

# RENFREWSHIRE COUNCIL

## SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 12/05/2015

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
15/0206/CC  Ward 10: Bishopton, BoW, Langbank	Mr D Lamont	Holywell House, Prieston Road, Bridge of Weir, PA11 3AN	Demolition of detached garage.	A1
RECOMMENDATION:	GRANT			
15/0025/PP  Ward 10: Bishopton, BoW, Langbank	BAE Systems	Royal Ordnance, Station Road, Bishopton, PA7 5NJ	Extension of area for the extraction of soils and landscape works	A2
RECOMMENDATION:	GRANT subject to conditions			
15/0049/PP  Ward 9: Houston, Crosslee & Linwood	Stewart Milne Homes	Site 120 metres North East of Houstonfield, Fleming Road, Houston, Johnstone	Erection of residential development comprising 32 houses and associated works.	A3
RECOMMENDATION:	GRANT subject to conditions			
Total Number of Applications to be considered =		3		



# Planning Application: Report of Handling

Application No. 15/0206/CC

## KEY INFORMATION

### Ward

10 Bishopton, Bridge of Weir and Langbank

### Applicant

Mr D Lamont  
Holywell House  
Prieston Road  
Bridge of Weir  
PA11 3AN

Registered: 19/03/2015

Report by Director of Development and Housing Services

**PROPOSAL:** DEMOLITION OF DETACHED GARAGE

**LOCATION:** HOLYWELL HOUSE, PRIESTON ROAD, BRIDGE OF WEIR, PA11 3AN

**APPLICATION FOR:** CONSERVATION AREA CONSENT



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## RECOMMENDATION

Grant.



Fraser Carlin  
Head of Planning and  
Development

## SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and Scottish Historic Environment Policy and associated guidance.
- There have no objections.
- The building is of plain design and finish with little adornment and its original character has been eroded over the years through the application of paint to the external walls and modern interventions in the form of non-traditional windows.
- The garage sits in a private rear garden, is not readily visible from any public vantage point and its removal would have a neutral impact on the character and appearance of the conservation area.

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**Description**

Conservation Area Consent is sought for the demolition of a single storey, double garage, located in the rear garden area of a large, detached traditional villa, located on Prieston Road, Bridge of Weir. The main part of the garage building is constructed with random rubble walls, which have been painted, a slate roof and timber windows. There is also a smaller section to the rear of the main building, which is constructed in painted brick, with a continuation of the slate roof plane. The garage has a total footprint of 51sqm and the apex of the roof reaches a height of 4.7m. The garage is intended to be replaced by an outbuilding, which will be two storeys in height and will have ancillary, habitable accommodation space on the upper floor and car parking on the ground floor. A concurrent planning application has been submitted for this proposed replacement structure, which is currently under consideration.

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**History**

06/0538/PP - Erection of single storey extension to rear of dwelling house, installation of replacement windows and removal of patio doors - Granted - 19th July 2006.

15/0070/PP - Erection of a two storey garage at rear of dwellinghouse - Withdrawn - 17th March 2015.

15/0205/PP - Erection of two storey detached outbuilding to rear of dwellinghouse - Pending.

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**Policy and Material Considerations**

Development Plan - Adopted Renfrewshire Local Development Plan 2014

Policy ENV3: Built Heritage

New Development Supplementary Guidance

Delivering the Environment Strategy: Conservation Areas

Material considerations

The SHEP: Scottish Historic Environment Policy

Managing Change in the Historic Environment - Demolition

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

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**Publicity**

The application was advertised in the Paisley & Renfrewshire Gazette and the Edinburgh Gazette with deadlines for the submission of representations of 22nd April 2015 and 28th April 2015 respectively.

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**Objections/ Representations**

None received.

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**Consultations**

None required.

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**Summary of Main Issues**

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design Statement - Not applicable.

Access Statement - Not applicable.

Other Assessments - Not applicable.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

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**Assessment**

With respect to the demolition of unlisted buildings in Conservation Areas, Historic Scotland's guidance advises that planning authorities should take into account the contribution of the building to the character, appearance and history of the Conservation Area.

The building in this instance is a single storey, detached garage, located to the rear of the main dwelling by 18m. The rear garden area in which it is located, is not visible from any public vantage points within the area and the garden itself is also reasonably well screened from other properties by existing trees on the site boundaries. The building itself, although constructed from traditional materials such as random rubble walls with a slate roof above, is not considered to contribute to the amenity of the Conservation Area. The building is of plain design and finish with little adornment and its original character has been significantly compromised over the years with the application of paint and modern interventions in the form of non-traditional windows.

A concurrent planning application has been submitted for a replacement structure directly to the rear of the site of the existing garage. This proposed structure is a two storey out building, with garage space on the ground floor and ancillary accommodation on the upper floor. This application has not been determined, however the initial view appears that the proposal is well designed and finished in high quality materials and would be an acceptable replacement structure; however this will be fully considered during the formal assessment of the application. The acceptability of the demolition of the existing garage is not considered to be contingent in this instance on a replacement building being re-erected.

