

Planning Application: Report of Handling

Reference No. 21/1030/PP

KEY INFORMATION

Ward: (8)

Johnstone south and
Elderslie

Applicant:

Turnberry Homes Ltd.

Registered:

13 May 2021

Report by Head of Economy and Development

PROPOSAL: Erection of 49 dwellings with associated roads, carparking and landscaping.

LOCATION: Site between Fordbank Stables and Corseford Avenue, Johnstone

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to
Conditions

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is identified as a housing land supply site within the Adopted Renfrewshire Local Development Plan 2021 (Policy P2).
- There have been 3 objections to the proposal which have sought to highlight existing traffic congestion problems at the traffic light controlled junction on Beith Road at Hallhill Road and the existing strain on local services in the area. Johnstone Community Council have objected.
- There have been no objections from consultees, however Johnstone Community Council have raised concerns.
- The proposals are compliant with the relevant provisions of the Adopted Renfrewshire Local Development Plan 2021 and would provide a range and choice of house types within the area. The form, siting, design, density, external finishes, and layout of the proposed development is acceptable.
- Adequate parking has been provided together with good connections to walking, cycling and public transport networks.

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APPLICANT:	Turnberry Homes Ltd
SITE ADDRESS:	Site between Fordbank Stables and Corseford Avenue, Johnstone
PROPOSAL:	Erection of 49 dwellinghouses with associated roads, carparking and landscaping.
RECOMMENDATION:	Grant subject to conditions
PRE-APPLICATION COMMENTS	<p>Pre-application meetings have taken place, the main points of principle and detail discussed were in relation to:</p> <ul style="list-style-type: none"> • Flooding/Drainage; • Walking/cycling/public transport networks; • Internal and external road network; • Educational requirements; • Layout/design/play and open space provision; • Range and types of housing; • Low Carbon Design/development;

PROPOSALS	<p>This application seeks planning permission for the erection of 49 residential units. The proposal was amended from 53 units to 49 units to enable a better mix of housing to be provided.</p> <p>The application site comprises an area of former agricultural land bounded by the railway line to the north, Beith Road to the south and areas of housing to the east and southwest. The site is bound to the northwest by an area of land associated with Fordbank Stables.</p> <p>The homes would be made up of three and four bedroom houses with a mix of detached, semi-detached, and terraced houses. The proposed finishing materials would comprise of dry dash render, cast stone details with slate grey roof tiles and white upvc windows. Windows would have vertical proportions to reflect surrounding properties and door styles would add a contemporary element to the development.</p> <p>The development would be accessed from the southeast off Corseford Avenue. Internally, the primary street would be a loop, stepping down to secondary streets and lanes. Consideration was initially given to two points of access, however, further investigation by the applicant revealed issues relating to land ownership which prohibited an access at the northern end of the site.</p> <p>The layout includes provision of new pedestrian connections on the north-eastern boundary of the site via the access road onto Corseford Avenue, the bus stops and railway station at Milliken</p>
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	<p>Park and to the south via a new section of foot/cycle way from the loop road to Fordbank Stables Lane onwards to Beith Road, connecting the site to the surrounding area.</p> <p>Two areas of open space would be provided within the development. In the northern portion of the site a landscaped area containing a SUDS pond would be provided. An area of informal space with play equipment would be provided centrally within the development surrounded by landscaping. Planned landscaped edges provide further areas of open space within the development.</p>
SITE HISTORY	19/0865/NO – Residential development with associated roads, infrastructure, and landscaping. Agreed

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CONSULTATIONS	<p>Johnstone Community Council – Concerns raised in relation to the following:</p> <ul style="list-style-type: none">▪ The site is identified as Greenbelt in the Adopted Local Development Plan;▪ Representations had previously been submitted in relation to the release of Greenbelt land;▪ Road congestion and on street parking on Corseford Avenue and its impact on traffic on surrounding roads. <p>Environment & Infrastructure Services (Roads) – No objection subject to condition.</p> <p>Environment & Infrastructure Services (Design) – No objection subject to condition.</p> <p>SEPA – No objection.</p> <p>Scottish Water – No objection.</p> <p>NatureScot - No objection.</p> <p>West of Scotland Archaeology Service - No objections subject to condition.</p> <p>Communities & Housing Services (Environmental Protection Team) – No objections subject to conditions.</p> <p>Children Services – No comment.</p> <p>Glasgow Airport – No comment.</p> <p>NATS/Nerl Safeguarding – No comment.</p> <p>Network Rail – No comment.</p>
REPRESENTATIONS	<p>Three representations have been received, objecting to the proposals.</p> <p>The concerns raised can be summarised as follows: -</p>

