

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 21/1130/PP

KEY INFORMATION

Ward: (9)

Johnstone North,
Kilbarchan, Howwood
and Lochwinnoch

Applicant:

Manorview Group
Bowfield Hotel
Bowfield Road
Howwood
Johnstone

Registered:

13 May 2021

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of 10 Glamping Pods

LOCATION: Bowfield Hotel and Country Club, Bowfield Road, Howwood

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to
conditions

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2021 as modified) and the associated New Development Supplementary Guidance.
- 15 representations have been received.
- There have been no objections from any consultees.
- The proposal will not result in a significant impact on visual amenity or local landscape character, while the road network is able to accommodate the development.
- The form, siting, design, density, external finish and layout of the proposed development is acceptable.

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 21/1130/PP

SITE ADDRESS:	Bowfield Hotel and Country Club, Bowfield Road, Howwood
PROPOSAL:	Erection of 10 Glamping Pods
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>Planning permission is sought for the erection of 10 glamping pods in a field immediately to the north of Bowfield Hotel, Bowfield Road, Howwood, Johnstone.</p> <p>The pods would be lightweight timber frame construction on concrete pads and have suspended timber floors to minimise excavations. Each pod would be approximately 4 metres at the highest point over the central living area which lowers in height to approximately 2.8metres with a pitched roof. The floor area would be approximately 45sqm and each pod would have decking. They would be stained in natural colours with a felt shingle roof.</p> <p>The pods will be accessed via the existing vehicular access and use the existing parking associated with the hotel. The pods would be accessed by visitors via paths. The access paths would be lit by ground-level energy efficient edge lighting to provide safe routes. Exterior lights, including those at front doors of the pods, would be in accordance with the 'Dark Skies' design principles.</p> <p>A landscape scheme is proposed. Existing trees within the site will remain.</p> <p>The application site relates to a relatively flat, roughly managed grassed field to the north and west of the hotel approx. 1km south of Howwood and approx. 25m west of the B776.</p> <p>The nearest residential property (Hill House) is situated approx. 160m from the nearest pod. It is proposed to plant a mature conifer hedge along the northern boundary of the lodges, some 132m south of the existing mature hedging which bounds the existing field and the residential property at Hill House.</p>
SITE HISTORY	<p>There have been various planning applications over the years at this site with the most recent being an application for 10 glamping pods (20/0278/PP) which was refused and an appeal subsequently dismissed by the Scottish Ministers on 15 December 2020 (PPA-350-2035).</p> <p>As part of the Appeal, the reporter agreed that the LDP policies ENV1 and E4 provide general policy support for the principle of an extension and enhancement of the existing hotel within the green belt.</p>

	<p>The Reporter did however consider that the visual impact was not acceptable due to the pods being distributed across the site and the cumulative visual impact when viewed from the B776.</p> <p>The Reporter also had concerns regarding the proximity to neighbouring residential properties and the impact on amenity with respect to noise such that the nature and siting of the development would not be compatible with neighbouring uses.</p> <p>The current proposal has amended to take into account the Reporters conclusions.</p> <p>Extensions to the hotel was also approved with conditions following an Appeal to the Scottish Ministers in June 2015 (Ref: 14/0367/PP). This consent has not been implemented and the consent has subsequently expired.</p>
CONSULTATIONS	<p>Communities and Housing Services - No objections subject to conditions.</p> <p>Infrastructure and Environment Services (Roads): - No objections subject to conditions.</p>
REPRESENTATIONS	<p>15 representations have been received. A summary of the concerns raised is provided below and addressed in the assessment of the report.</p> <ol style="list-style-type: none"> 1.The site is in Green Belt in a rural / countryside location which is contrary to policy. Any economic benefit should not outweigh this allocation. 2.There would be an impact on the road network, junction/access issues, increase traffic and there is insufficient parking. 3.Construction disturbance, health and safety risk from fires, hot tubs and BBQs, litter, crime, conditions on legal title for site. 4.Poor Consultation/lack of notification 5. Impact on landscape. 6. Environmental consequences such as air pollution, light pollution. 7. Impact on residential amenity caused by noise, disturbance and privacy from pod occupiers. 8.Connection to drainage, water supply issues. 9.Disturbance/distress to local livestock 10. Impact on biodiversity.