Having assessed the proposal against the SHEP, the Adopted Local Plan and relevant Supplementary Guidance, I am satisfied that the demolition of the building will not be detrimental to the character of the Conservation Area. It is therefore recommended to grant this application.

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#### **Recommendation and Reasons for Decision**

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Having given consideration to the above assessment it is considered that the

proposal accords with the policies of the Council and the relevant Historic Scotland guidance. It is therefore recommended that the application be granted.

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#### **Recommendation**

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GRANT

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#### **Conditions & Reasons**

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##### 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.

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. 15/0025/PP

## KEY INFORMATION

### Ward

10 Bishopton, Bridge of Weir & Langbank

### Applicant

BAe Systems  
Georgetown Reception  
Centre  
Houston Road  
Houston  
Johnstone  
PA6 7BG

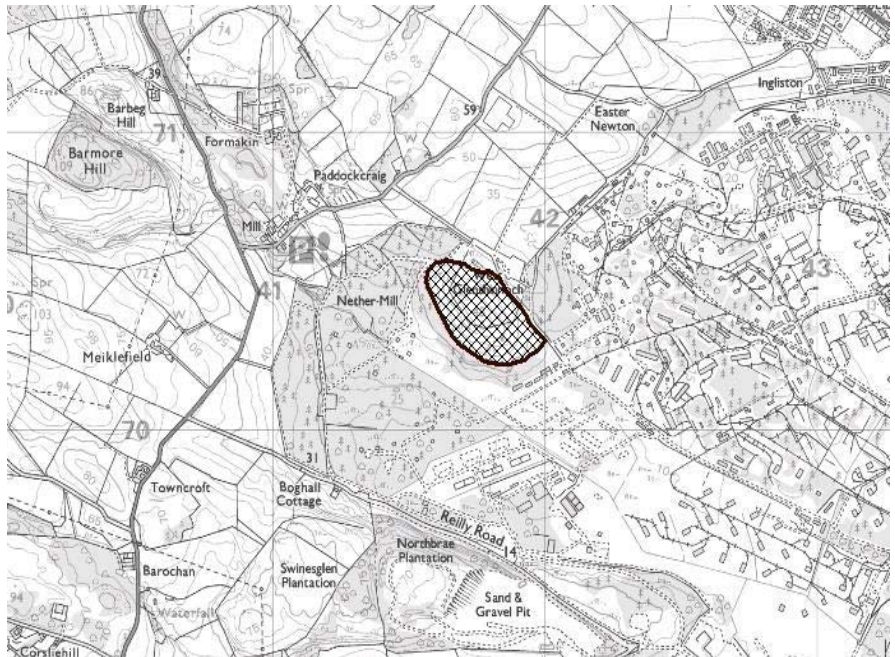
Registered: 14/01/2015

Report by Director of Development and Housing Services

**PROPOSAL:** EXTENSION OF AREA FOR THE EXTRACTION OF SOILS AND LANDSCAPE WORKS

**LOCATION:** ROYAL ORDNANCE, STATION ROAD, BISHOPTON PA7 5NJ

**APPLICATION FOR:** PLANNING PERMISSION - FULL



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## RECOMMENDATION

Grant subject to conditions.



Fraser Carlin  
Head of Planning and  
Development

## SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and are consistent with Policy ENV1 'Green Belt' designation and Policy P5 'Community Growth Areas'
- There have been no objections or representations.
- Consent has previously been granted on this site for the borrow pit for soil extraction at a reduced quantity.
- The proposed restoration arrangements should ensure that there will be no lasting impact on the immediate landscape or on the character or appearance of the wider area.



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### Description

Planning permission is sought (partly in retrospect) for an extension to the area previously approved for the extraction of soils under the provisions of planning approval 09/0527/PP, on land associated with the former Royal Ordnance Factory, at Station Road, Bishopton; to be followed by restoration works.

The application site is a drumlin feature which lies some 300m to the southwest of Houston Road at the north western sector of the former Royal Ordnance site, within a zone identified for the formation of a Community Woodland Park under outline planning approval 06/0602/PP.

The overall earthworks strategy for the site was initially set out in 2009, including a borrow pit area. At the time it was anticipated that around 130,000 cubic metres of clay would be extracted from one section of the mounded landform, however a higher than anticipated demand for excavated soils has resulted in the need to excavate more soil to meet the requirements of the remaining phases of the land reclamation programme. It is now estimated that a further 175,000 cubic metres of soil shall require to be excavated from the borrow pit, to meet forecast engineering needs across the Royal Ordnance site as a whole.

Restoration works are to be carried out in three phases, over a ten year period, with landscaping works predicted to take place in the next available planting season following the phased completion of restoration earthworks. Landscaping works aim to reinstate the rural appearance of the landscape using a simple mix of trees, hedgerows and open grassland.

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### History

06/0602/PP - Regeneration of the site to form a mixed use community growth area. Granted subject to conditions and a Section 75 Legal Agreement, August 2009.

09/0527/PP - Engineering operations comprising remediation and bulk earthworks. Granted subject to conditions March 2010.

