

RENFREWSHIRE COUNCIL

Application No: 16/0594/PP

DEVELOPMENT AND HOUSING SERVICES

Regd: 26/08/2016

PLANNING APPLICATION PRE-DETERMINATION HEARING

Applicant

EPIC Ltd/Elderslie Estates
& Hallam Land Management
Corunna House
39 Cadogan Street
Glasgow
G2 7AB

Nature of proposals:

Erection of residential development (in principle).

Site:

Site between Dunvegan Avenue and Gleniffer House, Glenpatrick Road, Elderslie, Johnstone

Application for:

Planning Permission in Principle

Introduction

This application is the subject of a Pre-Determination Hearing in line with the requirements set out in Section 38A of the Planning etc. (Scotland) Act 2006 and the related Development Management Regulations.

Section 38A requires that the applicants for, and any party making representations on, proposals for developments falling within the category of 'major' and which are considered to be significantly contrary to the development plan, are to be given the opportunity for appearing at a pre-determination hearing. The purpose of the hearing is to gather information and Members are reminded that they should not express a view either in favour of, or against the proposals as this may preclude them from participating in making a decision on the application when it comes before the meeting of the Council for formal determination.

Renfrewshire Council's Pre-determination Hearing Procedures are appended to this report for Member guidance (refer to Appendix 1).

The following information is provided to brief Members on the content of the proposed development.

Description

Planning permission is sought, in principle, for the erection of a residential development on an area of agricultural land located within the greenbelt to the south of Elderslie. The application site extends to approximately 14 hectares and is located to the south of land accessed from Abbey Road, Elderslie, at its boundary with the green belt. This adjoining area of land is currently under consideration by the DPEA on appeal against refusal of planning permission for a residential development. To the north east, and north west lies residential development and surrounding the site on all other boundaries is green belt land.

As the application is in principle only, no details of the proposed residential layout have been provided. Within the applicant's Design and Access Statement, accompanying the application however, an indicative road layout, open space and landscaping provision are demonstrated. This document also states that the development could accommodate 200 units, with access arrangements proposed from Abbey Road (through the development currently under consideration by the DPEA) and from two additional openings off Glenpatrick Road.

History

15/0434/NO - Site between Dunvegan Avenue and Gleniffer House, Glenpatrick Road, Elderslie, Johnstone. Proposal of Application Notice accepted June 2015.

Policy & Material Considerations**Scottish Planning Policy**

Scottish Planning Policy highlights the primacy of the Development Plan. The extant Development Plan is the Glasgow and the Clyde Valley Strategic Development Plan 2012, Clydeplan's Strategic Development Plan Proposed Plan (2016) and the Adopted Renfrewshire Local Development Plan 2014 as detailed below with relevant policies identified.

Glasgow and the Clyde Valley Strategic Development Plan 2012

Strategy Support Measure 1: Delivering the Spatial Development Priorities
 Strategy Support Measure 8: Green Infrastructure: An Economic Necessity
 Strategy Support Measure 10: Housing Development and Local Flexibility
 Diagram 3: Spatial Development Strategy and Indicative Compatible Development
 Diagram 4: Sustainable location assessment

Clydeplan's - Strategic Development Plan Proposed Plan (2016)

The Proposed SDP is a material consideration as it is the settled view of the Clydeplan Authority of which Renfrewshire Council is a constituent part.

Policy 1: Placemaking
 Policy 7: Joint Action Towards the Delivery of New Homes
 Policy 8: Housing Land Requirement
 Policy 14: Green Belt
 Policy 16: Managing Flood Risk and Drainage
 Policy 18: Strategic Walking and Cycling Network
 Table 1: Placemaking Principles
 Schedule 14: Strategic Scales of Development
 Diagram 11: Assessment of Development Proposals

Adopted Renfrewshire Local Development Plan 2014

Policy ENV1: Green Belt
 Policy P2: Housing Land Supply
 Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Environment Strategy: Green Belt; Housing in the Green Belt; Contaminated Land
 Delivering the Places Strategy: Places Development Criteria
 Delivering the Infrastructure Strategy: Flooding and Drainage and Infrastructure Development Criteria

Material considerations

Renfrewshire's Housing Land Supply Supplementary Guidance 2015 requires to be considered in addressing the Council's shortfall in housing land supply. The replacement Renfrewshire Local Development Plan will set out a framework for new and appropriate housing sites for meeting housing need and demand in Renfrewshire.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the supporting information submitted, the comments of the consultees, any objections received and any other material considerations.

