

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 23/08/2016

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
16/0083/PP Ward 2: Renfrew South & Gallowhill	ForFarmers UK,Houston Bottling+Co-Pack&Pe ter Reid	95 Wright Street, Renfrew, PA4 8AN	Erection of residential development (in principle). (Section 42 application to delete conditions 1 and 2 of planning permission 13/0154/PP).	A1
RECOMMENDATION:	GRANT subject to conditions			
16/0318/LB Ward 3: Paisley East & Ralston	Paisley Abbey Kirk Session	Main Building, Paisley Abbey, Abbey Close, Paisley, PA1 1JG	Erection of 2 storey extension to western elevation (Renewal of listed building consent 13/0156/LB).	A2
RECOMMENDATION:	GRANT subject to conditions			
16/0322/PP Ward 3: Paisley East & Ralston	Paisley Abbey Kirk Session	Main Building, Paisley Abbey, Abbey Close, Paisley, PA1 1JG	Erection of 2 storey extension to western elevation (Renewal of planning approval 13/0155/PP).	A3
RECOMMENDATION:	GRANT subject to conditions			
16/0350/PP Ward 11: Erskine & Inchinnan	Renfrewshire Council - Children's Services	Bargarran Primary School and St John Bosco Primary School, Barrhill Road, Erskine	Demolition of two primary schools and erection of joint campus primary school and nursery.	A4
RECOMMENDATION:	GRANT subject to conditions			

Total Number of Applications to be considered = 4

Planning Application: Report of Handling

Application No. 16/0083/PP



Renfrewshire
Council

KEY INFORMATION

Ward

2 Renfrew South &
Gallowhill

Applicant

ForFarmers UK, Houston
Bottling + Co-Pack Ltd and
Peter Reid
Alton Business Centre
Valley Lane
Wherstead
Ipswich
IP9 2SX

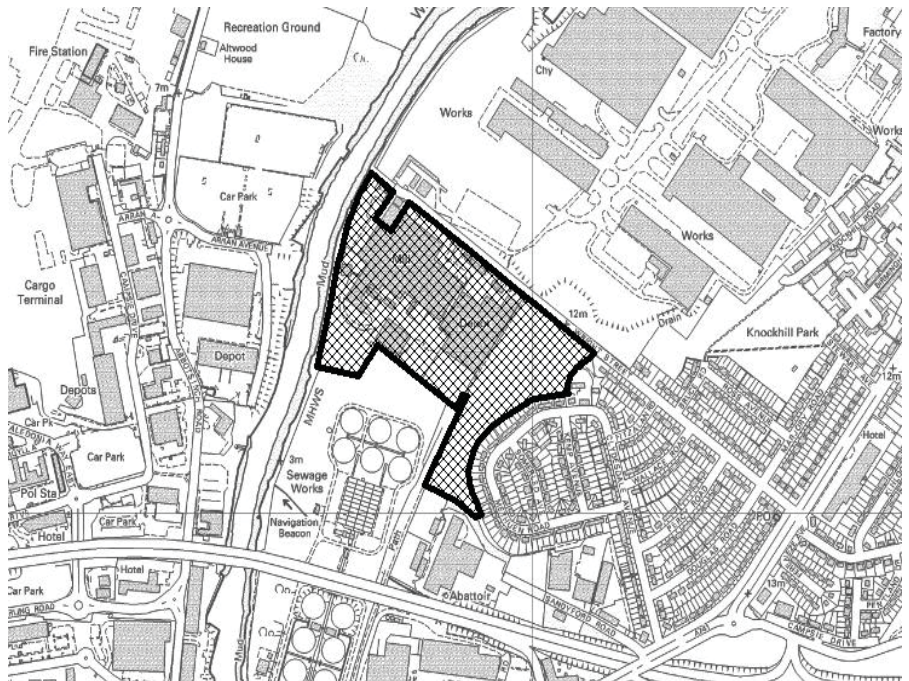
Registered: 09/02/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT (IN PRINCIPLE) – SECTION 42 APPLICATION TO DELETE CONDITIONS 1 AND 2 OF PLANNING PERMISSION 13/0154/PP

LOCATION: 95 WRIGHT STREET, RENFREW, PA4 8AN

APPLICATION FOR: VARY/DELETE CONDITION(S) OF PLANNING CONSENT



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Development

SUMMARY OF REPORT

- The proposals relate to residential development, the principle of which has previously been assessed as being appropriate.
- There have been no letters of representation.
- There have been no material changes in the circumstances surrounding the site which would alter the acceptability of residential development at this location.
- Whilst the previous approval was made prior to the adoption of the Renfrewshire Local Development Plan, the previous assessment was made in the context of what at that time was the proposed plan and was assessed to be compatible. The proposed plan has since been adopted.

Description

This is a Section 42 application which seeks to vary the terms of conditions 1 and 2 of planning permission 13/0154/PP which granted consent for a residential development. The effect of varying conditions 1 and 2 would be to extend the time limit of the consent for a further 3 years.

This application concerns an irregularly shaped area of ground at the westernmost end of Wright Street which is bounded to the north west by Wright Street, beyond which is the Westway Business Park, to the west by the White Cart Water, to the south by a sewage treatment works and industrial premises at Sandyford Road, and to the south east by the rear gardens of houses at Methuen Road. The north western part of the site has previously been developed. There are a number of 2-storey, derelict industrial buildings which remain, and an industrial building to the western end of the site remains in use (and this has been excluded from the application site).

