

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY
THE PLANNING & PROPERTY POLICY BOARD ON
25/08/2015

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
14/0831/PP Ward 10: Bishopton, BoW, Langbank	Persimmon Homes	Site on Northern boundary of Shillingworth Steadings, Kilgraston Road, Bridge of Weir	Erection of residential development comprising 43 dwellinghouses with associated infrastructure, open space and landscaping.	A1
RECOMMENDATION:	GRANT subject to conditions			
15/0045/LB Ward 3: Paisley East & Raiston	Vinemeadow Ltd	Land at Blackhall Lane, Blackhall Street, Paisley	Demolition of Blackhall House including tower, Anchor House and Hamilton House	A2
RECOMMENDATION:	Disposed to grant			
15/0047/PP Ward 3: Paisley East & Raiston	Vinemeadow Ltd	Land at Blackhall Lane, Blackhall Street, Paisley	Demolition of industrial buildings and erection of residential development with associated access roads, parking and landscaping (in principle).	A3
RECOMMENDATION:	GRANT subject to conditions			
15/0044/PP Ward 3: Paisley East & Raiston	Vinemeadow Ltd	Land at Blackhall Lane, Blackhall Street, Paisley	Demolition of industrial buildings and erection of residential development with associated access roads, parking and landscaping (in principle)	A4
RECOMMENDATION:	GRANT subject to conditions			
15/0182/PP Ward 11: Erskine & Inchinnan	WRC Recycling	6A Newmains Avenue, Inchinnan, Renfrew, PA4 9RR	Erection of office accommodation (Class 4).	A5
RECOMMENDATION:	GRANT subject to conditions			
15/0294/PP Ward 11: Erskine & Inchinnan	WRC Recycling	6 Newmains Avenue, Inchinnan, Renfrew, PA4 9RR	Re-cladding of building	A6
RECOMMENDATION:	GRANT			

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
15/0339/PP Ward 11: Erskine & Inchinnan	WRC Recycling	6 Newmains Avenue, Inchinnan, Renfrew, PA4 9RR	Temporary siting of weighbridge and portable office building	A7
RECOMMENDATION:		GRANT subject to conditions		
02/0660/PP Ward1: Renfrew North	Park Lane Developments/Clyde port plc	King's Inch Road /Ferry Road/Meadowside Street/Neil Street, Renfrew	Erection of residential development with ancillary retail and restaurants – Supplementary Report	A8
RECOMMENDATION:		That the amended terms of the Section 69 Agreement be approved and the agreement be discharged.		
Total Number of Applications to be considered =		8		

Planning Application: Report of Handling

Application No. 14/0831/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir, Langbank

Applicant

Persimmon Homes
Persimmon House
180 Findochy Street
Glasgow
G33 5EP

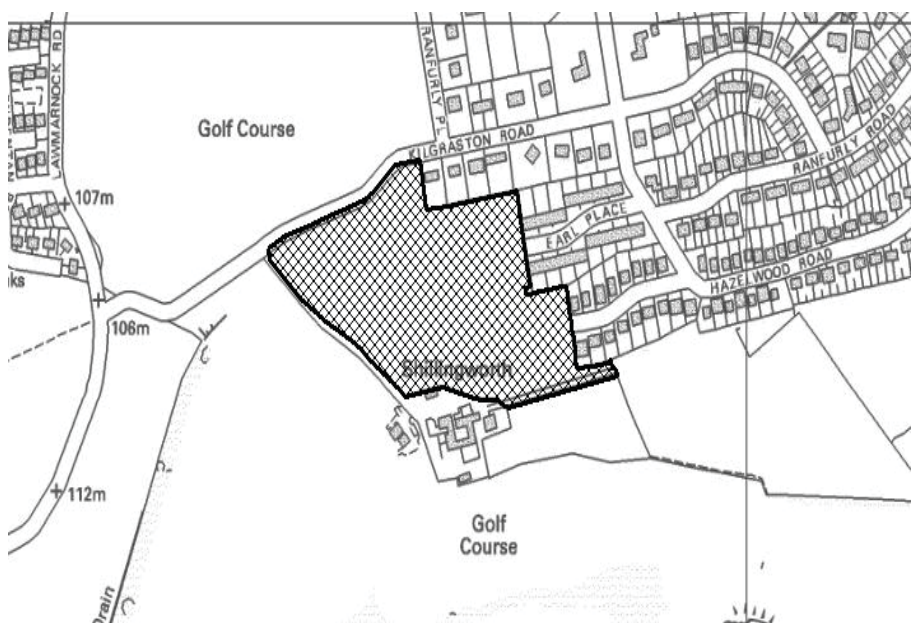
Registered: 18/11/2014

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 43 DWELLINGHOUSES WITH ASSOCIATED INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING

LOCATION: SITE ON NORTHERN BOUNDARY OF SHILLINGWORTH STEADINGS, KILGRASTON ROAD, BRIDGE OF WEIR

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to conditions.



Fraser Carlin
Head of Planning and Development

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and are consistent with the Policy P1 'Places' and Policy P3 'Additional Housing Sites' designation within which the site is included in Renfrewshire's Housing Land Supply.
- There have been one hundred and seventeen letters of objection relating to effect on character, traffic, access and parking arrangements; privacy and overshadowing; drainage and flooding; green belt designation; infrastructure capacity; impact on wildlife; and adequacy of supporting information.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered.

Description

Planning permission is sought for the erection of a residential development comprising 43 dwellings on a greenfield site located on the southern edge of Bridge of Weir. The site extends to approximately 4.6 hectares in total, with the area of development being confined to the eastern portion of the site which extends to approximately 2.5 hectares.

The site is predominantly agricultural rough grazing land and slopes southwards from a high point on top of a rock outcrop, approximately 2m high, in close proximity to the northern boundary of the site. A surface depression, located beyond the rocky outcrop in the north - western corner accommodates a small marshland immediately adjacent to Kilgraston Road and the site rises from east to west at its boundaries with Earl Place and Shillingworth Place. These physical features have informed the development proposal. Vehicular access will be formed from Shillingworth Place.

The dwellings proposed comprise detached 2 storey houses of mixed design and orientation, mainly fronting onto the access road which forms a loop round the site, joining back to the access road from Shillingworth Place. A SUDS pond will be located in the south eastern corner of the site and landscaped planted strips are proposed to the southern and western boundaries of the site.

The site is bounded to the north by Kilgraston Road and Ranfurly Castle Golf Course beyond, to the south by Shillingworth Steading, a former farm steading now converted to residential use, to the east by an established residential area of Bridge of Weir and to the west by open agricultural land.

History

14/0228/EO - Request for a Screening Opinion on the need for an Environmental Impact Assessment (EIA). EIA not required.

14/0229/NO - Proposal of Application Notice relating to a residential development with associated access roads, open space and landscaping. Accepted 17/04/2014.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan 2014

Policy P1 – Renfrewshire's Places

Policy P3 - Additional Housing Sites

Policy I 5 - Flooding and Drainage

New Development Supplementary Guidance 2014

Places Development Criteria

Infrastructure Development Criteria

Contaminated Land

Flooding and Drainage

Material Considerations - At national level Scottish Planning Policy highlights the need for good design and achieving high quality residential developments which contribute to the creation of successful and sustainable communities. Designing Streets gives guidance on and promotes better quality street design. Renfrewshire's Places Residential Design Guide sets out the objectives of sustainable place making, design considerations and the process through which high quality designs can be achieved.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the application requires to be assessed taking account of the guidance and policies outlined above, the supporting information submitted, the views of the consultees, the representations received and the physical attributes of the site.

Publicity

The council has undertaken neighbour notification in accordance with the

requirements of the legislation. The application was initially advertised in the Paisley & Renfrewshire Gazette for the purposes of neighbour notification with a deadline for representations of 10/12/2014. Amended proposals were further notified to neighbours and advertised in the Paisley & Renfrewshire Gazette with a deadline for representations of 10/06/2015.

Objections/ Representations

There have been 117 letters of objection submitted in relation to this application, which were received following two separate consultation periods. Re-notification and re-advertisement of the proposal was required to reflect material amendments to the application proposal, since originally submitted. The substance of the points raised can be summarised as follows.

1. The LDP suggested that 40 units would be appropriate, within a site that restricted the westerly development. The proposed development has ignored the western boundary.
2. The Adopted Local Development Plan has an indicative figure of 40 dwellings for this site, which was perceived as a small scale sensitive development. The developer is proposing 50 dwellings which will impact on noise, traffic and pollution. The siting of houses further west than in the Local Development Plan will disrupt the skyline when viewed from the north or the west and therefore, the setting and character of Bridge of Weir.
3. The plans differ considerably from those which were advertised at the pre-application consultation.
4. The development will increase traffic on poorly maintained roads; only one vehicular access route into the site is proposed and will place significant pressure on a narrow residential road causing road safety concerns.
5. There will be an unacceptable increase in the volume of traffic; local road access could not cope with the increase in

vehicles associated with the number and size of proposed properties. Locher Road, Prieston Road, Hazelwood Road, Kilbarchan Road and Shillingworth Road with their already dangerous junctions could not be altered to deal with the extra traffic.

6. The Traffic Assessment (TA) is for a total of 70 residential units. At no time has 70 residential units been part of the application and is therefore seen as setting a precedent for future development, contrary to the Local Development Plan.

7. The TA is misleading. Using average car ownership and household sizing for socio-economic groupings is not appropriate for this development of 4, 5 or 6 bedroom houses.

8. Significant traffic calming measures should be considered.

9. The land is prone to flooding and as a result has become a natural habitat for herons, ducks, geese and frogs. The proposal will accentuate the risk of flooding to residencies not only in Shillingworth Place but also to the wider area in the lower lying south and east including Hazelwood Drive and Ranfurly Road.

10. The southern area of the site is permanently saturated in the winter indicating a high water table and a SUDS pond is indicated in this area.

11. Renfrewshire Council has accepted inadequate and incorrect evaluations for drainage based on generic data and not through specific site study or evaluation. If there is any shortfall in sewer capacity to accommodate actual run-off, from a shallow depth of soil, this is likely to have an effect on existing properties and surrounding land.

12. Forty three houses are still considered to be too many in this location where local infrastructure is inadequate and will impact unacceptably on the greenbelt.

13. The proposals are out of keeping with the character of the houses immediately bordering the site and the adjacent Ranfurly conservation area and sets an

unwelcome precedent that green belt land can be easily developed.

14. The area does not need houses of this size but needs more 2 bedroom houses. The large size and conspicuous profile of the proposed houses is not appropriate to a rural green belt and is out of keeping with the style of neighbouring properties.

15. Existing houses along the northern boundary (Kilgraston Road) directly overlook the site with the proposed houses coming very close to the rear boundaries. There was a clear intent to promote a landscape buffer between the development and existing houses at Kilgraston Road and Shillingworth Steading's and this is absent in the proposal.

16. There is no indication of planting or adequate stand-off distance between the new houses and the existing properties to the north or east and only limited landscaping to the south.

17. The westernmost house in Shillingworth Place borders the land where proposed houses are to be built and prevailing ground levels will result in any houses built directly west of this property towering above it and create overlooking, loss of privacy and over-shadowing.

18. The local schools are at near capacity and unlikely to be able to accommodate a development of this size.

19. This development is unsustainable in a village the size of Bridge of Weir.

20. Development of the site will compromise the residential rural character of the converted Shillingworth steading.

21. Concern has been expressed that an access point in the south east corner of the site could provide access for future potential development of the green belt behind Shillingworth Place and Hazelwood Road.

22. Renfrewshire Council have accepted inadequate and incorrect evaluations including for geology, based on generic data rather than through specific site study or evaluation. In particular there is no mention of any evaluation in relation to radon risk.

Consultations

SEPA - No objection in relation to flooding and no objection subject to a condition that additional drainage information is submitted. (This additional information has been received.)

Scottish Water - No objection.

Glasgow Airport Safeguarding - No objection.

Director of Community Resources (Design Services) - No objection subject to conditions requiring compliance with FRA and DIA.

Director of Community Resources (Environmental Services) - No objection, subject to conditions requiring a site investigation report characterising the nature and extent of any soil, water and gas contamination within the site and a remediation strategy if required.

Head of Roads – No objection.

West of Scotland Archaeology Service - No objection subject to a condition securing a programme of archaeological works in accordance with a written scheme of investigation.

Bridge of Weir Community Council - The proposal does not reflect the plans displayed at the local consultation event. The western boundary has shifted significantly from the original MIR and from Persimmon's earlier plan. The indicative house numbers have increased from 40 to 50. This is a substantial increase to the negative impact on the infrastructure associated with the development. There is a lack of the promised landscaping. This is of particular importance to ensure that the new boundary is firmly delineated and to ensure it becomes a defensible boundary against further greenbelt encroachment.

Summary of Main Issues

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded

that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011, it is not likely that the proposed works would have a significant environmental impact which would require an Environmental Assessment to be carried out.

