

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 20/0613/PP

KEY INFORMATION

Ward: (9)

Johnstone North,
Kilbarchan, Howwood
and Lochwinnoch

Applicant:

Mr Macfadyen
Nether Bell Trees
Newton of Belltrees
Lochwinnoch

Registered:

15 October 2020

RECOMMENDATION

Grant subject to
conditions

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of Cattery Building, Reception Lodge, Entry Gates and associated Landscaping Work

LOCATION: Nether Bell Trees, Newton of Belltrees, Lochwinnoch

APPLICATION FOR: Full Planning Permission



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Policy P1 and the Proposed Renfrewshire Local Development Plan (2019) as Policy ENV1 – Green Belt.
- 89 representations have been received with 41 objections (including Newton of Belltrees Community Group with 30 signatures) and 48 in support.
- Lochwinnoch Community Council objected to the application.
- 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 **20/0613/PP**

APPLICANT:	Mr Macfadyen
SITE ADDRESS:	Nether Bell Trees, Newton of Belltrees, Lochwinnoch
PROPOSAL:	Erection of Cattery Building, Reception Lodge, Entry Gates and associated Landscaping Work
APPLICATION FOR:	Full Planning Permission

INTRODUCTION	<p>This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer. The Head of Economy & Development in consultation with the Convenor of the Communities, Housing and Planning Policy Board considered that due to the local interest raised with the proposal, it would be appropriate for the application to be presented to the Board for consideration.</p>
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>89 representations have been received with 41 objections (including Newton of Belltrees Community Group with 30 signatures) and 48 in support. The representations can be summarised as follows: -</p> <p>Objections:</p> <p>1) Road safety concerns including site lines from the access, single track road, dangerous junction at A737 and passing places.</p> <p>Response: The Council's Environment and Infrastructure Services (Traffic and Transport) were consulted and have no objections to the proposal. They advise that appropriate site lines can be achieved at the entrance on land within the applicant's control.</p> <p>Following discussions with the applicant's agent, details of existing passing places were submitted and it was agreed that signage would be erected to advise road users of their location. It was agreed that brown tourist directional signage would be erected prior to the operation of the business to ensure that customers would be guided via the safest route to and from the facility.</p> <p>Access and egress to the premises would be promoted via Redhead Roundabout on the A737 and that signage should be erected at the foot of Waittston Road (Auchengrange Hill), turning left onto Belltrees Road and straight on through the village so traffic is not encouraged to use Belltrees Road via Mid Gavin or Hall Road.</p> <p>It is considered that these matters could be addressed with the</p>

imposition of appropriate planning conditions in the interests of road safety.

2) The application site is located on the core path network and Semple Trail which is popular with walkers, cyclists, runners and for other recreational purposes. The development which attracts additional traffic would have a detrimental impact on the use of the road for these purposes.

Response: The business would be operated by appointment where customers would arrive at a pre-determined time. As such, it is not considered that the business would attract a large volume of traffic at any one time which would significantly impact on the use of the core path network for recreational purposes.

3) The Paddock is currently used for grazing cattle and the development would result in the loss of agricultural land.

Response: The proposal would not result in the loss of prime agricultural land. The proposals are for rural diversification.

4) Cattery buildings are normally associated with farm diversification within existing farm buildings and not in prominent fields and the proposal is contrary to Policy ENV1 contained in the Local Development Plan.

Response: Policy ENV1 (Green Belt) contained within the Adopted Local Development Plan and Proposed Local Development Plan supports development where it is compatible with the provisions of the New Supplementary Guidance. The Supplementary Guidance lists boarding kennels as acceptable forms of development.

All development in the Green Belt require to be assessed against various criteria. This includes, traffic and access infrastructure can be accommodated, no loss of prime quality agricultural land, the local landscape character will be maintained, it can be demonstrated that there is careful consideration of design and, scale and grouping of buildings.

It is considered that the proposal would be an acceptable form of development within the Green Belt which would meet the requirements of Policy ENV1 and New Supplementary Guidance.

5) The water supply is private and would need the consent of other residents to connect.

Response: This is not a planning consideration and would be a private legal matter between the applicant and interested parties.

	<p>6) Waste water from the development could pollute the environment.</p> <p>Response: An informative can be attached to advise the applicant to liaise with SEPA and the Council's Environmental Protection Section in this regard.</p> <p>7) The buildings would be visually prominent and would be detrimental to the character and appearance of the listed buildings within the Hamlet.</p> <p>Response: The development would not have a significant adverse impact on the character an appearance of the Hamlet.</p> <p>To the north of the application site there are large scale agricultural buildings which are considered to be more visibly prominent.</p> <p>8) Regardless of the colour change from white to a darker colour, the glazing on the front elevation would allow views inside the building where there could be light walls which would have a visual impact.</p> <p>Response: It is considered that the building has been designed in a way which is fit for purpose for a business of this nature.</p> <p>9) The development could have an impact on light pollution at night.</p> <p>Response: The Council's Director of Communities and Housing (Environmental Protection) was consulted and offered no objections.</p> <p>Support:</p> <p>1) A business such as this is well suited to the countryside as it provides a quiet environment.</p> <p>Response: The principle of a boarding kennel is acceptable in the Green Belt as identified in Policy ENV1.</p> <p>2) The proposal would provide another choice of facility for pet owners and would be good for the local economy by bringing visitors to Renfrewshire.</p> <p>Response: Noted.</p>
CONSULTATIONS:	<p>Environment & Infrastructure Services (Traffic and Transport) :- No objections subject to the imposition of conditions with respect to sight lines and signage.</p> <p>Response: Noted. This could be addressed with the imposition of appropriate planning conditions.</p>

