

# Planning Application: Report of Handling

Reference No. 21/1150/PP



## KEY INFORMATION

**Ward:** (10)  
Houston, Crosslee and  
Linwood

**Applicant:**  
Wm Morrison  
Supermarkets PLC

**Registered:**

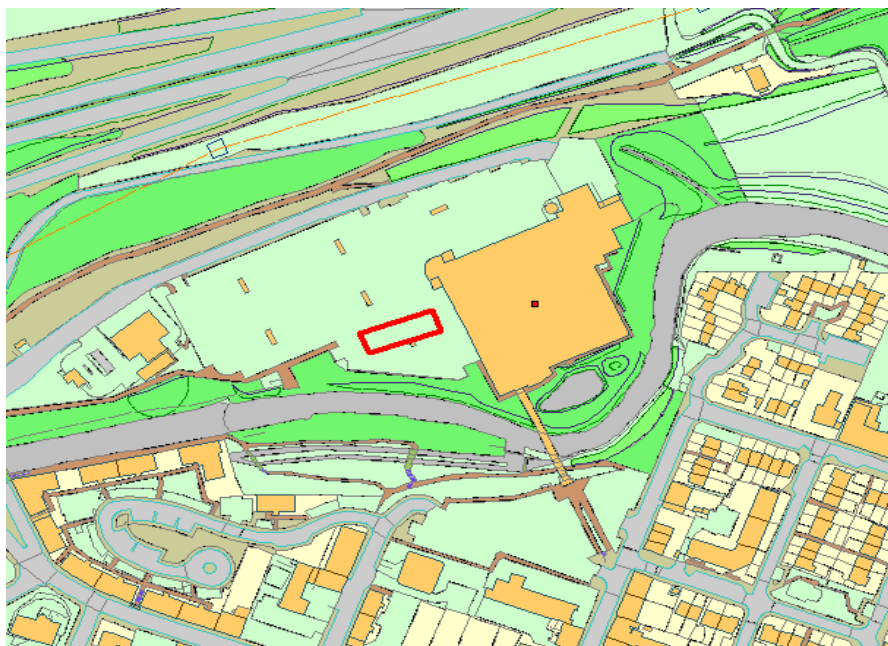
20 May 2021

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Erection of garden centre within  
supermarket carpark

**LOCATION:** 30 Napier Street, Johnstone

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Grant subject to  
conditions

Alasdair Morrison  
Head of Economy and  
Development

## IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2021) and associated supplementary guidance.
- 2 representations have been received.
- The proposal will not result in a significant impact on visual amenity and the existing site and road network is able to accommodate the development.
- The form, siting, design, external finish and layout of the proposed development is acceptable.

RENFREWSHIRE COUNCIL  
REPORT OF HANDLING FOR APPLICATION 21/1150/PP

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|----------------|--|
| SITE ADDRESS:  | 30 Napier Street, Johnstone                          |
| PROPOSAL:      | Erection of garden centre within supermarket carpark |
| RECOMMENDATION | Grant subject to conditions                          |

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|--------------|---|
| INTRODUCTION | <p>This report relates to an application for planning permission for a local development which would normally fall within the Council's scheme of delegation, to be determined by an appointed officer. 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 &amp; 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>   |
| PROPOSALS    | <p>This application seeks planning permission for the erection of a structure to house a garden centre within the existing car park of a Morrison's Store at 30 Napier Street, Johnstone.</p> <p>The proposed garden centre would be located approximately 16m to the west of the supermarket store in the existing car park.</p> <p>The garden centre structure would measure 11.8m x 4.0m (48sqm). It would be a rectangular shaped structure with a curved roof measuring approx. 3.1m high. The frame would be finished with galvanised steel with sheet metal work and the elevations would comprise of polycarbonate glazing.</p> <p>The proposed structure and external display area would be accessed from an existing pedestrian route through the car park. There is also a pedestrian crossing immediately adjacent to the south east corner of the proposed building.</p> <p>There are currently 490 parking spaces surrounding the supermarket store. The implementation of the development would result in the overall number of parking spaces being reduced from 490 to 480 spaces.</p> |
| SITE HISTORY | There has been a number of applications relating to the site in association with the commercial centre.   |

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| CONSULTATIONS                   | <b>Infrastructure and Environment Services (Roads):</b> - No objections subject to conditions.   |
| REPRESENTATIONS                 | Two representations have been received where concerns over congestion on the A737 and surrounding road network and competition to local businesses.  |
| LOCAL DEVELOPMENT PLAN POLICIES | <u>Renfrewshire Local Development Plan (2021)</u><br><br>Policy P1 Renfrewshire's Places<br><br><u>Draft New Development Supplementary Guidance (2019)</u><br>Delivering the Places - Strategy   |
| PLANNING ASSESSMENT             | <u>Renfrewshire Local Development Plan (2021) and draft New Supplementary Guidance</u><br><br><b>Policy P1</b> states that within uncoloured areas on the proposals maps, there will be a general presumption in favour of a continuance of built form.<br><br>The <b>New Development Supplementary Guidance</b> also states that development should be of an appropriate scale, size and massing and that it should not significantly reduce the amenity of neighbouring properties.<br><br>The proposed building is considered to be modest in size and in height and would be of a similar appearance to the existing shopping trolley shelters within the car park.<br><br>It is considered that the car park is generous in size and that the building could easily be absorbed into the existing commercial environment without detriment to character and appearance of the site or the surrounding area.<br><br>With regards to amenity, it is considered that the proposal would be a modest ancillary use to the main supermarket and there would be no detrimental impact on the amenity of the surrounding area with respect to noise, disturbance, etc.<br><br>Infrastructure and Environment Services (Roads) were consulted on the application and have no objections subject to conditions regarding no obstruction to sightlines and pedestrian access. There was no concern over the loss of 10 parking spaces at the site.<br><br>In response to the concerns raised in the representations to the development, with respect to road congestion on the surrounding road network, it is considered that the proposal is modest in scale and ancillary to the supermarket operation, it is unlikely that the development would lead to significant additional congestion on the local road network. It is considered that this development would operate similar to other |

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|                       | <p>developments at other supermarkets across Renfrewshire where the development is linked to existing trips to the supermarket or wider town centre. In relation to the matter raised regarding business competition, this is not a material planning consideration.</p> <p>There are no other material considerations. It is therefore recommended that planning permission is granted subject to conditions.</p> |
| <b>RECOMMENDATION</b> | 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 the display area shall not obstruct sightlines for pedestrians and vehicles. For the avoidance of doubt, there shall be no obstructions within 2.4m from the edge of the road.

Reason: In the interests of road safety.

- 2 That the display area shall be designed to ensure that pedestrians must access the area from the footway and not the access road.

Reason: In the interests of road 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.