Appropriate Assessment - N/A

Design Statement - The key principles of the overall development have shaped the design process including connectivity, permeability, marketability and sensitively designed edges. It states that the site lies to the south of Bridge of Weir, and therefore needs to represent a well designed expansion to the existing residential area and link into the network of footpaths. The site is located close to existing residential properties, and as such the interaction between existing and proposed dwellings needs to ensure that amenity levels are not detrimentally affected. It considers that this can be achieved through appropriate boundary treatments and generous stand-off distances. The sensitivity of the western edge has been acknowledged throughout the process and that appropriate boundary treatments will be required. Differing styles of house allow for the creation of well designed street scenes throughout the development.

Access Statement - Comments that the proposal will engender the principles of accessibility to promote a sustainable and stable community which caters for differing circumstances and physical abilities and disabilities. In line with the aims of inclusive design all public areas will be accessible to people with learning disabilities, physical disabilities and sensory impairments, as well as older people and parents with small children. The site has a slight fall from north to south, although access for people using wheelchairs is compliant with the relevant legislation. All houses have been

provided with level access to the houses and gardens which fully comply with the current Scottish Building Standards.

Other Assessments

Landscape Capacity Assessment - States that the site is well contained by existing features, to the west by landform and vegetation and to the east by the existing residential estates of Shillingworth/Bridge of Weir. The assessment provides an initial baseline landscape survey and assessment of the site and immediate area, with particular focus on landscape character, existing edge treatment and gateway experience. It seeks to illustrate the potential visual effects of development, along with the identification and illustration of proposed mitigation and landscape measures. It concludes that with appropriate landscaping the new development proposals could sensitively fit with the landscape structure and character of the surrounding area.

Flood Risk Assessment - The report states that the site is not predicted to be at significant risk of flooding from any known watercourses in the area. The risk of flooding from other possible sources is also considered low. The main issue associated with the proposed development is disposal of attenuated surface water from the development site. There is no established overland flow path draining the bulk of the site. Most of the site appears to drain towards the existing residential development to the east therefore, it is possible that some (perhaps all) surface water flowing to the existing residential areas may enter the drainage system serving the existing development. It is understood that attenuated surface water runoff from the developed site will be discharged to the local drainage system.

Drainage Assessment - It is stated that surface water runoff from the developed site will discharge by gravity to a SUDs basin located in the south-eastern corner of the site. The basin will provide both

treatment and attenuation to all runoff prior to connecting into the existing adopted surface water sewer in Shillingworth Place. The foul sewerage drainage from the development site will discharge by gravity to the existing foul sewer in Shillingworth Place.

Site Access Note - This note was submitted to demonstrate that access to the site through Earl Place is not achievable. It concludes that the developer is unable to achieve a satisfactory access solution to Earl Place due to ownership constraints. While it is acknowledged that an access through both Earl Place and Shillingworth Place would have been the most desirable solution, the Traffic Statement submitted in support of the application demonstrates that a single access from Shillingworth Place is acceptable for a development of this size. It is proposed that all construction traffic be taken from Kilgraston Road to minimise disruption at the construction phase.

Traffic Assessment - The Transport Assessment was prepared in support of a proposed development of 70 residential units with associated car parking. It is considered that the modest level of additional traffic generated by the proposed development will not have a significant detrimental impact on local roads and junctions. This is demonstrated by the results of the junction threshold assessments that have been undertaken. The report considers that the development proposed can integrate well with the existing settlement and the available sustainable transport links. The development is of a scale which equates to vehicle trip generation potential which will not have a significant impact on the existing local and strategic road network. A network of existing footways/footpaths will connect the proposed development to the existing infrastructure in Bridge of Weir, via Shillingworth Place and Earl Place. Cycle use from the site is not considered to be high and it is considered

that the existing lightly trafficked network around the site is conducive to cycle movements. It has been established that access to a bus service is possible.

TA Addendum - Based on the conclusion of the TA for 70 units, it is concluded that the traffic generated by the reduced development of 43 units will have a negligible, and clearly reduced, impact to the local road network.

Habitat Survey - Neither of the SSSIs would be affected by the development. Whinnerston SSSI is 400m to the south however it is separated from the development area by a hill. There are no protected habitats on site. As most of the site is improved grassland there is little concern for the loss of this habitat. Birds are mainly utilising the site for feeding and nesting in adjacent woodland and gardens. If the development takes place during the bird nesting season (March to August) a nest check will be required to ensure no nests are disturbed.

Pre-Application Consultation Report - A public event took place at Cargil Hall on 5th June 2014. A total of 46 people attended the event. The main points raised related to inadequate access incapable of accommodating further vehicles; houses too large for the plots in comparison with immediate properties; heights of buildings should be in keeping with surrounding area; development appears cramped; views of the countryside will be lost; and, the site should remain in the green belt and brownfield sites developed.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies of the Development Plan and any other material considerations. In this case the relevant

documents of the Development Plan are the Adopted Renfrewshire Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The application site is identified in the LDP proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the council will support and encourage residential development on these sites, as identified in Schedule 1 and 2, as additional allocated housing sites to meet identified housing requirements. Schedule 2 identifies the application site as having an indicative capacity of 40 units. The development of these sites require to comply with the criteria set out in the New Development SG to ensure that they make a positive contribution to Renfrewshire's places.

The New Development Supplementary Guidance 'Places Development Criteria' sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development; and, development proposals should create attractive and well connected street networks. Assessing the development in terms of these criteria, the following comments can be made.

Development density is considered appropriate to this location and fits with surrounding dwellings and the wider area which is mixed in terms of density, house type, size and design. The proposed form, layout, design and scale are all commensurate with the character of the surrounding area. In this regard the site is bordered by 1.5 storey properties to the east and 1.5 and 2 storey properties to the north. The layout has been designed to

assimilate with and reduce impacts on existing dwellings through location and orientation and the use of landscape features and buffers at strategic locations. Internal footpath routes have been integrated with the existing network and connectivity to nearby facilities and non vehicular routes has been strengthened.

The SUDs basin in the south eastern corner of the site forms an attractive landscape feature with surrounding plots orientated accordingly. The properties are detached with a combination of both integral garages and varied parking arrangements, allowing for variation within the street scene. The palette of materials to be used has been designed to complement those found in the immediate area assisting in assimilating the development into this location. The palette will be used to accentuate and highlight key areas within the layout such as corner turning units and key frontages. Planting has been used throughout to encourage biodiversity and to soften the appearance of hard surfaces.

Policy I5, and the Flooding and Drainage SG, are also material planning considerations and set out a series of criteria which require to be considered. These generally require minimum standards to reduce the risk of flooding in new developments and to ensure that the risk of flooding is fully taken into account in the assessment of new development proposals. The applicants have, through the submission of a Drainage Impact Assessment (DIA) and Flood Risk Assessment (FRA), demonstrated that subject to compliance with the DIA and FRA the buildings and persons occupying the developed site would not be at an unacceptable risk from flooding.

Scottish Water has confirmed that they have no objections to the proposal subject to a suitable connection to their infrastructure.

SEPA has no objection to the proposal in relation to flooding and no objection in relation to drainage subject to additional information being submitted. The additional information has been received and the Director of Community Resources (Design Services) is satisfied that this information adequately addresses the appropriate drainage for the site.

In terms of the SG relative to contamination the Director of Community Resources has no objection to the proposals and is satisfied that any potential contamination of the site can be addressed by a condition.

Referring to the points of objection not already addressed I would comment as follows.

With regard to the allocation of 40 units within the LDP, this was indicative only and was based on a notional appraisal of the site. The LDP does not seek to set precise numbers for each identified site but rather is to give an overall notional capacity for all sites released/identified through the plan. Some sites will be capable of taking more units at the detailed planning stage and others will be able to accommodate less. Originally 50 dwellings were proposed by the applicant but, through negotiations during the application process, this has now been reduced to 43 dwellings and the developable area scaled back in line with the indicative allocation within the LDP. A layout is now proposed which can be reasonably accommodated within the site and it has been demonstrated, that the proposal complies with the relevant policies and SG of the Adopted Plan and the supporting Renfrewshire Places Residential Design Guide.

With regard to drainage infrastructure and flooding it is a requirement of SEPA, Renfrewshire Council and Scottish Water that a sustainable drainage network is designed and constructed to ensure adequate drainage of surface water and

wastewater to appropriate outfalls without compromising the capacity of the existing sewerage network or the quality of any adjacent watercourses. The FRA has demonstrated that there is no significant risk of flooding to the site from any potential watercourses in the area.

The main issue associated with the proposed development is disposal of surface water from the site and the Drainage Impact Assessment submitted in support of the application demonstrates that the site can be appropriately drained both in terms of surface water and foul water. The surface runoff from the development site will discharge by gravity to a SUD's basin located in the south eastern corner of the site which will provide both treatment and attenuation to all runoff prior to connecting into the existing adopted surface water sewer in Shillingworth Place.

In relation to the use of generic parameters to assess existing runoff from the site and the capacity of the existing sewers, the Director of Community Resources has confirmed that the parameters used are approved and are more stringent in their requirements than those suggested in the objection. As such the attenuation required for the runoff from the site is similarly stringent. The existence of high rockhead/low soil depth site specific characteristics was known at the time of assessment and a conservative approach to surface water flood risk management has been taken. With regard to sewer capacity to cater for surface water and foul discharge, any measures required through Scottish Water Developer Assessment will be implemented in line with the DIA and secured through a planning condition. Through consultation with the Head of Roads (Design Services), SEPA and Scottish Water, it has been established that the proposed development is acceptable.

With regard to roads and traffic concerns the transport assessment considered that the modest level of additional traffic generated by the proposed development will not have a significant detrimental impact on local roads and junctions. Consultation with the Head of Roads (Traffic) has established that the development is acceptable on traffic safety and parking grounds. There is no reasonable justification, therefore, to request that the developer undertake any off site road improvements works. With regard to the objection that the TA has used average statistics in relation to household size etc., the Head of Roads has confirmed that the methodology used in the traffic assessment is consistent with that used for similar developments. On the basis that this report was acceptable for 70 units there is no justification to request a recalculation or that another report be prepared and submitted.

With regard to the amenity of residents on Earl Place, Shillingworth Place, Kilgraston Road and Shillingworth Steading's, the layout has been designed to ensure that levels of privacy are maintained and that no unacceptable impact will occur. Particular consideration has been given to the change in levels between the existing dwellings on Earl Place and Shillingworth Place and the application site and to any impact which may occur as a result. Through the choice of dwelling type, positioning and orientation of houses, adequate separation distances have been maintained. No directly opposing windows will be closer than 18 metres, which is in line with the Renfrewshire's Places Residential Design Guide; and, acceptable amenity space has been provided commensurate with surrounding development. Although ground levels rise throughout the site requiring retaining walls in a variety of plots, the plot sizes and parking configuration is such that acceptable residential environments have been created. The sections submitted as part of the application demonstrate that roof levels on the boundaries with Earl

Place, Shillingworth Place, Kilgraston Road and Shillingworth Steadings will not appear unacceptably overbearing.

With regard to the greenbelt boundary, the area of development has been scaled back to reflect the LDP site boundary and a 'defensible' landscaped strip is proposed between the extent of the developed area and the greenbelt to the west and between the development and Shillingworth Steadings to the south. Further details of the planting mix will be required through planning condition to ensure that an acceptable, and robust, greenbelt edge is achieved.

With regard to the information submitted as part of the planning application it should be noted that there is a minimal level of information required to render an application valid, which has been submitted in this instance. Any additional information which the Council considers necessary to enable a proper assessment of the application to be undertaken can be requested from the applicant. In this instance, the applicant has been asked to submit additional information and make amendments to the scheme where necessary and this information has been made available to the public through the website.

The hammerhead to the south of the site adjacent to the SUDS basin provides access to houses on the southern portion of the site. There is no known intention to extend development in a southerly direction and any proposal of this nature would be contrary to the terms of the Adopted Local Development Plan.

With regard to the accuracy of the geological/land study submitted in support of the application and specific concerns raised that the existence of radon gas has not been considered, consultation with the Director of Community Resources has confirmed that, using the best available reference data, the area of the application site is not designated as a radon affected

area. In addition building regulations made under the Building (Scotland) Act 2003 set mandatory standards to ensure that new buildings are designed and constructed so that there is no threat to people in and around buildings from radon gas.

The availability of services including adequate provision within schools was considered when the site was identified for release through the LDP process.

It is therefore concluded that, subject to conditions, the proposed development complies with the policies and guidance of the Adopted Renfrewshire Local Development Plan and that all issues raised by cosultees can be satisfied through the imposition of conditions. The issues raised by representees have been addressed above and there are no other material considerations which would justify refusal.

Recommendation and Reasons for Decision

In light of the foregoing, it is considered that the proposals are acceptable having regard to the relevant national guidance, Local Development Plan policies and associated SG. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

1. 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.

2. Prior to the commencement of development on site the developer shall provide for the written approval of the Planning Authority:-

- a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within that development, and
- b) a remediation strategy / method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports; Reports shall be prepared in accordance with BS10175: 2011- Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority.

