

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 21/1670/CA

KEY INFORMATION

Ward: (5)
Paisley East and Central

Applicant:
Beyond Retail Property Fund Limited

Registered:
16 November 2021

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Demolition in association with Mixed Use Redevelopment of The Paisley Centre.

LOCATION: Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.

APPLICATION FOR: Conservation Area Consent



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RECOMMENDATION

Grant subject to conditions.

Alasdair Morrison
Head of Economy & Development

IDENTIFIED KEY ISSUES

- The application site is within the Paisley Town Centre Conservation Area and is identified by Policy ENV3 – Built Heritage within the Adopted Renfrewshire Local Development Plan (2021).
- No representations have been received.
- Historic Environment Scotland have no objections to the demolition.
- The proposal accords with the relevant provisions of the Adopted Renfrewshire Local Development Plan (2021) and the Draft New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 21/1670/CA

SITE ADDRESS	Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.
PROPOSAL	Demolition in association with Mixed Use Redevelopment of The Paisley Centre.
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks conservation area consent in association with the redevelopment of The Paisley Centre. The redevelopment would be a mixed-use masterplan that seeks to redevelop the site and partially repurpose existing assets where possible.</p> <p>The proposed development site comprises the existing Paisley Centre mall site as well as the neighbouring retail unit on High Street, formerly occupied by Marks and Spencer. The site has frontages onto High Street, Causeyside Street and New Street, with two sections of B listed façade, 23 High Street (former cinema façade) and the partly listed sandstone façade at 18-22 Causeyside Street. It is proposed to retain these facades.</p> <p>The proposals involve the removal of the mid 20th century Marks and Spencer buildings at 15-19 High Street and other parts of the Paisley Centre, which date to the 1980s/90s. The application initially proposed the removal of the unlisted façade at 25 High Street. However, this would now be retained as it is considered to make a positive contribution to the character of the conservation area.</p>
SITE HISTORY	Applications for listed building consent (21/1669/LB) and planning permission in principle (21/1668/PP) in association with the current conservation area consent application have also been submitted and these have been put forward to today's Board for consideration.
CONSULTATIONS	Historic Environment Scotland – No objections.
REPRESENTATIONS	No representations have been received.
DEVELOPMENT PLAN POLICIES	<p><u>Adopted Renfrewshire Local Development Plan (2021)</u> Policy ENV3 – Built and Cultural Heritage</p> <p><u>New Development Supplementary Guidance 2019</u> Delivering the Environment Strategy: Built and Cultural Heritage</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 ASSESSMENT	In considering the demolition of unlisted buildings in conservation areas, Historic Environment Scotland's guidance advises that planning authorities should take into account the contribution that the building makes to the character, appearance and history of the

	<p>relevant conservation area. There is a presumption in favour of the retention of unlisted buildings in conservation areas where they make a positive contribution to the character of the area.</p> <p>Historic Environment Scotland were consulted and advise that the buildings that would be demolished do not make a positive contribution to the conservation area and are content with their removal.</p> <p>Conclusion</p> <p>In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Council in respect of the Adopted Local Development Plan, the Draft New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement and guidance.</p> <p>It is therefore recommended that conservation area consent be granted.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

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

Conditions

1. That no demolition shall take place until it has been demonstrated to the written satisfaction of Renfrewshire Council as planning authority, that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in any planning permission as may be approved for the redevelopment of the site. Thereafter, the redevelopment of the site shall only proceed in accordance with the terms and conditions set out in this planning permission.

Reason: In the interest of amenity and to ensure that buildings are not demolished unless approved development is to take place on the cleared site following its demolition.

2. That no demolition shall take place until a comprehensive phasing plan has been submitted to and approved in writing by Renfrewshire Council as planning authority. The phasing plan shall provide a clear explanation and illustration of what will be taking place on all parts of the site throughout the redevelopment and shall include full details of the retention and protection measures that will be put in place for the façades of the former cinema, 25 High Street and 18-22 Causeyside Street as well as any other buildings

being retained within the application site.

Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of preserving the character of the conservation area.

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 Gwen McCracken on 07483 419705.