11/0547/PP - Bulk earthworks and landscape treatment to create enhanced wildlife habitat. Granted subject to conditions September 2011.

14/0633/EO - Excavation of additional soils from the borrow pit followed by phased restoration and landscape treatment. Environmental Assessment Not Required, September 2014.

14/0698/NO - Extraction of additional soils from borrow area followed by phased restoration and landscape treatment. Accepted September 2014.

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### Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy P5: Community Growth Areas  
Policy ENV1: Green Belt

New Development Supplementary Guidance

Delivering the Places Strategy  
Delivering the Environment Strategy:  
Green Belt

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

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### Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 4



February 2015, with a deadline for representations to be received of 18 February 2015.

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**Objections/  
Representations**

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None received.

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**Consultations**

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**Bishopton Community Council** – A strategy should be put in place to ensure there is no flood risk or erosion leading to the silting up or overwhelming of Dargavel Burn or other watercourses. Sufficient clay material should be retained within the borrow area to ensure adequate capping of the landfill site within the development.

**Director of Community Resources** - No objections subject to the submission of a Dust Management Plan.

**SEPA** - No objections.

**Glasgow Airport Safeguarding** - No objections.

**Head of Roads (Design Services)** - No objections.

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**Summary of Main Issues**

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Environmental Statement - Screening Opinion requested under 14/0633/EO, determined no requirement for further EIA.

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Landscape and Visual Assessment -

Provides a background to the requirement for the current application, and explains that a comprehensive earthworks review has highlighted the need for the extraction of additional soil, which has informed the extent of the extraction works now proposed. The reinstated landform shall be similar in profile to that which existed prior to any soil extraction works commencing, albeit 1 metre lower and shall be landscaped post re-profiling. A programme of earthworks has also been incorporated as well as tree survey information.

Public Consultation Statement - The applicant submitted a Proposal of Application Notice (14/0698/NO) to the

Council on 16 September 2014. 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 public event held on 16 October 2014 at Bishopton Community Centre. The summary states that comments were raised in relation to the retention of tree screening, drainage from the site and water management. Overall the applicant opines that although response to the consultation was limited, support was expressed for the works. The accompanying Landscape and Visual Treatment document attempts to address the points raised.

Planning Statement - The overall earthworks strategy for the site was initially set out in 2009, including a borrow area. At the time it was anticipated that around 130,000 cubic metres of clay would be extracted from one section of the mounded landform, however a higher than anticipated demand on the need for excavated soils has resulted in the need to excavate more soil to meet the requirements of the remaining phases of the land reclamation programme. It is now estimated that a further 175,000 cubic metres of soil shall require to be excavated from the borrow area, to meet forecast engineering needs across the Royal Ordnance site as a whole.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

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**Assessment**

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The former Royal Ordnance site is identified within the Adopted Renfrewshire Local Development Plan as a Community Growth Area. Within these areas the Council will support and encourage development where it supports the principles set out in the approved masterplan for the site. In this case, planning approval has previously been granted for the extraction of soils from this area of land, albeit at a reduced scale. Following review, the applicant has

discovered that additional excavation shall be necessary in order to meet the requirements of the remaining phases of land reclamation within the wider Community Growth Area. In this regard consideration shall require to be given to the impact of the proposal on the Green Belt and its landscape features, the nature of the proposed materials proposed for restoration of the site and the level of restoration achievable.

In terms of impact on the Green Belt, development should protect and enhance the landscape setting of the area, whilst protecting and promoting access opportunities to open space. In this regard, the additional works are required to enable the formation of engineered landforms to ensure the continued delivery of the Community Growth Area, with the applicant opting to use materials currently contained within the site, negating the requirement to import the necessary materials which could have additional impacts on the wider community in terms of traffic generation and potential nuisance. The applicant has also set out a comprehensive restoration scheme to ensure delivery of the works within a specified period of 10 years. To ensure this programme is monitored effectively, it is considered prudent to impose conditions on any consent requiring the ongoing updating of programme delivery, in accordance with the projected delivery timetable, to allow the Planning Authority to maintain effective control of the development. In relation to the nature of the works and material usage, SEPA and the Director of Community Resources have raised no objections to the proposals, subject to the submission of a Dust Management Plan.

With regard to the enhancement of the landscape, the applicant proposes to recreate the rural appearance of the landscape using a simple mix of trees, hedgerows and open grassland, in the restoration of the site, within the first available planting season, following

completion of restoration works, which shall contribute to the delivery of a woodland area, with access arrangements adjacent by 2024.

Overall, the proposal is considered to comply with the provisions of Policy ENV1 relating to green belt development as well as Policy P5 'Community Growth Areas'.

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### **Recommendation and Reasons for Decision**

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The proposals are considered to be consistent with the provisions of the Adopted Local Development Plan and the New Development Supplementary Guidance and there are no over-riding material planning considerations which would justify setting aside the presumption in favour of development. It is therefore recommended that planning permission be granted subject to conditions.