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	<p>The proposed housing development is contrary to the Development Plan.</p> <p>The proposed loss of a high-quality greenfield site as a priority for housing development over brownfield sites in the area is inappropriate in terms of Scottish Planning Policy.</p> <p>If housing had been restricted to the lower half of the site it would have mitigated loss of trees and semi-natural woodland.</p> <p>There is an existing traffic congestion problem at the poorly designed traffic light controlled junction on Beith Road at Hallhill Road where various school and bus routes clash. Adding even more traffic to this area will impact the junction further and surrounding road network which is at capacity.</p> <p>The footpath link from the development onto Fordbank access lane may encourage the use of Fordbank estate as a shortcut to Beith Road and serves little purpose given its condition.</p> <p>Levels of dust during construction.</p> <p>The south Johnstone area is now saturated with housing developments which have placed a continuing strain on local infrastructure.</p>
<p>DEVELOPMENT PLAN POLICIES</p>	<p><u>Adopted Renfrewshire Local Development Plan 2021</u></p> <p>Policy P2 Housing Land Supply Policy P3 Housing Mix and Affordable Housing Policy P6 - Open Space Policy I1 Connecting Places Policy I3 Flooding and Drainage Policy I7 Zero and Low Carbon Buildings</p> <p><u>Draft New Development Supplementary Guidance 2019</u> Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land.</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>
<p>PLANNING ASSESSMENT</p>	<p>The application site is identified as being a housing site within the Adopted Renfrewshire Local Development Plan 2021 under Policy P2.</p>