The original application sought permission in principle, and as part of that application process the applicant had carried out an analysis of the site to support a conceptual masterplan which identified developable areas. This envisaged that 2 areas of development would be possible, surrounded by landscaped buffer zones, and separated by the route of the former railway which has potential for a walking and cycling route.

History

03/1315/PP - Use of land for storage of cars, erection of office and car valet buildings, formation of an access, and erection of lighting columns. Granted subject to conditions.

09/0063/EO - Request for screening opinion on the need for an Environmental Impact Assessment for residential development. Environmental Assessment not required, 19 March 2009.

09/0514/PP - Erection of residential development (in principle). Granted subject to conditions April, 2010.

13/0154/PP – Amendment to condition 1 of consent 09/0514/PP to extend the time limit for commencement of development. Granted subject to conditions 18/06/2013.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan 2014

Policy P1 - Renfrewshire's Places
Policy E3 - Transition Areas

New Development Supplementary Guidance

Delivering the Places Strategy - Places Development Criteria

Delivering the Economic Strategy - Industrial Transition Areas

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the application needs to be assessed taking account of any policy changes which may have taken place since the granting of the previous consent and any other new material considerations which may have arisen.

Publicity

The council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was advertised in the Paisley & Renfrewshire Gazette with a deadline for representations of 09/03/2016.

Objections/ Representations

None received.

Consultations

The Director of Community Resources (Environmental Services) – No Objection.
The Director of Community Resources (Design Services) – No Objection.
The Director of Community Resources (Roads) – No comment.
Glasgow Airport Safeguarding – No objection.

Summary of main issues

Environmental Statement - N/A
Appropriate Assessment - N/A
Design Statement - N/A
Access Statement - N/A
Other Assessments - N/A
Planning Obligation Summary - N/A
Scottish Ministers Direction - N/A

Assessment

As the application seeks only to vary the terms of time limitation conditions for the commencement of development, there is no requirement to re-assess the acceptability of the principle of the proposal.

The application site is covered by Policy E3 'Transition Areas' in the Adopted Renfrewshire Local Development Plan which recognises that Renfrewshire has previously presented a large supply of business and industrial land within its boundary. The adopted LDP has therefore sought to rationalise this supply and some areas, previously zoned for local business and industrial uses, have either been replaced by a new Transition Area Policy (E3) or are absorbed into the existing built up area under Policy P1 'Renfrewshire's Places'. The reuse of these sites will require to be compatible with the surrounding area ensuring that there is no impact on existing uses and that development fits well with the existing place. The application site is designated under Policy E3 and Figure 9 of the LDP indicates that residential development will be an acceptable use within this site.

In considering residential development, the New Development Supplementary

Guidance 'Places Development Criteria' considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development; and, development proposals should create attractive and well connected street networks which will facilitate movement. The previous consent to which this application relates was for development in principle and there are matters which will require detailed consideration once applications are submitted for the approval of the matters specified in the conditions, including agreement on the developable areas, the location and extent of landscaped buffer areas, and the provision of cycle/walkways.

In view of the foregoing, it is considered that it would be reasonable to extend the period for commencement of the development. All of the conditions originally imposed are still relevant and should be re-imposed.

Recommendation and Reasons for Decision

It is therefore recommended that the time limit for commencement of the development be extended because the proposal does not conflict with the provisions of the adopted Renfrewshire LDP.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

1. The proposal accords with the provisions of the Development Plan and there were no

material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. That prior to the submission of any application for the matters specified in the conditions detailed below, the developer shall submit, for the written approval of the Planning Authority, a masterplan for the site which shall include the following:

- the existing and proposed site levels, taking account of flooding and drainage requirements.
- define the developable areas which shall lie outwith the 57dB noise contour for Glasgow Airport.
- the location of vehicular and pedestrian access/es to the site.
- the provision of footpath and cycle routes.
- provide an analysis of existing landscaping, including provision for phased re-survey of the site for the presence of bats.
- identify buffer zones in relation to non-residential uses on the boundaries of the site.
- identify areas of landscaping, play areas and open space provision.

Thereafter, applications for the approval of the matters set out in the conditions below shall adhere to the details agreed in the approved masterplan unless otherwise approved in writing by the Planning Authority.

Reason: In order to guide development in the interests of amenity.

3. That before development starts a written application and plans shall be submitted in respect of the following matters. The application shall be informed by the masterplan approved to comply with condition 2 and requires to be approved in writing by the Planning Authority before works start on site:

- (a) the siting, design and external appearance of all buildings and other structures;
- (b) the means of access to the site;
- (c) the layout of the site, including all roads, cycleways, footways, and parking areas;
- (d) the provision of equipped play areas;
- (e) the provision of public and private open space;
- (f) the details of, and timetable for, the hard and soft landscaping of the site;

- (g) the design and location of all boundary walls and fences;
- (h) the phasing of the development;
- (i) the provision of drainage works and the disposal of sewage;
- (l) the submission of a detailed survey showing the location and nature of all trees and hedges within the site.

Reason: The approval is in principle only.