<p>DEVELOPMENT PLAN POLICIES</p>	<p><u>Adopted Renfrewshire Local Development Plan August (2014)</u> Policy ENV1 - Green Belt Policy E4 - Tourism</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy - Environment Development Criteria, Acceptable forms of Development in the Green Belt and the Green Belt Development Criteria</p> <p>Delivering the Economic Strategy – Tourism</p> <p><u>Proposed Renfrewshire Local Development Plan (2021 as modified)</u> Policy ENV1 – Green Belt Policy E4 – Tourism</p> <p><u>Draft New Development Supplementary Guidance</u> Delivering the Environment Strategy – Green Belt, Acceptable forms of Development in the Greenbelt Delivering the Economic Strategy – Tourism</p>
<p>PLANNING ASSESSMENT</p>	<p>Policy ENV1 in the Local Development Plan states that appropriate development within Green Belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>Policy ENV1 also outlines support for developments that are able to demonstrate diversification within Green Belt and rural areas which promote new employment, tourism opportunities and/or community benefits.</p> <p>Specifically in relation to the Supplementary Guidance on Green Belt, ‘Acceptable Forms of Development in the Green Belt include tourism development which is acceptable under Policy E4 of the Local Development Plan and complies with the Tourism Criteria set out within the supplementary guidance.</p> <p>Policy E4 outlines that sustainable tourism development including new or expanded tourism-related facilities will be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> • Proposed development is capable of strengthening the appeal and attraction of Renfrewshire to a range of visitors; • the scale of the development is proportionate, fits well with the location and would be compatible with neighbouring uses; • the development will complement existing tourist facilities, • additional visitors can be accommodated by existing infrastructure, and;

- the development can demonstrate a site specific locational need.

Turning firstly to the requirements of **Policy E4**, the glamping pods would enhance the tourism offer at the site.

The proposed development is considered to be proportionate to its location. This would be both in terms of the scale of the development in a visual sense, and the impact on local infrastructure.

With regard to visual impact, the pods are low profile (4m in height at the highest point). Finishing materials are considered to be acceptable. The applicant also proposes screening of each pod with mature conifers including additional landscaping along the northern boundary.

In instances where views of the pods and associated infrastructure will be available it is not considered that they will have a significant detrimental impact on the landscape setting of the area, the openness of the green belt or the visual amenity of the place.

With respect to local infrastructure, Environment and Infrastructure Services (Roads) has not objected to the development on grounds of access, traffic or parking as additional visitors can be accommodated within the existing infrastructure.

The Council's Environmental Protection Section has also offered no objection to the application with respect to noise.

With regard to demonstrating a site specific locational need, the use would be ancillary to a well-established hotel and can be justified on the basis that there is likely to be demand for tourist accommodation in the area.

In view of the above, it is considered that the proposed development complies with Policy E4. The proposal is also therefore considered to be compliant with Policy ENV1 in principle as the development can be considered as an acceptable form of development in the Green Belt.

The proposal must also be assessed against the relevant criteria within the **New Development Supplementary Guidance**.

With regard to the criteria on green belt development, there will be no loss of prime quality agricultural land.

It has been demonstrated that the local road network can accommodate the development with respect to traffic and access.

With regard to tourism, the supplementary guidance states that the creation of new tourist facilities including caravan, camping and chalets should be supported where the development is justified against the majority of the identified criteria.

The proposal will make a contribution to the local economy by providing accommodation for tourists which will allow them to reside in the area and support local businesses.

The proposal will not result in a significant impact on visual amenity or local landscape character, while the road network is able to accommodate the development.

The design of the pods is appropriate to the site, and the amenity of the surrounding area will not be significantly affected by the nature of the proposed development.

