

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 29/10/2019

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0541/PP 4 - Paisley Northwest	Renfrewshire Council	Paisley Museum and Art Galleries, 68 High Street, Paisley, PA1 2BA	Erection of extension to side of museum including external alterations associated with the refurbishment of museum and observatory.	A
RECOMMENDATION:	GRANT subject to conditions			
19/0544/LB 4 - Paisley Northwest	Renfrewshire Council	Paisley Museum and Art Galleries, 68 High Street, Paisley, PA1 2BA	Erection of extension to side of museum including internal and external alterations associated with the refurbishment of museum and observatory.	B
RECOMMENDATION:	GRANT subject to conditions			
19/0169/PP 1 - Renfrew North and Braehead	Ambassador Homes (Scotland) Ltd	Renfrew Golf Club, Inchinnan Road, Renfrew, PA4 9EG	Demolition of two dwellinghouses, and erection of residential development comprising 10 dwellinghouses with associated infrastructure and landscaping.	C
RECOMMENDATION:	GRANT subject to conditions			
18/0050/PP 10 - Houston, Crosslee and Linwood	Mr Burke	Caravan A, 5 East Fulton Holdings, Clippens Road, Linwood, Paisley, PA3 3TR	siting of four mobile homes, erection of 7 sheds, erection of boundary fences and formation of landscaping (in retrospect).	D
RECOMMENDATION:	GRANT subject to conditions			
18/0051/PP 10 - Houston, Crosslee and Linwood	Mr McGregor	Caravan F, 5 East Fulton Holdings, Clippens Road, Linwood, Paisley, PA3 3TR	Siting of 2 mobile homes, 4 sheds, erection of boundary fence and associated landscaping (in retrospect).	E
RECOMMENDATION:	GRANT subject to conditions			

Total Number of Applications to be considered = 5

Planning Application: Report of Handling

Reference No. 19/0541/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (4)
Paisley Northwest

Applicant:
Renfrewshire Council

Registered:
13 August 2019

Report by Director of Communities, Housing and Planning Services

PROPOSAL: Erection of extension to side of museum including external alterations associated with the refurbishment of museum and observatory.

LOCATION: Paisley Museum and Art Galleries, 68 High Street, Paisley

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant Subject to
Conditions

IDENTIFIED KEY ISSUES

The proposals accord with both the Adopted and Proposed Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.

Historic Environment Scotland is supportive of the proposals and consider them to be positive, well justified and sensitively respond to the listed building.

No representations have been received.

It is considered that the extensions and alterations and overall refurbishment of the Museum would be sympathetic to preserving the special character of the building and wider built environment and would significantly improve the facilities on offer at the Museum.

Fraser Carlin
Head of Planning and
Housing

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0541/PP)

APPLICANT:	Renfrewshire Council
SITE ADDRESS:	Paisley Museum and Art Galleries, 68 High Street, PA1 2BA
PROPOSAL:	Erection of extension to side of museum including external alterations associated with the refurbishment of museum and observatory.
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	No representations have been received.
CONSULTATIONS:	<p>Historic Environment Scotland (HES): - No objections. Historic Environment Scotland welcome the proposal and the investment the Council is making.</p> <p>The proposals are very positive, well justified and sensitively respond to the building and the requirement to provide step-free access.</p> <p>Historic Environment Scotland have commented that although the new access would provide a step free access, the original access should be retained for use on a regular basis.</p> <p>They comment that benches in front of the existing entrance portico would impact on the architectural character of the building.</p> <p>Historic Environment Scotland suggest that the new entrance should be clearly identified with clear signage.</p> <p>Response: The Design and Access Statement submitted alongside the application states that the original entrance will be retained for use on special occasions.</p> <p>A glass window would be installed to replace the existing double doors which would provide views in and out of the building.</p> <p>The Design and Access Statement outlines that the purposes of the benches are to re-affirm that the existing access is no longer an access into the building, however people can still sit and actively use this area as part of the public realm outside the museum.</p>

	<p>It is considered appropriate to attach a condition with respect to the exact siting of the benches as part of the public realm works associated with the development of the Museum including signage.</p> <p>Historic Environment Scotland comment that the main part of the proposed extension is well conceived.</p> <p>It is also the view that the strong red glazing /cladding could be an incongruous element of the proposal. However, the terms set out in the Design and Access Statement are accepted by Historic Environment Scotland.</p> <p>Response: It is considered that the Design and Access Statement adequately sets out a well defined context behind the theme of the strong red colour at the new entrance.</p> <p>The Design and Access Statement states that the project has conceived a "red thread" (a nod to Paisley's past) that informs a series of moves that ensures the re-imaging of Paisley Museum is not just an isolated building at the end of the High Street, but a destination, an integrated and active part of the Town Centre.</p> <p>The red thread is to be a bold pattern laid into the pavement and would weave its way along the length of the pavement taking in the Library, Secret Collection and the Museum.</p> <p>The outdoor space at the new entrance would be tinted by "red thread" and the red frontage would give a bold statement that is a dynamic and inviting presence on the High Street.</p> <p>Historic Environment Scotland comment that the new landscaping proposals are particularly welcomed, and the siting of the new extension allows views up to the A-listed Observatory from the High Street.</p> <p>The works would enhance the setting of both the Observatory and the Museum Building.</p> <p>Environmental and Infrastructure Services (Design Services): - No objections.</p> <p>Response: Noted.</p> <p>Environmental Protection Service (Environmental Health): - No objections. An informative should be attached to advise the applicant to seek appropriate advice in the event of any unsuspected contamination.</p> <p>Response: Noted. An appropriate informative could be attached with this regard.</p> <p>Glasgow Airport Limited: - No objections. Conditions with</p>
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	<p>respect to a Bird Hazard Management Plan should be attached.</p> <p>Response: Noted. This could be addressed with the imposition of appropriate planning conditions.</p> <p>NATS Safeguarding: - No objections.</p> <p>Response: Noted.</p> <p>Environment and Infrastructure Services (Roads): - Cycle and servicing provision requires to be provided.</p> <p>Response: Appropriate conditions with respect to cycle provision and signage as well as servicing should be attached to a consent.</p> <p>The Coal Authority: - No objections. In line with the recommendations outlined in the Coal Mining Risk Assessment submitted with the application, intrusive site investigation works should be carried out to establish the exact situation regarding coal mining legacy issues on the site.</p> <p>Response: Noted. This could be addressed with the imposition of appropriate conditions.</p>
PRE-APPLICATION COMMENTS:	<p>Several pre-application meetings were undertaken, with Historic Environment Scotland, Planning and the applicant. The details of all of the proposed development elements were discussed comprehensively as the proposals evolved.</p>
DESIGN/PLANNING STATEMENT:	<p>A Design and Access Statement was submitted with the application which provides an overview of the project objectives, the design concepts, the design proposals, details of any changes, additions and alterations to the existing museum, proposed landscaping and public realm works.</p> <p>A Heritage Statement – Paisley Museum Re-Imagined has also been submitted to accompany the application. This statement outlines the heritage assets and the significance of the museum building. The statement outlines the proposed works in detail which includes all internal and external alterations.</p> <p>The Heritage Statement concludes that the proposed extension will affect the appearance and character of the building but will result in very limited loss of the historic fabric and has been carefully positioned to minimise its impact on the highly significant south façade of the building.</p> <p>The proposed internal changes are necessary to provide much-needed level access throughout the building, improving the visitor experience and widening engagement and enjoyment of the historic buildings and collections.</p>

	It is considered that the Design and Access statement and the Heritage Statement provides a comprehensive overview of the project and the detailed consideration of all of the alterations and additions proposed for this application.
OTHER ASSESSMENTS:-	<p>A Coal Mining Risk Assessment was submitted with the application.</p> <p>The Coal Authority were consulted and advise that there are no objections subject to the imposition of an appropriate condition with respect to the undertaking of intrusive site investigation works to establish the exact situation regarding coal mining legacy issues on site.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan</u></p> <p><u>Renfrewshire Local Development Plan 2014</u> Policy C1(STC) - Strategic Town Centre</p> <p>Policy ENV3 - Built Heritage.</p> <p><u>New Development Supplementary Guidance</u> Strategic Town Centres</p> <p>Built Heritage</p> <p><u>Renfrewshire Local Development Plan - Proposed Plan 2019</u> Policy C1 - Renfrewshire's Network of Centres</p> <p>Policy ENV3 - Built and Cultural Heritage <u>New Development Supplementary Guidance 2019 (Proposed)</u> Listed Buildings</p> <p><u>Material considerations</u> Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
PLANNING HISTORY	<p>As part of the enabling works, Listed Building Consent was approved for the demolition of side and rear extensions which were modern un-sympathetic additions to the building on the 30 October 2018. (Ref: 18/0515/LBC)</p> <p>An application for Listed Building Consent has also been submitted and is pending consideration (19/0544/LBC). This is a concurrent application and will also be under the consideration of this Board.</p>
DESCRIPTION	This application seeks planning permission for the erection of extensions to the side of Paisley Museum (Category A Listed Building) which is located on the north side of High Street, Paisley within Paisley Town Centre Conservation Area.