4. That prior to the commencement of works on site, the developer shall undertake an investigation of the site in accordance with the methodology set out in British Standard BS 10175:2001 - Investigation of potentially contaminated sites - Code of Practice. The report on such investigation together with a scheme to deal with any contamination on the site shall be submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination including:

- (i) the nature, extent and types of contamination on the site;
- (ii) measures to treat/remove contamination to ensure the site is fit for the proposed use;
- (iii) measures to deal with contamination during construction works; and
- (iv) the condition of the site on completion of decontamination measures.

Before any part of the site is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.

Reason: In the interests of amenity.

5. That the application submitted to comply with condition 3(a) above shall demonstrate that the proposed houses are positioned and designed in accordance with the Noise Impact Assessment hereby approved and, in particular, meet the following standards:

- double glazed windows which achieve a minimum sound reduction of -35dBA..
- screening to rear gardens which achieves a minimum sound reduction of -10dBA.

Reason: In the interests of residential amenity.

6. That the application submitted for approval of condition 3(i) shall comprise a Drainage Impact Assessment based on the drainage and flood risk assessments submitted in support of this application and hereby

approved, and which is based on the Council's approved Drainage Guidelines.

Reason: In the interests of amenity and to accord with Policies F1, F2 and F3 of the adopted Renfrewshire Local Plan and Scottish planning Policy.

7. That for the avoidance of doubt, the application submitted to comply with condition 3(c) above shall include proposals which comply with the Design Manual for Roads and Bridges, and the Council's Guidelines for Development Roads. The submitted details shall accord with the approved masterplan and shall, in addition, detail measures for the introduction of traffic calming in Wright Street, and a timescale for the implementation of the approved details.

Reason: In the interests of traffic safety.

8. No building or structure of the development hereby permitted shall exceed 50.50m AOD.

Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Glasgow Airport and endanger aircraft movements and the safe operation of the aerodrome (Advice Note 1).

9. 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. Details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design'. These details shall include:

- Grassed areas
- The species, number and location of trees and shrubs
- Details of any water features.

No subsequent alterations to the approved scheme shall take place unless submitted to and approved in writing by the Planning Authority. The scheme shall be implemented as approved, details of the phased implementation shall be submitted with the proposed scheme.

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.

10. That prior to the commencement of development on any part of the site, including felling of trees, a new survey/s for the presence of bats as required under the terms of condition 2 shall be undertaken and submitted for the written approval of the Planning Authority in consultation with Scottish Natural Heritage.

Reason: To accord with the EC Habitats Directive (92/43/EEC).

11. That concurrent with the application submitted to comply with condition 2 above, details shall be submitted of maintenance proposals in respect of all areas of open space and landscaping proposed within the development. Thereafter, the approved maintenance arrangements shall be in place prior to the occupation of any residential unit.

Reason: In the interests of the amenity of the site.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Listed Building Application: Report of Handling

Application No. 16/0318/LB



Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East & Raiston

Applicant

Paisley Abbey Kirk Session
Paisley Abbey
Abbey Close
Paisley
PA1 1JG

Registered: 10/05/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO WESTERN ELEVATION (RENEWAL OF LISTED BUILDING CONSENT 13/0156/LB)

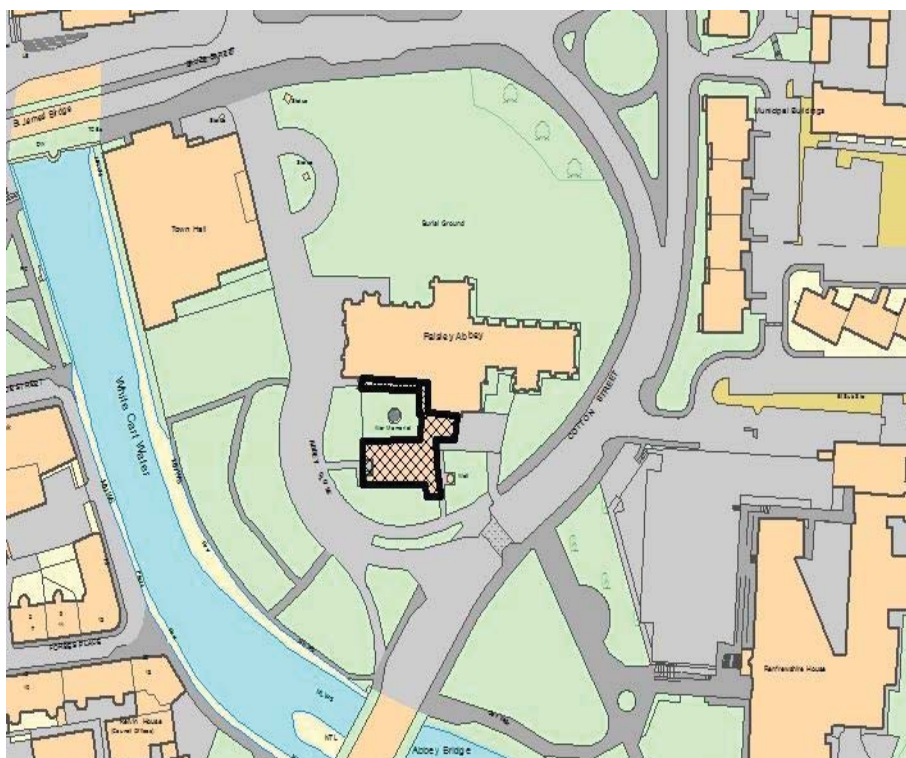
LOCATION: MAIN BUILDING, PAISLEY ABBEY, ABBEY CLOSE, PAISLEY, PA1 1JG

APPLICATION FOR: LISTED BUILDING CONSENT

RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing



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SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan; and Historic Environment Scotland's Policy Statement.
- There have been no objections and Historic Environment Scotland has made no adverse comment.
- Consent has previously been granted for this proposal.