	<p>Policy P2 identifies the site as contributing to the 5-year supply of effective housing land required for Renfrewshire.</p> <p>The principle of residential development on the site is therefore accepted.</p> <p>Policy P3 of the Adopted Renfrewshire Local Development Plan is also applicable in the assessment of the proposal, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and to support sustainable mixed communities.</p> <p>Although the proposal is under the threshold for affordable housing provision, the application proposes a mix of 3 and 4 bedroom properties ranging from terraced, semi-detached and detached properties, widening choice within the local area.</p> <p>It is considered that the applicant has demonstrated that the development would achieve the requirements of Policy P3, relative to housing mix and house type.</p> <p>Development proposals must also comply with the requirements of the draft New Development Supplementary Guidance as it relates to residential developments and the associated Residential Design Guide which form the basis of good place design. The main issues of consideration in this regard are assessed as follows:</p> <p>Context and Character</p> <p>The proposed development is considered to respond to the context in which it is sited, which is characterised by a mix of housing styles, sizes, densities, and ages.</p> <p>On the northern side of Corseford Avenue is a development of housing dating from the 70's/80's with a mix of house sizes and types, while at the entrance to the site on the south side of Corseford Avenue is a small cottage development consisting of an old steading and other farm buildings. South of the site across Beith Road are several new build developments offering a range of properties including detached, semi-detached, terraced, and flatted properties. Within these pockets of development there are a mix landscapes and a mix of boundary treatments including open boundaries and planted boundaries.</p> <p>The site itself contains a number of mature trees predominantly along its north western and south eastern boundaries. Although none of these trees are protected by a tree preservation order, a tree survey was submitted in support of the application outlining the health and maturity of each tree. While some of the trees are not particularly good specimens, it is proposed to retain a number of quality species within the development particularly on</p>
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	<p>the north eastern boundary where a line of mature trees would be retained and on the southern boundary of the site where trees would be augmented with a robust landscaping scheme.</p> <p>Therefore, the site would retain a degree of enclosure provided by wooded boundaries to two sides which would be augmented through additional landscaping, tree planting, new hedges, and other biodiversity measures to be implemented as part of the proposals.</p> <p>The proposed layout seeks to integrate with the surrounding area with dwellings fronting onto Corsefield Avenue providing an active frontage. The dwellings proposed are of modern design, with a mix of detached, semi-detached and terraced properties interspersed with areas of open space and planting.</p> <p>It is considered that the design and layout of the development set within a degree of existing landscaping would create an attractive development, contributing positively to the surrounding area.</p> <p>Access and Connectivity</p> <p>An important consideration in the assessment of this application is connectivity between the development and the wider transport network. Policy I1 of the adopted Renfrewshire Local Development Plan (2021) states that development proposals require to ensure appropriate provision and accessibility. Proposals which give priority to sustainable modes of transport and have no significant impact on the safe and efficient operation of the local or trunk road network will be supported.</p> <p>Access to the site for vehicles would be from one access point to the southeast (Corseford Avenue) and pedestrian access is proposed via both sides of the vehicle access and via a proposed footpath to the south of the site that links onto the footway on Beith Road, via Fordbank Lane. Parking within the development is provided in accordance with the required standards and as such 128 spaces are proposed as part of the development, which include 7 visitors spaces.</p> <p>The Transport Statement submitted in support of the application has demonstrated that the level of trips likely to be generated by the proposed development during peak hours is not significant and would not have a notable impact on the operation of the surrounding network, including junctions. Environment and Infrastructure Services (Roads) are satisfied with the Transport Statement and has offered no objection to the proposal.</p> <p>Pedestrian and cycle access from the site is available from the east and south, providing direct connections with Corseford Avenue, Beith Road, and the wider network.</p>
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	<p>Safe routes to school are available to surrounding primary and secondary schools. All existing routes are well lit and are considered safe for children providing the available crossing facilities are used where necessary.</p> <p>The layout incorporates well-lit and well observed pedestrian links between the site and neighbouring residential areas to the north of Corsefield Avenue, south side of Beith Road, to the bus stop on the site boundary and Milliken Park train station 500m to the northeast.</p> <p>Layout and Built Form</p> <p>The proposed layout would fit well with the surrounding area. The layout respects privacy and provides appropriate garden sizes and areas of open space. The development provides a good level of amenity for each dwelling and a good outlook to all sides of the site.</p> <p>Environment and Community</p> <p>There is considered to be sufficient provision of amenity and recreational open space within the development, with one area located centrally within the site capable of accommodating an equipped play area and another area of open amenity space in the vicinity of the SUDs Pond located on the northern boundary of the site. Footpath connections would provide access to the surrounding countryside.</p> <p>The landscape approach to the layout has been informed by the existing form and topography of the site and surrounding area and the block plan includes enhancement of the existing mature trees on the northern and southern boundaries. A detailed landscape and planting strategy requires to be submitted as part of the application and can be secured through planning conditions.</p> <p>With regard to Policy I3 of the Adopted Renfrewshire Local Development Plan and the supplementary guidance on Flooding and Drainage, a Drainage Strategy was submitted in support of the application. Consultation with Environment and Infrastructure Services (Design), concluded that the proposed development would have no detrimental impact and a sustainable urban drainage system has been incorporated into the layout.</p> <p>In view of the above, the proposal is considered to comply with Policy I3 and the associated supplementary guidance.</p> <p>Buildings and Design</p> <p>The proposed dwellings are of modern design and house types are varied in their layout, roof form, orientation and finishing materials, reflecting densities within the surrounding area.</p>
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	<p>Typical house elevations would include dry dash rendered walls with cast stone details. The cast stone would be predominantly grey and the render either light cream or white in colour. The roofs would generally be of slate grey concrete tiles and the windows would have vertical proportions.</p> <p>This palette of materials and vertical emphasis is reflective of the surrounding areas.</p> <p>Therefore, the proposed development is considered to comply with the New Development Supplementary Guidance and associated residential design guide.</p> <p>Policy 17 of the adopted Renfrewshire Local Development Plan relates to Renewable and Low Carbon Energy Developments and seeks for all major developments to consider renewable energy sources, particularly the use of a district heating network (or other low carbon alternatives).</p> <p>The applicant confirms support for the principle of reducing carbon emissions by reducing energy demand through first approach, to the provision of energy efficient housing. This approach is in line with Policy 17.</p> <p>Site Characteristics</p> <p>There have been no objections to the application from any of the consultees, subject to conditions to secure a scheme of archaeological works, site investigations and the provision of additional footpath linkages. Appropriate planning conditions can be imposed to control these matters.</p> <p>Representations</p> <p>In response to the points of objection not covered above, the following should be considered:</p> <p>With regard to the loss of trees from the site, a tree survey submitted in support of the application did not identify the presence of any ancient or veteran trees on the site and there is no tree preservation order covering any trees on the site. Although trees would be lost through development, many of the trees have been retained within the development. Additionally, the landscaping proposals submitted as part of the application demonstrate that an acceptable level of residential amenity and retention of existing habitats can be achieved, and that the development can be set within an appropriate context.</p> <p>The footpath link from the development onto Fordbank Lane would improve permeability and connectivity for residents of both the Fordbank Estate and the development proposed to the benefit of the surrounding area.</p>
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	<p>Communities & Housing Services (Environmental Protection Team) were consulted as part of the application process and raised no concerns relative to the potential for excessive or unacceptable dust emission during the construction phase of development. Notwithstanding, this matter could be controlled by that service should a situation arise where it was considered there were unacceptable emissions.</p> <p>Conclusion In summary, it is considered that the proposal would create a quality residential development within an area allocated for residential purposes in the Adopted Renfrewshire Local Development Plan (2021) and that it would comply with relevant policies within the plan and the associated Supplementary Guidance.</p> <p>In view of the above, it is recommended that planning permission is granted.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