	<p>The proposal also includes other external and internal alterations associated with the refurbishment of the museum and observatory for 'Paisley Museum Re-Imagined' transformative project which seeks to turn Paisley Museum into an international visitor destination.</p> <p>The Paisley Museum Re-Imagined Project comprises of the creation of a new entrance courtyard which would be accessed from High Street and provide level access into the new entrance which would be formed to the west of the existing building with the erection of an extension.</p> <p>The proposed extension comprises of a glazed facade with a cylindrical transparent red glazed entrance and a curved, flat roofed rectangular extension which would extend the length of the west elevation to provide both access to the museum and also to the visitor cafe which would be located at the upper level to the north of the museum, adjacent to the observatory.</p> <p>The Design and Access Statement states that at the southern end of the extension, where it would meet the existing building, a distinct entrance would be created where the curve red volume would be highly visible with the red tinted glass contrasting from the historic building.</p> <p>The western extension would be the home to the museums social spaces including the cafe which would include access to the garden gallery at level 2 where there would also be picnicking spaces and seating with views through to the garden.</p> <p>The cafe would also be located at level 3 at the northern end of the extension with access to the garden area.</p> <p>The Design and Access Statement that accompanies the application states that the western extension has been designed with consideration of the potential of a new night time focus where the cafe, garden and other parts of the museum would be opened to coincide with night time Observatory viewings.</p> <p>The currently unused Oakshaw Cottages would be transformed into a new Learning Studio and Maker Spaces.</p> <p>As part of the Re-Imagined Museum project, the Museum buildings, the Observatory, Observatory House, Transit House and the Oakshaw Cottages would all have a public function and would be connected by the new Observatory Garden.</p> <p>The proposals would provide new connections through the museum towards the north and east of the building.</p>
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	<p>The proposed new entrance and alterations to the Museum Hall would create a new accessible entrance for the Museum and would place the 1870 Museum Hall at the centre of the re-imagined museum and would return the Museum Hall to gallery use.</p> <p>It is also proposed to replace existing rooflights with high performance double glazed rooflights and the roof glazing panels on the roof of the factory hall would be revised to improve rooflight performance.</p> <p>The proposed landscaping would have different character areas which are: -</p> <ul style="list-style-type: none"> • Entrance Courtyard and Museum Frontage • Cafe Terrace Level • Museum Garden • Nocturnal Garden and Observatory Terrace • The Grove <p>The High Street Frontage and Entrance Courtyard would be outward facing and highly visible from public areas.</p> <p>The Cafe Terrace, Nocturnal Garden and Observatory Terrace would be smaller in scale and associated with adjacent museum uses.</p> <p>The new entrance courtyard would provide the main access into the museum and would also serve as a new public space along the High Street.</p> <p>The Design and Access Statement states that the paving inlays have been inspired by the punchcards used for the operation of Jacquard Looms.</p> <p>Large circular seats would also create a varied surface texture and delineate pedestrian and vehicular circulation zones.</p> <p>The museum is a Category A listed building which was built in phases between 1868 and 1978. The museum is Greek Ionic and fronts onto High Street where the front entrance area is single storey on a banded podium.</p> <p>The original part of the building (western), has 4 Ionic columns approached by steps with 3 bays set behind columns on each side.</p> <p>The museum is located on the north side of High Street and occupies a prominent position within Paisley Town Centre Conservation Area.</p> <p>Coats Observatory (category A listed) is located to the north of the museum and a traditional red sandstone, 3 storey building</p>
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	(category B listed) is located to the west, beyond which is the category A listed Coats Memorial Church.
OTHER COMMENTS	<p><u>Renfrewshire Local Development Plan 2014</u></p> <p>Policy C1 contained within the Adopted Renfrewshire Local Development Plan states that each of the centres in Renfrewshire form part of a diverse, interconnected network of places to live, shop, work, enjoy entertainment, leisure and cultural activities.</p> <p>The Policy also states that the Council welcomes development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary, as well as compatible with surrounding land uses.</p> <p>The New Development Supplementary Guidance also states that the proposed use should not undermine the principal function of the centre and is complementary to existing uses and activities and that the scale, design and layout should also contribute towards and compliments the surrounding area.</p> <p>As set out above, the proposal would provide the infrastructure to activate the Museum and provide necessary links to utilise the building, garden area and public space to there full potential whilst creating a landmark within Paisley Town Centre which would be complimentary to the mix of commercial uses in the immediate vicinity.</p> <p>The Local Development Plan Policy context for Centres is for the delivery of high quality development that will enhance the economic, social, environmental, heritage and cultural life of the centre. In particular, increasing the footfall of centres by such an activity is supported and encouraged.</p> <p>In terms of contributing to the vitality and viability of the Centre, it is considered that the proposal will support a balanced provision of activities that caters for varied needs during the daytime and evening.</p> <p>It is considered that the proposal would be a positive addition, creating a high quality place which will aim to protect the built and cultural heritage of the Centre. The proposal is considered to enhance Paisley as a sustainable visitor destination.</p> <p>The proposed alterations to the building would enhance the quality of the built environment with repair, maintenance and good contemporary design which is appropriate for this building in the streetscape which would positively contribute to the visual amenity and viability of the Town Centre.</p>

	<p>It is considered that the proposal, together with, the Town Hall refurbishment and the Cultural and Learning Hub would assist in strengthen the regeneration of the town centre and encourage visitor attraction.</p> <p>As such, the proposal would accord with Policy C1 and the New Development Supplementary Guidance.</p> <p>Policy ENV3 and Historic Environment Scotland's Guidance both state that the built heritage which includes, listed buildings and conservation areas should be safeguarded and enhanced, where appropriate.</p> <p>The New Development Supplementary Guidance also states that high standards of design should be employed which has regard to the architecture and character of the area and ensure the maintenance and enhancement of local distinctiveness.</p> <p>As set out above, it is considered that the proposed extensions and alterations have been well-conceived and the red entrance together with the extension would provide a bold statement which would be highly visible from the High Street.</p> <p>It is considered that the proposal maintains an important distinction between old and new, with materials and colour. It would provide a barrier free access to the museum as well as creating a cohesive, understandable, well connected and accessible campus from Museum, Observatory and Library buildings.</p> <p>Historic Environment Scotland advise that the proposals are very positive, well-justified and sensitively respond to the building and the requirement to provide step free access into it.</p> <p>The Design and Access Statement states that the Museum should aspire to being world-class in all aspects, not just in the way it looks, but in the way it operates, welcomes and engages visitors.</p> <p>It is also considered that the proposals would provide the necessary infrastructure to activate the Museum and provide enhanced connections to utilise the building, garden area and public space to its full potential, whilst creating a landmark within Paisley Town Centre.</p> <p>In conclusion, it is considered that the proposal would significantly improve the capacity and facilities at a key flagship visitor attraction within Paisley Town Centre and the extensions and alterations would be sympathetic to preserving the special character of the building and wider built environment.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Adopted</p>
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	<p>Renfrewshire Local Development Plan.</p> <p><u>Proposed Local Development Plan and New Supplementary Guidance 2019</u></p> <p>Policy C1 and the Proposed New Development Supplementary Guidance (2019) is similar to the requirements of the Adopted Local Development Plan in that development which would enhance the vitality and viability of centres and strengthen their key role within Renfrewshire's Network of Centres would be welcomed.</p> <p>For the reasons set out above, it is considered that the proposal would be complimentary to the existing commercial uses within the town centre and together with the proposed external works, would contribute to the vitality and viability of the area, all to the benefit of the Paisley Town Centre Conservation Area.</p> <p>Policy ENV3 and the New Development Supplementary Guidance (2019) for Built and Cultural Heritage is also similar to the requirements if the Adopted Renfrewshire Local Development Plan (2014) where high standards of design should demonstrate regard to the architecture and character of the area and enhancement of local distinctiveness.</p> <p>The proposals are also considered to preserve as well as enhance the special character of the building and wider built environment.</p> <p>For the reasons set out above, the external alterations and overall refurbishment of the Museum which would significantly improve the facilities on offer at a key flagship venue within Paisley Town Centre all to the benefit of the vitality and viability of the Town Centre.</p> <p>It is considered that the proposal would accord with the relevant provisions of the Adopted and Proposed Local Development Plan. It is therefore recommended that the Board grant listed building consent subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions.

1 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

- 2** That within 6 months of the date of this consent, full details of external finishes

shall be submitted to, and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, this shall include finishing materials of the proposed extension on the west elevation and external courtyard. Thereafter only the approved materials shall be used in the development of the site.

Reason: In the interest of preserving the character of the listed building.

- 3 That within 6 months of the date of this consent, full details of the public realm works/cycle rack provision and signage associated with the development of the Museum, shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.

Reason: These details have not been submitted.

- 4 That prior to the commencement of development, a Bird Hazard Management Plan shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority in consultation with Glasgow Airport.

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building/buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

- 5 That prior to the commencement of development, full details of a soft and water landscaping scheme which must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:

- Any Earth Works
- Grassed Areas
- Details of any water features
- The species, number and spacing of trees and shrubs
- Drainage details including SUDs which shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDs).

No subsequent alterations to the approved landscaping or SUDS scheme shall take place unless submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

- 6 That prior to the commencement of development and in line with the Coal Mining Risk Assessment (Ove Arup and Partners) dated 15 August 2019, an appropriate scheme of intrusive site investigations shall be undertaken (subject to agreement with the Coal Authority's Permitting Team). Thereafter a scheme of mining remedial

works shall be submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is or can be made safe and stable for the development proposed.

- 7 That prior to development hereby approved becoming operational, a Verification Report confirming completion of the works for specified within the Mining Remediation Strategy, as may approved through condition 6 above, shall be submitted to the Planning Authority.

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

- 8 That prior to the development hereby approved becoming operational, full details of the servicing plan for the museum shall be submitted and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, this shall include full details of provision for refuse collection and deliveries.

Reason: This information has not been submitted.

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. 19/0544/LB



Renfrewshire
Council

KEY INFORMATION

Ward: (4)
Paisley Northwest

Applicant:
Renfrewshire Council

Registered:
13 August 2019

Report by Director of Communities, Housing and Planning Services

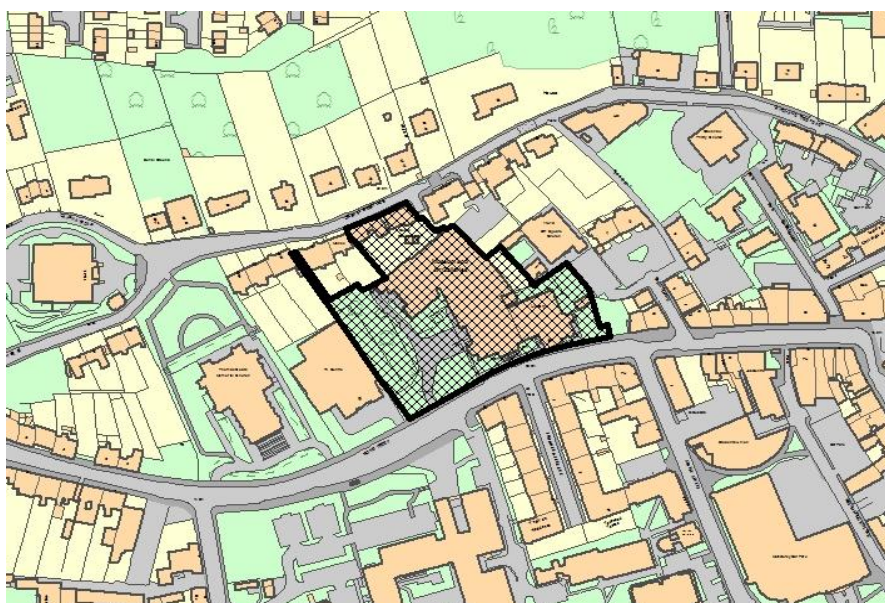
PROPOSAL: Erection of extension to side of museum including external alterations associated with the refurbishment of museum and observatory.