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### **Recommendation**

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GRANT SUBJECT TO CONDITIONS

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### **Conditions & Reasons**

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#### **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. No later than one year from the date of this permission the applicant shall submit a monitoring report to the planning authority, with the necessary plans, showing the levels that have been reached by landfilling. Similar reports shall thereafter be submitted at no less than yearly intervals. In the event of two consecutive reports showing that the rate of landfilling has fallen below that required to complete restoration by 2024, revised

restoration plans shall be submitted to and approved in writing by the planning authority based on the lower rate of landfilling to ensure that the site is fully restored by that date.

Reason: To ensure that all landfilling ceases by 2024 and that the site can be satisfactorily restored and landscaped at the levels achieved at that date.

3. The finished ground levels shall not exceed or fall below the restoration levels shown on approved Drawing Nos 715-1638 'Long Section' and 715-1638 'Earthworks Phases and Landscape Restoration Stages' up to a maximum tolerance of 1.0 metres either above or below, or as subsequently modified under the terms of condition 2 above.

Reason: To ensure that the approved restoration levels are adhered to so that full restoration can be achieved in accordance with the drawings hereby approved.

4. That within three months of the date of this consent, the applicant shall prepare a Dust Management Plan for the written approval of the Planning Authority. The plan shall set out how potential dust arising from the development will be managed to prevent or minimise emissions from the development. Thereafter all works carried out on site shall be in accordance with the Dust Management Plan finally approved.

Reason: In the interests of amenity.

5. That within the first planting season following the completed restoration of each phase of the site hereby approved, the developer shall hydro seed within that specified area. The specifications including mix shall be agreed in writing prior to its application on site. Thereafter, within the first planting season following the completed restoration of the entire site, all planting seeding, turfing and earth

moulding included in the scheme of landscaping and planting, as shown on approved Drawing No. 715-1640 'Landscape Restoration Plan', shall be completed (unless modified under the terms of condition 2 above); and any trees, shrubs or areas of grass which die, are removed, damaged, or diseased, within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

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. 15/0049/PP

## KEY INFORMATION

### Ward

9 Houston, Crosslee &  
Linwood

### Applicant

Stewart Milne Homes  
Kestral House  
3Kilmartin Place  
Tannochside Business  
Park  
Uddingston  
G71 5PH

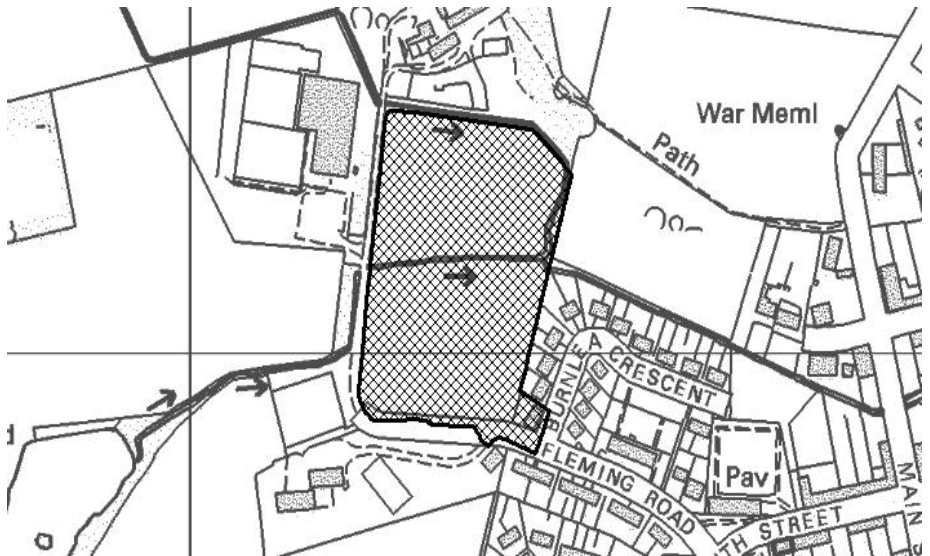
Registered: 23/01/2015

Report by Director of Development and Housing Services

**PROPOSAL:** ERECTION OF RESIDENTIAL DEVELOPMENT  
COMPRISING 32 HOUSES AND ASSOCIATED WORKS

**LOCATION:** SITE 120 METRES NORTH EAST OF  
HOUSTONFIELD, FLEMING ROAD, HOUSTON, JOHNSTONE

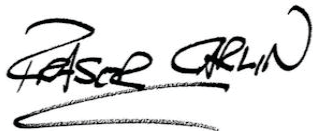
**APPLICATION FOR:** FULL PLANNING PERMISSION



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## RECOMMENDATION

Grant subject to  
conditions.



Fraser Carlin  
Head of Planning and  
Development

## SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and are consistent with the Policy P1 'Places' and Policy P3 'Additional Housing Sites' designation within which the site is included in Renfrewshire's Housing Land Supply.
- There have been twenty-one letters of objection relating to effect on character, traffic, access and parking arrangements; privacy and overshadowing; drainage and flooding; and impact on wildlife.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered.



