

# Planning Application: Supplementary Report



Renfrewshire  
Council

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 & Development

**PROSPECTIVE PROPOSAL:** Erection of 49 dwellings with associated roads, car parking and landscaping.

**LOCATION:** Site between Fordbank Stables and Corseford Avenue, 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.

### **SITE VISIT**

A site visit took place on the 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 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 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.

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

- 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 2m 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  
For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483 419705.