LOCATION: Paisley Museum and Art Galleries, 68 High Street, Paisley

APPLICATION FOR: Listed Building Consent

RECOMMENDATION

Grant Subject to
Conditions



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

The proposals accord with both the Adopted and Proposed Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.

Historic Environment Scotland is supportive of the proposals and consider them to be positive, well justified and sensitively respond to the listed building.

There has been one representation where the main point raised was the servicing in relation to deliveries for art exhibitions.

It is considered that the extensions and alterations and overall refurbishment of the Museum would be sympathetic to preserving the special character of the building and wider built environment and would significantly improve the facilities on offer at the Museum.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES REPORT OF HANDLING FOR APPLICATION (19/0544/LB)

APPLICANT:	Renfrewshire Council
SITE ADDRESS:	Paisley Museum and Art Galleries, 68 High Street, Paisley, PA1 2BA
PROPOSAL:	Erection of extension to side of museum including internal and external alterations associated with the refurbishment of museum and observatory.
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>One representation has been received where concerns were raised over a delivery strategy to the museum in the event of art exhibitions.</p> <p>Response: This would be a matter to be considered through the planning application and not listed building consent. Notwithstanding this, Environment and Infrastructure Services (Roads) have no objections to the planning application (Ref: 19/0541/PP). The concurrent planning application which is also under consideration alongside this Listed Building application.</p> <p>An appropriate condition with respect to servicing could be attached to planning consent.</p>
CONSULTATIONS:	<p>Historic Environment Scotland (HES): - No objections. Historic Environment Scotland welcome the proposal and the investment the Council is making.</p> <p>The proposals are very positive, well justified and sensitively respond to the building and the requirement to provide step-free access.</p> <p>Historic Environment Scotland have commented that although the new access would provide a step free access, the original access should be retained for use on a regular basis.</p> <p>They comment that benches in front of the existing entrance portico would impact on the architectural character of the building.</p> <p>Historic Environment Scotland suggest that the new entrance should be clearly identified with clear signage.</p> <p>Response: The Design and Access Statement submitted alongside the application states that the original entrance will be retained for use on special occasions.</p>

	<p>A glass window would be installed to replace the existing double doors which would provide views in and out of the building.</p> <p>The Design and Access Statement outlines that the purposes of the benches are to re-affirm that the existing access is no longer an access into the building, however people can still sit and actively use this area as part of the public realm outside the museum.</p> <p>It is considered appropriate to attach a condition with respect to the exact siting of the benches as part of the public realm works associated with the development of the Museum including signage.</p> <p>Historic Environment Scotland comment that the main part of the proposed extension is well conceived.</p> <p>It is also the view that the strong red glazing /cladding could be an incongruous element of the process. However, the terms set out in the Design and Access Statement are accepted by Historic Environment Scotland.</p> <p>Response: It is considered that the Design and Access Statement adequately sets out a well-defined context behind the theme of the strong red colour at the new entrance.</p> <p>The Design and Access Statement states that the project has conceived a "red thread" (a nod to Paisley's past) that informs a series of moves that ensures the re-imaging of Paisley Museum is not just an isolated building at the end of the High Street, but a destination, an integrated and active part of the Town Centre.</p> <p>The red thread is to be a bold pattern laid into the pavement and would weave its way along the length of the pavement taking in the Library, Secret Collection and the Museum.</p> <p>The outdoor space at the new entrance would be tinted by "red thread" and the red frontage would give a bold statement that is a dynamic and inviting presence on the High Street.</p> <p>Historic Environment Scotland comment that the new landscaping proposals are particularly welcome and the siting of the new extension allows views up to the A-listed Observatory from the High Street.</p> <p>The works would enhance the setting of both the Observatory and the Museum Building.</p> <p>Response: Agreed.</p> <p>The final comments from Historic Environment Scotland is that substantial works are proposed in the former lecture theatre. The organ is to be retained in situ and this is welcomed.</p>
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	<p>A condition should be attached with respect to a method statement for the organ protection during building works.</p> <p>Response: Noted. This could be addressed with the imposition of an appropriate condition.</p>
PRE-APPLICATION COMMENTS:	<p>Several pre-application meetings were undertaken, with Historic Environment Scotland, Planning and the applicant. The details of all of the proposed development elements were discussed comprehensively as the proposals evolved.</p>
DESIGN/PLANNING STATEMENT:	<p>A Design and Access Statement was submitted with the application which provides an overview of the project objectives, the design concepts, the design proposals, details of any changes, additions and alterations to the existing museum, proposed landscaping and public realm works.</p> <p>A Heritage Statement – Paisley Museum Re-Imagined has also been submitted to accompany the application. This statement outlines the heritage assets and the significance of the museum building. The statement outlines the proposed works in detail which includes all internal and external alterations.</p> <p>The Heritage Statement concludes that the proposed extension will affect the appearance and character of the building, but will result in very limited loss of the historic fabric and has been carefully positioned to minimise its impact on the highly significant south façade of the building.</p> <p>The proposed internal changes are necessary to provide much-needed level access throughout the building, improving the visitor experience and widening engagement and enjoyment of the historic buildings and collections.</p> <p>It is considered that the Design and Access Statement and the Heritage Statement provides a comprehensive overview of the project and the detailed consideration of all of the alterations and additions proposed for this application.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan</u></p> <p><u>Renfrewshire Local Development Plan 2014</u> Policy ENV3 - Built Heritage.</p> <p><u>New Development Supplementary Guidance</u> Listed Buildings.</p> <p><u>Renfrewshire Local Development Plan - Proposed Plan 2019</u> Policy ENV3 - Built and Cultural Heritage</p> <p><u>New Development Supplementary Guidance 2019 (Proposed)</u> Listed Buildings</p>

	<p><u>Material considerations</u></p> <p>Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
PLANNING HISTORY	<p>As part of the enabling works, listed building consent was approved for the demolition of side and rear extensions which were modern un-sympathetic additions to the building. (Ref: 18/0515/LBC - GTC 30/10/2018).</p> <p>An application for planning permission was also submitted in tandem for the external works and is pending consideration (Ref: 19/0541/PP). This is a concurrent application and will also be under the consideration of this Board.</p>
DESCRIPTION	<p>This application seeks Listed Building Consent for the erection of extensions to the side of Paisley Museum (Category A listed building) which is located on the north side of High Street, Paisley within Paisley Town Centre Conservation Area.</p> <p>The proposal also includes other external and internal alterations associated with the refurbishment of the museum and observatory for 'Paisley Museum Re-Imagined' transformative project which seeks to turn Paisley Museum into an international visitor destination.</p> <p>The Paisley Re-Imagined Project comprises of the creation of a new entrance courtyard which would be accessed from High Street and provide level access into the new entrance which would be formed to the west of the existing building with the erection of an extension.</p> <p>The proposed extension comprises of a glazed facade with a cylindrical transparent red glazed entrance and a curved, flat roofed rectangular extension which would extend the length of the west elevation to provide both access to the Museum and also to the visitor cafe which would be located at the upper level to the north of the Museum, adjacent to the observatory.</p> <p>The Design and Access Statement states that at the southern end of the extension, where it would meet the existing building, a distinct entrance would be created where the curve red volume would be highly visible with the red tinted glass contrasting from the historic building.</p> <p>The western extension would be the home to the Museum's social spaces including the cafe which would include access to the garden gallery where there would also be picnicking spaces and seating with views through to the garden.</p> <p>The cafe would also be located at level 3 at the northern end of the extension with another access to the garden area.</p>

	<p>The Design and Access Statement states that the western extension has been designed with consideration of the potential of a new night time focus where the cafe, garden and other parts of the Museum would be opened to coincide with night time Observatory viewings.</p> <p>The currently unused Oakshaw Cottages would be transformed into a new Learning Studio and Maker Spaces.</p> <p>As part of the Re-Imagined Museum project, the Museum buildings, the Observatory, Observatory House, Transit House and the Oakshaw Cottages would all have a public function and would be connected by the new Observatory Garden.</p> <p>The proposed new entrance and alterations to the Museum Hall would create a new accessible entrance for the Museum and would place the 1870 Museum Hall at the centre of the re-imagined museum and would return the Museum Hall to gallery use.</p> <p>It is proposed to extend the balcony to enable visitors to see more inside the building. The Design and Access Statement states that this would be achieved by minimising loss of historic fabric by retaining the timber floor structure and the historic cornice profiles of the eastern balcony.</p> <p>The extended balcony balustrade designs would match the profile of the historic balustrade.</p> <p>The Pillar Gallery floor would also be lowered to provide step free access into the Garden Gallery and Balcony Gallery.</p> <p>Other internal alterations include two new openings to the Studio Gallery to connect with the balcony gallery and to the former Yarn store.</p> <p>Detailing to the new openings would be to match the historic detailing of their original partner.</p> <p>It is also proposed to enclose the library stair and re-instate the historic arched window opening design.</p> <p>It is also proposed to replace existing rooflights with high performance double glazed rooflights and the roof glazing panels on the roof of the factory hall would be revised to improve rooflight performance.</p> <p>The proposed landscaping would have different character areas which are: -</p> <ul style="list-style-type: none"> • Entrance Courtyard and Museum Frontage • Cafe Terrace Level • Museum Garden
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	<ul style="list-style-type: none"> • Nocturnal Garden and Observatory Terrace • The Grove <p>The High Street Frontage and Entrance Courtyard would be outward facing and highly visible from public areas.</p> <p>The Cafe Terrace, Nocturnal Garden and Observatory Terrace would be smaller in scale and associated with adjacent museum uses.</p> <p>The new entrance courtyard would provide the main access into the museum and would also serve as a new public space along the High Street.</p> <p>The Design and Access Statement states that the paving inlays have been inspired by the punchcards used for the operation of Jacquard Looms.</p> <p>Large circular seats would also create a varied surface texture and delineate pedestrian and vehicular circulation zones.</p> <p>The museum is a Category A listed building which was built in phases between 1868 and 1978. The museum is Greek Ionic and fronts onto High Street where the front entrance area is single storey on a banded podium.</p> <p>The original part of the building (western), has 4 Ionic columns approached by steps with 3 bays set behind columns on each side.</p> <p>The museum is located on the north side of High Street and occupies a prominent position within Paisley Town Centre Conservation Area.</p> <p>Coats Observatory (category A listed) is located to the north of the museum and a traditional red sandstone, 3 storey building (category B listed) is located to the west, beyond which is the category A listed Coats Memorial Church.</p>
OTHER COMMENTS	<p>The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building and its setting, or any features of special architectural or historic merit.</p> <p>Policy ENV3 states that listed buildings should be safeguarded, conserved and enhanced where appropriate. Any development to listed buildings will be required to demonstrate that there is no negative impact to their site or setting and that it is accordance with the provisions set out in the New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance on Listed</p>