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

3. Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that unit, submitted under the terms of Condition 2 above, shall be submitted to the Planning Authority for written approval.

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

4. Prior to 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 in writing 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 written satisfaction of the Planning Authority.

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

5. That before any development commences on site, a scheme of landscaping for the western and southern boundary of the site shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

6. That prior to occupation of the last 3 dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 above, and approved through Drawings 135.101.01b, 135.101.02b, 135.101.03b and 135.101.04b shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

7. That the drainage arrangements including SUDS shall be implemented in accordance with the details contained within the Flood Risk Assessment Report by Kaya Consulting Limited dated 20th October 2014, the Drainage Impact Assessment Report by David R Murray and Associates dated May 2015 and

Drawing Numbers E10389/1001 Rev B (Preliminary Levels Layout), E10389/2001 (Preliminary Drainage Layout) and E10389/2002 (Flood Routing Drawing). These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling house hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

8. That before development commences on site, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

9. That before development commences on site, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

10. That before development commences, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

11. That during the construction phase of the development, all construction traffic shall access the site from Kilgraston Road by means of a temporary access road created for that purpose and as illustrated on Drawing No 15017(SK)001G. Once the development is complete and prior to the occupation of the last house, the temporary construction access road shall be removed, the pedestrian access

proposed from Kilgraston Road and shown on Drawing No 15017(SK)001G shall be formed and fully operational, and the remainder of the former temporary construction access road shall be landscaped to the written satisfaction of the Planning Authority.

Reason: To ensure that construction traffic does not unacceptably impact on residential amenity and that the site is finished to an acceptable standard.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0045/LB



Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East and Ralston

Applicant

Vinemeadow Ltd
Whitehill House
Carnethie Street
Rosewell
EH24 9EG

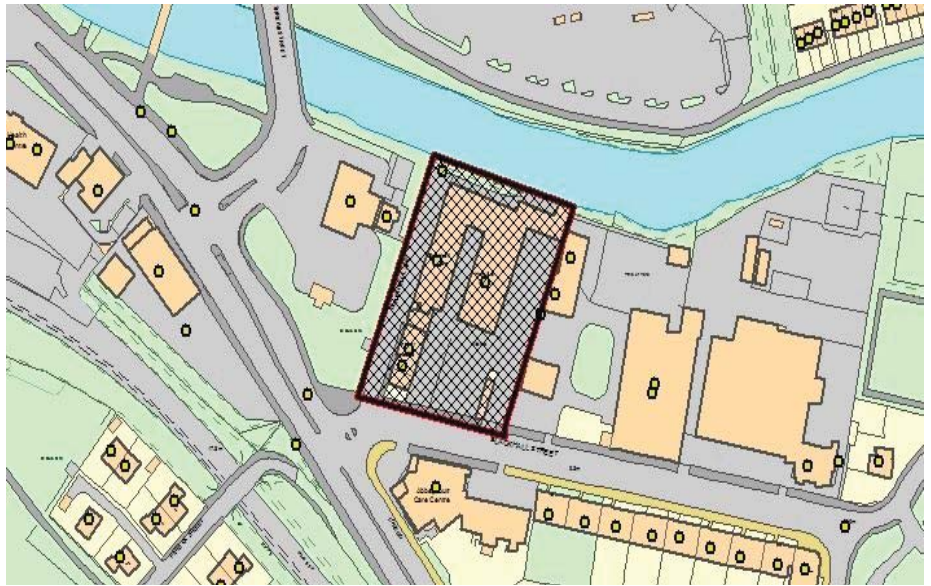
Registered: 04/02/2015

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF BLACKHALL HOUSE INCLUDING TOWER, ANCHOR HOUSE AND HAMILTON HOUSE

LOCATION: LAND BLACKHALL LANE, BLACKHALL STREET, PAISLEY

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Disposed to grant subject to conditions.



Fraser Carlin
Head of Planning and
Development

SUMMARY OF REPORT

- The Scottish Historic Environment Policy and adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests regarding demolition, only one of which requires to be satisfied, and these relate to whether the building is of special interest; whether it is beyond repair; whether refurbishment is economically viable; and, whether there are wider public benefits.
- There have been eighty-eight letters of objection on the grounds that the building is important to Paisley's heritage; it should be retained; a new use should be found for it; and other parties should be given the opportunity to acquire it.
- The principal consideration is that refusing demolition would not guarantee whether a scheme would come forward at some future date for refurbishment and re-use; whilst consent for demolition would be irreversible, but could result in regeneration of the site for new housing.
- The matter is finely balanced and it is considered that the applicants have demonstrated that the buildings are beyond viable refurbishment for reuse.

Description

This application seeks listed building consent to demolish the Category C listed Blackhall Mill complex located at Blackhall Lane, Paisley. The main part of the mill, Blackhall House, faces onto Blackhall Lane and is four storeys high; there is a two storey wing attached to the south side of the main mill building (Anchor House) with a single storey shed attached; a lift/stair tower with decorative roof on the north east corner of the main mill building; and a two storey extension (Hamilton House) to the west of the main building. The complex comprises a series of plain, regular elevations, finished in brick, which are typical examples of large mill buildings. The building(s) has been used in the more recent past for a variety of office and industrial/commercial uses but is now largely vacant.

The application site is located between the White Cart Water to the north and Blackhall Street to the south, with workshops on the eastern boundary and Blackhall Lane and a petrol filling station to the west. The tower and Blackhall House are notable landmarks from public vantage points around Paisley. The mill originates from the 1840s and was originally a silk mill, latterly changing to paper. The building is also loosely grouped with other nearby mill buildings at Anchor and Mile End Mills. There are no internal features of significance and the interior has been comprehensively modernised in the past resulting in little remaining evidence of its former industrial use.

The application proposes the demolition of all buildings on the site. Listed Building Consent has previously been granted to demolish Anchor House, the shed and Hamilton House as part of the redevelopment of the wider site (approved in September 2008) which would have safeguarded and secured the productive re-use of Blackhall House and tower (the most important listed buildings on the site) as part of the overall development.

Consent is now sought to also demolish the mill complex including the tower and Blackhall House. The application is accompanied by a statement seeking to justify the demolition, a Structural Report on the building, and viability assessments on the potential to retain and re-use the buildings. Planning permission in principle is also sought for the redevelopment of the site for residential purposes (application ref 15/0044/PP and 15/0047/PP).

History

13/0403/PP - Mixed use development comprising retail, business, industrial and storage and distribution uses with associated roads, parking and landscaping (in principle). Refused 12 November, 2013.

11/0849/LB - Demolition of Blackhall House and Tower, Anchor House and Hamilton House - Refused 12 November, 2013.

11/0728/NO - A pre-application notification was submitted on 19/10/11 proposing the erection of a mixed residential, care home, hotel, retail, business and industrial development on the site of the mill and adjacent industrial buildings.

11/0589/NO - A pre-application notification was submitted on 15/08/12 proposing a mixed use development on the site of the mill and adjacent industrial buildings.

07/1102/LB - Listed building consent was granted on 04/09/08 for the demolition of Anchor House and Hamilton House as well as light industrial units as part of the redevelopment of the site for 194 residential flats.

07/1101/PP - Demolition of light industrial units, Anchor House and Hamilton House, redevelopment of Blackhall House including stair tower and construction of flatted development with a commercial unit and associated car parking. The Board, at its meeting on 24 June, 2008 was

disposed to approve subject to a Section 75 agreement (for the off-site provision of recreational areas which could not be accommodated within the site). Planning permission was subsequently refused on 19/05/10 as the applicant failed to conclude the Section 75 agreement.

99/0153/PP - Planning permission was approved on 06/04/99 for the change of use of Anchor House to light industry with a music school on the upper floor.

Policy and Material Considerations

Development Plan - Adopted
Renfrewshire Local Development Plan
Policy ENV3 - Built Heritage

Built Heritage Supplementary Guidance
Listed Buildings - Demolition of Listed Buildings

Material considerations

Planning legislation requires that planning decisions, in relation to listed buildings, are made in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1997 and the Development Plan unless material considerations indicate otherwise. In this case, the proposed demolition needs to be assessed in terms of the above policies, the report submitted on the structure of the building, an assessment of its structural condition and viability for re-use, and any other material considerations including the Scottish Historic Environment Policy (SHEP) and the accompanying guidance note Managing Change in the Historic Environment – Demolition.

Publicity

The application was advertised in the Edinburgh Gazette and the Paisley Daily Express and a site notice was posted. The deadline for representations was 18 March, 2015.

Objections/ Representations

Eighty eight objections have been received, the substance of which is that the building should be retained; a new use should be found for it; it represents a significant part of Paisley's industrial heritage; and, that opportunities exist for other parties to acquire the building and convert it to other productive uses subject to receiving the necessary grant and funding assistance.

Consultations

Historic Scotland - Initially commented that further information was required in respect of the development economics including any cross-funding opportunities by considering both sites in a wider context rather than the listed buildings in isolation from the land around them; and details of marketing exercises. Historic Scotland consider that options other than housing should be explored for both the listed buildings and surrounding land. A subsequent response suggested that whilst the emphasis has been on finding a residential use, a less expensive programme of work might be achieved if the building were fitted out for light industrial use. Historic Scotland also noted that previous schemes involving retail use have been refused by the Council on the grounds of development plan policies and Historic Scotland consider that it would be helpful if the Council were able to set out why this principle is considered to outweigh the benefits of retaining this important listed building. Historic Scotland noted the contribution that this building makes to Paisley's townscape and commented that if the Council is minded to accept the demolition of the building, further thought be given to the form and massing of the replacement buildings. Historic Scotland suggest that recreating the outline of the existing building would help mitigate its loss to a certain degree. Further information submitted by the applicants seeking to address these

matters was referred to Historic Scotland and no response has been forthcoming.

West of Scotland Archaeology Service - Comments on the historic sequence of developments on the site and notes local and national policies' preference of preservation in situ. However, it further comments that if in situ preservation is no longer possible, the alternative would be to ensure that there is a full record of the building prior to its demolition.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposed demolition requires to be considered in terms of the applicable policies which indicate that the Council should not grant listed building consent for demolition unless it has been demonstrated that all practical ways of retaining the building have been examined.

Both the Scottish Historic Environment Policy (SHEP) and Managing Change in the Historic Environment - Demolition, requires that applications for the demolition of listed buildings be justified against one or more of four tests. These four tests are re-stated in the New Development SG (Built Heritage: Demolition). Whilst the demolition of Anchor House, Hamilton House and the shed have previously been authorised; this was contingent on Blackhall House and tower being refurbished as an integral part of the earlier scheme. This application proposes the clearance of all buildings from the site. The SHEP and the New Development SG requires that only one of the four tests be satisfied.

Each of the SHEP tests are considered as follows:

The buildings are not of special interest

- The tower and Blackhall House are of special historic interest for Paisley. They are both listed buildings and are important examples of industrial architecture of that period. They make a valuable contribution to the streetscape as well as the social and economic history of the town. They are also important as part of the grouping with the other nearby mill buildings at Anchor and Mile End; and Blackhall House may be the only known surviving example of a purpose-built silk mill in Scotland. The applicants have not sought to demonstrate, nor would such an approach be supported, that the buildings are not of special interest.

The condition of the buildings are beyond repair

- The various reports submitted by the applicants have highlighted problems with the buildings and concluded that the tower was in a dangerous condition and an imminent risk of collapse. It has also been stated that Blackhall House had problems with the facing brick and timber decay that was considered to make it beyond repair. Based on the earlier report Historic Scotland requested that the site was visited by the Council's Building Standards Section to assess the situation. The building was inspected in February 2012. It was noted that at that time there was severe cracking in the tower and that parts of the masonry had fallen away. The margins of the round windows close to the top of the tower have deformed. A further inspection took place earlier this year. However the building is not assessed to be dangerous in terms of the Building (Scotland) Act 2003 and is not considered to pose an immediate risk to public safety. These inspections also assessed the general condition of Blackhall House and the tower and although in a state of disrepair, were considered capable of being brought back into use with appropriate repair works. The report stated that a lot of the damage caused to Blackhall House was based on water ingress. The more recent inspection

indicates that further deterioration has taken place. The building, however, is not considered to be incapable of repair.

Economic Viability - Historic Scotland's Managing Change Guidance Note acknowledges that consent may also be granted for demolition of a listed building that is capable of repair but where the costs of doing so mean that its repair would not be viable. The applicants have submitted supporting assessments both demonstrating the marketing of the building and also viability appraisals. These variously include options to keep all of the buildings with a limited number of new build units; keeping only Blackhall House and develop new build on the remainder of its site; and, keeping Blackhall House and developing new build on the remainder of its site and also the adjoining site. Each of these scenarios indicate the costs of the works necessary to refurbish the principal building for re-use, expected returns on such a development and project shortfalls. Various scenarios are tested and all are concluded to be incapable of achieving a viable development project. Whilst each scenario has focussed on refurbishment for residential purposes, which is arguably the most expensive scenario, it is accepted that refurbishment for other forms of occupation would deliver correspondingly lower returns. It seems clear that there is likely to be little demand for industrial/commercial/business floorspace in such a location; that there already exists an ample supply of modern good quality industrial /business floorspace; and there are vacant commercial/business premises within Paisley town centre which are better located or provide a better immediate environment or offer support services.