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**Description**

This application seeks planning permission for the erection of 32 detached two storey dwellings and associated landscaping and roads on a site located on the north western edge of Houston between the residential area of Fleming Road/Burnlea Crescent and the Strathgryffe Tennis Club. The site extends to approximately 2.2 hectares, is generally undulating and is currently under rough grass. It is bisected by a burn flowing through the middle of the site. On the eastern boundary of the site it joins the Houston Burn which flows around the north and north-east boundaries of the site heading east along the rear gardens of the properties fronting Burnlea Crescent.

There are a variety of mixed deciduous mature trees located along its boundaries and towards the middle of the site bordering the burn. The site is bounded by Fleming Road to the west and south and by the rear gardens of properties on Burnlea Crescent to the east. The site is well contained by established hedges and trees to the north, south and west. A single track road passes the site to the south and west. There are established tree belts immediately outwith the site to the north, south and west that provides an additional degree of containment.

The dwellings proposed are of mixed design and orientation, with the southern row of houses fronting onto Fleming Road. Development of the site is divided into two sections due to the presence of the burn, spanned by a vehicular bridge. The floodplain has dictated the developable areas. Access to the site is via a new junction on Fleming Road. Boundary treatments comprise a mixture of existing trees augmented by new planting and a variety of boundary features including walls, timber fencing and willow walls.

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**History**

14/0549/NO - Erection of residential development with associated works. Accepted 14/08/2014.

14/0654/EO - Request for a Screening Opinion. Environmental Impact Assessment not required.

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**Policy and Material****Considerations**

Development Plan - Adopted Renfrewshire Local Development Plan 2014

Policy P1 – Renfrewshire's Places  
Policy P3 - Additional Housing Sites  
Policy I5 - Flooding and Drainage

New Development Supplementary Guidance 2014

Places Development Criteria  
Infrastructure Development Criteria  
Trees, Woodland and Forestry  
Contaminated Land  
Flooding and Drainage  
Noise

Material considerations - At the national level SPP highlights the need for good design and achieving high quality residential development and Designing Streets gives guidance on and promotes better quality street design. Renfrewshire's Places Residential Design Guide is non statutory guidance and sets out the objectives of sustainable placemaking, design considerations and the process through which high quality designs can be achieved.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the application requires to be assessed taking account of the guidance and policies outlined above, the supporting information submitted, the views of the consultees, the representations received and the physical attributes of the site.

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**Publicity**

The council has undertaken neighbour notification in accordance with the requirements of the legislation. The



application was advertised in the Paisley & Renfrewshire Gazette for the purposes of neighbour notification with a deadline for representations of 25/02/2015.

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**Objections/  
Representations**

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There have been 21 letters of objection submitted in respect of this application including an objection from a local ward member, Councillor Clark. The main issues raised can be summarised as follows.

1. This application is for 32 units whereas the original proposal in the LDP was for 23 units. The Reporter agreed the site on the basis of the original 23 units and this application is contrary to the agreed LDP.
2. Renfrewshire Council have previously declared that this land is "not suitable for residential development due to constraints of access and flooding". Renfrewshire Council are ignoring their own recommendations and risking the homes of their current residents.
3. The proposal will impact unacceptably on the village with regard to traffic, schooling and other amenities and will impact on birds, bats, and other wildlife which inhabit the site.
4. The feedback from the public exhibition held on the 2nd September 2014, has not influenced the design process.
5. The proposal will result in a strain to public utilities especially to water connections.
6. The proposal will develop a site and change the character of an area currently utilised by locals for walking.
7. Contrary to the Design and Access Statement, the nature of the site and character of the village will be destroyed.
8. Claims made in the Design Statement that the development would enhance links between the village and the tennis centre are not supported.
9. There are title problems with the land.
10. The location of a residential development close to kennels will adversely impact on the amenity of residents.

11. Proposed ground levels will be higher leading to unacceptable impacts on the privacy of existing residents on Burnlea Crescent.

12. Issues of privacy and overshadowing have not been given proper consideration. The roof line of the new houses should be no higher than existing properties. The proposal to raise the ground level within the development will also increase water run-off towards adjacent rear garden areas.

13. The increase in vehicular movements associated with the development will impact upon the safety of the junction with Burnlea Crescent.

14. Surrounding roads from the centre of the village, including the junction of Main Street/South Street, will not be able to safely accommodate the level of additional traffic.

15. The houses are too close to an area prone to flooding.

16. The development would result in an increased flood risk. The land is a natural flood plain that protects other properties further down the Houston Burn from flooding. The developer has not adequately assessed the risk that building on this flood plain poses to these properties.

17. Concern that the SUDs system will not be adopted nor monitored to ensure that water release to the burn meets SEPA recommendations.

18. The access road to the development is likely to increase the risk of flooding.

19. Concern at the risk of sewage flooding around the village as a result of development without any upgrades taking place.

20. The Scottish Water, Development Impact Assessment - Wastewater assessment stands alone, and does not take into account the impact of any other developments known to be taking place within Houston. A cumulative impact assessment should consider the total burden upon the existing sewage system.