	<p>buildings, Policy ENV 3 and Historic Environment Scotland's Historic Environment Policy for Scotland require that listed buildings and their settings are to be protected and enhanced and the appropriate maintenance of listed buildings to enable them to remain in active use.</p> <p>Historic Environment Scotland's Historic Environment Policy for Scotland lists some core principles on managing change which recognise that some change is inevitable, change can be necessary for places to thrive and that to manage the historic environment in a sustainable way, its cultural significance and the cultural significance of elements within it have to be understood.</p> <p>Policy ENV3 contained within the Proposed Renfrewshire Local Development Plan and New Supplementary Guidance is similar to the requirements of the Adopted Renfrewshire Local Development Plan in that sensitive restoration, re-use and maintenance of listed buildings is encouraged.</p> <p>It is considered that the proposed extensions and alterations have been well-conceived and the red entrance together with the extension would provide a bold statement which would be highly visible from the High Street.</p> <p>It is considered that the proposal maintains an important distinction between old and new, with materials and colour. It would provide a barrier free access to the museum as well as creating a cohesive, understandable, well connected and accessible campus from Museum, Observatory and Library buildings.</p> <p>Historic Environment Scotland advise that the proposals are very positive, well-justified and sensitively respond to the building and the requirement to provide step free access into it.</p> <p>The Design and Access Statement states that the Museum should aspire to being world-class in all aspects, not just in the way it looks, but in the way it operates, welcomes and engages visitors.</p> <p>It is also considered that the proposals would provide the infrastructure to activate the Museum and provide enhanced connectivity to utilise the building, garden area and public space at the front to its full potential, whilst creating a landmark within Paisley Town Centre.</p> <p>In conclusion, it is considered that the proposal would significantly improve the capacity and facilities at a key flagship visitor attraction within Paisley Town Centre and the extensions and alterations would be sympathetic to preserving the special character of the building and wider built environment.</p>
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	In view of the above, it is considered that the proposal would accord with the relevant provisions of the Adopted and Proposed Local Development Plan. It is therefore recommended that the Board grant Listed Building Consent subject to conditions.
RECOMMENDATION	Grant subject to conditions.

1 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

- 2 That within 6 months of the date of this consent, full details of external and internal finishes shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, this shall include finishing materials of the proposed extension on the west elevation, external courtyard and internal balcony extension. Thereafter only the approved materials shall be used in the development of the site.

Reason: In the interest of preserving the character of the listed building.

- 3 That within 6 months of the date of this consent, full details of the public realm works associated with the development of the Museum, shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.

Reason: These details have not been submitted.

- 4 That prior to the commencement of works within the former lecture theatre, a method statement for the protection of the organ throughout building works, should be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Response: In the interests of preserving the character of the listed building.

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. 19/0169/PP



KEY INFORMATION

Ward: (1)
Renfrew North and
Braehead

Applicant: Ambassador
Homes (Scotland) Ltd

Registered:
18 March 2019

Report by Director of Communities, Housing and Planning
Services

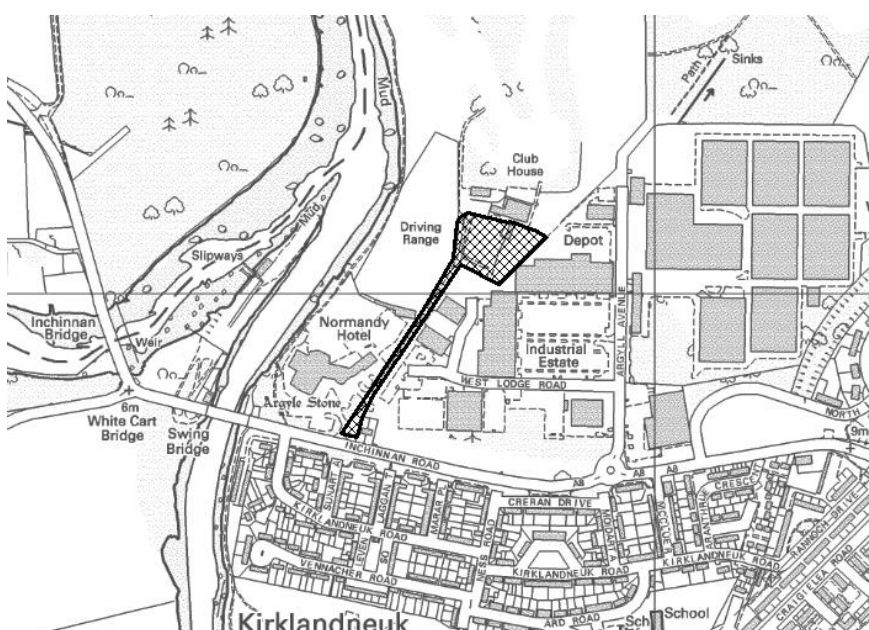
PROPOSAL: Demolition of two dwellinghouses, and erection of
residential development comprising 10 dwellinghouses with
associated infrastructure and landscaping

LOCATION: Renfrew Golf Club, Inchinnan Road, Renfrew

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 application site is identified by Policy ENV1 – Green Belt within the Adopted Renfrewshire Local Development Plan (2014).
- The application site is also identified by Policy P2 within the Proposed Renfrewshire Local Development Plan (2019) which seeks to provide a range and choice of housing sites and support the delivery of sustainable mixed communities throughout Renfrewshire.
- There have been no objections to the proposed development.
- 107 pro-forma letters in support of the application have been received.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0169/PP)

APPLICANT:	Ambassador Homes (Scotland) Ltd, 231 St Vincent Street, Glasgow, G2 5QY
SITE ADDRESS:	Renfrew Golf Club, Inchinnan Road, Renfrew, PA4 9EG
PROPOSAL:	Demolition of two dwellinghouses, and erection of residential development comprising 10 dwellinghouses with associated infrastructure and landscaping
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	<p>No objections to the application have been received.</p> <p>107 pro-forma letters in support of the application have been received.</p> <p>The letters of support state that the proposed development is intended to raise funds to assist with staff retention and deliver enhanced facilities for the club membership.</p> <p>It is outlined that this development will help secure the clubs future.</p>
CONSULTATIONS:	<p>The Coal Authority - No objections.</p> <p>Response: Noted.</p> <p>Glasgow Airport Safeguarding - No objections subject to condition requiring the submission of full details of landscaping works.</p> <p>Such works should comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design'.</p> <p>Response: Noted, condition to be applied.</p> <p>Environmental Protection Section – The Site Investigation report has been approved, and there are no further conditions required with respect to contaminated land.</p> <p>A detailed Noise Impact Assessment was submitted to determine the impact of noise from Golf Club function suite and from adjacent uses surrounding the proposed development.</p> <p>The noise report indicates that any potential noise source can be controlled. A condition regarding noise mitigation measures in relation to the Golf Club function suite can be attached to</p>

	<p>ensure there is not a significant impact to future residential use.</p> <p>Response: Noted.</p> <p>Director of Environment & Infrastructure Service (Roads / Traffic) – No objections.</p> <p>Response: Noted.</p> <p>Director of Environment & Infrastructure Service (Roads Design) – Drainage Strategy and supporting calculations approved.</p> <p>Response: Noted.</p> <p>Health and Safety Executive – Do not advise against.</p> <p>Response: Noted.</p> <p>Scottish Water – No objections. There is currently capacity at Milngavie Water Treatment Works and Shieldhall Waste Water Treatment Works.</p> <p>Response: Noted.</p>
PRE-APPLICATION COMMENTS:	<p>Several pre-application discussions were undertaken with the applicant, the agent and Golf Club members.</p> <p>Initially these primarily focused the principle of residential development at the site. This covered the need for the residential development to generate funds through a high quality, sensitive development.</p> <p>There were various discussions regarding the layout looking in detail at access, drainage, trees, the surrounding uses and compatibility, biodiversity and the links to the surrounding area particularly given the opportunity with the City Deal infrastructure being implemented close to the site.</p>
Drainage Strategy Report – February 2018	<p>The report outlines the existing drainage for the site and identifies proposals for foul and surface water drainage to serve the development.</p> <p>While there are no adopted sewers located within the site boundary, there are existing foul and surface water sewers located to the south and east of the site. There is also a culverted watercourse to the north of the site.</p> <p>It is proposed that surface water is discharged to the existing culverted watercourse which then discharges into the River Cart.</p>

<p>Noise Impact Assessment – 23 May 2018 & 3 October 2019</p>	<p>It is proposed that foul discharge is connected to the private combined system which currently serves the Golf Club.</p> <p>RESPONSE: This report has been approved by the Director of Environment & Infrastructure Services (Roads Design).</p> <p>Scottish Water have also confirmed that there is capacity within the water supply and drainage network.</p> <p>The impact of noise from Renfrew Golf Club function suite to the North, delivery noise within the yard space at Blythswood Retail Park and loading / unloading commercial activity at Allways Freight Solutions to the east, has been assessed for the proposed development site.</p> <p>The report concludes that predicted noise levels associated with the function suite activities is likely to exceed maximum noise criteria limits during the night time period. However, this night time excess noise is slight and can be mitigated by works to an extract fan on the Golf Club function suite building. If the prescribed mitigation measure is installed, then the noise level will be met.</p> <p>Noise levels associated with the retail park and freight solutions depot will not exceed maximum noise criteria during daytime and night time periods.</p> <p>RESPONSE: This report has been considered by the Environmental Protection Section, a condition can be attached regarding noise mitigation measures.</p>
<p>Report on Site Investigations – December 2017</p>	<p>Intrusive investigation has been undertaken to identify ground related risks that could impact on the proposed development of the site.</p> <p>It is concluded that there is a low to moderate risk to site users in relation to a localised contamination hotspot. Limited remedial measures are required.</p> <p>RESPONSE: This report has been approved by the Environmental Protection Section. As the localised hotspot will be underneath a road, there are no further conditions or requirements with respect to contaminated land.</p>
<p>Renfrew Golf Club Development Framework – January 2017</p>	<p>The framework seeks to address detailed matters in support of the proposal for residential use.</p> <p>The framework states that membership at the Golf Club has dropped, and this makes it difficult for the club to raise funds for investment in the course and facilities.</p>

