

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 20/0195/PP

KEY INFORMATION

Ward: (9) Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant: Mr R Seaton
21 High Street
Kilbirnie
KA25 7EX

Registered: 02 April 2020

RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy and
Development Services

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of holiday lodge

LOCATION: Site on Northern Boundary Of High Linthills, Linthills Road, Lochwinnoch

APPLICATION FOR: Full Planning Permission



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IDENTIFIED KEY ISSUES

- The application site is identified by Policy ENV1 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2021 as modified).
- The application site is within the Clyde Muirshiel Regional Park boundary.
- Seven representations have been received.
- There have been no objections from consultees.
- Tourism development is acceptable within the Green Belt in principle, and the proposal is considered to meet the requirements set out within Policies ENV1 and E4 and the associated new development supplementary guidance on delivering the economic, environment and places strategies.

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 20/0195/PP

SITE ADDRESS:	Site on Northern Boundary Of High Linthills, Linthills Road, Lochwinnoch
PROPOSAL:	Erection of Holiday Lodge
RECOMMENDATION :	Grant subject to conditions.

INTRODUCTION	<p>This report relates to an application for one holiday lodge. This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer.</p> <p>However, a request has been submitted by three Members, within 21 days of an application appearing on the Weekly List, that the matter be removed from the Scheme of Delegation for determination by the Board.</p> <p>This request was submitted in line with the Scheme submitted to Scottish Ministers and approved by Council on 1 March 2018 and has been subject to discussion between the Convenor of the Communities Housing & Planning Board and the Head of Economy and Development who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
PROPOSAL	<p>This application seeks planning for the erection of a holiday lodge on land at High Linthills to the north west of Lochwinnoch.</p> <p>The holiday lodge will be sited on higher ground adjacent to the rocky outcrop. A development platform and access track comprising of compacted hardcore has already been formed at the site. The holiday lodge has a rectangular footprint measuring 9.3m in length by 8.3m in width. It will incorporate a dual pitched roof which measures 2.6m at eaves level and 4.3m at the ridge line. Finishing materials comprise of treated timber cladding to the walls and tiles to the roof.</p> <p>The site is located at the north western end of Linthills Road and comprises of grassland with a rocky outcrop towards the north western boundary.</p> <p>The site is currently accessed from Linthills Road which bounds the land to the south. The southern boundary is defined by a hedge along the road edge. There are neighbouring residential properties approx. 35m to the south of the access. To the east the site is bound by a strip of woodland, with rolling grassland to the north and west.</p>
PLANNING HISTORY	No previous applications.
CONSULTATIONS:	Lochwinnoch Community Council – Concern raised that the application may set a precedent for an increased number of units at this location and may therefore lead to the development of a holiday home

	<p>facility and urge the council to take account of all relevant policies particularly those applicable to the green belt and the regional park.</p> <p>Response – The Community Councils concerns are noted, and all relevant policies within the Local Development Plan will be considered as part of the assessment of the application It is not considered that a precedent would be set, and any further applications would be assessed on their own merits taking into account the unique characteristics of the application site and the overall cumulative impact of development in the area.</p> <p>Communities and Housing Service (Environmental Protection) – No objections subject to conditions.</p> <p>Environment and Infrastructure Service (Roads - Design) – No objections.</p> <p>Environment and Infrastructure Service (Roads - Traffic) - No objection subject to conditions.</p>
<p>REPRESENTATIONS</p>	<p>7 representations have been received, these consists of multiple representations/comments from the 7 parties.</p> <p>A summary of the concerns raised is provided below and addressed in the assessment of the report.</p> <p>1 – A safe access cannot be formed without works to adjoining land which is outwith the control of the applicant. The proposal will cause Traffic and road congestion.</p> <p>2 – The lodge will be in a prominent position and is not in keeping with the landscape qualities of the area. There are more appropriate locations at the landowner’s property where the development could take place. The lodge is of a poor quality design.</p> <p>3 – Approval of the application would set an undesirable precedent. Holiday accommodation is not appropriate within the regional park.</p> <p>4 – Practicalities of the electricity, water, and sewage supply and capacity of these utilities to accommodate further development. Off grid electrical generation via generators is not acceptable.</p> <p>5 – Impact on amenity of neighbouring properties with respect to noise and loss of privacy.</p> <p>6 – Works at the site have been undertaken without planning permission, and prior to the application being determined.</p> <p>7 – The proposed use is speculative, and if it fails then the lodge could be used as a permanent dwellinghouse.</p> <p>8 – It is not evident how the proposal will be of benefit to the local area or the local economy.</p>