21. Filtration beds within the curtilage of private houses require maintenance to be effective and there is no indication as to

how this will be achieved. Without maintenance they will become ineffective, resulting in possible flooding of adjacent properties and/or the sewage system. 22. Concern is expressed that the surface water is being directed into the main line sewer instead of being attenuated then discharged into the Houston Burn.

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### Consultations

**Director of Community Resources (Environmental Services)** - No objection subject to conditions in respect of noise and ground conditions.

**Head of Roads (Design Services)** - No objection subject to compliance with Flood Risk Assessment and Drainage Impact Assessment.

**Head of Roads (Traffic & Transport)** - No objection subject to conditions which can be satisfied through the Roads Construction Consent process.

**Scottish Water** - No objection.

**West of Scotland Archaeological Service** - No objection subject to a condition that appropriate monitoring and recording is undertaken.

**SEPA** - No objection to the proposed development on flood risk grounds.

**Houston Community Council** - No comment.

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### Summary of Main Issues

Environmental Statement - A request for a screening opinion determined that the proposal would not fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, nor is it likely that the proposed works would have a significant environmental impact which would require an Environmental Impact Assessment to be undertaken.

Appropriate Assessment - N/A

Design Statement - States that the site does not contain any notable landscape features but is well contained visually by surrounding woodland, development and the escarpment to the north. The key

feature on site is the watercourses and associated floodplain. The aim of the proposal is to create a high quality, attractive residential development with a distinct identity and sense of place that responds to the rural character of the surrounding area while extending the village into the development site. The development of the site has been limited to the portions of the site outwith the identified floodplain, maximising accessibility to the latter for informal recreational purposes while linking well with the rest of the village. While the design principles of 'Designing Streets' can be applied to a degree on the site, the desirability of retaining the existing countryside section of Fleming Road and the need to work around the floodplain dictate that a more refined approach is adopted which looks at how individual plots relate to each other and to the strong, surrounding landscape setting. Footpaths are provided within the floodplain for recreational and occasional use.

Access Statement - States that the development site abuts the existing built up area and pedestrian, cycling and vehicular access are all by means of Fleming Road which provides good connections to the community centre, local shops, play facilities and primary and secondary schools. Bus stops are within reasonable walking distance of the application site. The access road, lanes and footways will comply with the gradients required for wheelchair users and formal and informal paths will be surfaced in a manner which maximises accessibility.

### Other Assessments

Planning Statement - States that the land has been allocated for housing in the adopted Renfrewshire Local Development Plan. A design led approach has been adopted in the preparation of detailed proposals which has confirmed the capacity of the site and its ability to deliver

housing completions in the short term. Policy and guidance regarding design and place making has been reflected in the proposals and account has been taken of flood risk, drainage and traffic issues.

Flood Risk Assessment - States that as the Houston Burn flows along the northern and eastern boundaries of the site and an unnamed tributary of the burn traverses the site west to east, the site is potentially at risk from fluvial flooding. Hydrological analyses were undertaken and a model of the burn and its tributary was developed and used to assess flood risk to the site. The model predictions indicated that the low-lying land along the burn is at risk of flooding and suggested that development be limited to areas outwith the predicted floodplain. There is high ground to the north and west of the site and therefore potential for some surface water to enter the western and northern boundaries of the site. However, flows from the north would be intercepted by the Houston Burn and it is suggested that overland flow paths are provided through the site to direct any excess flows away from the buildings without ponding or flooding properties. No significant risk of flooding was predicted at potential access points from Burnlea Crescent.

Drainage Impact Assessment and Surface Water Management Plan and Drainage Strategy - States that the proposed development will be serviced by a new foul and surface water drainage network. The proposed surface water design will incorporate a Sustainable Urban Drainage System (SUDS). It is proposed to install a separate system, draining both the foul and surface water by gravity to the existing public sewer located to the rear of Burnlea Crescent. SUDS treatment is proposed to be provided by at source filter trenches. Filter trenches will be located in plot curtilages to treat roof and driveway run-off, which will be maintained by the property owners. There will also be filter trenches located under adoptable service strips which will provide road treatment. In

relation to flooding, the site will be subject to a limited discharge not greater than the 2 year pre-development greenfield run-off. This discharge has been identified in the Flood Risk Assessment. The surface water run-off shall be limited to a greenfield release figure by the use of a hydrobrake flow control device within the outfall manhole of each surface water network prior to discharging to the adjacent watercourse. By limiting the discharge, the surface water system will require to incorporate on-site attenuation. In this instance, it is proposed to utilise the upsizing of pipes and manholes throughout the development as an attenuation structure. During more extreme events the proposed piped network will likely become inundated and drawings submitted to illustrate the overland flood layout demonstrates that no flooding to the proposed properties will result.

Site Investigation - Given the nature of the underlying bedrock, mining is not considered likely and this is confirmed by the Coal Authority. All soil contamination concentrations were below conservative criteria and no pollutant linkages to human health or plant growth exist. It concluded that no remedial measures are required. There is no soil or groundwater source of contamination which could affect the identified groundwater resource or surface water receptors. Therefore no remediation measures are required to protect water environment receptors.