	<p>The club has two underutilised properties as well as this the car park is in poor condition.</p> <p>It is asserted that if the Golf Club were able to sell the land around the underutilised houses and raise funds to improve the car park and invest in the course then it would secure the future of the club for many years.</p> <p>In terms of the Renfrewshire Local Development Plan, the framework acknowledges that the site is within the Green Belt but states that the site does not function as Green Belt.</p> <p>The site is contained on three sides by development and should be considered as partially brownfield as it is occupied by two dwellinghouses.</p> <p>The site is envisaged as a low-density development that promotes a semi-rural character with strong landscaping and planting to complement the golf course and its setting.</p> <p>The works will also include an upgrade to the access road to provide passing places, and improvements to the car park.</p> <p>RESPONSE: The framework provides a contextual analysis of the site, and the layout of the proposed development.</p> <p>The background to the application is also noted as well as the financial position of the Golf Club. However, the provisions of the Local Development Plan must take primacy when seeking to justify the proposed development.</p> <p>The framework highlights the Adopted Local Development Plan and acknowledges the Green Belt designation. However, it is not agreed that the proposal would not conflict with the objectives of the Green Belt policy.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan - Adopted Renfrewshire Local Development Plan (LDP) 2014</u></p> <p>Policy ENV1 - Green Belt Policy ENV2 - Natural Heritage Policy I1 - Connecting Places Policy I5 - Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u></p> <p>Delivering the Environment Strategy Delivering the Infrastructure Strategy</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u></p> <p>Policy P2 – Additional Housing Site Policy ENV2 – Natural Heritage Policy I1 – Connecting Places Policy I5 – Flooding and Drainage</p>

	<p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy</p> <p>Delivering the Infrastructure Strategy</p> <p>Delivering the Environment Strategy</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide- March 2015</p>
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DESCRIPTION	<p>This application seeks planning permission for the demolition of two dwellinghouses and the erection of a residential development comprising 10 dwellinghouses with associated infrastructure and landscaping on a vacant site within the grounds of Renfrew Golf Club on the north western edge of Renfrew.</p> <p>The application site extends to approximately 1.12 hectares in area and includes the residential development site (0.26 hectares of the site total), the existing Golf Club car park, and the access road which connects the site with Inchinnan Road to the south west.</p> <p>The application site is bound by Blythswood Retail Park to the east and south, the club house and golf course to the north, and the Normandy Hotel to the west.</p> <p>The proposed residential development would be located on a triangular site immediately to the east of the existing car park, and to the south east of the club house.</p> <p>The area is currently used for storage of materials associated with maintenance of the golf course and includes semi-detached properties which are vacant and derelict.</p> <p>The eastern half of the site forms part of a woodland area.</p> <p>Existing boundary treatment around the proposed residential area comprises of a 2m high stone wall to the north, a chain link fence to the east, and a ranch style fence to the west and south.</p> <p>The proposed layout would comprise of an L shaped road, with 7 dwellinghouses (a block of four terraced and a block of three terraced) orientated east to west, and a block of three terraced dwellinghouses orientated north to south.</p> <p>Access into the residential area will be taken from the existing road network associated with the car park.</p> <p>The proposed dwellings would be two stories in height, and predominantly finished in reconstituted ashlar stone to the front and sides, dry dash render to the rear, concrete interlocking tiles</p>
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	<p>to the roof and white upvc windows.</p> <p>The proposed development also includes upgrading of the existing golf club car park comprising re-surfacing and demarcation of 96 spaces, provision of feature entrance walling, and upgrading of the existing tree lined access road to provide an additional passing place.</p> <p>The trees which line the access road are protected by a Tree Preservation Order. None of these trees will be impacted by the proposed upgrade works to the access.</p> <p>To accommodate the development around 40 young saplings and scrub trees and 5 mature trees will require to be removed. None of the trees that require to be removed are protected.</p>
COMMENTS	<p>The Development Plan comprises the Adopted Renfrewshire Local Development Plan (2014), the proposed Renfrewshire Local Development Plan (2019), and the associated New Development Supplementary Guidance.</p> <p><u>Adopted Renfrewshire Local Development Plan August (2014)</u> Policy ENV1 states that the Green Belt in Renfrewshire aims to identify appropriate locations to support planned growth, where required, as well as maintaining the identity of settlements and protecting and enhancing the landscape setting of an area.</p> <p>It states that appropriate development within the Green Belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance on Delivering the Environment Strategy states that proposals for development of residential use in the Green Belt may only be permitted where it can be demonstrated that the development is justified against the majority of five assessment criteria.</p> <p>When the application proposal is assessed against these criteria, the following conclusions can be made:</p> <p><i>The development is required to maintain and support an established activity that is suitable in the green belt;</i> Maintenance and support of an established activity is normally presented as justification in instances where a full time site presence is essential to the requirements of a rural business which is, of necessity, located in a rural area.</p> <p>A residential development of 10 houses which would be used as a method of raising finance for the Golf Club is considered to go beyond the scope of this element of the housing in the Green Belt guidance which is intended, in exceptional circumstances, to allow a new dwelling where it is essential to the requirements</p>

	<p>of a rural business.</p> <p><i>It is demonstrated that there is a need for the residential use to be located out with the settlement;</i> It has not been demonstrated that there is a need, with respect to employment or other local ties, for the residential use to be located out with a settlement.</p> <p><i>Buildings which have a special architectural, traditional or historic character may be converted;</i> Not relevant in this instance.</p> <p><i>The proposal demonstrates outstanding quality of design;</i> The layout of the proposed residential development, and the design and finish of the dwellinghouses, is of a good standard.</p> <p><i>The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character;</i></p> <p>The application site is located on the north western edge of Renfrew. This part of Renfrew is predominantly commercial in character and is dominated by larger buildings at Blythswood Retail Park, the Diageo bonded warehouses further to the east, and the Normandy Hotel to the west.</p> <p>Renfrew Golf Course provides a transition between the built environment, and the open countryside and White Cart Water to the west.</p> <p>The area to the south and east is a transition area as defined by Policy E3 within the Adopted Renfrewshire Local Development Plan (2014). There is an opportunity to strengthen residential offer in this area, and planning permission for residential development to the south has previously been approved.</p> <p>In addition, the delivery of new infrastructure in the area as part of the Glasgow City Deal Clyde Waterfront and Renfrew Riverside projects is likely stimulate further investment in the area. The proposed residential development is therefore more likely to complement the future character of the area.</p> <p>All development within the Green Belt must also be assessed against the Green Belt development criteria.</p> <p>In this instance, there will be no loss of prime quality agricultural land.</p> <p>Traffic and access infrastructure can be accommodated appropriately, and the Director of Environment and Infrastructure Services (Roads / Traffic) has offered no objection to the application.</p>
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	<p>There will be a requirement for the passing places on the main access road to be implemented prior to the occupation of any dwellinghouse.</p> <p>It is not anticipated that there will be any significant effect on public water supply or water courses from pollution risk. Scottish water has also offered no objection to the development in this regard.</p> <p>The development will not restrict access to open space.</p> <p>The development layout is acceptable, and consideration has been given to the design of the buildings.</p> <p>Finally, the site is not within an area formally designated for conservation or natural heritage interest.</p> <p>Regarding Policy ENV2 and the New Development Supplementary Guidance on woodland, it is considered that loss of trees, around 40 young saplings and scrub trees and 5 mature trees, will not have a significant impact with respect to overall tree coverage within the area.</p> <p>None of the trees that are to be removed are covered by a Tree Preservation Order, furthermore the landscape scheme will aim to compensate and enhance the tree coverage on the site.</p> <p>The proposal is therefore considered to comply with Policy ENV2.</p> <p>In terms of Policy I1 and I5, the site is within 400m of a high frequency bus corridor which connects the site with nearby employment, education and retail opportunities, and provides a viable alternative to the private car.</p> <p>The site is not in an area susceptible to flooding. The Director of Environment and Infrastructure Services (Roads / Design) has approved the accompanying Drainage Impact Assessment and associated drainage calculations.</p> <p>It is considered that the proposal complies with Policy I1 and I5 and the associated New Development Supplementary Guidance on delivering the infrastructure strategy.</p> <p><u>Proposed Renfrewshire Local Development Plan (2019)</u> Under the Proposed Renfrewshire Local Development Plan, the application site is allocated as an Additional Housing Site. These sites are considered to support sustainable mixed communities and ensure the continued delivery of new housing across Renfrewshire.</p> <p>As the site is allocated as an Additional Housing Site under Policy P2, residential development on the site is acceptable in</p>
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	<p>principle with respect to the Proposed Renfrewshire Local Development Plan (2019).</p> <p>All development proposals must thereafter be assessed against the strategy on delivering places which aims to support the delivery of high-quality development.</p> <p>In considering this, Renfrewshire's Places Design Guidance sets out a range of considerations that form the basis of good places design. These will be considered in turn.</p> <p><i>Context and Character</i> The proposed residential layout has been designed to fit in with the surrounding built and natural environment.</p> <p><i>Access and Connectivity</i> The main Golf Club access road connects the site to Inchinnan Road approx. 350m to the south west.</p> <p>Inchinnan Road is a public transport corridor, and the site is within the 400m walking distance as recommended within the design guide.</p> <p>The proposal includes upgrading of this access and the formation of additional passing places.</p> <p><i>Layout and Built Form</i> The proposed layout comprises of an L shaped road, with one block of four terrace properties and one block of three terrace properties orientated east to west, and one block of three terrace properties orientated north to south.</p> <p>With respect to amenity, each dwellinghouse will benefit from a suitable level of garden ground.</p> <p>The layout includes a 2m high feature wall and fence to screen the site from the adjacent golf club car park. This boundary treatment will reduce the impact of the car park on the residential properties with respect to noise and disturbance, whilst not significantly compromising the outlook from the properties themselves.</p> <p>In terms of the connectivity of the proposed development as well as roads, servicing, parking provision across the site layout, this is considered acceptable.</p> <p><i>Environment and Community</i> A formalised children's play area is not required given the number of units proposed.</p> <p>The layout also does not include a designated area of open space. However, the retention of trees along the eastern boundary and planting of new Birch trees and a wet meadow</p>
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	<p>mix at the entrance to the site will provide a natural setting to the site and contribute to the amenity of the residential environment.</p> <p>The landscape scheme also includes the planting of Hornbeam and sections of Escallonia Hedge within the interior of the site which will soften the streetscene and again contribute positively to the amenity of the residential environment.</p> <p>A strategy to drain the site has also been agreed with the Director of Environment & Infrastructure Services (Roads Design).</p> <p><i>Buildings and Design</i></p> <p>The layout incorporates five different three bed mid and end terrace housetypes. The units are two storey, with principal elevations finished in a reconstituted smooth ashlar stone and side elevations finished in a dry dash render. Roofs will be finished in concrete interlocking tiles.</p> <p>The overall design and finish of the proposed dwellings, in particular the use of ashlar reconstituted stone to principal elevations, is considered to be acceptable.</p> <p>Overall the proposal is considered to be an attractive development of ten dwellinghouses which will benefit from a good landscape setting, future links and through connectivity to neighbouring sites, and is in close proximity of a good quality public transport corridor.</p> <p>For these reasons, and those outlined above, it is considered that the development complies with Policy P2 of the Proposed Renfrewshire Local Development Plan.</p> <p>As noted in the above assessment, residential development would not fully comply with the Adopted Renfrewshire Local Development Plan (2014) given the Green Belt designation on the site. However, for the purposes of the Proposed Renfrewshire Local Development Plan (2019), the site has been re-designated as an additional housing site.</p> <p>It is considered that greater weight should be attached to the Proposed Renfrewshire Local Development Plan as this plan represents the 'settled view of the Council' going forward having been approved at the Communities, Housing and Planning Board in March 2019.</p> <p>Allocation of these new sites through the Local Development Plan reflects the 'plan-led process' which is most effective in guiding residential development and is considered to be the dominant material consideration.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