Director of Communities and Housing (Environmental Protection):- No objections. The applicant should be aware that a licence is required for a business of this nature.

Response: Noted. An appropriate informative could be attached with this regard.

Lochwinnoch Community Council:- Object and agree with the comments raised by objectors to the proposal.

Response: Noted.

Civic Trust: - Object. Concerns were initially raised regarding the bright white colour of the cat pens.

Following discussions with the applicant the colour was amended to a woodgrain colour.

The Civic Trust maintains the objection on the basis that the materials are alien to the environment and that a powder coated aluminium frame or timber would be more appropriate.

Response: The development would not have a significant adverse impact on the character an appearance of the surrounding area.

ScotWays: - The development is served by a public road network which is promoted for non-vehicular access via core paths and other means. Footways are limited and the impact of additional traffic on dual purpose roads/core paths should be carefully considered for safety recreational access or active travel.

Response: Noted. It is considered that vehicle movements associated with the development would be limited and unlikely to have a significant impact on the core path network.

Notwithstanding this, the Council's Environment and Infrastructure Services (Traffic and Transport) were consulted and have no objections subject to conditions for appropriate site lines, directional signage and passing places signage in the interest of road safety within the public road network in the vicinity of the development.

The Association for the Protection of Rural Scotland: - The site is located within the Green Belt which should have protection from building development. The integrity of Green Belts is under constant threat and any inappropriate development damages the integrity of the whole Green Belt.

Catteries are not included in the list of types of development give in Scottish Planning Policy which would be appropriate in the Green Belt and does not meet the criteria for development