Publicity

The application was advertised in the Paisley and Renfrewshire Gazette on 14 September 2016, with a deadline for representations to be received of 07 October 2016.

Objections/Representations

One hundred and three letters of representation have been received (one in support of the development), the substance of which can be summarised as follows:-

1. The application should be rejected as the site is within the Green Belt and there are brownfield and gap sites available which could be developed.
2. Planning application 15/0470/PP was refused on the grounds of increased traffic and the detrimental effects on road safety. The same or worse conditions would be generated by this larger development.
3. The proposal would result in a considerable increase in the risk of flooding to adjoining properties on Glenpatrick Road as the field acts as a floodplain in the winter months.
4. The development will overlook and overshadow properties on Glenpatrick Road resulting in a loss of privacy and a breach of human rights.
5. Local amenities will not cope with the increased demand on them that this development would bring, including schools. Questions whether children would be safe in the play park close to the development.
6. The land is well used farmland, also used for walking, with the proposals resulting in a loss of this type of available land. In addition, the Abbey Road field will be cut off making it useless and inaccessible.
7. Development of this land would result in a loss of views and reduction in the value of property.
8. There are mine workings below the entire area which resulted in previous developers abandoning plans.
9. The proposals would have a significant impact on wildlife and trees and it is assumed an Environmental Risk Assessment has been carried out.
10. Development would create noise, disturbance and pollution due to construction works and traffic.
11. Granting permission will increase the likelihood of further development of this kind in the future at the expense of the green belt and would result in Elderslie losing its village feel with it becoming an extension of Johnstone.
12. Johnstone is already experiencing poor air quality, with this development increasing pollution.
13. Objector not aware of any consultation in relation to this development prior to submission of this application. The objector has assumed the position that the lack of information given to the local community about this proposal was a deliberate omission on the part of the Council and despite living within 20 metres of the application site boundary no neighbour notification has been received.
14. Weight associated with the volume of traffic using the site will cause structural damage to existing properties.
15. Residential development will help Elderslie and the community as a whole.

Consultations

The Director of Community Resources (Roads) – Still under consideration.

The Director of Community Resources (Environmental Services) - No objections, subject to the submission of a site investigation report, remediation strategy/method statement and a verification report.

The Director of Community Resources (Design Services) - The Flood Risk Assessment is suitable and sufficient, with recommendations contained within to form the basis of any future full or AMSC

application. In relation to the Drainage Report, incorrect information has been used to calculate site surface water runoff and storage, surface water flows to cater for climate change and urban creep.

West of Scotland Archaeology Service - No objections, subject to a condition requiring the implementation of a programme of archaeological works in accordance with a written scheme of investigation prior to the commencement of any development on site.

The Coal Authority - Objects to the proposal as a Coal Mining Risk Assessment Report, or equivalent has not been provided as part of the current application.

The Director of Education and Leisure - Proposal would impact upon St Anthony's and Wallace Primary Schools and if approved would result in an increase in pupil roll beyond operational capacity to the detriment of education provision.

SEPA - Request that a planning condition be applied to any consent requiring the provision of appropriate flood management measures as recommended by the FRA. If the condition required cannot be imposed SEPA object to the granting of planning consent.

Historic Environment Scotland - No objections.

Glasgow Airport Safeguarding - No objections, subject to conditions requiring the submission of details of the location, height, form and materials of buildings and structures proposed and of soft and water landscaping works.

SPT - Suggest that a Sustainable Transport Strategy be conditioned as a requirement of any planning consent. Any consent should also be subject to a planning obligation, covering the delivery of the recommendations set out in the public transport strategy, with a legal agreement providing a funding mechanism to deliver the public transport strategy. Travel information packs should also be made available for each dwelling prior to occupation advising of travel options beyond the private car.