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

Conditions

- 2 That prior to the commencement of development on site, full details of the design and location of all fences, walls (including the 400mm retaining wall as shown on approved drawing AL(0)006 A), gates and any other means of enclosure to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. Only the details thereafter approved shall be implemented on site.

Reason: These details have not been submitted.

- 3 That prior to the felling of any trees on the site, the developer shall first undertake a phase one ecological survey to determine the impact of the works on any protected species including bats. The survey shall outline the necessary action and mitigation to follow should any protected species be found to be present on the site both before and during the works being undertaken, and detail any additional survey work to be undertaken. Thereafter the mitigation measures identified in the survey shall be implemented on site where appropriate, to the satisfaction of the Planning Authority:

Reason: To safeguard any bats and other protected species which may be affected by the proposed development.

- 4 No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding. The submitted details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design' (available at www.aoa.org.uk/publications/safeguarding.asp). These details shall include:

- The species, number and spacing of trees and shrubs.

No subsequent alterations to the approved landscaping scheme are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding. The approved scheme shall be completed on site prior to the occupation of the final dwellinghouse hereby approved, and shall thereafter be maintained in accordance with the maintenance schedule as outlined in approved drawing 439.06.01a.

Additionally during construction works on site all trees to be retained shall be protected in accordance with the 'Specification for the Protection and Retention of Trees' as detailed in approved drawing 439.06.02a.

Reason: To avoid endangering the safe movement of aircraft and the

operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site, and to ensure that the landscaping is completed in a timely manner, and to ensure that trees to be retained are adequately protected, in the interests of visual amenity.

- 5 That prior to the commencement of development on site, details of the design, colour and finish of all hard surface materials to be installed as part of the development hereby approved shall be submitted to, and approved in writing by, the Planning Authority. Only the approved details shall thereafter be implemented on site.

Reason: To ensure these materials reflect the 'shared surface' approach to the development layout, in the interests of visual and residential amenity.

- 6 That the proposed passing place as detailed in approved drawing 118994/7003 shall be implemented on site prior to the occupation of the first dwellinghouse hereby approved.

Reason: To ensure that the site can be accessed in a safe and efficient manner, in the interests of appropriate traffic management.

- 7 That prior to the commencement of development on site, a specification detailing the design and finish of all hard surfaces, boundary treatment, methods of enclosure and housing associated with the 'bin collection point' as shown on approved drawing AL(0)006 revision A shall be submitted for the written approval of the Planning Authority. The specification shall also detail the type of bins to be stored at the collection point. Only the details thereafter approved shall be implemented on site.

Reason: To ensure the bin collection area is suitably screened, in the interests of visual amenity.

- 8 That the noise mitigatory measures as detailed in the Noise Impact Assessment provided by CSP Acoustics dated 3 October 2019 shall be implemented to the satisfaction of the Planning Authority prior to the occupation of the dwellinghouses hereby approved.

Reason: In the interests of residential amenity.

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. 18/0050/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (10)

Houston, Crosslee,
Linwood

Applicant:

Mr Burke
5 East Fulton Holdings
Clippens Road
Linwood
PA3 3TR

Registered:

22 January 2018

Report by Director of Communities, Housing and Planning Services

PROPOSAL: Siting of four mobile homes, erection of 7 sheds, erection of boundary fences and formation of landscaping (in retrospect).

LOCATION: Caravan A, 5 East Fulton Holdings, Clippens Road, Linwood, PA3 3TR

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

GRANT

Subject to conditions

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 ENV1 – Green Belt.
- The proposal is in line with Policy P4 – Sites for Gypsy / Travellers and Travelling Showpeople.
- The proposal also accords with Renfrewshire Council approved Planning Advice Note on Gypsy / Travellers and Travelling Showpeople Development which is a material consideration.
- No representations have been received.
- There have been no objections from consultees.
- The proposal will not have an impact on the amenity of the surrounding area.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **18/0050/PP**

APPLICANT:	Mr Burke
SITE ADDRESS:	Caravan A, 5 East Fulton Holdings, Clippens Road, Linwood,
PROPOSAL:	Siting of four mobile homes, erection of 7 sheds, erection of boundary fences and formation of landscaping (in retrospect).
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS:	None received
CONSULTATIONS:	Environmental Protection Section - No objection. Environment & infrastructure Services (Roads / Traffic) - No objection.
PRE-APPLICATION COMMENTS:	Pre-application discussions were undertaken with the applicant's agent regarding the submission of relevant information and the importance of submitting details in relation to boundary treatment and landscaping.

OTHER ASSESSMENTS:-	<p>A Supporting Statement was submitted by the applicant.</p> <p>The statement outlines that there are no Travelling Persons facilities in the Renfrewshire Council area as well as in surrounding Council areas.</p> <p>The statement confirms that the applicant has tried to obtain a site that would be suitable for residential use and facilitate the needs of a Traveller family.</p> <p>The applicant outlines that the site is a previously used site and that it has been extensively cleaned up to the current well maintained residential site.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV 1 - Green Belt</p> <p><u>New Development Supplementary Guidance</u> Green Belt Houses in the Green Belt</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy ENV 1 - Green Belt Policy P4 - Sites for Gypsy/Travellers and Travelling</p>

	<p>Showpeople</p> <p><u>Proposed New Development Supplementary Guidance 2019</u> Green Belt Development Criteria Houses in the Green Belt Gypsy/Travellers and Travelling Show People Development</p> <p><u>Material considerations -</u> Planning Advice Note - Gypsy/Traveller and Travelling Showpeople Development.</p>
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PLANNING HISTORY	<p>18/0051/PP - Siting of 2 mobile homes, 4 sheds, erection of boundary fences and associated landscaping (in retrospect). This is a concurrent application and is currently under consideration.</p> <p>17/0067/PP - Siting of 4 mobile homes, erection of 3 sheds, boundary fences and landscaping. Withdrawn.</p> <p>17/0068/PP - Siting of 2 mobile homes, erection of 2 sheds erection of boundary fences and associated landscaping. Withdrawn.</p> <p>14/0034/PP - Use of land for siting of one chalet, one static caravan and the erection of two sheds (in retrospect).</p> <p>14/0157/PP - Erection of dwellinghouse and permanent siting of 3 mobile homes (partly in retrospect).</p> <p>11/0826/PP - The use of site for the permanent siting of 7 mobile homes. Refused 24/042012.</p> <p>10/0017/E - Unauthorised siting of residential caravans and erection of boundary fencing. This is an ongoing enforcement case.</p> <p>08/0348/PP - Partial demolition of existing house and use of remaining walls in construction of new dwellinghouse. Refused 30/06/2008.</p> <p>07/0871/PP - Demolition of existing house and outbuildings and erection of two detached dwellings (in outline). Refused 08/11/2007.</p>
DESCRIPTION	<p>This application seeks planning permission (in retrospect) for the siting of four mobile homes and the erection of 11 timber sheds on an area of land in the greenbelt located on the edge of the built up area of Linwood.</p> <p>The application site extends to approximately 0.6 hectares and is relatively flat.</p>

	<p>The existing homes are positioned centrally within the site towards the northern and southern boundaries and an area of open land is positioned towards the eastern boundary.</p> <p>Each home has an area of private garden ground associated with it, delineated by timber fencing.</p> <p>There is an existing access to the site from Clippens Road/Craig Road and a hard-surfaced driveway into the site from which access to the homes is taken.</p> <p>Boundary treatments currently comprise a mix of 2 metre high timber close boarded fencing, stone walls and shrubbery.</p> <p>Fencing and septic tanks are annotated on the block plan accompanying the application and form part of this application proposal.</p> <p>The application site is located on the edge of the green belt on the north western edge of Linwood.</p> <p>The site is bounded to the north by open agricultural land, to the south by open agricultural land and a smallholding, to the east by open agricultural land and further smallholdings and to the west by Clippens Road/Craig Road.</p>
OTHER COMMENTS	<p>The Development Plan comprises the Adopted Renfrewshire Local Development Plan (2014) and the Adopted New Development Supplementary Guidance (2014) and the Proposed Renfrewshire Local Development Plan (2019) and Proposed New Development Supplementary Guidance (2019).</p> <p>Renfrewshire Council approved Planning Advice Note on Gypsy / Travellers and Travelling Showpeople Development is also a key consideration in the assessment of this application.</p> <p><u>Adopted Renfrewshire Local Development Plan (2014)</u> Policy ENV1 of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance sets out that the Green Belt in Renfrewshire aims to identify appropriate locations to support planned growth as well as balancing the need to protect and enhance the landscape setting of an area.</p> <p>The Policy states that appropriate development within the Green Belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance on Delivering the Environment Strategy states that proposals for development of residential use in the Green Belt may only be permitted where it can be demonstrated that the development</p>

