
Paisley Northwest

Applicant: Sanctuary
Scotland Housing
Association Ltd

Registered:
16th December 2019

Report by Director of Communities, Housing and Planning
Services

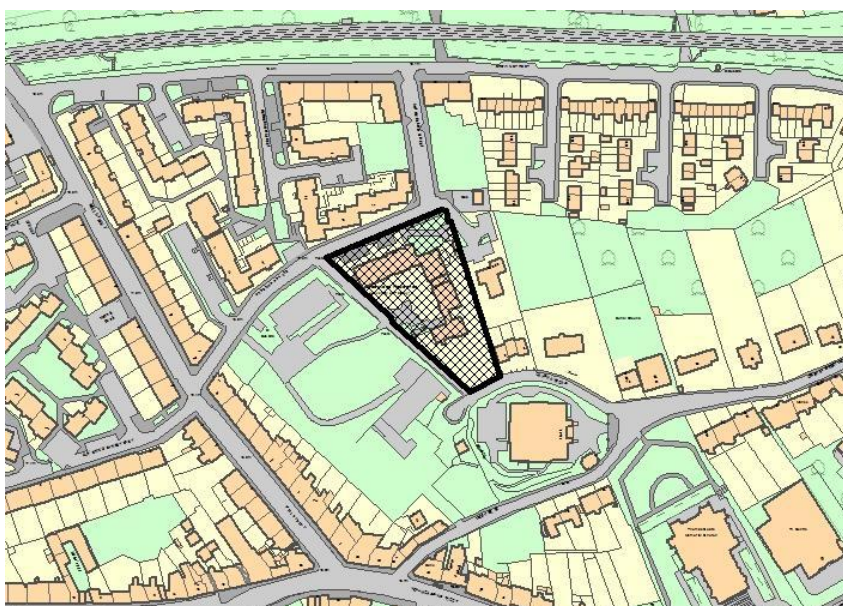
PROPOSAL: Demolition of former Student Residences

LOCATION: 20 Underwood Lane, Paisley

APPLICATION FOR: Conservation Area Consent

RECOMMENDATION

Grant



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The application site is within the Paisley Town Centre Conservation Area and is identified by Policy ENV3 – Built Heritage within the Adopted Renfrewshire Local Development Plan (2014).
- There have been no objections to the proposed demolition.
- Historic Environment Scotland have made no comment on the proposed demolition.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0849/CC)

APPLICANT:	Sanctuary Scotland Housing Association
SITE ADDRESS:	20 Underwood Lane, Paisley, PA1 2SL
PROPOSAL:	Demolition of former Student Residences
APPLICATION FOR:	Conservation Area Consent

NUMBER OF REPRESENTATIONS:	No representations received for the proposed demolition.
CONSULTATIONS:	<p>Historic Environment Scotland - No comments.</p> <p>Response - The response form Historic Environment Scotland is noted, and the proposals will be determined in accordance with Development Plan Policy.</p>
PRE-APPLICATION COMMENTS:	<p>A number of pre-application discussions have taken place as part of the overall regeneration for the Paisley West End Area.</p> <p>Pre-application discussions regarding this particular part of the overall Paisley West End Project have primarily focused on the redevelopment of the site, in terms of the right type of development to add and enhance the place.</p> <p>The requirement for Conservation Area Consent to demolish the building was outlined during these pre-application discussions, given the part of the site is within the Conservation Area.</p>

SUPPORTING INFORMATION	<p>Supporting Statement December (2019) - This document provides a critique of the site and the building, and its contribution to the Conservation Area.</p> <p>The statement also provides background to the wider Paisley West End Regeneration Masterplan.</p> <p>With respect to the student residences, the statement concludes that it is a bland 3 / 4 storey building constructed from brick with little façade articulation.</p> <p>The topography of the site also elevates the building above the surrounding context, creating a dominant building which does not enhance the character of the Conservation Area.</p> <p>The outlines that the demolition of the building would create the opportunity to redevelop a brownfield site for new housing that</p>
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	<p>will positively contribute to the wider regeneration of the West End of Paisley.</p> <p>Response - The statement sets out the proposed demolition within the context of the wider regeneration of the West End. The critique of the building is also noted, and I would agree with the concluding statement that the building does not enhance the Conservation Area.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan</u></p> <p><u>Adopted Renfrewshire Local Development Plan August (2014)</u> Policy ENV2 – Natural Heritage Policy ENV3 - Built Heritage</p> <p><u>Proposed Renfrewshire Local Development Plan (2019)</u> Policy ENV2 – Natural Heritage Policy ENV3 – Built and Cultural Heritage</p> <p><u>Material considerations</u> Scottish Planning Policy Historic Environment Scotland Policy Statement: June 2016 Historic Environment Circular 1</p>
DESCRIPTION	<p>This application seeks Conservation Area Consent for the demolition of a former student residence located on Underwood Lane within the Paisley Town Centre Conservation Area.</p> <p>The building is currently vacant and has been deemed surplus to requirements by the University of the West of Scotland.</p> <p>The site forms part of a wider masterplan to regenerate the West End of Paisley.</p> <p>The building sits within a triangular site extending to approx. 0.5 hectares in area. It comprises of a single L shaped former student residences flatted block spread over three to four stories in height. It is finished in brick, with slate to the roof. The window openings have been boarded up</p> <p>The site is bound by Underwood Lane to the north with three storey flats beyond, Oakshaw Brae to the west with vacant land beyond, Oakshaw Head to the south with the John Neilson Institute beyond, and a smaller block of flats and three terraced dwellinghouses to the east.</p> <p>The topography of the site rises from north to south, with the four storey element of the residences fronting Underwood Lane and the three storey element behind this.</p>

COMMENTS	<p><u>Adopted Local Development Plan 2014</u></p> <p>In considering the demolition of unlisted buildings in Conservation Areas, Historic Environment Scotland's Guidance advises that planning authorities should take into account the contribution that the building makes to the character, appearance and history of the relevant conservation area. There is a presumption in favour of retention of unlisted buildings in conservation areas where they make a positive contribution to the character of the area.</p> <p>The existing student residence is functional in its design and appearance with little redeeming architectural detailing or features.</p> <p>It is considered that the building is out of context with respect to its scale, and it dominates the streetscene in a way that is not wholly desirable.</p> <p>The fact that it is vacant only reinforces the negative impact of the building on the appearance of the area.</p> <p>Overall it is not considered that the building makes a positive contribution to the character of the area</p> <p>It is acknowledged that a detailed planning application for the redevelopment of the site has not yet been submitted. However, pre-application discussions with Sanctuary Scotland Housing Association are well advanced, with initial layouts produced and the details of the planning application being finalised for submission.</p> <p><u>Proposed Local Development Plan 2019</u></p> <p>The policies within the Proposed Local Development Plan and the associated Supplementary Guidance reflect those of the currently adopted plan. The proposal is therefore found to be compliant with the proposed plan.</p> <p><u>Conclusion</u></p> <p>In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Council in respect of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement and guidance.</p> <p>It is therefore recommended that Conservation Area Consent be granted.</p>
RECOMMENDATION	Grant

Reason for Decision

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.