Evidence of marketing exercises to attract tenant interest and to promote the building for sale (in an attempt to secure a new owner with refurbishment proposals and the necessary funding), failed to attract any tangible interest and none which was

pursued by any of the very limited number of respondents.

Wider public benefits - There can be exceptional circumstances where the retention of a building may prevent wider public benefits flowing from the redevelopment of the site. The previous application to demolish was accompanied by proposals to redevelop the site for retail purposes. This was considered to be contrary to planning policy and in such circumstances would not have delivered any wider public benefits as it would have potentially diverted retail investment from the town centre. The redevelopment of the site for residential purposes, however, could have wider public benefits: firstly, in terms of increasing the supply of land for housing; and secondly, regenerating the site for compatible and complementary uses which would benefit the amenity of surrounding residents in particular and the amenity of the surrounding area in general. The test set out in the SHEP requires it to be demonstrated that demolition is essential to delivering these wider public benefits. The Managing Change Guidance clarifies that typically, these cases would be of national or regional significance. Whilst this test may be partly met in terms of delivering wider public benefits, these would not flow from a development which could reasonably be considered as being of national or regional significance.

Historic Scotland queried why the Council considered that the application of its retail policies, as set out in the adopted Renfrewshire Local Development Plan, should outweigh the consideration of a retail use as a mechanism to safeguard this particular building. In response to this, it is considered that directing retail uses to Paisley Town Centre has two primary benefits. Firstly, it complies with the sequential approach set out in Scottish Planning Policy by seeking to safeguard the continued vitality and viability of Paisley as a centre and prevent leakage of expenditure or dispersal of investment

to other areas. Secondly, Paisley Town Centre also contains many fine listed buildings which themselves are lying vacant or competing for a limited number of potential occupiers. Accepting retail uses elsewhere would have the potential to dilute these efforts. Paisley Town Centre is the focus of the ongoing Heritage Asset Strategy and any significant additional retail floorspace, if approved on an edge of town centre/out of centre site nearby, could undermine this strategy.

In response to Historic Scotland's suggestion that any replacement building recreates the outline, form and massing of the building, to help mitigate its loss, it is considered that there is little practical merit in such an approach. Whilst it is accepted that when viewed from a distance the remaining former mill buildings can be perceived as a loose grouping, their intrinsic merit stems from their original purpose and individuality. The eastern setting of Anchor Mill is dominated by the low-rise expanse of the adjacent Morrison's supermarket; and the southern, eastern and western settings of Mile End Mill are characterised by modern flatted developments and suburban scale domestic dwellings. The southern setting of Blackhall House is characterised by tenemental properties and a mix of more recent commercial and industrial properties. The original industrial townscape of large scale, contemporaneous mills, dye works and associated uses within a traditional street pattern has gradually been replaced with more recent interventions. Should the demolition of the buildings take place, there appears to be no over-riding justification to requiring subsequent development to mirror that which was lost in terms of height, scale, massing or outline.

Cognisance should also be given the particular qualities of the buildings which are the subject of this application. It is clear that by virtue of their age and original

function, Blackhall House, and to a lesser extent Hamilton House and Anchor House, are of significance to Paisley's heritage. They provide notable landmarks, particularly the tower. In comparison to both Anchor Mill and Mile End Mill, however, Blackhall House, Hamilton House and Anchor House are much smaller, less imposing and provide a much less significant architectural presence than these two counterparts. Blackhall House and Anchor Houses' original brick exteriors have been partially painted (front facade and ground/first floor of rear facade); most of Hamilton House has been reduced in height by two storeys and its roof has been replaced and reclad in profiled metal sheeting; the fenestration arrangement on all three buildings is simpler with smaller openings and a higher solid to void ratio than either Anchor Mill or Mile End Mill; they lack wallhead balustrade or parapet detailing evident on the other former mill buildings; and have little if any of their original boundary treatments remaining. This notwithstanding, the building(s) are nevertheless notable examples of their type and period.

The matter that requires to be considered, therefore, is whether it is economically viable to retain the building for re-use. Previous schemes which have included a significantly greater number of new build residential units and the refurbishment of the listed building; and these have failed to progress. It is possible that development values may increase at some time in the future to make a scheme more viable; assuming that the building does not deteriorate further and correspondingly increase refurbishment/repair costs and thereby unfavourably affect the equilibrium of a scheme. The recent closure, vacation and boarding-up of the nearby care home, and it's uncertain future prospects, has not enhanced the environs of the listed building nor positively contributed to potential returns from prospective tenants or residential purchasers.

Policy ENV3 of the adopted Renfrewshire Local Development Plan sets out that the built heritage, including listed buildings, will be safeguarded, conserved and enhanced where appropriate. The corresponding New Development Supplementary Guidance 'Demolition of Listed Buildings' reiterates the approach set out in the SHEP, that there is a presumption against demolition, and that demolition will only be acceptable where one of the four tests are satisfied.

In summary, the case for and against demolition is finely balanced with no overwhelming evidence to unequivocally point in favour of one way or another. The issue is largely one of preservation versus regeneration. The preservation approach would leave many uncertainties not least whether, if ever, a viable scheme would emerge which would secure the repair, refurbishment and productive re-use of the building and surrounding land; and which contained a range of uses which did not unacceptably compete with the town centre. The regeneration approach, contingent on the imposition of a binding condition, could secure the redevelopment of the site in relatively early course; but with the irreversible loss of the buildings.

On balance, it is considered that the applicants have satisfied the relevant test and have demonstrated that the buildings are beyond viable conversion, refurbishment or reuse.

Recommendation and Reasons for Decision

It is considered that the relevant test in the SHEP has been satisfied and it is therefore recommended that the Board be disposed to grant listed building consent for demolition, subject to the matter being referred to Historic Scotland. Historic Scotland may thereafter, ratify the Council's decision; or require that the matter be referred to them for a decision.

Recommendation

DISPOSED TO GRANT SUBJECT TO CONDITIONS

Other Action

1. This application requires to be referred to Historic Scotland.

Conditions & Reasons

1. Reason for Decision.

The relevant test set out in the Scottish Historic Environment Policy has been satisfied.

2. No demolition shall take place until it has been demonstrated to the written satisfaction of the Planning Authority that signed and binding contracts are in place to secure the redevelopment of the sites immediately following demolition, and in a manner consistent with that set out in planning permission in principle reference numbers 15/0044/PP and 15/0047/PP. The redevelopment of the sites shall thereafter only proceed in accordance with the terms and conditions set out in these planning permissions in principle and any subsequent Approval of Matters Specified in Conditions relative thereto.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site immediately following its demolition.

3. Prior to development commencing, the developer shall secure the implementation of an archaeological standing building survey of the extant structures, to be carried out by an organisation which has been approved by the Planning Authority. The scope of the archaeological standing survey will be set by the Planning Authority in consultation with the West of Scotland Archaeology Service. The name of the archaeological organisation retained

by the developer shall be provided in writing to the Planning Authority, and copied to the West of Scotland Archaeology Service, not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record on completion.

Reason: To ensure that an appropriate record of the building in its final form is obtained prior to its demolition.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0047/PP



Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East and Ralston

Applicant

Vinemeadow Ltd
Whitehill House
Carnethie Street
Rosewell
EH24 9EG

Registered: 13/02/2015

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF INDUSTRIAL BUILDINGS AND ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, PARKING AND LANDSCAPING (IN PRINCIPLE)

LOCATION: LAND AT BLACKHALL LANE, BLACKHALL STREET, PAISLEY

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Grant subject to conditions.



Fraser Carlin
Head of Planning and
Development

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan land use designation Policy P1 'Places'.
- There have been 88 letters of objection relating to the demolition of the listed building on the site. One letter supports redevelopment subject to adequate off-street parking being provided.
- Consent has previously been granted on this site for a development including residential use (contingent on the conversion of the listed building).
- The form, design, density and layout of the development are considered to be capable of being addressed by conditions requiring the submission of further details; and there are no identified infrastructure or other constraints which would preclude residential uses in principle.

Description

These proposals comprise part of a suite of three applications, the second being a similar proposal for the adjoining site immediately to the west; and the third relating to the demolition of the listed buildings to the west.

Planning permission, in principle, is sought for the demolition of industrial buildings and for the erection of a residential development with associated access roads, parking and landscaping on land at Blackhall Street/Blackhall Lane, Paisley. This application relates to the eastern portion of the site which extends to approximately 0.63 ha and is occupied by a variety of industrial buildings, all of which are routine and of no architectural or historic merit.

The site is bounded to the north by the White Cart Water, to the east by industrial/commercial uses and an electricity sub-station, to the west by further industrial/commercial buildings including a former mill complex which is listed Category C, and to the south by a vacant, former care home (recently closed and secured) and traditional sandstone, three-storey residential tenemental flats.

The indicative proposals show the development being laid out in a series of cul-de-sacs, and comprising some 41 dwellings units in the form of houses and flats with access being taken off Blackhall Street.

History

13/0403/PP - Mixed use development comprising retail, business, industrial and storage distribution uses with associated roads, parking and landscaping (in principle). Refused 12 November, 2013.

11/0849/LB - Demolition of Blackhall House and Tower, Anchor House and Hamilton House - Refused 12 November, 2013.

11/0728/NO - A pre-application notification was submitted on 19/10/11 proposing the erection of a mixed residential, care home, hotel, retail, business and industrial development on the site of the mill and adjacent industrial buildings.

11/0589/NO - A pre-application notification was submitted on 15/08/12 proposing a mixed use development on the site of the mill and adjacent industrial buildings.

07/1102/LB - Listed building consent was granted on 04/09/08 for the demolition of Anchor House and Hamilton House as well as light industrial units as part of the redevelopment of the site for 194 residential flats.

07/1101/PP - Demolition of light industrial units, Anchor House and Hamilton House, redevelopment of Blackhall House including stair tower and construction of flatted development with a commercial unit and associated car parking. The Board, at its meeting on 24 June, 2008 was disposed to approve subject to a Section 75 agreement (for the off-site provision of recreational areas which could not be accommodated within the site). Planning permission was subsequently refused on 19/05/10 as the applicant failed to conclude the Section 75 agreement.

99/0153/PP - Planning permission was approved on 06/04/99 for the change of use of Anchor House to light industry with a music school on the upper floor.

Policy and Material Considerations

Development Plan - Adopted Renfrewshire Local Development Plan

The site lies within an area designated under Policy P1 'Places'.

Policy I1 'Connecting Places' relates to access and connectivity.

Policy I5 'Flooding and Drainage' promotes sustainable flood risk management and drainage measures.

Policy ENV 3 'Built Heritage' relates to listed buildings and conservation area interests.

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. The New Development Supplementary Guidance is also a material consideration as are the views of the consultees and those set out in letters of representation.

Publicity

The proposals were subject to neighbour notification in accordance with statute. The proposals were also subject to press advertisement with a deadline for representations of 11 March, 2015.

Objections/ Representations

Eighty-eight letters of objection have been received and these relate to the requirement to demolish the listed buildings to facilitate the proposed development. The substance of these are set out in the 'linked' application for listed building consent (reference 15/0045/LB).

A letter of representation from a local resident generally supports redevelopment but expresses concerns over the adequacy of parking provision.

Consultations

Scottish Natural Heritage - Commented that the proposals would not affect any statutory designated site. SNH agrees with the conclusions set out in the supporting bat survey and notes that a licence would be required before the development proceeds.

Scottish Environmental Protection Agency - No objection subject to a condition that appropriate flood management measures are adopted. West of Scotland Archaeology Service - Commented that whilst the preferred approach would be that the former mill

complex remains, if this is not possible a condition is proposed to ensure a standing building survey is undertaken to ensure that there is a full record of the building prior to its demolition.

Director of Community Resources (Environmental) - No objection subject to conditions in respect of contaminated land. It was further recommended that the application not be determined until detailed surveys and schemes had been prepared in respect of road traffic noise; and industrial/commercial noise; and artificial lighting from the adjacent petrol filling station.

Director of Community Resources (Drainage) - No objection. The Flood Risk Assessment is considered to be acceptable. Detailed drainage design including SUDS would require to be submitted for approval.

Director of Community Resources (Traffic) - No objection subject to conditions in respect of access and parking arrangements complying with the appropriate design standards.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments

Bat Survey - Concludes that there is relatively low bat activity and recommends a system of working and proposed mitigation measures.

Flood Risk Assessment - Concludes that part of the site is at risk of flooding from the 200-year fluvial flows from the adjacent White Cart Water. It is therefore recommended that this can be mitigated by setting finished floor levels to give approximately 1 metre of freeboard above the 200-year water level.