Description

Listed building consent is sought for the erection of a two storey extension to the western (front) elevation of Paisley Abbey. The extension would be of a modern design, surmounted by a pitched roof, finished in slate, and with the elevations clad predominantly in natural stone and zinc. The extension is proposed to incorporate a new welcome/orientation space, shop, cafe, kitchen and larger more flexible meeting/function spaces. Additionally, it is proposed to reconfigure some of the existing internal spaces and accommodation including the installation of glazed screens, a doorway within the cloister walk, and a lift within the western stairwell. Disabled access would also be improved in the form of an access ramp. The extension measures 27m in length and 9m in width, and extends to some 13.2m in height.

The building is listed Category A and lies within the Paisley Town Centre Conservation Area, immediately south-east of Paisley Town Hall. The site is currently grassed and is separated from the pedestrianised surface of Abbey Close by a low stone wall.

History

13/0155/PP - Erection of 2 storey extension to western elevation. Granted subject to conditions May 2013.

13/0156/LB - Erection of 2 storey extension to western elevation. Granted subject to conditions May 2013.

16/0322/PP - Erection of 2 storey extension to western elevation (Renewal of planning approval 13/0155/PP). Currently under consideration with this application.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014
Policy ENV3: Built Heritage

New Development Supplementary Guidance

Delivering the Environment Strategy: Listed Buildings

Material considerations

Historic Environment Scotland Policy Statement and the associated Managing Change in the Historic Environment Guidance Notes

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that special regard be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. It also requires that special attention be given to the desirability of preserving or enhancing the character or appearance of conservation areas.

Publicity

The application was advertised in the Paisley Daily Express on 18 May 2016 and the Edinburgh Gazette on 20 May 2016. The deadline for representations to be received was 13 June 2016.

Objections/Representations

None received.

Consultations

Historic Environment Scotland - No objections or comments.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement - A Design and Access Statement has been re-submitted in support of the application which provides a brief history of the Abbey and the Palace of Paisley. The statement details the requirement for improvements due to the high costs associated with the upkeep of the Abbey. For religious and

secular activities to continue to operate as well as to allow for the ongoing maintenance of the buildings the Abbey requires to become self sustaining. Investment in new facilities is viewed as an opportunity to generate income following consideration of a number of options. The selected option to extend the Abbey, in order to create additional floor space for concerts, conferences etc, seeks to retain the building fabric as much as possible given its outstanding significance. A number of design considerations have been explored within the document taking into account the potential impact on the setting of the Category A listed building. The construction methods and use of materials have also been considered. Given the age and significance of the building, archaeological impact has been given careful consideration and the location of the extension to the west of the Abbey has been proposed in an attempt to re-create the historic positioning of buildings at this location

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Policy ENV3 covers the application site and requires proposals affecting listed buildings to demonstrate that they would have no significant impact on their site or setting. In this regard, as with the 2013 approval, whilst it is acknowledged that the proposal will considerably alter the appearance of the Paisley Abbey complex, and the extension will feature prominently in a number of important views of the Abbey, the proposals are considered to have been suitably designed to create a modern yet appropriate and sympathetic intervention into an area which fulfils an important

civic, cultural, tourist and visitor function in the centre of Paisley.

The proposed extension adopts a smaller scale and a much simpler form, with less architectural adornment or detailing, than the main Abbey building and thereby achieves an appropriately designed, sensitive and subordinate arrangement. The proposed internal works have been well-considered to avoid impinging upon or compromising important features, spaces or architectural decoration. Although a contemporary design approach has been adopted, it takes due cognisance of surrounding development in terms of finishes, height and massing, ensuring the proposal is subsidiary to the main building itself.

It is considered that the proposals remain consistent with the provisions of the Adopted Local Development Plan and associated New Development Supplementary Guidance as well as the Historic Environment Scotland Policy Statement and associated guidance.

Recommendation and Reasons for Decision

Having had due regard to the above, it is considered that the proposal complies with the policies and guidance of the Council. The proposal also supports the advice set out in the Historic Environment Scotland Policy Statement and the associated Guidance Notes on Extensions. It is therefore recommended that listed building consent be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

1. The proposal accords with the provisions of the Development Plan and there were no

material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. That no construction works shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: In the interests of recovering, recording or preserving any archaeological artifacts or remains which exist under the site of the proposed extension.

3. Prior to the commencement of any construction works on site, the applicant shall provide for the written approval of the Planning Authority, samples of all materials to be used in the construction of the extension as well as any internal alteration hereby approved. This shall include samples of:-

- i) slates for roof;
- ii) zinc canopy and cladding;
- iii) glazing for windows;
- iv) timber window frames;
- v) coursed stone cladding for walls;
- vi) entrance gates;
- vii) ventilation chimneys;
- viii) proposed doors; and
- x) rainwater goods

Reason: As these details have not been provided; to allow the Planning Authority to retain effective control; and to protect the setting, character and appearance of the listed building.