	<p>is justified against the majority of a five assessment criteria.</p> <p>When this application is assessed against these criteria, the following conclusions can be made:</p> <p><i>The development is required to maintain and support an established activity that is suitable in the Green Belt;</i></p> <p>Maintenance and support of an established activity is normally presented as justification in instances where a full time site presence is essential to the requirements of a rural business which is, of necessity, located in a rural area.</p> <p>In relation to this application this is not the case. Although the activity could be said to be supporting the activity of the Gypsy / Traveller Travelling Community.</p> <p><i>It is demonstrated that there is a need for the residential use to be located out with the settlement;</i></p> <p>It has not been demonstrated that there is a need, with respect to employment or other local ties, for the residential use to be located out with a settlement.</p> <p>However, the applicant's supporting statement does provide evidence that there is a need for Gypsy / Traveller provision within Renfrewshire. As at present there is no sites allocated for this use, for either transient or permanent Gypsy / Travellers.</p> <p>Both the Housing Need and Demand Assessment and the Renfrewshire Local Housing Strategy concludes that there is no comprehensive estimate of the Gypsy / Traveller populations in Renfrewshire.</p> <p>The Adopted Renfrewshire Local Development Plan as well as the Proposed Renfrewshire Local Development Plan identifies land to meet the need and demands for an all tenure housing supply across Renfrewshire. This includes ensuring the provision for the housing needs and requirements of the Gypsy / Traveller settled community, in or adjacent to existing residential areas.</p> <p>Through the submission of this planning application a need has therefore been identified.</p> <p>There is also an identified locational need insofar as the occupants of the site have over the past eleven years been trying to identify alternative sites in Renfrewshire which would meet the needs of the family.</p> <p><i>Buildings which have a special architectural, traditional or historic character may be converted;</i></p> <p>Not relevant in this instance.</p>
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	<p><i>The proposal demonstrates outstanding quality of design;</i> The layout of the residential development, including the design and finish is of a good standard.</p> <p><i>The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character;</i> The site is located immediately adjacent to Linwood, on an area of land formerly occupied by a smallholding which lay unkempt and semi-derelict for a number of years.</p> <p>Although the siting of these homes has been undertaken on a piecemeal basis and at various times, the whole area has been cleared and cleaned and boundary planting undertaken.</p> <p>A landscaping scheme would assist the site in being sensitively located within the surrounding area whilst being in close proximity to existing housing and services such as shopping and schooling.</p> <p>All development within the Green Belt must also be assessed against the Green Belt development criteria. In relation to this development:</p> <p>There will be no loss of prime quality agricultural land.</p> <p>Traffic and access infrastructure can be accommodated appropriately, and the Director of Environment and Infrastructure Services (Roads / Traffic) has offered no objection to the application.</p> <p>It is not anticipated that there will be any effect on public water supply or water courses from pollution risk.</p> <p>The development will not restrict access to open space.</p> <p>The development layout is acceptable, and consideration has been given to the layout of the homes.</p> <p>Finally, the site is not within an area formally designated for conservation or natural heritage interest.</p> <p>In relation to Policy ENV1 and the associated New Development Supplementary Guidance – Delivering the Environment Strategy, the development does not conflict with the criteria.</p> <p><u>Proposed Renfrewshire Local Development Plan (2019)</u> Policy ENV1 and the associated Supplementary Guidance in the Proposed Renfrewshire Local Development Plan is similar to that of the Adopted Renfrewshire Local Development Plan.</p>
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	<p>When the development is assessed against the terms of Policy P4 'Sites for Gypsy Travellers and Travelling Showpeople', the following conclusions can be made.</p> <p>The development is for a small privately-owned site to accommodate Gypsy / Travellers for a permanent purpose.</p> <p>As outlined above, it has been established by the submission of this application and many other applications in the past as well as a successful outcome at a Court of Session Hearing, challenging the Adopted Renfrewshire Local Development Plan, that there is an identified need.</p> <p>In terms of locational need, the applicant would suggest the presence of the Gypsy / Traveller travelling community on this site has established a locational need.</p> <p>It is considered that the site provides the applicant with an acceptable level of residential amenity and the site and layout has now been established on the edge of an existing residential area.</p> <p>There are 6 residential homes accommodated between this site and the immediately adjacent site together with a variety of outbuildings of a wholly domestic scale.</p> <p>Access, parking, servicing along with other on-site requirements have also been well established on the site and there has been no issues regarding this element.</p> <p>It is considered that the Gypsy / Traveller site does not significantly impact on the amenity of the surrounding area.</p> <p>As outlined above, the sites are considered to be accessible to public transport, local schools and other local services and facilities.</p> <p>As it is set out and will be enhanced by additional planting and boundary treatment, the site is considered to be compatible with the character and appearance of the surrounding area.</p> <p>The development complies with Policy P4.</p> <p><u>Gypsy / Traveller and Travelling Showpeople Development Planning Advice Note</u></p> <p>In this instance, the approved Planning Advice Note on Gypsy / Travellers and Travelling Showpeople Development is also a key consideration in the assessment of this application, with a specific focus on providing a framework for assessing proposals for amongst others, small privately owned sites.</p>
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	<p>The Planning Advice Note states that the requirement to meet the need and demand for all tenure housing supply across Renfrewshire includes ensuring provision for the housing needs and requirements of the Gypsy / Traveller settled community, in or adjacent to existing residential areas seeking to deliver mixed communities.</p> <p>When the proposal is considered against this Planning Advice Note the following conclusions can be made:</p> <p>The character of the homes is not dissimilar to smaller type housing found in the vicinity and were this boundary planting to be augmented by the landscaping scheme submitted in support of the application, it is considered that an attractive residential environment is created.</p> <p>With regard to density, the site is large enough to provide each home with a substantial private area while offering a good degree of communal open space.</p> <p>The layout of the homes on the site ensures that each home would have an adequate level of residential amenity in respect of privacy and screening and ample general amenity space throughout the site.</p> <p>The site has its own access onto Craig Road which currently serves the site. Environmental & Infrastructure Services (Roads Traffic) have no objection to the proposal with regard to road and pedestrian safety nor parking provision within the site which can be accommodated.</p> <p>Located immediately adjacent to an established residential area of Linwood, the site is accessible to public transport, local schools and other services and facilities. The site is within a reasonable walking distance from most services and facilities.</p> <p>It is considered that the site is an appropriate neighbour to adjacent housing with similar characteristics and character.</p> <p>In summary, the development will comply with the approved Planning Advice Note on Gypsy / Travellers and Travelling Showpeople Development.</p> <p>Having had due regard to the above assessment it is considered that the proposal is appropriate in this location and that although it does not specifically require to be located in the Green Belt there are other material considerations which would outweigh this presumption against development.</p> <p>The proposal would provide an acceptable residential environment in keeping with its location and one which would fulfil a need for the travelling community which it has been demonstrated cannot be fulfilled elsewhere within the built up</p>
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	area. The proposal therefore acceptably complies with the terms of the Development Plan.
RECOMMENDATION	Grant subject to conditions.

1 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

- 2 That within 6 months of the date of this consent that a scheme of landscaping will be submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare.

Reason: In the interests of amenity.

- 3 That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding season and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

Reason: In the interest of the amenity of the area.

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. 18/0051/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 10

Houston, Crosslee,
Linwood

Applicant:

Mr McGregor
5F East Fulton Holdings
Clippens Road
Linwood
PA3 3TR

Registered:

22 January 2018

Report by Director of Communities, Housing and Planning
Services

PROPOSAL:

Caravan F, 5 East Fulton Holdings, Clippens Road, Linwood,
Paisley, PA3 3TR

LOCATION:

Caravan F, 5 East Fulton Holdings, Clippens Road, Linwood,
Paisley, PA3 3TR

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 ENV1 – Green Belt.
- The proposal is in line with Policy P4 – Sites for Gypsy / Travellers and Travelling Showpeople.
- The proposal also accords with Renfrewshire Council approved Planning Advice Note on Gypsy / Travellers and Travelling Showpeople Development which is a material consideration.
- No representations have been received.
- There have been no objections from consultees.
- The proposal will not have an impact on the amenity of the surrounding area.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **18/0051/PP**

APPLICANT:	Mr McGregor
SITE ADDRESS:	Caravan F, 5 East Fulton Holdings, Clippens Road, Linwood,
PROPOSAL:	Siting of 2 mobile homes, 4 sheds, erection of boundary fence and associated landscaping (in retrospect).
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS:	None received
CONSULTATIONS:	Environmental Protection Section - No objection. Environment & infrastructure Services (Roads / Traffic) - No objection.
PRE-APPLICATION COMMENTS:	Pre-application discussions were undertaken with the applicant's agent regarding the submission of relevant information and the importance of submitting details in relation to boundary treatment and landscaping.