Noise Impact Assessment - Considers the potential impact of noise from the SP Power Systems site and concludes that

there is likely to be cause for complaint particularly if the proposed building were to be tall enough to allow uninterrupted line of sight from the transformers.

Transport Statement - Concludes that the site can be accessed by a variety of transport modes and that the projected level of trip generation will not have a significant detrimental impact on local roads and junctions. It is recommended that the development should be designed in accordance with the local roads development guidelines.

Planning Statement - Considers the proposed development within the context of the development plan and other material planning considerations and sets out a justification for the demolition of the listed building. It concludes that the retention, refurbishment and redevelopment of the listed building is not economically viable and that the redevelopment of the site for residential purposes does not conflict with the land use designation for the site as set out in the adopted Renfrewshire Local Development Plan.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The principal planning issues to be addressed are whether the proposals accord with the development plan and whether, having regard to all other material planning considerations, the proposals are otherwise acceptable.

The fundamental consideration is whether there is adequate justification for the demolition of the listed building(s) which occupy a substantial portion of the site. The clearance of the site is a basic pre-requisite to the site being redeveloped for residential purposes in the manner described in this application. The assessment of this is addressed in detail in the linked listed building application for demolition (reference 15/ 0045/LB). On the basis that the recommendation that

listed building consent to demolish the building is accepted, on the grounds that the retention, refurbishment and re-use is not economically viable, the following assessment considers the redevelopment proposal against the provisions of the adopted Renfrewshire Local Development Plan and other material considerations.

The site falls within an area designated under Policy P1 'Places' which requires that there will be a general presumption in favour of the continuance of the built form. The policy expects that new development should be compatible with and complementary to existing uses and demonstrate that they would cause no significant harm. The proposed redevelopment of the site for residential purposes would be compatible with the adjacent residential uses prevailing within the tenemental properties to the south, on the opposite side of Blackhall Street.

The New Development Supplementary Guidance sets out the development criteria which development proposals require to satisfy and these are considered as follows:-

- Whilst consent in principle is being sought at this stage, and few details are available, it is considered that the site is capable of being designed in such a manner that the layout, built form, and finishing materials are of a high quality and accord with the principles of the Architecture and Place Policy and Designing Streets; and the Council's Residential Design Guidelines.
- The density of the proposed development is consistent with that of the surrounding residential areas.
- There are no identified service constraints.
- There are no existing areas of public or private open space within the site and their retention is therefore not necessary.

- There are no existing landscape features on the site and therefore their retention is not required. Ecological matters have been addressed through the bat survey recommendations and mitigation measures.
- The New Development SG specifies that surrounding land uses should not have a significant adverse effect on the proposed development with regards to visual amenity, noise, smell, traffic, hours of operation, vibration, dust, overlooking and meeting statutory air quality objectives. Whilst the proposed development is not considered to impact adversely on the surrounding uses, these surrounding uses nevertheless have the potential to impact on residential amenity if not adequately addressed. Whilst it is recognised that the application is in principle, and details are not available in respect of elevational treatments, height and position of buildings (other than that shown on an indicative layout) these matters are considered to be capable of being satisfactorily addressed. This will require careful layout design, elevational treatment and building orientation, the positioning of noise sensitive accommodation away from the sources of noise or potential nuisance and other interventions such as acoustic glazing and/or barriers and/or separation distances to achieve an acceptable level of mitigation. Subject to these necessary design considerations being progressed to a fully detailed stage, the proposed residential use is assessed as being capable of satisfactorily co-existing with the neighbouring uses and activities.

The site is well placed to connect to a variety of transport modes consistent with Policy I1; has easy access both on foot

and by public transport to retail and other facilities; and has scope to be built-out in a variety of ways which would respect the surrounding built form. The site is considered to be capable of satisfying the salient aspects of the SG 'Places Checklist' in terms of access and connectivity, environment and community, context and character, buildings and design, and layout and built form.

The supporting information confirms that with the necessary mitigation, flooding and drainage matters would not act as a constraint to development and satisfies the requirements of Policy I5.

The justification for the demolition of the listed building(s) on the site is set out and considered in detail in linked application reference 15/0045/LB. The relevant test contained within the SHEP with regard to the building not being capable of viable re-use is considered to have been satisfied.

The proposed development would also assist in the regeneration of a visually prominent, unsightly and underutilised site and buildings and has the potential to enhance the amenity of the area.

Recommendation and Reasons for Decision

The proposed residential development is considered to comply with the Renfrewshire Local Development Plan; the demolition of the listed building(s) on site have been justified in terms of the relevant SHEP test; there are no infrastructure or other constraints which would preclude development; and there are no other material considerations which would render the proposals unacceptable to such a degree as to merit refusal. In the light of all of the foregoing it is recommended that planning permission be granted subject to the conditions listed.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

1. 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.

2. Prior to any development commencing on site:-

(a) a site investigation report, characterising the nature and extent of any soil, water and gas contamination on the site, and where remedial works are recommended therein; and
(b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report;

shall be prepared in accordance with current authoritative technical guidance and submitted to the Planning Authority for written approval. These reports shall form part of any submission for the Approval of Matters Specified in Conditions.

Reason: As the approval is in principle only and these details have not been submitted; and to ensure that the site will be made suitable for its proposed use.

3. Prior to occupation of any unit within the site:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use within that phase of development;

shall be submitted to the Planning Authority for written approval. Where separate phases of development are identified, this condition may be discharged on a phased basis where agreed with the Planning Authority.

Reason: As the approval is in principle only and these details have not been submitted; and to demonstrate that the works necessary

to make the site suitable for use have been completed.

4. Prior to the commencement of development, the applicant shall submit for the written approval of the Planning Authority a noise assessment to determine the impact of the adjacent Scottish Power substation noise source on the development. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. The assessment should normally assume open windows for ventilation purposes. Where the maximum rating levels of noise exceed the external site standards as below, a scheme for protecting the proposed dwelling(s) from industrial/stationary noise shall be included as part of the noise survey with no dwelling being constructed at any location at which the Rating Levels cannot be met. Additionally, the scheme shall ensure that internal noise levels do not exceed 40dB daytime and 30dB night-time. Notwithstanding this, where the L_{Amax} level is predicted to exceed 45dB (internal) during the night period within the property the survey shall include appropriate mitigation.

	Site Standard	
	Rating Level (L _A ,Tr) dB	
	Day	Night
Open site/external	55	45

Reason: As the approval is in principle only and these details have not been submitted; and in the interests of residential amenity and to protect the occupants of the dwellings from unacceptable levels of noise intrusion.

5. That prior to the commencement of development, the applicant shall undertake a survey to determine the impact of the existing lighting from the adjacent Scottish Power site and demonstrate for the written approval of the Planning Authority how the proposed housing is to be protected from possible light pollution. The survey shall be submitted to and approved in writing by the Planning Authority and shall include details of:-

- the luminance levels, both horizontal and vertical, on the illuminated part of the site to demonstrate that obtrusive light and glare

does not adversely affect new residential properties.

- the direction and aiming angle of each floodlight and the upward waste light ratio for each light.
- the Environmental Zone, as defined in the Institution of Lighting Engineers Publication – Guidance Notes for the Reduction of Obtrusive Light, within which the site falls.

Thereafter, any works which form part of a scheme to protect the proposed residential properties shall be completed to the satisfaction of the Planning Authority before the dwellings are occupied.

Reason: As the approval is in principle only and these details have not been submitted; and in the interests of residential amenity and to protect the occupants of the dwellings from unacceptable levels of light intrusion.

6. That prior to any work commencing on site, details of flood management measures to protect the dwellings and occupants in the proposed development from the risk of flooding shall be submitted for the written approval of the Planning Authority. The flood management measures shall include details demonstrating an appropriate freeboard allowance which confirms the Finished Floor Level relative to Ordnance Datum. The details thereafter agreed shall be implemented on site in the approved manner prior to the occupation of any of the dwellings hereby approved.

Reason: As the approval is in principle only and these details have not been submitted; and in the interests of residential amenity and to ensure that the residents and dwellings in the proposed development are protected from the risk of flooding.

7. Prior to any works commencing on site, a Drainage Impact Assessment which shall incorporate fully detailed measures demonstrating the drainage arrangements for the site shall be submitted for the written approval of the Planning Authority. The details thereafter agreed shall be fully implemented on site in the approved manner prior to the occupation of any of the dwellings hereby approved.

Reason: As the approval is in principle only and these details have not been submitted; and in the interests of residential amenity and

to ensure that proper arrangements are made for the drainage of the site.

8. That before development starts on any plot individually or cumulatively a written application and plans in respect of the following matters, for any such plot or plots, shall be submitted to, and approved in writing by, the Planning Authority;

- (a) the siting, design and external appearance of all buildings and other structures;
- (b) the means of access to, and egress from, the site (and for the avoidance of doubt the indicative western access/egress is not approved);
- (c) the layout of the site, including all roads, footways, and parking areas;
- (d) the details of, and timetable for, the hard and soft landscaping of the site, existing and proposed;
- (e) the design and location of all boundary walls and fences;
- (f) the phasing of the development;

Reason: The approval is in principle only and these details have not been submitted; in the interests of traffic safety; and in the interests of residential and visual amenity and to ensure that all dwellings have appropriate means of access and adequate parking provision.

9. That the application submitted for matters specified in Condition 8 shall comprise a scheme of landscaping which shall include:-

- (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
- (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; and
- (c) details of the phasing of these works;

Reason: The approval is in principle only and these details have not been submitted; and in the interests of residential and 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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0044/PP



Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East and Ralston

Applicant

Vinemeadow Ltd
Whitehill House
Carnethie Street
Rosewell
EH24 9EG

Registered: 04/02/2015

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF INDUSTRIAL BUILDINGS AND ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, PARKING AND LANDSCAPING (IN PRINCIPLE)

LOCATION: LAND AT BLACKHALL LANE, BLACKHALL STREET, PAISLEY

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Grant subject to conditions.



Fraser Carlin
Head of Planning and
Development

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan land use designation Policy P1 'Places'.
- There have been 88 letters of objection relating to the demolition of the listed building on the site.
- Consent has previously been granted on this site for a development including residential use (contingent on the conversion of the listed building).
- The form, design, density and layout of the development are considered to be capable of being addressed by conditions requiring the submission of further details; and there are no identified infrastructure or other constraints which would preclude residential uses in principle.

Description

These proposals comprise part of a suite of three applications, the second being a similar residential proposal for the adjoining site immediately to the east for some 41 units; and the third relating to the demolition of the listed buildings.

Planning permission, in principle, is sought for the demolition of industrial buildings and for the erection of a residential development with associated access roads, parking and landscaping on land at Blackhall Street/Blackhall Lane, Paisley. This application relates to the western portion of the site which extends to approximately 0.6 ha and is occupied by a variety of industrial buildings, the most significant of which is a four storey former mill building (listed category C) with associated tower.

The site is bounded to the north by the White Cart Water, to the east by further industrial/commercial uses, to the west by a petrol filling station, and to the south by a vacant former care home (recently closed and secured) and residential tenements.

The indicative proposals show the development being laid out in a series of cul-de-sacs, and comprising some 40 dwellings units in the form of houses and flats with access being taken from Blackhall Lane and through the proposed development on the adjoining site to the east.

History

13/0403/PP - Mixed use development comprising retail, business, industrial and storage distribution uses with associated roads, parking and landscaping (in principle). Refused 12 November, 2013.

11/0849/LB - Demolition of Blackhall House and Tower, Anchor House and Hamilton House - Refused 12 November, 2013.

11/0728/NO - A pre-application notification was submitted on 19/10/11 proposing the erection of a mixed residential, care home, hotel, retail, business and industrial development on the site of the mill and adjacent industrial buildings.

11/0589/NO - A pre-application notification was submitted on 15/08/12 proposing a mixed use development on the site of the mill and adjacent industrial buildings.

07/1102/LB - Listed building consent was granted on 04/09/08 for the demolition of Anchor House and Hamilton House as well as light industrial units as part of the redevelopment of the site for 194 residential flats.

07/1101/PP - Demolition of light industrial units, Anchor House and Hamilton House, redevelopment of Blackhall House including stair tower and construction of flatted development with a commercial unit and associated car parking. The Board, at its meeting on 24/06/08 was disposed to approve subject to a Section 75 agreement (for the off-site provision of recreational areas which could not be accommodated within the site). Planning permission was subsequently refused on 19/05/10 as the applicant failed to conclude the Section 75 agreement.

99/0153/PP - Planning permission was approved on 06/04/99 for the change of use of Anchor House to light industry with a music school on the upper floor.

Policy and Material Considerations

Development Plan - Adopted Renfrewshire Local Development Plan

The site lies within an area designated under Policy P1 'Places'.

Policy I1 'Connecting Places' relates to access and connectivity.

Policy I5 'Flooding and Drainage' promotes sustainable flood risk management and drainage measures.

Policy ENV 3 'Built Heritage' relates to listed buildings and conservation area interests.

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. The New Development Supplementary Guidance is also a material consideration as are the views of the consultees and those set out in letters of representation.