4. Prior to the commencement of any construction works on site, the applicant shall provide full details, for the written approval of

the Planning Authority, of the positioning, extent, fixing arrangements and a sample of the material to be used for the glazed screens within the cloister area of the Abbey. These details shall include the measures proposed to incorporate the proposed glazed screens into the ramp hereby approved.

Reason: As no details have been provided; to allow the Planning Authority to retain effective control; and to safeguard the character and appearance of the listed building.

5. Prior to the commencement of any construction works on site, the applicant shall provide for the written approval of the Planning Authority, details of the construction methods and materials to be used for the ramp hereby approved, which is to be located within the cloister walk.

Reason: As no details have been provided; to allow the Planning Authority to retain effective control; and to safeguard the character and appearance of the listed building.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0322/PP



Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East & Ralston

Applicant

Paisley Abbey Kirk Session
Paisley Abbey
Abbey Close
Paisley
PA1 1JG

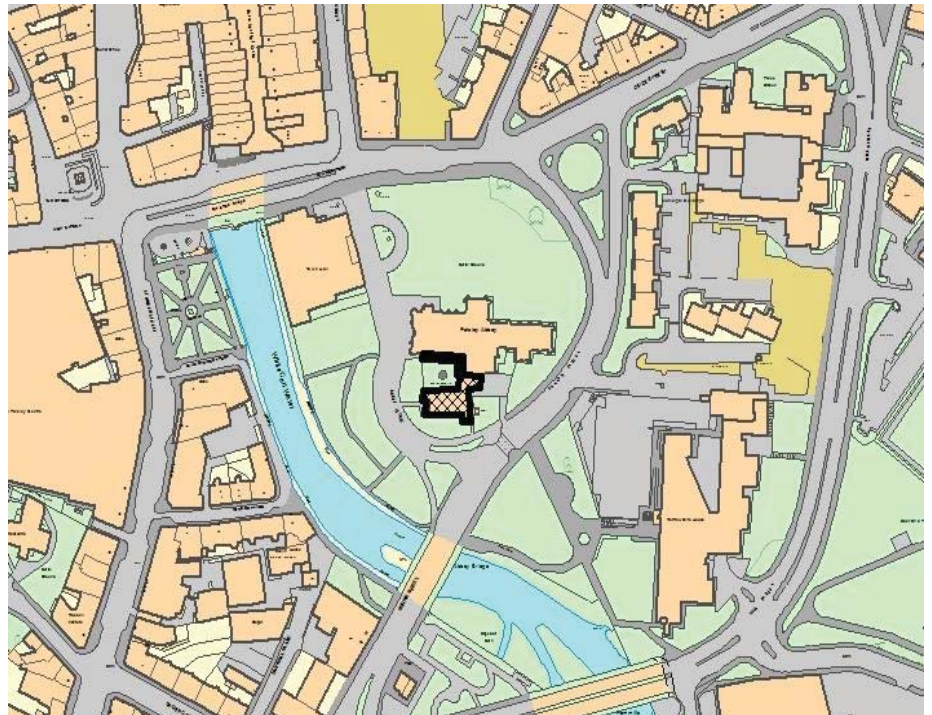
Registered: 13/05/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO WESTERN ELEVATION (RENEWAL OF PLANNING APPROVAL 13/0155/PP)

LOCATION: MAIN BUILDING, PAISLEY ABBEY, ABBEY CLOSE, PAISLEY, PA1 1JG

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan.
- There have been no objections and Historic Environment Scotland has made no adverse comment.
- Consent has previously been granted for this proposal.

Description

This application seeks a renewal of planning consent (13/0155/PP) for the erection of a two storey extension to the western (front) elevation of Paisley Abbey. The proposed extension would be of a modern design, surmounted by a pitched roof, finished in slate and with the elevations clad predominantly in natural stone and zinc. The proposed extension would incorporate a new welcome/orientation space, shop, cafe, kitchen and larger more flexible meeting/function spaces. It is also proposed to reconfigure some of the existing internal spaces and accommodation including the installation of glazed screens, a doorway within the cloister walk, and a lift within the western stairwell. Disabled access would be improved in the form of an access ramp. The proposed extension measures 27m in length and 9m in width, and extends to some 13.2m in height.

The building is listed Category A and lies within the Paisley Town Centre Conservation Area, immediately south-east of Paisley Town Hall. The site is currently grassed and is separated from the pedestrianised surface of Abbey Close by a low stone wall.

History

13/0155/PP - Erection of 2 storey extension to western elevation. Granted subject to conditions May 2013.

13/0156/LB - Erection of 2 storey extension to western elevation. Granted subject to conditions May 2013.

16/0318/LB - Erection of 2 storey extension to western elevation (Renewal of listed building consent 13/0156/LB). Currently under consideration with this application.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy E4: Tourism

Policy C1: Renfrewshire Network of Centres

Policy ENV3: Built Heritage

Supplementary Guidance

Delivering the Centre Strategy: Centre Development Criteria and Strategic Centres and Core Town Centres

Delivering the Environment Strategy: Listed Buildings; Conservation Areas and Scheduled Ancient Monuments & Archaeological Sites

Delivering the Economic Strategy: Tourism

Material considerations

Historic Environment Scotland Policy Statement and associated Managing Change in the Historic Environment Guidance Notes.

