

Planning Application: Supplementary Report



Reference No. 20/0516/PP

Renfrewshire
Council

KEY INFORMATION

Ward: (8)
Johnstone South and
Elderslie

Applicant:
Elderslie Golf Club and
Dickie & Moore Homes

Registered:
07 September 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 17 dwellinghouses and 8 flats with associated infrastructure, parking and landscaping; and erection of relocated greenkeeping facility with associated storage

LOCATION: Land East of Newton Cottage at Elderslie Golf Club, Newton Avenue, Elderslie, Johnstone

APPLICATION FOR: Full Planning Permission

This supplementary report should be read together with the original report of handling considered by the Communities, Housing and Planning Policy Board on 15 March 2022.

BACKGROUND

The Communities, Housing and Planning Policy Board at its meeting on 15 March 2022 considered the attached report of handling and decided to continue the consideration of the report to allow a site visit to take place. The detailed assessment of the proposed development is included in the attached report of handling.

One further letter of objection has been received since the planning application was considered at the Communities, Housing and Planning Policy Board. No new matters have been raised that have not been considered in the assessment of the planning application or that are not controlled through the planning conditions attached to the recommendation for approval.

SITE VISIT

A site visit took place on 8 June 2022 and those members attending viewed the application site and its surroundings.

The site visit was conducted in accordance with the Protocol for Site Visits (22 May 2018) and members attending did not discuss the merits of the proposal.

CONCLUSION AND RECOMMENDATION

It is considered that assessment of the proposed development, as detailed in the attached report of handling, is sufficient to recommend that planning permission be granted subject to conditions.

For clarity the recommendation with reasons and conditions are set out below:

RECOMMENDATION

Grant subject to
conditions

Alasdair Morrison
Head of Economy &
Development

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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 the residential 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
 - (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 residential units or greenkeeping facility hereby approved, a detailed schedule of the proposed external finishes for each building, together with a plan and schedule of the surface treatments to be used on all roads and footpaths shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the buildings, 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 building within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

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

5. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority. Details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/publication/safeguarding.asp). These details shall include:

- Drainage details including SUDS – Such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable urban Drainage Systems (SUDS) (available at www.aoa.org.uk/publications/safeguarding.asp).

No subsequent alterations to the landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.

Reason: In the interests of amenity and to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

6. That prior to the commencement of development, details of the species, size and locations of all new trees to be planted shall be submitted and approved in writing by Renfrewshire Council as Planning Authority. This shall include full details of all trees indicated on drawing 1598 / 01 Rev A and shall also confirm details of further compensatory planting to be undertaken elsewhere within the golf course over and above the details indicated on drawing 1598 / 01 Rev A. Thereafter, all trees shall be planted within 12 months and any trees which die, are removed or become seriously damaged or diseased within a period of five years 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 interests of environment, amenity and the continuity of tree cover in the area.

7. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, a long-term Tree/Woodland Management & Maintenance Plan. The Tree/Woodland Management & Maintenance Plan shall contain details on the monitoring of growth and condition of all retained trees within the application site boundaries, as well as all new trees and woodland planted in accordance with Condition 6.

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

8. That all existing trees to be retained shall be protected through the construction phase and future use of the sites in accordance with the recommendations set out in the submitted Arboricultural Method Statement by Brindley Associates dated April 2021 and in accordance with drawing 1598 / 01 Rev A.

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

9. Prior to the occupation of any of the dwelling units hereby approved a statement shall be submitted for the written approval of Renfrewshire Council as Planning Authority confirming all water management measures implemented in relation to the residential development in accordance with the submitted Drainage Strategy and Flood Risk Assessment by Dougal Baillie Associates, or as varied following the written approval of the Planning Authority.

Reason: To ensure suitable water management mitigation measures in relation to the development.

10. Prior to the occupation of the greenkeeping facility hereby approved a statement shall be submitted for the written approval of Renfrewshire Council as Planning Authority confirming that all water management measures in relation to the greenkeeping facility have been implemented in accordance with the submitted Drainage Strategy and Flood Risk Assessment by Dougal Baillie Associates, or as varied following the written approval of the Planning Authority.

Reason: To ensure suitable water management mitigation measures in relation to the development.

11. No development shall take place within the residential site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicants, agreed by West of Scotland Archaeology Service, 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 residential site is undertaken to the satisfaction of the Planning Authority in agreement with West of Scotland Archaeology Service.

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

12. That prior to development commencing within the residential site, two activity surveys for bats shall be undertaken with respect to potential bat roosts at the outbuilding immediately east of Newton Cottage identified in the Preliminary Ecological Appraisal by Brindley Associates dated September 2020. Should any bat roosts be discovered, no development shall take place prior to suitable mitigation measures being approved in writing by Renfrewshire Council as Planning Authority. Development shall thereafter only proceed in full accordance with these approved measures.

Reason: To ensure the continued protection of existing bat populations in accordance with European and national legislation.

13. That prior to the occupation of any of the dwelling units hereby approved, the footpath link as shown on drawing 17090-SK-15 Rev H shall have been completed. The path shall be of a minimum width of 2.5 metres and a maximum gradient of 5%.

Reason: To ensure that the development is appropriately accessible to sustainable modes of travel.

14. That prior to the occupation of any of the dwelling units hereby approved the specifications for the proposed lighting for the footpath as indicated on drawing 17090-SK-15 Rev H shall have been submitted to and approved in writing by Renfrewshire Council as Planning Authority and installed in accordance with the approved details.

Reason: To ensure that the path is suitable for use in the interests of sustainable travel.

15. That prior to the occupation of any of the dwelling units hereby approved, Newton Avenue shall be upgraded in accordance with drawing 17090-SK-19 Rev A, entitled 'Proposed Road Gradients'.

Reason: To ensure the development is appropriately accessible.

16. That prior to the occupation of any dwelling units hereby approved, the following shall be installed on the extended access on Newton Avenue:
- (a) A handrail to the rear of the footway on both sides of Newton Avenue
 - (b) A screed of high friction surfacing on Newton Avenue where excessive gradients occur.

Reason: To ensure the development is appropriately accessible.

17. That prior to the occupation of any dwelling units hereby approved, details of the improvements to be undertaken to the junction of Newton Avenue with Main Road shall have been submitted and approved in writing by Renfrewshire Council as Planning Authority and implemented in accordance with the approved details.

Reason: In the interests of improving the safety and functioning of the road network in the area.

18. That parking provision within the completed residential development shall be provided in accordance with the parking standards outlined in the National Roads Development Guide. For the avoidance of doubt, garages are not to be counted towards this provision.

Reason: To ensure appropriate levels of parking provision within the residential development.

19. That prior to the occupation of the greenkeeping facility, full details of any lighting to be installed at the facility and on the access road from Newton Drive shall have been submitted to and approved in writing by Renfrewshire Council as Planning Authority and installed in accordance with the approved details.

Reason: In the interests of residential amenity.

20. That prior to the occupation of the greenkeeping facility, a Noise Management Plan outlining measures of good practice to be followed by all employees at the facility shall have been submitted to and approved in writing by Renfrewshire Council as Planning Authority and shall thereafter remain in place for the lifetime of the development.

Reason: In the interests of residential 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 Gwen McCracken on 07483 419705.