ASSESSMENTS:-	<p>A Supporting Statement was submitted by the applicant.</p> <p>The statement outlines that there are no Travelling Persons facilities in the Renfrewshire Council area as well as in surrounding Council areas.</p> <p>The statement confirms that the applicant has tried to obtain a site that would be suitable for residential use and facilitate the needs of a Traveller family.</p> <p>The applicant outlines that the site is a previously used site and that it has been extensively cleaned up to the current well maintained residential site.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV 1 - Green Belt</p> <p><u>New Development Supplementary Guidance</u> Green Belt Houses in the Green Belt Places Development Criteria</p>

	<p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy ENV 1 - Green Belt Policy P4 - Sites for Gypsy/Travellers and Travelling Showpeople</p> <p><u>Proposed New Development Supplementary Guidance 2019</u> Green Belt Development Criteria Houses in the Green Belt Gypsy/Travellers and Travelling Show People Development</p> <p><u>Material considerations -</u> Planning Advice Note - Gypsy/Traveller and Travelling Showpeople Development.</p>
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PLANNING HISTORY	<p>18/0050/PP - Siting of 4 mobile homes, 11 sheds, erection of boundary fences and associated landscaping (in retrospect). This is a concurrent application and is currently under consideration.</p> <p>17/0067/PP - Siting of 4 mobile homes, erection of 3 sheds, boundary fences and landscaping. Withdrawn.</p> <p>17/0068/PP - Siting of 2 mobile homes, erection of 2 sheds erection of boundary fences and associated landscaping. Withdrawn.</p> <p>14/0034/PP - Use of land for siting of one chalet, one static caravan and the erection of two sheds (in retrospect).</p> <p>14/0157/PP - Erection of dwellinghouse and permanent siting of 3 mobile homes (partly in retrospect).</p> <p>11/0826/PP - The use of site for the permanent siting of 7 mobile homes. Refused 24/042012.</p> <p>10/0017/E - Unauthorised siting of residential caravans and erection of boundary fencing. This is an ongoing enforcement case.</p> <p>08/0348/PP - Partial demolition of existing house and use of remaining walls in construction of new dwellinghouse. Refused 30/06/2008.</p> <p>07/0871/PP - Demolition of existing house and outbuildings and erection of two detached dwellings (in outline). Refused 08/11/2007.</p>
DESCRIPTION	<p>This application seeks planning permission (in retrospect) for the siting of two mobile homes and the erection of four timber sheds on an area of land in the greenbelt located on the edge of the built up area of Linwood.</p>

	<p>The application site extends to approximately 0.1 hectares and is flat. The existing homes are positioned on the northern and southern boundaries of the site of the site.</p> <p>Each home has an area of private garden ground associated with the plot.</p> <p>Boundary treatments currently comprise a mix of 2 metre high timber close boarded fencing and shrubbery.</p> <p>There is an existing access into the site from the junction of Clippens Road and Craig Road.</p> <p>The site is bounded to the north by a larger site which accommodates four mobile homes subject of a separate application which also under consideration (18/0050/PP).</p> <p>The site is bounded to the south by Clippens Road and residential development beyond, to the west by Craig Road and agricultural land beyond and smallholdings to the east.</p>
COMMENTS	<p>The Development Plan comprises the Adopted Renfrewshire Local Development Plan (2014) and the Adopted New Development Supplementary Guidance (2014) and the Proposed Renfrewshire Local Development Plan (2019) and Proposed New Development Supplementary Guidance (2019).</p> <p>Renfrewshire Council approved Planning Advice Note on Gypsy / Travellers and Travelling Showpeople Development is also a key consideration in the assessment of this application.</p> <p><u>Adopted Renfrewshire Local Development Plan (2014)</u> Policy ENV1 of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance sets out that the Green Belt in Renfrewshire aims to identify appropriate locations to support planned growth as well as balancing the need to protect and enhance the landscape setting of an area.</p> <p>The Policy states that appropriate development within the Green Belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance on Delivering the Environment Strategy states that proposals for development of residential use in the Green Belt may only be permitted where it can be demonstrated that the development is justified against the majority of a five assessment criteria.</p> <p>When this application is assessed against these criteria, the following conclusions can be made:</p>

	<p><i>The development is required to maintain and support an established activity that is suitable in the Green Belt;</i> Maintenance and support of an established activity is normally presented as justification in instances where a full time site presence is essential to the requirements of a rural business which is, of necessity, located in a rural area.</p> <p>In relation to this application this is not the case. Although the activity could be said to be supporting the activity of the Gypsy / Traveller Travelling Community.</p> <p><i>It is demonstrated that there is a need for the residential use to be located out with the settlement;</i> It has not been demonstrated that there is a need, with respect to employment or other local ties, for the residential use to be located out with a settlement.</p> <p>However, the applicant's supporting statement does provide evidence that there is a need for Gypsy / Traveller provision within Renfrewshire. As at present there is no sites allocated for this use, for either transient or permanent Gypsy / Travellers.</p> <p>Both the Housing Need and Demand Assessment and the Renfrewshire Local Housing Strategy concludes that there is no comprehensive estimate of the Gypsy / Traveller populations in Renfrewshire.</p> <p>The Adopted Renfrewshire Local Development Plan as well as the Proposed Renfrewshire Local Development Plan identifies land to meet the need and demands for an all tenure housing supply across Renfrewshire. This includes ensuring the provision for the housing needs and requirements of the Gypsy / Traveller settled community, in or adjacent to existing residential areas.</p> <p>Through the submission of this planning application a need has therefore been identified.</p> <p>There is also an identified locational need insofar as the occupants of the site have over the past eleven years been trying to identify alternative sites in Renfrewshire which would meet the needs of the family.</p> <p><i>Buildings which have a special architectural, traditional or historic character may be converted;</i> Not relevant in this instance.</p> <p><i>The proposal demonstrates outstanding quality of design;</i> The layout of the residential development, including the design and finish is of a good standard.</p> <p><i>The proposal integrates with, complements and enhances the established character of the area and has no significant impact</i></p>
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	<p><i>on the landscape character;</i></p> <p>The site is located immediately adjacent to Linwood, on an area of land formerly occupied by a smallholding which lay unkempt and semi-derelict for a number of years.</p> <p>Although the siting of these homes has been undertaken on a piecemeal basis and at various times, the whole area has been cleared and cleaned and boundary planting undertaken.</p> <p>A landscaping scheme would assist the site in being sensitively located within the surrounding area whilst being in close proximity to existing housing and services such as shopping and schooling.</p> <p>All development within the Green Belt must also be assessed against the Green Belt development criteria. In relation to this development:</p> <p>There will be no loss of prime quality agricultural land.</p> <p>Traffic and access infrastructure can be accommodated appropriately, and the Director of Environment and Infrastructure Services (Roads / Traffic) has offered no objection to the application.</p> <p>It is not anticipated that there will be any effect on public water supply or water courses from pollution risk.</p> <p>The development will not restrict access to open space.</p> <p>The development layout is acceptable, and consideration has been given to the layout of the homes.</p> <p>Finally, the site is not within an area formally designated for conservation or natural heritage interest.</p> <p>In relation to Policy ENV1 and the associated New Development Supplementary Guidance – Delivering the Environment Strategy, the development does not conflict with the criteria.</p> <p><u>Proposed Renfrewshire Local Development Plan (2019)</u></p> <p>Policy ENV1 and the associated Supplementary Guidance in the Proposed Renfrewshire Local Development Plan is similar to that of the Adopted Renfrewshire Local Development Plan.</p> <p>When the development is assessed against the terms of Policy P4 'Sites for Gypsy Travellers and Travelling Showpeople', the following conclusions can be made.</p> <p>The development is for a small privately-owned site to accommodate Gypsy / Travellers for a permanent purpose.</p>
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	<p>As outlined above, it has been established by the submission of this application and many other applications in the past as well as a successful outcome at a Court of Session Hearing, challenging the Adopted Renfrewshire Local Development Plan, that there is an identified need.</p> <p>In terms of locational need, the applicant would suggest the presence of the Gypsy / Traveller travelling community on this site has established a locational need.</p> <p>It is considered that the site provides the applicant with an acceptable level of residential amenity and the site and layout has now been established on the edge of an existing residential area.</p> <p>There are 6 residential homes accommodated between this site and the immediately adjacent site together with a variety of outbuildings of a wholly domestic scale.</p> <p>Access, parking, servicing along with other on-site requirements have also been well established on the site and there has been no issues regarding this element.</p> <p>It is considered that the Gypsy / Traveller site does not significantly impact on the amenity of the surrounding area.</p> <p>As outlined above, the sites are considered to be accessible to public transport, local schools and other local services and facilities.</p> <p>As it is set out and will be enhanced by additional planting and boundary treatment, the site is considered to be compatible with the character and appearance of the surrounding area.</p> <p>The development complies with Policy P4.</p> <p><u>Gypsy / Traveller and Travelling Showpeople Development Planning Advice Note</u></p> <p>In this instance, the approved Planning Advice Note on Gypsy / Travellers and Travelling Showpeople Development is also a key consideration in the assessment of this application, with a specific focus on providing a framework for assessing proposals for amongst others, small privately owned sites.</p> <p>The Planning Advice Note states that the requirement to meet the need and demand for all tenure housing supply across Renfrewshire includes ensuring provision for the housing needs and requirements of the Gypsy / Traveller settled community, in or adjacent to existing residential areas seeking to deliver mixed communities.</p>
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	<p>When the proposal is considered against this Planning Advice Note the following conclusions can be made:</p> <p>The character of the homes is not dissimilar to smaller type housing found in the vicinity and were this boundary planting to be augmented by the landscaping scheme submitted in support of the application, it is considered that an attractive residential environment is created.</p> <p>With regard to density, the site is large enough to provide each home with a substantial private area while offering a good degree of communal open space.</p> <p>The layout of the homes on the site ensures that each home would have an adequate level of residential amenity in respect of privacy and screening and ample general amenity space throughout the site.</p> <p>The site has its own access onto Craig Road which currently serves the site. Environmental & Infrastructure Services (Roads Traffic) have no objection to the proposal with regard to road and pedestrian safety nor parking provision within the site which can be accommodated.</p> <p>Located immediately adjacent to an established residential area of Linwood, the site is accessible to public transport, local schools and other services and facilities. The site is within a reasonable walking distance from most services and facilities.</p> <p>It is considered that the site is an appropriate neighbour to adjacent housing with similar characteristics and character.</p> <p>In summary, the development will comply with the approved Planning Advice Note on Gypsy / Travellers and Travelling Showpeople Development.</p> <p>Having had due regard to the above assessment it is considered that the proposal is appropriate in this location and that although it does not specifically require to be located in the Green Belt there are other material considerations which would outweigh this presumption against development.</p> <p>The proposal would provide an acceptable residential environment in keeping with its location and one which would fulfil a need for the travelling community which it has been demonstrated cannot be fulfilled elsewhere within the built up area.</p> <p>The proposal therefore acceptably complies with the terms of the Development Plan.</p>
RECOMMENDATION	Grant subject to conditions.

1 **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

- 2 That within 6 months of the date of this consent that a scheme of landscaping will be submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare.

Reason: In the interests of amenity.

- 3 That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding season and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

Reason: In the interest of the amenity of the area.

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.