Summary of Main Issues

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011, it is not likely that the proposed works would have a significant environmental impact which would require an Environmental Assessment to be carried out. It was concluded that no significant long term impacts on the environment were anticipated having regard to the characteristics of the development, the location of the development and the characteristics of the potential impact.

Design & Access Statement - The applicant's Design and Access Statement provides a brief history to the site and its location including its landscape character and ecological context. The document also considers the proposals against the relevant planning policies and guidance, with regard to local amenities, access arrangements/provision and flood risk. In terms of design, the applicant has considered built form in conjunction with environmental integration and enhancement and includes a development framework.

Proposal of Application Consultation Report - The applicant submitted a proposal of application notice (15/0434/NO) to the Council on 09 June 2015. This required a Pre-application Consultation (PAC) process prior to the submission of a planning application. The PAC report provides an overview of all pre-application consultations which have been undertaken, including details of a pre-application consultation event held on 31 August 2015. The public consultation event was held at Elderslie Village Hall, with the local Community Council and local Members invited and the event open to all interested parties. The summary states that attendees expressed concern in relation to the principle of residential development at this location within the green belt and the lack of infrastructure to support the development.

Planning Statement - The applicant's Planning Statement advises that the proposal is an effective site which has the potential to contribute to addressing Renfrewshire Council's Housing Land shortage in accordance with the relevant policies of the Strategic and Adopted Local Development Plans. The document further states that suitable infrastructure and amenities either exist or could be provided, with two new junctions onto Glenpatrick Road proposed to provide access to the site as well as access via the refused Abbey Road site to the north. Reference is also made to the creation of a defensible boundary to the south, negating the requirement for formal open space within the development itself (due to existing provisions and connections available to this). The document analysis states that the site could be substantially completed or completed by 2019, although the tabular supporting information allows for up to 110 of the 200 units to require until 2021 for completion.

Flood Risk Assessment - The applicant's Flood Risk Assessment undertakes a hydrological analysis to estimate design flows for an unnamed watercourse that flows through the site and the Old Patrick Water that flows north to the east of the site, which has been used to assess flood risk to the site. The findings indicated flooding near to the southern boundary of the site along the length of the unnamed stream. Flood management measures are also suggested as a result of these findings including:- no development to take place within the 200 year floodplain of the watercourse; the opening of a culvert in line with SEPA policy; finished floor levels of properties adjacent to flood risk areas to be set no lower than 600mm above predicted 200 year peak water level in the area; surface water runoff entering the site from higher ground to the north to be either captured and diverted to the unnamed stream or taken into the drainage system; and surface water runoff from the site to be attenuated to greenfield rates before being discharged to the unnamed stream. The site is not considered to be at risk from flooding from other sources.

Extended Phase 1 Habitat Survey - The applicant's Habitat Survey identifies that due to the location of a potential otter couch (day bed), a survey is recommended to confirm the presence of otter on site or if the species is using the site as a commuting habitat. In addition, an assessment on the presence of bats, reptiles and nesting birds is proposed.

Education Impact Report - The applicant has submitted an Education Impact Report which states that based on their research, there will be no capacity problems at any of the catchment denominational primary, non-denominational secondary or denominational secondary schools as a direct result of the proposed development being approved and built. With regards to the non-denominational primary education position, it is considered that it may be appropriate to include the area of the proposed development within a revised catchment area for Auchenlodment Primary School to ensure that sufficient non-denominational primary places would be available for children arising from the proposed development.