	<p>9 – Interference with existing farm operations, and how conflict between visitors and livestock would be managed.</p>
<p>DEVELOPMENT PLAN POLICIES</p>	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV1 - Green Belt Policy E4 - Tourism</p> <p><u>New Development Supplementary Guidance 2014</u> Delivering the Environment Strategy – Green Belt Delivering the Economic Strategy – Tourism Delivering the Places Strategy – Regional Parks</p> <p><u>Proposed Renfrewshire Local Development Plan 2021 (as modified)</u> Policy ENV1 - Green Belt Policy E4 - Tourism</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy - Green Belt Delivering the Economic Strategy – Tourism Delivering the Places Strategy – Regional Parks</p>
<p>PLANNING ASSESSMENT</p>	<p>ADOPTED RENFREWSHIRE LOCAL DEVELOPMENT PLAN (2014) Policy ENV1 states that the green belt in Renfrewshire aims to identify appropriate locations to support planned growth, maintain the identity of settlements, protect and enhance the landscape setting of an area and protect and promote access opportunities to open space. 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>The New Development Supplementary Guidance specifies several forms of development which are appropriate within the green belt in principle. One of these is tourism development however only where it is acceptable under Policy E4 and the associated tourism criteria within the New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance states that the Council would support improvements and enhancements to existing or the creation of new tourist facilities including caravans, camping and chalets. However, proposals must be justified against the criteria specified in Policy E4 and the Supplementary Guidance itself.</p> <p>The criteria specified in Policy E4 are as follows:</p> <p><u>The scale of the proposal is proportionate and fits in well with the location</u> The proposed development is for a single storey lodge with a footprint of 78 square metres. It is not considered that a building of this scale will be out of keeping with the area.</p> <p>While the building occupies higher ground within the site, it will be screened from view to the north by the rocky outcrop, and from views to the east by the existing strip of woodland. The building will be visible</p>

from the south and west. However, it is not considered to be of a scale that will have a significant detrimental impact on landscape character or visual amenity.

It is noted that the southern boundary of the site is defined by tree and hedge planting which provides some existing screening to the site as viewed from Linthills Road. A landscape and boundary treatment strategy will be requested to reinforce the existing boundary treatment where necessary, and to ensure additional planting and boundary treatments are appropriate.

The development will complement existing / proposed tourist facilities in that area

The Lochwinnoch area has several tourist facilities including those associated with Clyde Muirshiel Regional Park. The proposal will complement these facilities by offering accommodation that will allow visitors to stay in the area.

Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities

Environment and Infrastructure Service (Roads - Traffic) has not raised any concerns with respect to the capacity of the road network to accommodate the development.

Several representations have pointed to constraints in the area with respect to utilities. The developer will have to demonstrate capacity within the private water supply prior to the development becoming operational as per the advice provided by the Communities and Housing Service (Environmental Protection). Private arrangements will be required for the disposal of foul water. The discharge of any treated foul water is regulated and licensed by SEPA. Connections to the electricity network would be administered by SPEN.

The development can demonstrate a site specific locational need

The location of the development within the Clyde Muirshiel Regional Park will be attractive to tourists in the area, and therefore it is considered that there is a site specific locational need on this basis.

With respect to the criteria within the supplementary guidance on tourism developments not already addressed above, the lodge is of a suitable design. The use of timber cladding is appropriate at this location in principle, and further details will be requested via condition.

It is not considered that the amenity of the surrounding area will be significantly affected, and the Communities and Housing Services (Environmental Protection) has not raised any concerns with respect to statutory nuisances. The loss of open space is minimal and will not be of significant detriment to the area.

The proposal complies with the criteria set out within the New Development Supplementary Guidance, and the criteria specified in Policy E4. The proposal is therefore considered to be compliant with the Tourism policy in this regard.

In view of the above, the development can also therefore be considered as an acceptable form of development within the green belt in principle. Developments must thereafter be assessed against the **Green Belt Development Criteria**.

The proposal will not result in the loss of prime quality agricultural land.

The applicant has submitted a revised access plan which shows the formation of a new access to the west of the existing field access. The new access is required to comply with the visibility splay requirements set out by Environment and Infrastructure Service (Roads - Traffic).

Formation of the splay will require removal of a section of boundary wall and some existing planting along the road edge. A condition will be attached to ensure compensatory replanting forms part of the landscape strategy, and to ensure the existing access is closed with stone taken from the boundary wall.

It is noted that works undertaken at the site prior to the application being determined have resulted in surface water discharging onto the public road. Environment and Infrastructure Services (Roads - Design) has not requested a drainage assessment for the site. However Environment and Infrastructure Services (Roads - Traffic) has requested that the access is designed so as to not allow water the discharge of water onto the public road. Further details of the measures to be put in place to control surface water will be requested via condition.

It is not anticipated that the development will have a significant effect on public water supply or water courses with respect to pollution risk. Matters relating to the capacity of the water supply and discharge of foul water have been addressed above.

The development is not considered to be of a scale that will significantly impact local landscape character or visual amenity both individually and cumulatively. It is considered there to be sufficient capacity within the landscape to absorb the development in this regard.