Tree Survey and Arboriculture Constraints - Tree cover is restricted to the site boundary, with occasional specimens along the western road verge and the northern burn forming a wide hedgerow; and to the west a mature shelterbelt forming a buffer between the site and adjoining open countryside. Minor pruning of trees adjacent to the road may be required to provide sufficient site clearance along the southern boundary but there should be no adverse impact on tree health as a result. Of the 44 trees

surveyed it is recommended that 3 trees be felled (because of die back and decay).

Transport Statement - The proposed development will be accessed from a new junction on Fleming Road. It concludes that the potential traffic generation of the proposal is minimal and will have no detrimental impact upon the local road network.

Pre Application Consultation Report - The report states that more than 106 individuals examined the display material over the period of the exhibition and 11 comments were received. The key themes to emerge from the responses were concerns regarding road safety; regarding the design of the proposed new site access and the capability of surrounding roads to accommodate additional traffic; regarding existing flooding problems in the area and the possibility that development could make matters worse; regarding cumulative effects of new developments in the village on local shops; and that the proposed layout represents overdevelopment and impinges on the Houston Burn flood plain.

Noise Impact Assessment - Indicates the noise environment at the application site is generally quiet. The influence of the kennels is clearly audible on the occasions when barking was heard. The noise monitoring of the tennis club did not capture any noise associated with social events at the club but did capture vehicles. The modelling exercise identified that mitigation measures were required to protect future residents from noise associated with the kennels and social events at the club. An acoustic fence was recommended as a remediation measure.

Planning Obligation Summary - N/A  
Scottish Ministers Direction - N/A

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### Assessment

The proposal requires to be assessed against the national guidance outlined above, the policies contained within the

Development Plan and any other material considerations. In this case the relevant documents of the Development Plan comprises the Adopted Renfrewshire Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The application site is identified in the LDP proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the Council will support and encourage residential development on these sites, as identified in Schedule 1 and 2, as additional allocated housing sites to meet identified housing requirements. Schedule 2 identifies the application site as having an indicative capacity of 23 units. The development of these sites requires to comply with the criteria set out in the New Development SG to ensure that they make a positive contribution to Renfrewshire's places.

The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It 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. Assessing the development in terms of these criteria, the following conclusions can be made.

Development density is considered appropriate to this semi rural location and fits well with surrounding dwellings and the wider area. The proposed form, layout, design and scale are all commensurate with the character of the surrounding area. Key features of the site and surroundings have influenced the design of the layout including the woodland setting which



provides a high degree of visual containment and rural character; no development lies within the 1 in 200 year floodplain; and development constraint on the floodplain has resulted in extensive areas of open space in and around the development creating permeability through the development and connectivity to the village.

The site benefits from a high degree of enclosure provided by woodland, road side trees and the wooded escarpment to the north. The layout is outward facing along the new access from Fleming Road and thereafter the orientation of individual properties is mixed respecting the site constraints. House types are varied in their layout, roof form, orientation and finishing materials. Substantial areas of public open space will provide an appropriate landscape setting for the development reflecting its semi rural location. The palette of materials to be used reflects those found in the immediate area assisting in assimilating the development into its location. Creating a junction between the housing access road and the rural section of Fleming Road should reduce traffic speeds and enhance road safety while retaining the semi-rural character. While Fleming Road remains the vehicular access route to the tennis club, the layout incorporates a direct, lit pedestrian route.

The SG on noise sets out the criteria against which noise sensitive developments will be assessed. Given the commercial kennels to the north and Strathgryffe Tennis Club to the west, measures for protecting these houses from noise has been considered by the Director of Community Resources who is satisfied, subject to conditions, that acoustic fencing will ensure that there is no unacceptable impact on the amenity of residents. The Head of Roads is satisfied that the proposal meets the relevant parking, access and traffic requirements.

Policy I5, and the Flooding and Drainage SG, are also material planning considerations and set out a series of criteria which require to be considered. These generally require minimum standards to reduce the risk of flooding in new developments and to ensure that the risk of flooding is fully taken into account in the assessment of new development proposals. The applicants have, through the submission of a Drainage Impact Assessment (DIA) and Flood Risk Assessment (FRA), demonstrated that subject to compliance with the DIA and FRA the buildings and persons occupying the developed site would not be at an unacceptable risk from flooding. Scottish Water have confirmed that they have no objections to the proposal subject to a suitable connection to their infrastructure and SEPA have no objection to the proposal on flood risk grounds.

In terms of the SG on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements.

In terms of the SG relative to contamination the Director of Community Resources has no objection to the proposals and is satisfied that any potential contamination of the site can be addressed by a condition.

Referring to the points of objection not already addressed I would comment as follows.

At the consultation stage of the Renfrewshire Local Development Plan Main Issues Report (MIR) in 2011 the housing preferred strategy indicated that additional land would require to be identified to provide a generous and effective housing land supply. Brownfield and green belt sites were identified to meet the overall housing land requirement set at that time. It was not considered necessary at this stage to include East of Fleming Road to meet the overall housing

land requirements. However in preparing the Proposed Renfrewshire Local Development Plan in 2012, various changes, alterations and updates to the housing land supply required to be taken into account and this resulted in the need to identify more sites in the green belt to meet Renfrewshire's housing needs and demand. The site was therefore included in the Renfrewshire Local Development Plan as subsequently adopted.