Landscape and Visual Impact Assessment - The applicants state that adjacent urban areas to the north, east and south east of the proposed development would limit its visual influence. The rolling topography of much of the study area and extent of woodland cover would further limit visibility of the site from much of the east and western parts. From Glenniffer Braes, the applicant opines that the proposed development will be seen locally in the context of the existing settlement at Elderslie and Johnstone and within the wider context of urban development across the Clyde Valley. Other areas which have potential visibility of the site are those located in close proximity to the site boundary, including residential areas, adjoining areas of open farmland and areas of open and elevated ground along the northern parts of Windyhill. Potential significant effects are expected to be restricted to the immediate vicinity of the site and are likely to be localised to parts of the settlement edge of Elderslie and Johnstone as well as parts of the local road network at Auchenlodment Road and Glenpatrick / Mackiesmill Road. The design and layout of the proposed development as well as additional mitigation measures are proposed to contain the development and limit its effects upon the surrounding area. Although the development has the potential to result in localised and potentially significant effects on the Green Belt south of Elderslie, in light of the future housing requirements, the applicant considers that the development could contribute significantly to the integration of urban settlement within the wider green network at this location. In assessing effects on landscape character, no effects are considered to impact on Brookfield Urban Fringe Farmland due to distance and limited intervisibility. The proposed development is located entirely within the Johnstone and Elderslie Urban Fringe LLCA and it is considered that impact would be moderate in nature. In terms of the Glenniffer Braes Rugged Farmland LLCA impact is considered to be low from the proposed development as with the Urban

LLCA. On the Core Path John/10 impact is considered to be medium, low on Glennifer Country Park and low on Windyhill (WIAT)

Engineering Assessment and Drainage Report - The applicant's Engineering Assessment provides a background to the site and its characteristics and identifies the requirement for ground levels to be regarded in order to accommodate the development proposed. Utilities and ground conditions are also considered.

Appropriate Assessment - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Conclusion.

Members are advised that when the application comes before the Council for determination, a detailed assessment of the proposals will be provided. This assessment will test the proposals against both relevant Development Plan policies and also their suitability in terms of traffic and any other material planning considerations. A recommendation will be made on the basis of this detailed assessment as to whether planning permission should be granted or refused.

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 David Bryce on extension 7892.

Pre - determination Hearing Procedures

1. Pre-determination hearings will be held when the application is of a national category or a major category where the proposal involves a planning application for development which is substantially contrary to the provisions of the Development Plan. The test which will apply would be whether an approval would be contrary to the vision or wider spatial strategy of the plan.
2. Any hearing would only be held once the period for neighbour notification or advertisement in the local press had expired.
3. The hearing will be open to the press and public but only those persons invited to make representations at the hearing will be allowed to participate.
4. The parties to be invited to participate in the hearing will be the applicant and agent acting on their behalf and any person who has submitted representations on the application.
5. The date, which shall allow for at least 14 days notice to be given to participants, and venue for the hearing shall be agreed with the Convener of the Planning and Property Policy Board.
6. Thereafter, members of the Board will be advised of the date and venue and formal invitations will be issued to the applicant/agent and any person who has submitted representations.
7. All parties wishing to be heard at the hearing will be asked to advise the Council of their intention to participate by 12 noon of the last working day before the hearing. Parties must advise the name(s) of those who intend to speak.
8. On the day the order of proceedings will be as follows:
 - i) the applicant, or an agent acting on their behalf, will be asked by the Convener to describe the proposal – with a limit of 15 minutes, although this could be extended to 30 minutes in cases of complexity at the discretion of the Board.
 - ii) thereafter, individual objectors will be invited to comment. Each will be restricted to no more than 15 minutes but where there are several objectors making the same points they will be encouraged to appoint on representative to speak on their behalf. Again in cases of complexity this could be extended to 30 minutes at the discretion of the Board.
 - iii) the applicant/agent will have the right to reply to any points raised by any party to the hearing.
 - iv) the members of the Board will be invited by the Convener to question any party to the hearing to seek clarification regarding any matter raised.
 - v) the members of the Board will be able to seek guidance on factual matters relating to the proposal or hearing procedure from Council officers at any time during the hearing.
 - vi) no cross examination of any of the parties by other parties will be allowed.
 - vii) the Convener will be responsible for ensuring that the hearing is carried out efficiently while having due regard to the principles of natural justice.
 - viii) no decision on the application will be taken at the hearing.
 - ix) details of the matters raised at the hearing will be incorporated within the Report of Handling on the planning application which will be put before the meeting of the Council for consideration.