Publicity

The proposals were subject to neighbour notification in accordance with statute. The proposals were also subject to press advertisement with a deadline for representations of 11 March, 2015.

Objections/ Representations

Eighty-eight letters of objection have been received and these relate to the proposal to demolish the listed buildings to facilitate the proposed development. The substance of these are set out and addressed in the 'linked' application for listed building consent (reference 15/0045/LB).

Consultations

Scottish Natural Heritage - Commented that the proposals would not affect any statutory designated site. SNH agrees with the conclusions set out in the supporting bat survey and notes that a licence would be required before the development proceeds.

Scottish Environmental Protection Agency - No objection subject to a condition that appropriate flood management measures are adopted.

West of Scotland Archaeology Service - Commented that whilst the preferred approach would be that the former mill complex remains, if this is not possible a condition is proposed to ensure a standing building survey is undertaken to ensure

that there is a full record of the building prior to its demolition.

Director of Community Resources (Environmental) - No objection subject to conditions in respect of contaminated land. It was further recommended that the application not be determined until detailed surveys and schemes had been prepared in respect of road traffic noise; and industrial/commercial noise; and artificial lighting from the adjacent petrol filling station.

Director of Community Resources (Drainage) - No objection. The Flood Risk Assessment is considered to be acceptable. Detailed drainage design including SUDS would require to be submitted for approval.

Director of Community Resources (Traffic) - No objection subject to conditions in respect of access and parking arrangements complying with the appropriate design standards.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments:

Bat Survey - Concludes that there is relatively low bat activity and recommends a system of working and proposed mitigation measures.

Flood Risk Assessment - Concludes that part of the site is at risk of flooding from the 200-year fluvial flows from the adjacent White Cart Water. It is therefore recommended that this can be mitigated by setting finished floor levels to give approximately 1 metre of freeboard above the 200-year water level.

Noise Impact Assessment - Considers the potential impact of noise from the SP Power Systems site and concludes that there is likely to be cause for complaint particularly if the proposed building were

to be tall enough to allow uninterrupted line of sight from the transformers.

Transport Statement - Concludes that the site can be accessed by a variety of transport modes and that the projected level of trip generation will not have a significant detrimental impact on local roads and junctions. It is recommended that the development should be designed in accordance with the local roads development guidelines.

Planning Statement - Considers the proposed development within the context of the development plan and other material planning considerations and sets out a justification for the demolition of the listed building. It concludes that the retention, refurbishment and redevelopment of the listed building is not economically viable and that the redevelopment of the site for residential purposes does not conflict with the land use designation for the site as set out in the adopted Renfrewshire Local Development Plan.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The principal planning issues to be addressed are whether the proposals accord with the development plan and whether, having regard to all other material planning considerations, the proposals are otherwise acceptable.

The fundamental consideration is whether there is adequate justification for the demolition of the listed building(s) which occupy a substantial portion of the site. The clearance of the site is a basic pre-requisite to the site being redeveloped for residential purposes in the manner described in this application. The assessment of this is addressed in detail in the linked listed building application for demolition (reference 15/ 0045/LB). On the basis that the recommendation that listed building consent to demolish the building is accepted, on the grounds that

the retention, refurbishment and re-use is not economically viable, the following assessment considers the redevelopment proposal against the provisions of the adopted Renfrewshire Local Development Plan and other material considerations.

The site falls within an area designated under Policy P1 'Places' which requires that there will be a general presumption in favour of the continuance of the built form. The policy expects that new development should be compatible with and complementary to existing uses and demonstrate that they would cause no significant harm. The proposed redevelopment of the site for residential purposes would be compatible with the adjacent residential uses prevailing within the tenemental properties to the south, on the opposite side of Blackhall Street.

The New Development Supplementary Guidance sets out the development criteria which development proposals require to satisfy and these are considered as follows:-

- Whilst consent in principle is being sought at this stage, and few details are available, it is considered that the site is capable of being designed in such a manner that the layout, built form, and finishing materials are of a high quality and accord with the principles of the Architecture and Place Policy and Designing Streets; and the Council's Residential Design Guidelines.
- The density of the proposed development is consistent with that of the surrounding residential areas.
- There are no identified service constraints.
- There are no existing areas of public or private open space within the site and their retention is therefore not necessary.
- There are no existing landscape features on the site and therefore their retention is not required.

Ecological matters have been addressed through the bat survey recommendations and mitigation measures.

- The New Development SG specifies that surrounding land uses should not have a significant adverse effect on the proposed development with regards to visual amenity, noise, smell, traffic, hours of operation, vibration, dust, overlooking and meeting statutory air quality objectives. Whilst the proposed development is not considered to impact adversely on the surrounding uses, these surrounding uses nevertheless have the potential to impact on residential amenity if not adequately addressed. Whilst it is recognised that the application is in principle, and details are not available in respect of elevational treatments, height and position of buildings (other than that shown on an indicative layout) these matters are considered to be capable of being satisfactorily addressed. This will require careful layout design, elevational treatment and building orientation, the positioning of noise sensitive accommodation away from the sources of noise or potential nuisance and other interventions such as acoustic glazing and/or barriers and/or separation distances to achieve an acceptable level of mitigation. Subject to these necessary design considerations being progressed to a fully detailed stage, the proposed residential use is assessed as being capable of satisfactorily co-existing with the neighbouring uses and activities.

The site is well placed to connect to a variety of transport modes consistent with Policy I1; has easy access both on foot and by public transport to retail and other facilities; and has scope to be built-out in a variety of ways which would respect the

surrounding built form. The site is considered to be capable of satisfying the salient aspects of the SG 'Places Checklist' in terms of access and connectivity, environment and community, context and character, buildings and design, and layout and built form.

The supporting information confirms that with the necessary mitigation, flooding and drainage matters would not act as a constraint to development and satisfies the requirements of Policy I5.

The justification for the demolition of the listed building(s) on the site is set out and considered in detail in linked application reference 15/0045/LB. The relevant test contained within the SHEP with regard to the building not being capable of viable re-use is considered to have been satisfied.

The proposed development would also assist in the regeneration of a visually prominent, unsightly and underutilised site and buildings and has the potential to enhance the amenity of the area.

Recommendation and Reasons for Decision

The proposed residential development is considered to comply with the Renfrewshire Local Development Plan; the demolition of the listed building(s) on site have been justified in terms of the relevant SHEP test; there are no infrastructure or other constraints which would preclude development; and there are no other material considerations which would render the proposals unacceptable to such a degree as to merit refusal. In the light of all of the foregoing it is recommended that planning permission be granted subject to the conditions listed.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

1. 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.

2. Prior to any development commencing on the site:-

(a) a site investigation report, characterising the nature and extent of any soil, water and gas contamination on the site, and where remedial works are recommended therein; and

(b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report;

shall be prepared in accordance with current authoritative technical guidance and submitted to the Planning Authority for written approval. These reports shall form part of any submission for the Approval of Matters Specified in Conditions.

Reason: As the approval is in principle only and these details have not been submitted; and to ensure that the site will be made suitable for its proposed use.

3. Prior to occupation of any unit within the site:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use within that phase of development;

shall be submitted to the Planning Authority for written approval. Where separate phases of development are identified, this condition may be discharged on a phased basis where agreed with the Planning Authority.

Reason: As the approval is in principle only and these details have not been submitted; and to demonstrate that the works necessary

to make the site suitable for use have been completed.

4. The development shall be designed and constructed so that any noise associated with the electrical substation complies with NR20 when measured within any nearby living apartment with the windows open for ventilation purposes.

Reason: In the interests of residential amenity.

5. Prior to the commencement of development, the applicant shall submit for the written approval of the Planning Authority a noise assessment to determine the impact of the adjacent petrol filling station noise source on the development (including fuel deliveries, power hose and car wash). The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. The assessment should normally assume open windows for ventilation purposes. Where the maximum rating levels of noise exceed the external site standards as below, a scheme for protecting the proposed dwelling(s) from industrial/stationary noise shall be included as part of the noise survey with no dwelling being constructed at any location at which the Rating Levels cannot be met. Additionally, the scheme shall ensure that internal noise levels do not exceed 40dB daytime and 30dB night-time. Notwithstanding this, where the LA_{max} level is predicted to exceed 45dB (internal) during the night period within the property the survey shall include appropriate mitigation.

	Site Standard Rating Level (LA_r,Tr) dB	
	Day	Night
Open site/external	55	45

Reason: As the approval is in principle only and these details have not been submitted; and in the interests of residential amenity and to protect the occupants of the dwellings from unacceptable levels of noise intrusion.

6. That prior to the commencement of development, the applicant shall undertake a

survey to determine the impact of the existing lighting from the adjacent petrol filling station and demonstrate for the written approval of the Planning Authority how the proposed housing is to be protected from possible light pollution. The survey shall be submitted to and approved in writing by the Planning Authority and shall include details of:-

- the luminance levels, both horizontal and vertical, on the illuminated part of the site to demonstrate that obtrusive light and glare does not adversely affect new residential properties.
- the direction and aiming angle of each floodlight and the upward waste light ratio for each light.
- the Environmental Zone, as defined in the Institution of Lighting Engineers Publication – Guidance Notes for the Reduction of Obtrusive Light, within which the site falls.

Thereafter, any works which form part of a scheme to protect the proposed residential properties shall be completed to the satisfaction of the Planning Authority before the dwellings are occupied.

Reason: As the approval is in principle only and these details have not been submitted; and in the interests of residential amenity and to protect the occupants of the dwellings from unacceptable levels of light intrusion.

7. Prior to the commencement of development, the applicant shall submit for the written approval of the Planning Authority a noise assessment to determine the impact of road noise source on the development. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment to ensure that internal noise levels, with windows closed, do not exceed 40dB daytime and 35dB night-time, measured as LAeq,T. Notwithstanding this, where the LAmax level is predicted to exceed 60dB (external) during the night period at the facade of any property, the development proposals shall include appropriate mitigation. The applicant shall demonstrate that noise levels within any garden will not exceed 55dB(A), measured as LAeq,T.

Reason: As the approval is in principle only and these details have not been submitted; and in the interests of residential amenity and to protect the occupants of the dwellings from unacceptable levels of noise intrusion.

8. That prior to any work commencing on site, details of flood management measures to protect the dwellings and occupants in the proposed development from the risk of flooding shall be submitted for the written approval of the Planning Authority. The flood management measures shall include details demonstrating an appropriate freeboard allowance which confirms the Finished Floor Level relative to Ordnance Datum. The details thereafter agreed shall be implemented on site in the approved manner prior to the occupation of any of the dwellings hereby approved.

Reason: As the approval is in principle only and these details have not been submitted; and in the interests of residential amenity and to ensure that the residents and dwellings in the proposed development are protected from the risk of flooding.

9. Prior to any works commencing on site, a Drainage Impact Assessment which shall incorporate fully detailed measures demonstrating the drainage arrangements for the site, shall be submitted for the written approval of the Planning Authority. The details thereafter agreed shall be fully implemented on site in the approved manner prior to the occupation of any of the dwellings hereby approved.

Reason: As the approval is in principle only and these details have not been submitted; and in the interests of residential amenity and to ensure that proper arrangements are made for the drainage of the site.

10. That before development starts on any plot individually or cumulatively a written application and plans in respect of the following matters, for any such plot or plots, shall be submitted to, and approved in writing by, the Planning Authority;

- (a) the siting, design and external appearance of all buildings and other structures;
- (b) the means of access to, and egress from, the site (and for the avoidance of doubt the indicative western access/egress shown on Drawing No. F04 is not approved);

- (c) the layout of the site, including all roads, footways, and parking areas;
- (d) the details of, and timetable for, the hard and soft landscaping of the site, existing and proposed;
- (e) the design and location of all boundary walls and fences;
- (f) the phasing of the development;

Reason: The approval is in principle only and these details have not been submitted; in the interests of traffic safety; and in the interests of residential and visual amenity and to ensure that all dwellings have appropriate means of access and adequate parking provision.