	<p>in the Green Belt set out in the relevant LDP Supplementary Guidance and as such, the proposal should be refused.</p> <p>Response: Policy ENV1 (Green Belt) contained within the Adopted Local Development Plan and Proposed Local Development Plan supports development such as boarding kennels.</p> <p>All development in the Green Belt require to be assessed against various criteria which is outline in the assessment.</p>
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<p>SUPPORTING ASSESSMENTS</p>	<p>A Planning Statement was submitted in support of the application which outlines the proposed development, the policy context and the nature of the business.</p> <p>Response: It is considered that the details provided in the document are sufficient for the purposes of assessing the application.</p> <p>Traffic Assessment - A Traffic Assessment was submitted with the application where information was collated on the busier periods for road usage within the hamlet. This will assist the applicants when scheduling appointments for customers.</p> <p>Response: Noted. The Council's Environment & Infrastructure Services (Traffic and Transport) were consulted and offered no comments on the Traffic Survey. However, requested that appropriate conditions were imposed with regards to sight lines and appropriate signage in the interests of road safety.</p>
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<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan August 2014</u> Policy ENV1 - Green Belt</p> <p><u>New Development Supplementary Guidance</u> Green Belt - Acceptable Forms of Development in the Green Belt and the Green Belt Development Criteria</p> <p><u>Proposed Local Development Plan 2019</u> Policy ENV1 - Green Belt</p> <p><u>Proposed New Development Supplementary Guidance 2019</u> Green Belt - Acceptable Forms of Development in the Green Belt and the Green Belt Development Criteria</p>
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<p>DESCRIPTION</p>	<p>This application seeks planning permission the erection of cat pens within a paddock to the north of a dwellinghouse for the operation of a cattery business at Nether Bell Trees, Newton of Belltrees, Lochwinnoch.</p> <p>The pens would be located approx. 44m to the north of the dwellinghouse and would comprise of 20 double pens which</p>
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	<p>could accommodate a maximum of 40 cats at any one time and boarding would be by appointment only.</p> <p>The pens would be laid out in an L-shape formation with a floor area of approx. 160sqm together with the reception building. The structure would be approx. 2.6m at the highest point and would incorporate a shallow mono-pitched roof which would slope down at the rear.</p> <p>The structure would be constructed with a PVCu frame with a glazed frontage and the rear elevation would comprise of PVC panels.</p> <p>It is also proposed to erect a reception building which would comprise of a high-grade log cabin with a floor space of approx. 25sqm. The reception building would be approx. 2m in height with a shallow mono-pitched roof.</p> <p>The entrance to the site would be from the existing driveway and would continue the tarmac north into the paddock which would lead to the edge of the reception building.</p> <p>3 parking spaces would be formed at the existing entrance and visitors would walk through the gate to reach the proposed buildings.</p> <p>The area immediately to the front of the pens would be landscaped to create a courtyard.</p> <p>The buildings would be located in the paddock to the north of Nether Bell Trees House which is bounded by Belltrees Road and Glenhead Road which are part of the core path network.</p> <p>Spoil from construction would also be used to create landscaped bunding along the sides of the paddock.</p> <p>There is a mature hedge along the boundary with Belltrees Road whilst the boundary with Glenhead Road comprises of a drystone wall.</p> <p>The application property is located to the north of the group of dwellings within the Hamlet of Newton of Belltrees which is located approx. 2.6km south of Howwood and 2km east of Lochwinnoch. The hamlet comprises of a linear group of traditional properties which mainly have a frontage onto Belltrees Road.</p> <p>The neighbouring property to the south of the application property is a category B listed building known as Glenshain as well as other listed buildings within the grouping.</p> <p>There is also a residential property to the west known as Newton of Belltrees. Approx. 50m to the north of the paddock,</p>
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	<p>there is a residential property known as Belltrees Beild which bounds High Belltrees to the north which contains numerous agricultural outbuildings of a larger scale.</p> <p>The A737 is located approx. 500m to the west of the Hamlet where there are access points to the local road network which serves the hamlet and surrounding areas.</p>
<p>ASSESSMENT</p>	<p>Policy ENV1 of the Renfrewshire Local Development Plan states that the green belt in Renfrewshire aims to identify appropriate locations to support planned growth where required, as well as maintaining the identity of settlements, protecting and enhancing the landscape setting of an area and protecting and promoting access opportunities to open space.</p> <p>Appropriate development within the 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>Boarding kennels are contained within the acceptable list of uses, as defined in Policy ENV1 and the New Development Supplementary Guidance, therefore the general principle of the proposed development is considered to be acceptable.</p> <p>The New Development Supplementary Guidance states a list of criteria which determines the acceptability of a proposal once the principle has been accepted. This includes, traffic and access infrastructure can be accommodated, no loss of prime quality agricultural land, the local landscape character will be maintained, it can be demonstrated that there is careful consideration of design and, scale and grouping of buildings.</p> <p>The proposed business would be located in a paddock to the north of the application property and although cattle may graze on this land occasionally, it would not result in the loss of prime agricultural land.</p> <p>With regards to access infrastructure, drop off and pick up would be by appointment only. It is therefore not considered that the cattery would generate significant volumes of traffic. The Council's Environment & Infrastructure Services (Traffic and Transport) were also consulted and have no objections.</p> <p>With regards to design, the cat pens are manufactured and designed to be fit for purpose. Notwithstanding this, it is considered that the structure is of a modest size and height and given its location within the paddock, together with the proposed landscaping and the details outlined above, it is not considered that it would significant detrimental impact on the character and appearance of the surrounding area.</p> <p>With regards to amenity, as detailed above, drop off would be</p>

	<p>by appointment only with only 3 parking spaces proposed. It is not considered that the nature of the business would give rise to levels of disturbance which would have an adverse impact on the neighbouring properties.</p> <p>Overall, it is considered that the proposed development could be appropriately absorbed into the landscape such that it would not result in any detrimental visual impact on the green belt.</p> <p>In view of the above, it is considered that the development also complies with the requirements of the Council's guidance.</p> <p>With regards to the Proposed Local Development Plan 2019, the New Development Supplementary Guidance lists commercial uses compatible with an agricultural or natural environment setting as an acceptable form of development in the greenbelt.</p> <p>It is considered that a business of this nature is compatible with the location given that it is not in a built-up residential area and for the reasons detailed above, it is not considered that the development would have a significant detrimental impact on the character, appearance or amenity of the surrounding area.</p>
RECOMMENDATION	It is therefore recommended that the application should be approved, 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 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) details of the phasing of these works;

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

- 2 That prior to the commencement of the operation of the cattery business hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 1 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.

- 3 That, prior to the commencement of development, full details of external finishes shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the development shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority. For the avoidance of doubt, the cat pens shall be of a wood grain colour or similar.

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

- 4 That a sightline from the driveway of the development onto Belltrees road should be maintained to achieve 2.5m x 25m x 1.05m high when measured from the nearside kerb on approach.

Reason: In the interests of public safety.

- 5 That prior to the commencement of the operation of the cattery business hereby approved, signage in accordance with the Traffic Signs Manual and General Directions, TSRGD, shall be erected on both sides of a pole at the locations of the passing places identified in supporting document "Passing Places" 15.12.20, and thereafter retained to the satisfaction of the Planning Authority.

Reason: In the interest of public safety.

- 6 That prior to the commencement of development, the applicant shall submit for the written approval of the Planning Authority, a Brown Tourist Directional Signage Scheme in accordance with TSRGD. Thereafter, the signage as may be approved shall be erected prior to the operation of the cattery business hereby approved.

Response: In the interest of public safety.

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.