Planning legislation requires that planning decisions are made in accordance with the Development Plan, unless material considerations indicate otherwise. In this case the proposal requires to be assessed in terms of the policies and material considerations set out above, as well as consultee responses, the history of the site, any comments made in letters of representation and the physical attributes of the site.

Publicity

Neighbour notification has been carried out in accordance with statute. The application has also been advertised in the Paisley Daily Express (25 May 2016) as development affecting a listed building and within a conservation area. The deadline for representations to be received was 16 June 2016.

Objections/ Representations

None received.

Consultations

Director of Community Resources (Environmental Services) - No objections.

Director of Community Resources (Design Services) - No comments.

Historic Environment Scotland - As per accompanying listed building application (16/0318/LB) comments, no objections.

West of Scotland Archaeology Service - Recommends the submission of a written scheme of investigation to ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement - A Design and Access Statement has been re-submitted in support of the application which provides a brief history of the Abbey and the Palace of Paisley. The statement details the requirement for improvements due to the high costs associated with the upkeep of the Abbey. For religious and secular activities to continue to operate as well as to allow for the ongoing maintenance of the buildings the Abbey requires to become self sustaining. Investment in new facilities is viewed as an opportunity to generate income following consideration of a number of options. The selected option to extend the Abbey, in order to create additional floor space for concerts, conferences etc, seeks to retain the building fabric as much as possible given its outstanding significance. A number of design considerations have been explored within the document taking into account the potential impact on the setting of the Category A listed building. The construction methods and use of materials

have also been considered. Given the age and significance of the building, archaeological impact has been given careful consideration and the location of the extension to the west of the Abbey has been proposed in an attempt to re-create the historic positioning of buildings at this location.

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Subsequent to the granting of the original consent for the extension to the Abbey proposals the then proposed local development plan has been adopted. It should be noted however that the previous application was subject to consideration under the relevant policies of this now adopted Local Development Plan as a material consideration. It is considered that the proposed extension has been suitably designed to create a modern yet appropriate and sympathetic intervention into an area which fulfils an important civic, cultural, tourist and visitor function in the centre of Paisley. The scale, massing, contemporary design, form and external finishes of the proposed extension have been appropriately considered to ensure that the visual impact on the setting of the Abbey and on the wider streetscene is minimised.

The accommodation to be provided within the extension, and as a result of other works to existing buildings within the Abbey complex, would enhance the ability of the Abbey to host increased numbers of visitors and a wider range of events, concerts and activities for individuals, groups and visitors as well as those directly associated with the Abbey as a place of worship. It is considered that this would contribute to increased vitality within the immediate area whilst ensuring that

the high costs associated with maintaining and running the Abbey complex can be addressed, without contradiction to Policy E4.

It is considered that the proposals remain consistent with the provisions of the Adopted Local Development Plan and associated New Development Supplementary Guidance as well as the Historic Environment Scotland Policy Statement and associated guidance.

Recommendation and Reasons for Decision

In light of the above assessment it is considered that the proposals are acceptable and will ensure the ongoing viability of the Abbey without unacceptably compromising its historic character. The proposal accords with the provisions of the Adopted Local Development Plan and all Supplementary Guidance. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

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

2. Prior to the commencement of any construction works on site, the applicant shall provide for the written approval of the Planning Authority, samples of all materials to be used in the construction of the extension hereby approved. This shall include samples of:-

- i) slates for roof;
- ii) zinc canopy and cladding;
- iii) glazing for windows;
- iv) timber window frames;

- v) coursed stone cladding for walls;
- vi) entrance gates;
- vii) glazed screens for cloister area;
- viii) ventilation chimneys;
- x) proposed doors; and
- xi) rainwater goods

Reason: As these details have not been provided; to allow the Planning Authority to retain effective control; and in the interests of visual amenity.

3. That no construction works shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: In the interests of recovering, recording or preserving any archaeological artefacts or remains which exist under the site of the proposed extension.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0350/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Erskine and Inchinnan