Several representations have pointed to the risk of an undesirable precedent being set should the application be approved. However, it is considered that precedent to not a significant consideration in this instance. Any similar development proposals will be assessed on their own merits with respect to the unique characteristics of the site, and the capacity of the landscape at that point to accommodate any further cumulative development.

It is not anticipated that there will be a significant detrimental effect on any nature conservation interests including species and habitats. The site comprises of improved grassland which is used for grazing, and there are no nature conservation designations within or in proximity of the site.

The loss of semi mature trees to accommodate the access is noted.

	<p>However, a landscape strategy will be required to ensure compensatory replanting takes place. The strategy can also be used to ensure biodiversity gain.</p> <p>The development has been found to comply with the New Development Supplementary Guidance on the green belt. It will also not significantly undermine the core role and function of the green belt either by individual or cumulative impact. The proposal is therefore considered to comply with Policy ENV1.</p> <p>As the application site is located within the Clyde Muirshiel Regional Park, it must also be assessed against the New Development Supplementary Guidance on Regional Parks.</p> <p>The relevant guidance indicates that tourism uses will be permitted within the regional park where they will bring social or economic benefits. While the development is of a small scale it will contribute to the overall mix of tourism accommodation within the area. The Councils Economic Strategy seeks to build capacity in the area for tourism growth, and the development will contribute towards this objective.</p> <p>It is not anticipated that there will be a significant detrimental impact on nature conservation, landscape character or heritage. The development will not cause significant conflict with neighbouring land uses with respect to matters which can be controlled by the Planning Authority.</p> <p>The proposed building is appropriate to its surroundings with respect to design and materials, and there will be no significant impact on the visual amenity of the area. Finally, the development does not prevent or diminish existing recreational access to the surrounding area.</p> <p>Proposed Local Development Plan 2021 (as modified) The policies within the proposed Local Development Plan generally reflect those of the currently adopted plan.</p> <p>Policy E4 introduces a new requirement to ensure the development can strengthen the appeal and attraction of Renfrewshire to a range of visitors. The provision of accommodation within an area that is close to tourist attractions will strengthen the appeal and attraction of Renfrewshire by providing additional capacity for overnight stays.</p> <p>It is considered that the proposal is acceptable and complies with the Development Plan.</p>
RECOMMENDATION	Grant subject to conditions

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

- 1 That the development hereby approved shall be used as holiday accommodation

only, and shall not be used as permanent residential accommodation. For the purposes of this condition permanent residential accommodation is defined as occupation by the same person or persons continuously for more than 28 days, or cumulatively for more than 84 days in a single calendar year.

Reason: To define the consent in the interests of protecting the integrity of the Local Development Plan policies on new housing within the green belt.

- 2 That prior to the commencement of development on site, the developer shall submit a scheme of landscaping for the written approval of the Planning Authority. The scheme shall include details of existing trees, shrubs and hedgerows to be retained (and measures for their protection) and those that are to be felled; a scheme of tree, shrub and hedge planting and grass seeding and/or turfing; measures to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

- 3 That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a plan showing the location of all existing boundary walls, fences, gates and any other method of enclosure to be retained, and the location, design and finish of all proposed boundary walls, fences, gates and any other method of enclosure. The development shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure a suitable scheme of boundary treatment is developed for the site in the interests of visual amenity.

- 4 That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a plan showing the location of all existing boundary walls, fences, gates and any other method of enclosure to be retained, and the location, design and finish of all proposed boundary walls, fences, gates and any other method of enclosure. The development shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure a suitable scheme of boundary treatment is developed for the site in the interests of visual amenity.

- 5 That prior to the commencement of development on site, the developer shall submit a plan detailing the design of the proposed access for the written approval of the Planning Authority. The plan shall specify the design of the access, its geometry, surfacing, a drainage scheme to prevent surface water discharging onto the public road, any gates and or boundary walls, and the works required to form the required visibility splays. The approved access shall thereafter be implemented on site and the visibility splays formed prior to the holiday lodge being brought into use.

Reason: To ensure a safe access to the site is formed.

- 6 The holiday lodge hereby approved shall not be brought into use until the developer submits evidence for the written approval of the Planning Authority which confirms there is sufficient capacity within the private water supply to serve the holiday lodge.

Reason: To ensure the lodge can be suitably serviced without compromising the capacity of the supply to other neighbouring properties.

- 7 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

prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

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

- 8 That prior to the occupation of the holiday lodge 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.

- 9 That prior to construction commencing on the holiday lodge hereby approved, the developer shall first provide a specification detailing the design, colour and texture of all finishing materials to be used on the lodge and all energy efficiency measures to be employed within the design and construction of the lodge shall be submitted for the written approval of the Planning Authority. Only the approved details shall thereafter be used in the development of the site.

Reason: To ensure that the proposed finishing materials are suitable for use in the interests of visual 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 Sharon Marklow on 0141 618 7835.