11. That the application submitted for matters specified in Condition 10 shall comprise a scheme of landscaping which shall include:-

- (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
- (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; and
- (c) details of the phasing of these works;

Reason: The approval is in principle only and these details have not been submitted; and in the interests of residential and 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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0182/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Erskine and Inchinnan

Applicant

WRC Recycling
6 Newmains Avenue
Inchinnan
PA4 9RR

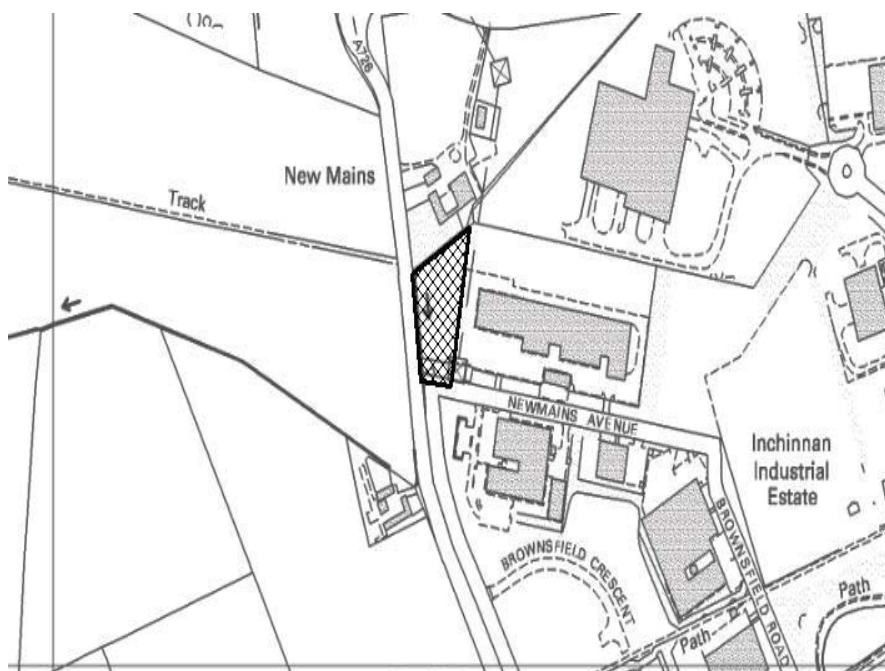
Registered: 25/03/2015

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF OFFICE ACCOMMODATION
(CLASS 4)

LOCATION: 6A NEWMAINS AVENUE, INCHINNAN, RENFREW,
PA4 9RR

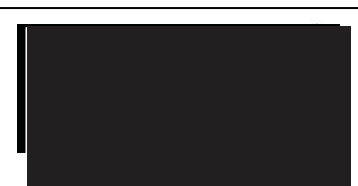
APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to
conditions.



Fraser Carlin
Head of Planning and
Development

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan within which the site is covered by Policy E1 'Renfrewshire's Economic Investment Locations'.
- There have been no letters of objection.
- Consent has previously been granted on the adjacent site for a waste reprocessing and recycling facility and the proposed office accommodation would support that use.
- The form, design, layout and external finish of the development are considered to be acceptable and there are no infrastructure constraints.

Description

Planning permission is sought for the erection of an office building (Class 4) on a vacant site within Inchinnan Business Park. The site has been cleared of vegetation and topsoil. The office building will be two storeys in height with further accommodation within the roof space. It will have a footprint of approximately 206 square metres and will be 11 metres in height, to ridge level. A 2 metre high steel fence with brick piers is proposed along the site frontage and 43 off street parking spaces will be provided within the site.

The application site is located on Newmains Avenue adjacent to the WRC waste reprocessing and recycling facility and immediately to the east of the A726 Barnsford Road. The office building would provide administrative accommodation to support to the adjacent recycling facility. Access will be taken from an existing roadhead on Newmains Avenue. The submitted plans indicate that existing boundary treatments, comprising trees and shrubbery, will be retained on the north and western boundaries of the site, augmented by further planting and the remainder of the site will be the subject of additional landscaping and planting.

The application site is bounded to the north by the Bible Centre and its extensive grounds, to the south by Newmains Avenue and Vascutek opposite, to the east by a planted boundary and the A726 Barnsford Road and to the west by the WRC waste reprocessing and recycling facility.

History

15/0014/E - Unauthorised engineering works comprising the removal of topsoil. Planning Contravention Notice served on 26/05/2015.

14/0328/PP - Use of premises as waste reprocessing and recycling facility. Granted subject to conditions on 11/11/2014.

Policy and Material Considerations

Development Plan - Adopted
Renfrewshire Local Development Plan 2014

Policy E1 - Renfrewshire's Economic Investment Locations

New Development Supplementary Guidance

Delivering the Economic Strategy

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. Other material considerations include representations, and the comments of consultees.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 01/04/2015, with a deadline for representations to be received by 15/04/2015.

Objections/ Representations

None received.

Consultations

Head of Roads (Traffic) - No objection subject to the provision of an appropriate turning head within the site.

Head of Roads (Design Services) - No objection subject to condition.

Director of Community Resources (Environmental Services) - No comments.

Glasgow Airport Authority - No objection.

Nerl Safeguarding - No objection.

Inchinnan Community Council - Objection on the grounds that the building does not complement the rest of the park and no other facilities associated with waste reprocessing plant should be

granted; surrounding roads will not be able to cope with the traffic generated; the proximity of the building to overhead power lines is of concern; problems with drainage in the general area could be exacerbated; and there does not appear to be a comprehensive approach in design for disability.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments

Drainage Impact Assessment - Sets out that the site can be drained via a drainage system which can provide suitable storage and additional runoff; that surface water should be managed so as not to increase flood risk elsewhere; and, to provide an appropriate level of SUDS treatment. It concludes that a detailed design for this system should be submitted prior to the commencement of development and that following development of the site any foul water would be drained to the public sewer system.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case, the relevant documents of the Development Plan comprise the Adopted Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The application site is identified in the LDP proposals map under Policy E1 'Renfrewshire's Economic Investment Locations'. Policy E1 identifies and promotes Strategic Economic Investment Locations for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development and ancillary service provisions. The office development (Class

4) proposed therefore complies with Policy E1 in principle. Thereafter, proposals within these areas require to be assessed against the criteria detailed in the SG.

The LDP New Development Supplementary Guidance sets out the general 'Economic Development' and specific 'Strategic Economic Investment Location' (SEILs) criteria against which proposals require to be assessed. These include responding to the needs of different sectors; good accessibility; facilitating the reuse of vacant or derelict land; result in employment creation and bring economic benefit without causing significant environmental impacts, including an overall loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties in terms of use, scale, noise, disturbance and statutory air quality objectives.

When assessed against these criteria the following conclusions can be made. The application site comprises a vacant site within the Business Park and the use proposed constitutes a use considered appropriate to this location. It will result in employment creation and retention in an accessible location already served by public transport links. Due to the nature of the proposal there will be no loss of amenity within the surrounding area nor any significant effect on neighbouring properties in terms of use, scale, noise and disturbance and statutory air quality objectives. The use proposed will result in economic benefit without causing significant environmental impacts. The office block and fencing is of good quality in terms of design and will not appear out of place in the general street scene. As such, the proposal complies with the requirements of the New Development SG.

With regard to the issues raised through the consultation with Inchinnan Community Council which have not been addressed above. Although the office building proposed is to accommodate the

administrative requirements of the adjacent waste reprocessing and recycling facility it constitutes a class 4 office development which is acceptable in this location. It is similar in nature and character to other surrounding uses and throughout the park generally. The Head of Roads has not objected to the proposal on either traffic safety of parking provision and is satisfied that the site can be properly drained.

Recommendation and Reasons for Decision

In light of the above assessment, the proposal is considered to be in accordance with the provisions of the Adopted Local Development Plan and New Development Supplementary Guidance. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

1. 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.

2. That prior to the end of the first planting season following occupation of the building hereby permitted, all planting seeding, turfing and earth moulding included in the scheme of landscaping and planting, as demonstrated on DWA Landscape Architects Ltd Drawing Number 345-05-01 Rev A, shall be completed; and any trees, shrubs or areas of grass which die, are removed, damaged, or diseased, within five years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

3. That before development starts, full details of the finished colour of the metal palisade and the facing brick for the piers of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. The details thereafter agreed shall be implemented on site in the approved manner prior to the occupation of the building hereby consented.

Reason: These details have not been submitted and in the interests of amenity.

4. That no waste materials shall be received at the site, stored within the site, processed within the site or trans-shipped from the site all as outlined in red on Frank Hirst Drawing Number -680-SO1 (Site Location Plan).

Reason: In the interests of amenity and to define the consent.

5. That the drainage arrangements shall be implemented in accordance with the details contained within the Drainage and Water Impact Report by Punch Petrie Robertson Design dated July 2015, and shall be formed and fully operational prior to the occupation of the office building hereby approved.

Reason: To ensure that the site drainage arrangements are implemented in a sustainable manner.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0294/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Erskine and Inchinnan

Applicant

WRC Recycling
6 Newmains Avenue
Inchinnan
PA4 9RR

Registered: 29/04/2015

Report by Director of Development and Housing Services

PROPOSAL: RE-CLADDING OF BUILDING

LOCATION: 6A NEWMAINS AVENUE, INCHINNAN, RENFREW,
PA4 9RR

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant.



Fraser Carlin
Head of Planning and
Development

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan within which the site is covered by Policy E1 'Renfrewshire's Economic Investment Locations'.
- There have been no letters of objection.
- Consent has previously been granted on this site for a waste reprocessing and recycling facility and the proposed re-cladding relates to the building envelope of that use.
- The form, design and external finish of the development are considered to be acceptable and commensurate with other finishes within the area.

Description

Planning permission is sought for the re-cladding of an industrial building located within the Inchinnan Business Park. The unit comprises one main building with a hard standing area to the front for parking and manoeuvring of vehicles. The building extends to approximately 8000 square metres, is 20 metres in height and has a flat roof. Planning permission was granted in November 2014 for its use as a waste reprocessing and recycling facility. The building is currently finished in faded, green profiled sheeting and is proposed to be re-clad using insulated steel composite sheets coloured Merlin Grey on the roof and walls and Goosewing Grey on the flashings, external corners, door openings and parapet capping.

The application site is bounded to the north by an industrial building occupied by Eclipse Blinds, to the south by Newmains Avenue, to the east by a building occupied by Signature Ltd and to the west by a vacant site in the ownership of the applicant which is currently the subject of a concurrent planning application seeking consent for the erection of an office building.

History

14/0328/PP - Use of premises as waste reprocessing and recycling facility. Granted subject to conditions on 11/11/2014.

15/0014/E - Unauthorised engineering works comprising the removal of topsoil. Planning Contravention Notice (PCN) served.

15/0339/PP - Temporary siting of weighbridge and portable office building. This application is currently under consideration.

Policy and Material Considerations

Development Plan - Adopted Renfrewshire Local Development Plan 2014

Policy E1 - Renfrewshire's Economic Development Locations

New Development Supplementary Guidance

Delivering the Economic Strategy
Strategic Economic Investment Locations

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be assessed against the policies and guidance outlined above, the extant planning permission and the physical attributes of the site.

Publicity

Neighbour notification has been undertaken in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 06/05/2015, with a deadline for representations to be received by 20/05/2015.

Objections/ Representations

None received.

Consultations

None required.

Summary of Main Issues

Environmental Statement - N/A
Appropriate Assessment - N/A
Design Statement - N/A
Access Statement - N/A
Other Assessments - N/A
Planning Obligation Summary - N/A
Scottish Ministers Direction - N/A

Assessment

The proposal represents an external alteration to an existing factory/industrial building set within an area of industrial and business uses. The site lies within an area safeguarded for Class 4 Business and Class 5 General Industrial

development as defined within Policy E1 'Strategic Economic Investment Locations' of the Renfrewshire Local Development Plan. The proposal is therefore compatible in land use planning terms. The SG on Delivering the Economic Strategy and on Strategic Economic Investment Locations requires proposals to improve the quality of the built environment and be of a design that is appropriate to reflect the siting, density and external appearance of the character of the surrounding area.

In this regard, the design and finish of the re-cladding is considered to be of high quality and will improve the quality of the built environment at this location. Although the building is located to the rear of the Industrial/business park the alterations proposed will result in a physical improvement to this portion of the park and the area generally.

In line with the other requirements of the SG, the proposal will assist in employment creation and bring economic benefit to the area; will not have an unacceptable impact on local infrastructure; and, will assist in facilitating the reuse of a vacant building.

The nature of the works, being largely cosmetic improvements, and having regard to adjacent and surrounding uses, do not raise any material planning issues such as traffic and parking, privacy or overlooking, daylight or overshadowing, or noise. The works will secure a visual improvement to the faded and dated appearance of the existing building envelope.

Recommendation and Reasons for Decision

In light of the above assessment, the proposal is considered to be in accordance with the provisions of the Adopted Local Development Plan and New Development Supplementary Guidance. It is therefore recommended that planning permission be granted.