Applicant

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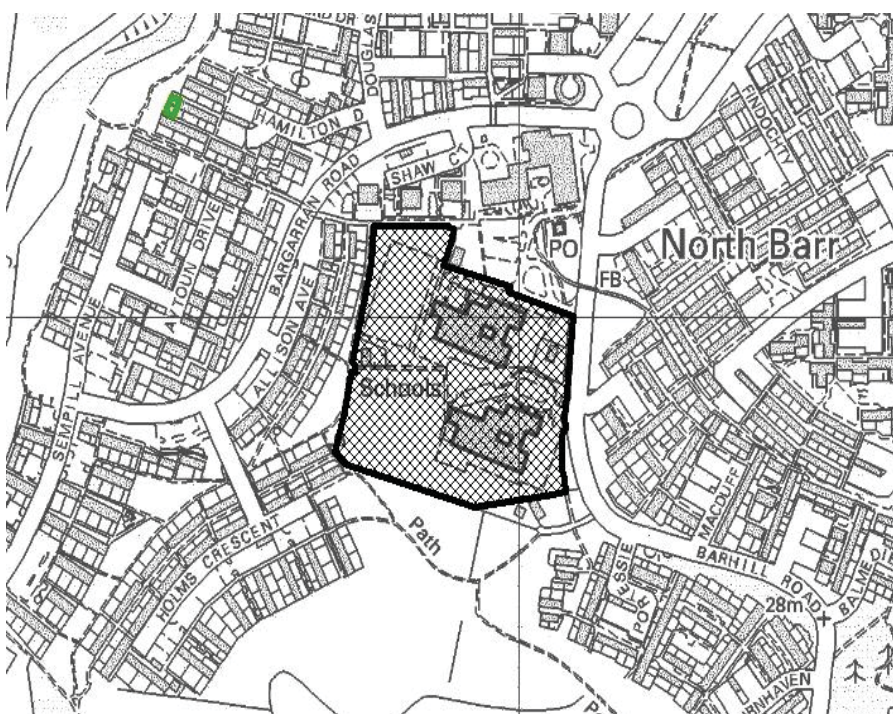
Registered: 06/05/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF TWO PRIMARY SCHOOLS AND
ERECTION JOINT CAMPUS PRIMARY SCHOOL AND
NURSERY

LOCATION: BARGARRAN PRIMARY SCHOOL AND ST JOHN
BOSCO PRIMARY SCHOOL, BARRHILL ROAD, ERSKINE

APPLICATION FOR: PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals represent a replacement and upgrade of existing educational facilities and are entirely consistent with Policy P1 'Renfrewshire's Places' land use designation in the Adopted Renfrewshire Local Development Plan.
- There have been two letters of representation.
- The proposals are part of the Council's School Estate Management Plan.
- The proposals are considered to be acceptable in terms of siting, design, layout, and external finish and all infrastructure requirements have been satisfactorily addressed.

Description

Planning permission is sought for the demolition of the existing Bargarran and St. John Bosco primary schools on Barrhill Road, Erskine, to be replaced with one shared campus school, accommodating both primary schools and nursery education. Associated works are to include the formation of car parking, landscaping, boundary treatments, amenity areas, cycle stands, a tool store, a SuDS basin and a 3G pitch.

The proposed school would have a footprint of approximately 2930 sq m and would comprise an irregular shape, with the main portion of the building located to the south of the site, with wings to the north and east. The design of the building incorporates varying heights between single and two storey with a range of roof pitches, which will include photovoltaic panels, as well as a biomass flue. Finishing materials are to include facing brick, precast concrete cladding panels, aluminium-framed, double-glazed curtain walling, fibre cement cladding panels, galvanised metal perforated screens and vertical metal cladding.

The SuDS detention basin (2 metres in depth) is to be located along the western boundary, with the car park (64 spaces) to the north east, the pitch to the south east and play areas dispersed throughout the site. The bus drop-off area will be positioned between the proposed car park and service area of the building, with access to the site retained as that currently used by the existing Bargarran School (off Barrhill Road). To accommodate the additional traffic numbers, vegetation and trees which currently obscure visibility to the left will be removed and remedial works to the solum, kerb and verge will also be undertaken. Fencing is to be erected around the perimeter of the site (2.4m high), around the pitch (5m high with 1.2 m high mesh above) and internally within the site (1.2 m high).

The application site is surrounded by residential development to the east, partially to the south and to the west, with commercial development to the north and open space to the immediate south.

History

04/1444/RD - Installation of four floodlighting columns at multi use games area. Deemed consent January 2005.

16/0090/EO - Request for screening opinion as to the requirement for an Environmental Impact Assessment for the demolition of two primary schools, and erection of joint campus primary school and nursery. Environmental Assessment not required March 2016.

16/0091/NO - Proposal of Application Notice relating to the demolition of two primary schools, and erection of joint campus primary school and nursery. Accepted March 2016.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy P1: Renfrewshire's Places

Policy I1 - Connecting Places

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Places Strategy: Places Development Criteria and Places Checklist

Delivering the Infrastructure Strategy: Infrastructure Development Criteria and Flooding and Drainage

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the history of the

site, the comments of the consultees and any objections received.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 25 May 2016, with a deadline for representations to be received of 10 June 2016.

Objections/ Representations

Two letters of representation have been received, the substance of which can be summarised as follows:-

1. Overall in support of the project but concerned at the open plan nature of teaching areas.
2. Concerned at noise generated from the proposed development.

Consultations

Director of Community Resources (Design Services) - No objections. Consideration to be given to the imposition of a condition relating to the maintenance of drainage features.

Director of Community Resources (Traffic) - No objections.

Director of Community Resources (Environmental Services) - Given the delayed submission of a site investigation report, the Director of Community Resources (Environmental Services) has been unable to review all of the information provided within the statutory timeframe. It has therefore been recommended that conditions be attached to any consent given at this time, relating to the submission of these details, should consent be recommended.

SEPA - No objections.

Glasgow Airport Safeguarding - No objections subject to a condition requiring the submission of a Bird Hazard Management Plan prior to the commencement of any development works on site.