Finally, the scale, positioning and location of the development is considered to be appropriate, and a site specific locational need has been demonstrated.

In view of the above, the proposed development is considered to comply with the new development supplementary guidance on delivering the economic and environmental strategies and is in accordance with Policies ENV1 and E4 of the Adopted (2014) and Proposed Renfrewshire Local Development Plan (2021 as modified) and Supplementary Guidance.

In response to the points of objection not covered above, the following should be considered;

In relation to construction disturbance, health and safety risk from fires, hot tubs and BBQs, litter, crime, conditions on legal title for site. These are all issues which are not material planning considerations that can be taken into account when considering the application.

With regards to poor consultation/lack of notification, the statutory requirements under the Planning Act(s) and Regulation were met.

In terms of connection to drainage, water supply issues. The applicant has confirmed that in discussions with Scottish Water the proposal can be accommodated. A condition will be attached to ensure evidence that there is capacity to serve each pod.

In relation to disturbance/distress to local livestock. Given the proximity to the hotel establishment and together with the existing landscaping, field hedges and trees as well as the proposals to increase the landscaping on the site and surrounding the individual pods, the impact is not considered to be significant.

	<p>With regards to impact on biodiversity. The pods would be erected in close proximity to the existing hotel establishment and would have suspended timber floors to minimise ground excavation and ease of removal of the pods when required. It is not considered that the proposal would significantly impact on biodiversity.</p> <p>In summary, it is considered that the revised site layout has addressed the concerns set out by the Scottish Ministers (PPA-350-2035) with regards to visual impact and residential amenity by relocating the pods some 160m further south from the nearest residential property and positioning them close to the hotel buildings where 7 pods would be screened from the road by the hotel establishment.</p> <p>It is considered that the proposal would offer a positive tourism development resulting in a well – laid out and designed site to encourage visitors into the area, all to the benefit of local businesses.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

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

Conditions

- 1 That no development shall commence on site until the 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 and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

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

- 2 That prior to the occupation of the glamping units hereby approved: -
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; and/or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that works required to make the site suitable for use

have been completed.

- 3 Prior to the commencement of operation of the development hereby approved, the developer shall provide evidence of sufficient capacity in the private water supply to serve the additional holiday lodge properties.

Reason: To ensure the site can be made suitable for the proposed use.

- 4 That the structures hereby approved are granted consent for a maximum of 10 years from the use of the first pod on site commencing. After which time Planning Consent should be sought to retain the structures or they should be removed and the land restored to the satisfaction of the Planning Authority.

Reason: In the interests of amenity as this consent refers to non-permanent structures.

- 5 Not more than 10 pods shall be accommodated on the site and the units shall be positioned within the site as demonstrated on approved Proposed Site Plan Drawing No1 Rev G.

Reason: In the interests of visual amenity and to protect the openness and character of the green belt.

- 6 The units hereby approved shall be used only for tourist accommodation as part of the adjoining Hotel Complex and shall not be used for permanent residential accommodation or sub-divided as a separate business.

Reason: To define the permission, in the interests of amenity and to ensure that the development remains consistent with the green belt policies of the development plan.

- 7 Prior to the commencement of use of the facility hereby approved, details of the proposed lighting scheme shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of visual and residential amenity to control the lighting arrangements and to ensure appropriate luminance.

- 8 That the pods hereby approved, shall operate in accordance with any hotel operational plan, details of which shall be submitted for the written approval of Renfrewshire Council as Planning Authority prior to the commencement of the use of the facility. For the avoidance of doubt, the hot tubs shall not be operated after 9pm each day.

Reason: In the interest of residential amenity.

- 9 That a sightline from the existing hotel access onto the B776 shall be maintained to achieve 4.5m x 90m x 1.05m high when measured from the nearside kerb on approach.

Reason: In the interests of public safety.

- 10 That prior to the commencement of use of the facility hereby approved, an area for

10 parking spaces shall be designated and maintained to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: To ensure that parking spaces are available if required.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.