Recommendation

GRANT

Conditions & Reasons

1. 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

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0339/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Erskine and Inchinnan

Applicant

WRC Recycling
6A Newmains Avenue
Inchinnan
PA4 9RR

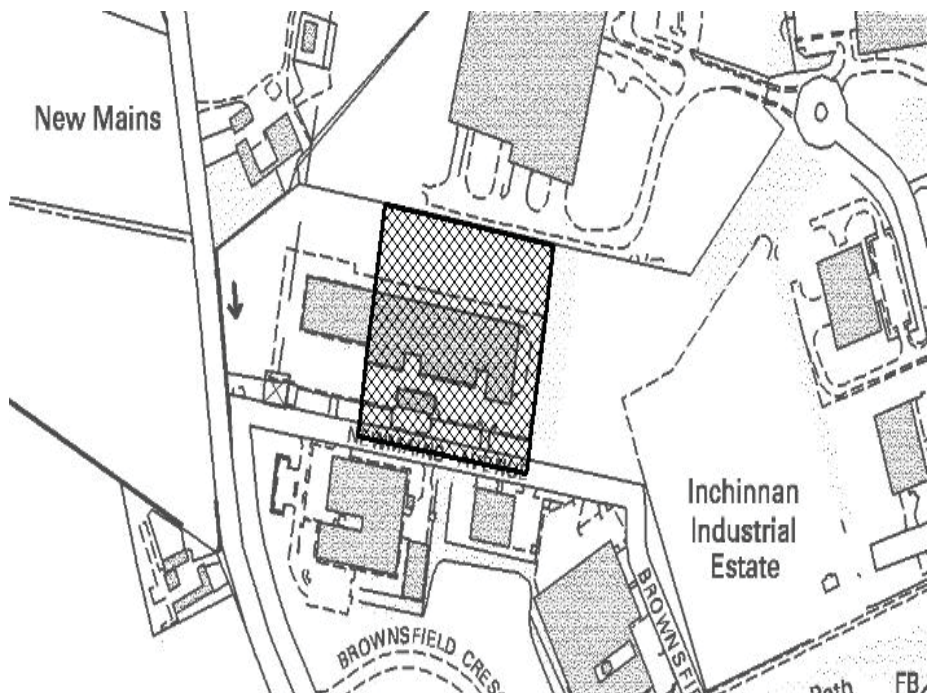
Registered: 04/05/2015

Report by Director of Development and Housing Services

PROPOSAL: TEMPORARY SITING OF WEIGHBRIDGE AND PORTABLE OFFICE BUILDING

LOCATION: 6A NEWMAINS AVENUE, INCHINNAN, RENFREW, PA4 9RR

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to conditions.



Fraser Carlin
Head of Planning and
Development

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan within which the site is covered by Policy E1 'Renfrewshire's Economic Investment Locations'.
- There have been no letters of objection.
- Consent has previously been granted on this site for a waste reprocessing and recycling facility and the proposed temporary office accommodation and weighbridge would support that use.
- The form, design, layout and finish of the development are all considered to be acceptable within an industrial/business area.

Description

Planning permission is sought for the temporary siting of a weighbridge and portable office building within the grounds of the WRC waste reprocessing and recycling facility located on Newmains Avenue within Inchinnan Business Park. Planning permission for this use was granted subject to conditions in 2014, and the use of the site is yet to commence. The weighbridge and portable office will be positioned to the front of the building to ensure that, in line with the relevant waste regulations, all vehicles entering and exiting the site are appropriately weighed. The office accommodation is required in association with the weighbridge to facilitate the administrative duties demanded of the weighing process.

The weighbridge will be constructed in steel and will measure approximately 22 metres in length, including ramps, by 3 metres in width. The weighbridge will sit approx. 0.7 metres above ground level. The portable office building will measure 12.2 by 3m and will have a height of 3m. It will be constructed in corrugated steel. Access to the site will remain as existing.

The application site is bounded to the north by an industrial/business building occupied by Eclipse Blinds, to the south by Newmains Avenue and on the opposite side by a building occupied by Vascutek, to the east by a building occupied by Signature Ltd and to the west by a vacant site in the ownership of the applicant which is currently subject of a concurrent planning application seeking consent for the erection of an office building.

History

14/0328/PP - Use of premises as waste reprocessing and recycling facility. Granted subject to conditions on 11/11/2014.

15/0014/E - Unauthorised engineering works comprising the removal of topsoil. Planning Contravention Notice (PCN) served.

Policy and Material Considerations

Development Plan - Adopted
Renfrewshire Local Development Plan 2014

Policy E1 - Renfrewshire's Economic Development Locations

New Development Supplementary Guidance

Delivering the Economic Strategy
Strategic Economic Investment Locations

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be assessed against the policies and guidance outlined above, the views of consultees, the extant planning permission for the site and the physical attributes of the site.

Publicity

Neighbour notification has been undertaken in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 13/05/2015, with a deadline for representations to be received by 15/04/2015.

**Objections/
Representations**

None received.

Consultations

Director of Community Resources (Environmental Services) - No comments.

Head of Roads (Roads Traffic) - No objection subject to a condition that any access conforms with the Development Roads Guidelines.

Summary of Main Issues

Environmental Statement - N/A
Appropriate Assessment - N/A
Design Statement - N/A

Access Statement - N/A
Other Assessments - N/A
Planning Obligation Summary - N/A
Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case, the relevant documents of the Development Plan comprise the Adopted Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The application site is identified in the LDP proposals map under Policy E1 'Renfrewshire's Economic Investment Locations'. Policy E1 identifies and promotes Strategic Economic Investment Locations for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development and ancillary service provisions and proposals within these areas require to be assessed against the criteria detailed in the SG. The SG considers that proposals will require to be compatible with the surrounding area, support economic growth while allowing diversification or transition into new economic sectors and should not impact on economic investment generally within the area. The SG specifically states that proposals for waste management infrastructure will be acceptable within SEILs where, amongst others, it will not have a significant impact upon amenity or operation of other uses.

Planning permission (14/0328/PP) was granted, subject to conditions, in 2014 for the use of the premises as a waste reprocessing and recycling facility and this location has been established as being acceptable to accommodate this facility. To enable the operations at the site to commence, a weighbridge and associated administrative building is required. Temporary consent is sought at this time because the intention is to eventually

locate this facility to the western end of the site, currently under rental to another company. The temporary location to the front of the site is considered to be acceptable as the scale and function of both the weighbridge and associated office will not be unacceptably prominent. Although the design of the associated office is of a temporary and utilitarian nature, this is acceptable given its setting against the backdrop of the existing building and therefore it will not appear as an incongruous feature. The Director of Community Resources has no objection to the proposal and the Head of Roads is satisfied in terms of access and road safety.

It is concluded that the proposal will not have a significant impact upon amenity or the operation of other uses within the area. As such the proposal is considered acceptable when assessed against Policy E1 and the New Development SG on Economic Development Criteria and Strategic Economic Investment Locations. The proposals represent relatively small-scale functional elements required to support the operation of the larger site within which these elements will be located.

Recommendation and Reasons for Decision

In light of the above assessment, the proposal is considered to be in accordance with the provisions of the Adopted Local Development Plan and New Development Supplementary Guidance. it is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

1. 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.

2. That notwithstanding the stamped approved plans, the building and weighbridge are of a temporary nature and permission is hereby restricted to 24 months from the date of this consent after which time the portable building and weighbridge shall be removed and the site restored to its original condition to the satisfaction of the planning authority.

Reason: Having regard to the temporary nature of the building and weighbridge and in the interests of 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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Supplementary Report

Application No. 02/0660/PP



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North

Applicant

Park Lane
Developments/Clydeport
plc
Caledonia House
Phoenix Crescent
Strathclyde Business Park
Motherwell
ML4 3NJ

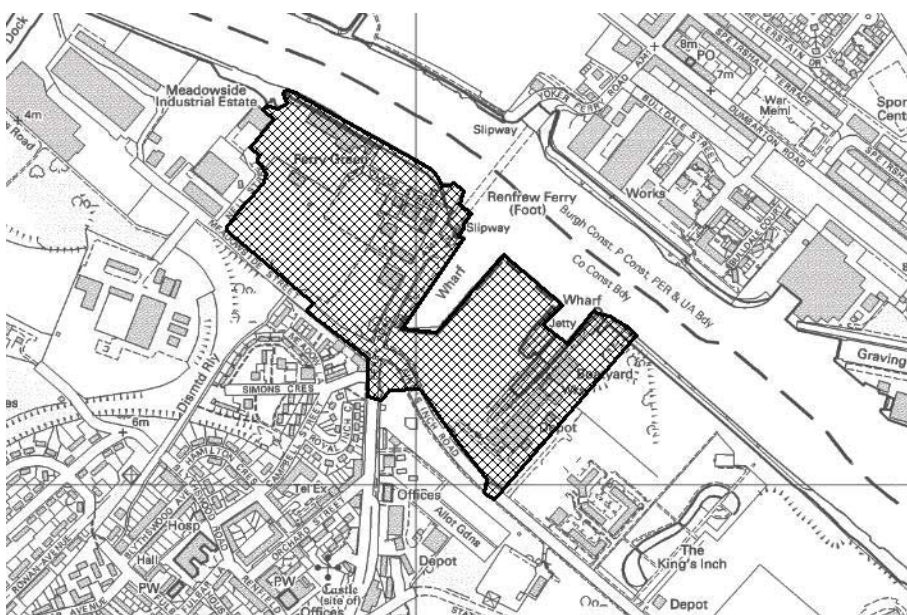
Registered: 03/10/2003

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT
WITH ANCILLARY RETAIL AND RESTAURANTS (IN
PRINCIPLE)

LOCATION: KING'S INCH ROAD/FERRY ROAD/MEADOWSIDE
STREET/NEIL STREET, RENFREW

APPLICATION FOR: PLANNING PERMISSION IN OUTLINE



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RECOMMENDATION

That the amended terms
of the Section 69
Agreement be approved
and the agreement be
discharged.

SUMMARY OF REPORT

- An agreement attached to an earlier planning permission obligates the applicant to make a contribution towards rail halts and similar transport-related infrastructure.
- The applicant is now willing to make the final contribution and in exchange, is seeking to obtain a full discharge of the obligation.
- Whilst there remains uncertainty over the timing, routing and funding commitments from other stakeholders regarding these transport-related improvements, if the Council is to accept the payment now, it would be prudent to make an amendment to the agreement. This would allow the Council greater flexibility over when and on what specific items the contribution is spent and it is considered to be necessary and desirable that this amendment takes place at the same time as the Agreement is discharged.
- The amount of the contribution payment would be unchanged.

Fraser Carlin
Head of Planning and
Development

Introduction

Members will recall that outline planning permission was granted for the phased development of the above site, i.e. Renfrew North/Renfrew Riverside. The application proposals have previously reported to the Board on 22 June, 2004, 14 September, 2004, 18 January, 2005, 22 January, 2008 and 24 February, 2009.

Further detailed applications for component parts of the larger site have been approved and subsequently implemented by a variety of house builders. Additionally, overlying the central and western parts of the site have been those works carried out and which are associated with the Council's Renfrew North Flood Prevention Scheme.

Much of the outline scheme, as originally envisaged, has been successfully implemented with significant progress having been made over the last ten years with major investment having taken place in site preparation works, new housing and associated infrastructure. The rate of house building and take-up of some of the component sites slowed in response to market conditions but encouraging signs are now emerging of renewed interest in the form of applications to extend or reactivate lapsed permissions; and visible activity on a number of sites in the surrounding area.

The permission was originally made subject to the conclusion of a legal agreement which included, inter alia, a requirement that the applicant provide a financial contribution to the provision of rail halts. Correspondingly, various changes have been made to the terms of the Agreement over the period of implementing various phases of the overall scheme.

Various contributions have been made to date and the remaining outstanding sum relates to an obligation for a fixed amount of £100,000 guaranteed by way of a bank bond, for specified transport works.

The developer is willing to pay the contribution and in turn seeks a full discharge of the Section 69 Agreement.

Assessment

There is a general recognition that over the 10-plus years since the original application was first considered and approved, that the matters for which certain aspects of the obligations were initially required have now changed. In particular, the final sum of £100,000 that was agreed to fund the provision of 2 rail or other rapid transit halts, on Kings Inch Road at such time that a system is introduced, remains outstanding; and the developer is anxious that the contribution be made to discharge the company's obligation. This would in turn facilitate the return or cancellation of the bond against the company's liabilities.

Fastlink is still under consideration and its timing and precise routing remains unconfirmed, particularly in the context of the uncertainty surrounding the proposed extension to Braehead Shopping Centre through which it would be routed. City Deal projects and associated activity are likely to come forward in the immediate vicinity and the surrounding area; and, the rate at which the residential component was anticipated to be delivered slowed considerably over the past few years. The terms of the original agreement required that the contribution be spent on the specific elements within a restricted timeframe. However, no timetable or phasing or funding commitment has yet been made to these transport-related projects amongst the various stakeholders; and in particular the extension of Fastlink into Renfrewshire's administrative area.

In the circumstances, the applicant is content to make the contribution subject to a full discharge of the agreement. An amendment to the agreement is necessary prior to its discharge to allow flexibility for the Council to expend the contribution, the amount of which does not

differ, but at a time and in a manner different to that which is specified in the original agreement. The monies would be held within a designated account until such time as required for relevant projects.

Conclusion

The developer will still contribute the agreed amount and an amendment to the terms of the agreement would introduce flexibility to allow the Council as to how, when and on what this sum was spent.

The developer has indicated that he is content with this approach and leaves it to the discretion of the Council.

Recommendation

THAT THE AMENDED TERMS OF THE SECTION 69 AGREEMENT BE APPROVED AND THAT THE AGREEMENT BE DISCHARGED

Other Action

1. That the Director of Development and Housing Services, in consultation with the Head of Legal Services, amend and discharge the terms of the Agreement.

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 David Bryce on 0141 618 7892.