Renfrewshire
Council

16/0594/PP

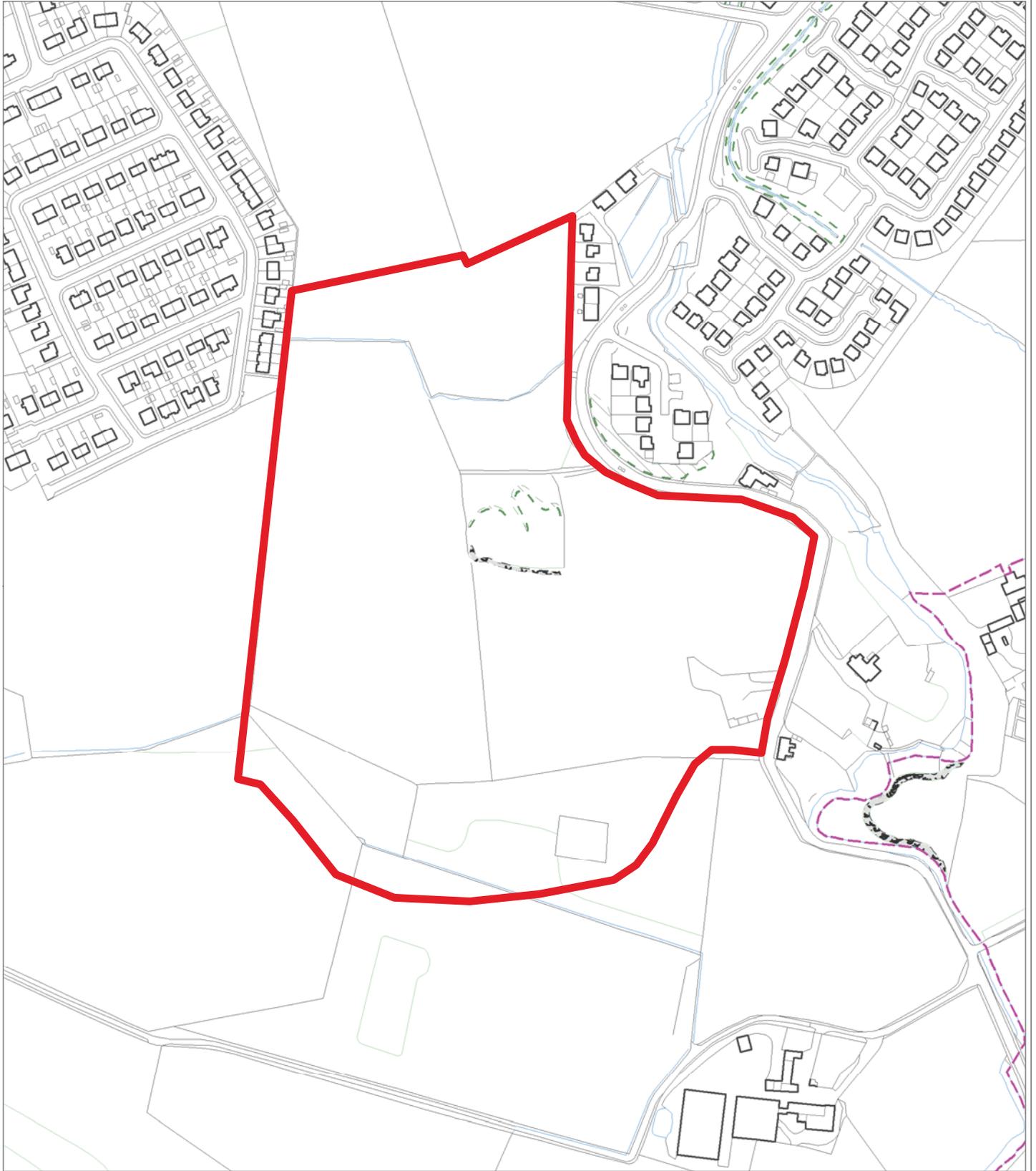
Site between Dunvegan Avenue and Gleniffer House,
Glenpatrick Road, Elderslie



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User: ptcameronr1

Date: 11/10/2016



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