With particular regard to the allocation of 23 units within the LDP, this was indicative only and was based on an initial appraisal of the then available flood risk information. A more detailed flood risk assessment has been undertaken and this has detailed the extent of the 1:200 year floodplain and the consequent developable areas. This detailed design work has resulted in a layout showing 32 units which can be reasonably accommodated within the site. It has been demonstrated, that the proposal complies with the relevant policies and SG of the Adopted Plan and the supporting Renfrewshire Places Residential Design Guide.

With regard to drainage infrastructure and flooding it is a requirement of SEPA, Renfrewshire Council and Scottish Water that a suitable drainage network is designed and constructed to ensure adequate drainage of surface water and wastewater to appropriate outfalls, without compromising the capacity of the existing sewerage network or the quality of the adjacent watercourse. Given the floodplain affecting the site and the surrounding area, particular attention has been given to ensuring that the proposed development will not exacerbate the pre-existing issues with flooding and drainage. In this regard two means of attenuation are proposed for surface water within the site and the rate of run-off will now be controlled to ensure that there is no adverse impact on the surrounding area during flood events. In addition the drainage impact assessment submitted in support of the application demonstrates

that the site can be appropriately drained both in terms of surface water and foul water. Through consultation with the Head of Roads (Design Services), SEPA and Scottish Water it has been established that the proposed development is acceptable.

With regard to impact on the amenity of residents on Burnlea Crescent, the layout has been designed to ensure that levels of privacy are maintained and that no unacceptable impact will occur. The dwellings are positioned to take account of privacy and overlooking and to ensure that adequate separation distances are maintained. No directly opposing windows will be closer than 18 metres, which is in line with Renfrewshire's Places Residential Design Guide and acceptable amenity space has been provided commensurate with surrounding development. Although ground levels will change due to a requirement for land raising, the sections submitted as part of the application demonstrate that roof levels of the dwellings proposed on the boundary with Burnlea Crescent will not appear unacceptably overbearing.

The availability of services including adequate provision within schools was considered when the site was identified for release through the LDP process.

Details of the parking arrangements at 1 Burnlea Crescent have been submitted for information purposes and satisfactorily demonstrate that adequate parking arrangements are capable of being provided after the realignment of the junction as proposed as part of the application.

It is therefore concluded that, subject to conditions, the proposed development complies with the policies and guidance of the Adopted Renfrewshire Local Development Plan and that all issues raised by consultees can be satisfied through the imposition of conditions. The issues raised by the representees have



been addressed above; therefore, there are no other material considerations which would justify refusal.

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**Recommendation and  
Reasons for Decision**

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In light of the foregoing, it is considered that the proposals are acceptable having regard to the relevant National Guidance, Local Development Plan policies and associated SG. It is therefore recommended that planning permission be granted subject to conditions.

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**Recommendation**

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GRANT SUBJECT TO CONDITIONS

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**Conditions & Reasons**

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**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

2. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority:-

- a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within that development, and
- b) a remediation strategy / method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports; Reports shall be prepared in accordance with BS10175: 2011- Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and

approved in writing by, the Planning Authority.

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

3. Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that unit, submitted under the terms of Condition 2 above, shall be submitted to the Planning Authority for written approval.

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

4. Prior to the development commencing, the developer shall secure the implementation of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved 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: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

5. 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;

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

6. That prior to occupation of the last 3 dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

7. That the drainage arrangements including SUDs shall be implemented in accordance with the details contained within the Flood Risk Assessment Report by Kaya Consulting Limited dated 21st January 2015, the Scottish Water Development Impact Assessment - Wastewater Stage 1 Report by Clear Environmental Consultants dated January 2015, the Surface Water Management Plan and Drainage Strategy by Stewart Milne Homes dated April 2015 and the following drawings; ENG/101 - Overland Flood Route; ENG-005 (Rev A) - Drainage Layout; ENG - 007 - Roads and Drainage Longitudinal Sections; ENG-010 - Drainage Construction Details; ENG - 011 - Filter Trench Details (Roads Treatment) and ENG- 020 - Manhole Schedule. These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling house hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

8. That before development starts, details of the surface finishes to all parking and

manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. That before construction works commence on site details of the design and materials of the bridge to be constructed across the burn shall be submitted to, and approved in writing by, the Planning Authority and thereafter erected as approved prior to the occupation of any of the dwellings located to the north of the burn.

Reason: These details have not been submitted.

10. That before development commences on site, full details of mitigation measures to address noise from the nearby kennels and tennis club shall be submitted for the written approval of the Planning Authority. The details thereafter agreed shall be implemented on site in the approved manner prior to the occupation of any of the houses hereby approved.

Reason: These details have not been submitted and in the interest of residential amenity.

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.