Summary of Main Issues

Pre-Application Consultation Report - The applicant submitted a Proposal of Application Notice (16/0091/NO) to the Council on 11 February 2016. This required a Pre-Application Consultation (PAC) process prior to the submission of a planning application. The PAC report provides an overview of all pre-application consultations which have been undertaken, including details of a pre-application consultation event held on 08 March 2016 and presentations to the convener and local members on 02 and 03 March 2016 respectively. The main public consultation event was held at Erskine Library, with the Local Community Council and Local Members invited and the event open to all interested parties. The summary shows that queries raised related to the layout of the development internally and externally and impact from noise including from the use of the MUGA pitch outwith school hours.

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011, it is not likely that the proposed works would have a significant environmental impact which would require an Environmental Assessment to be carried out.

Design & Access Statement - The Design and Access Statement submitted states

that the design proposals respond to a brief to develop a new build shared campus for Bargarran and St. John Bosco (including nursery class) Primary Schools as part of Renfrewshire Council's School Estate Management Plan. A brief history to the site and its location are provided, followed by consideration of design aspects and access arrangements.

Mechanical and Electrical Building Services Plan Statement - The Mechanical and Electrical Building Services Plan Statement advises that the development has been designed to reduce energy demand.

Access Junction Assessment - An Access Junction Assessment has been provided which considers the suitability of the junction of the existing Bargarran School off Barrhill Road for the increased traffic flows which are predicted to occur as a result of the proposed development. The report concludes that the junction has a suitable geometric layout and capacity for it to act as an access to the proposed combined school, although vegetation and trees which currently obscure visibility to the left shall require to be removed. Remedial works to the solum shall also require to be undertaken as well as to the kerb and verge.

Geotechnical Design Report and Environmental Assessment Report - The Geotechnical Design Report and Environmental Assessment Report advises that preliminary site investigation works have initially been undertaken although further work shall be required post demolition of the existing school buildings on site. Remediation measures are also proposed to ensure the site is suitable for the proposed use.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Policy P1 covers the application site and presumes in favour of the continuance of built form where that form is considered to be compatible and complementary to existing uses. In this regard the application site currently accommodates education facilities, therefore the principle of an amalgamated shared campus is considered to be acceptable for the location.

In considering the specific criteria of the Delivering the Places Strategy and Places Development Criteria, the design and finishing materials of the proposed development are considered to be of a suitably high quality and it is considered that the development would make a positive contribution to the visual amenity of the area. The building would in this regard sit comfortably within the site and be of a suitable form and massing, with a variety of features which would provide interest to, rather than detract from, the surrounding area. The materials would include facing brick, precast concrete cladding panels, aluminium framed double glazed curtain walling, fibre cement cladding panels, galvanised metal perforated screens and vertical metal cladding. The landscaping throughout the site, including a range of surfacings and soft landscaping would also add to the interest of the development while not detracting from the surrounding built environment.

The site layout and access and connectivity arrangements are considered acceptable, with the Director of Community Resources (Roads) raising no objections in terms of proposed access arrangements or parking provision.

The 3G pitch, bicycle shelters, bin store and play equipment / areas would all play a supporting role to the main building and would raise no adverse amenity or visual impacts on the surrounding area. The pitch would be located some distance from existing housing and the proposed fencing

would be of appropriate height and in keeping with the character of the development and surrounding area. In addition, the Director of Community Resources (Environmental Services) has raised no objections to the proposals in terms of disturbance from noise or nuisance.

In terms of drainage, during the assessment process it was identified that a SuDS detention area would be required in association with the development. This has been located within the originally allocated wildlife area and is to the satisfaction of the Director of Community Resources (Design Services).

As the site currently accommodates development of the same nature, adequate provision for services can be achieved to serve the proposed development.

Overall the development is considered to contribute to the overall character of the area whilst assisting in achieving the Council's School Estate Management aspirations and is in compliance with the provisions of the Delivering the Places Strategy.

In addressing the point raised by the objector above, which has not been considered in the main assessment of the proposal, the internal layout of the building is not material to the consideration of the planning application.

Recommendation and Reasons for Decision

In light of the above assessment it is considered that the proposal suitably accords with the relevant policies and guidance of both the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

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

2. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:-
(a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works.

Thereafter all landscaping shall be implemented in the agreed form and maintained as such for the duration of the use hereby approved.

Reason: In the interests of the visual amenity of the area.

3. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding. The submitted plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.

Thereafter, 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 development. 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 Safeguarding.

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.

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, details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/publications/safeguarding.asp). These details shall include:

- i) The species, number and spacing of trees and shrubs
- ii) Drainage details including SUDS – Such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable urban Drainage Schemes (SUDS)' (available at www.aoa.org.uk/publications/safeguarding.asp). No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.

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.

5. That no development shall commence on site until written approval of:-

- a) A site investigation report (characterising the nature and extent of any soil, water and gas contamination within the site) and if remedial works are recommended therein
- b) A remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report prepared in accordance with current authoritative technical guidance, has been obtained by the Planning Authority,

Reason: To ensure that the site will be made suitable for its proposed use.

6. Prior to occupation of the education facility hereby approved, the developer shall provide

for the written approval of the Planning Authority:-

a) A verification report confirming completion of the works specified within the approved Remediation Strategy; or

b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming the imported soils are suitable for use on the site.

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

7. That during the lifetime of the development, the Drainage Maintenance Schedule (Aecom, dated August 2016 Version 3) shall be complied with.

Reason: To allow for the effective operation of the approved drainage system.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.