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

Conditions

- 1 No development shall commence on site until written approval of:
 - (a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - (b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

all prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.
- 2 That prior to the occupation of any residential unit on the site:
 - (a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or

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(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 and approved in writing by Renfrewshire Council as Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

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

- 3 That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

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

- 4 That, prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, all boundary fences and walls as may be approved relating to or adjacent to each plot shall be erected prior to the occupation of the dwelling within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

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

- 5 That no development shall take place until there has been submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare.

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

- 6 That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

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

- 7 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.

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Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated, and recorded.

- 8 That prior to the commencement of development, details of phasing for off-site infrastructure works/footways/crossings shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the development shall be implemented only in accordance with such phasing as may be agreed with Renfrewshire Council as Planning Authority, unless otherwise agreed in writing.

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

- 9 That the development hereby approved shall be implemented in line with the Drainage Strategy Report by Fairhurst dated March 2021 and Drawing No: 128649/8006 'Overland Flow Routing' and Drawing No: 128649/8003 'Proposed Drainage Layout', to the satisfaction of the Planning Authority.

Reason: To ensure that the site is appropriately drained.

- 10 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement, and long-term Tree/Woodland Management & Maintenance Plan(s) for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details on how retained trees will be protected on site through the construction phase and future use of the site and the Tree/Woodland Management & Maintenance Plan(s) shall contain details on the monitoring of growth and condition of all newly planted trees.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

- 11 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Low Carbon Energy Implementation Plan which will include the final details of energy efficiency measures to be implemented at the site as well as consideration of Electric Vehicle Charging Points.

Reason: To promote and implement low carbon measures at the site.

- 12 That prior to the commencement of any development of works on site, the developer shall provide for the written approval of Renfrewshire Council as Planning Authority full details of a Locally Equipped Play Area (LEAP) to be provided in the designated area as detailed on Drawing No. AL(0)004 Revision A. Thereafter, prior to occupation of the final residential unit, the developer shall complete for use, the provision of the LEAP area in accordance with the detail finally approved.

- 13 That prior to the commencement of any development of works on site, the developer shall provide for the written approval of Renfrewshire Council as Planning Authority a maintenance scheme for the play area approved as per condition 12.

Reason: In the interests of residential amenity

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- 14 That prior to the commencement of development, the developer shall provide details of two pedestrian connections of 3m width, from the northeast of the development onto Corseford Avenue, for the written approval of Renfrewshire Council as Planning Authority. The connections as agreed shall be provided prior to the occupation of any unit within the development.

Reason: In the interest of pedestrian and vehicular safety and to ensure that the development is acceptably connected to the surrounding area.

- 15 That prior to the commencement of development, details of two pedestrian dropped kerb crossing points on Corseford Avenue, one south of the junction with Tweed Place and one north of the junction with Tweed Place, shall be submitted for the written approval of Renfrewshire Council as Planning Authority and shall be provided prior to the occupation of any dwellinghouse hereby approved.

Reason: In the interest of pedestrian safety.

- 16 That prior to the commencement of development, details of a footway to be located on the western side of Corseford Avenue from the junction of Beith Road to the pedestrian crossing north of Tweed Place, shall be submitted for the written approval of Renfrewshire Council as Planning Authority, and shall be provided prior to the occupation of any dwellinghouse hereby approved.

Reason: In the interests of traffic and pedestrian safety.

- 17 For clarification, the proposed footpath link onto the existing track to the south, shall be 3m wide and shall connect into Fordbank Drive.

Reason: To provide pedestrians and cyclist a direct route to Beith Road.

- 18 For clarification, the proposed access onto Corseford Avenue shall be constructed in accordance with the National Roads Development Guide.

Reason: In the interests of safety

- 19 In the interests of clarification, parking for vehicles and bicycles shall be provided in accordance with the National Roads Development Guide.

Reason: In the interests of safety.

- 20 That prior to the occupation of any dwellinghouse hereby approved, the existing bus stop on Corseford Avenue shall be upgraded with a new shelter and high access bus kerbs, to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interests of safety.

Alasdair Morrison
Head of Economy & Development

Local Government (Access to Information) Act 1985 - Background Papers

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For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483 419705.