

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 21/1022/PP

KEY INFORMATION

Ward: (1)

11 – Bishopton, Bridge of Weir and Langbank

Applicant:

Mar Estates Ltd
Dalsetter House
37 Dalsetter Avenue
Glasgow
G15 8TE

Registered:

29 March 2021

RECOMMENDATION

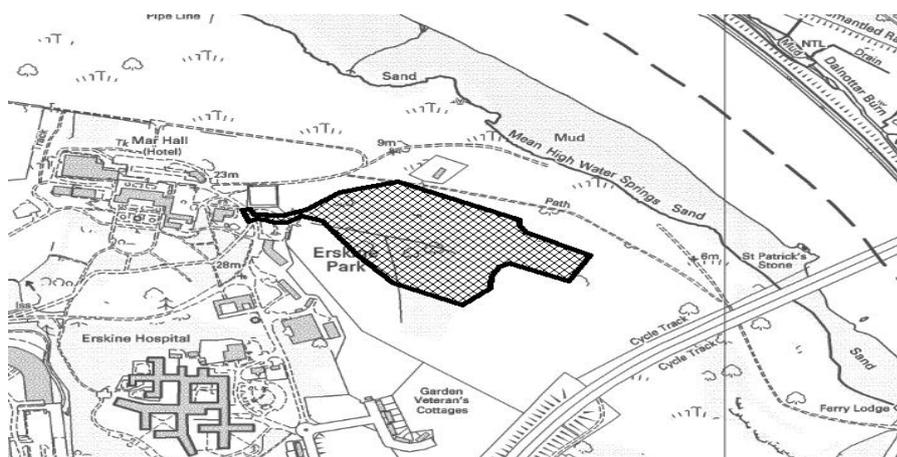
Grant subject to conditions

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 25 dwellinghouses with associated access and landscaping works

LOCATION: Mar Hall, Mar Hall Drive, Bishopton, PA7 5NW

APPLICATION FOR: Full Planning Permission



© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 00023417.

IDENTIFIED KEY ISSUES

- The application site is identified by Policy ENV1 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2021 as modified).
- There have been no representations received.
- There have been no objections from consultees.
- The principle reason for the submission of this planning application is to seek consent for diversification of the land in order to support the ongoing viability of the Category A listed hotel and associated facilities in a period of economic difficulty.

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 21/1022/PP

SITE ADDRESS:	Mar Hall, Mar Hall Drive, Bishopton, PA7 5NW
PROPOSAL:	Erection of residential development comprising 25 dwellinghouses with associated access and landscaping works
RECOMMENDATION	Grant subject to conditions

PROPOSAL	<p>Planning permission is sought for the erection of 25 detached dwellinghouses with associated infrastructure, within the grounds of Mar Hall Hotel, Bishopton.</p> <p>There is to be 20 four and five bed homes and 5 three bed bungalows.</p> <p>Given the varying ground levels across the application site, a number of house types have been proposed, including bungalows as well as villa style properties, with split levels.</p> <p>Finishing materials include timber cladding, natural stone, white wet dash render and slate roofing.</p> <p>The application site is irregular in shape and lies to the east of the Hotel, with the golf course positioned to the north and east. To the south are the grounds of the former Erskine Hospital. The site slopes significantly downward to the north and accommodates an area of woodland and a practice area associated with the Hotel Golf Course.</p> <p>Two healthy trees require to be removed as a direct result of the proposal. With other diseased and poor quality trees being removed as part of ongoing management and maintenance of the trees in the landscaped woodland surrounding the Mar Estate. 50 new native species trees are to be planted.</p> <p>Pedestrian and cyclist access will be taken from the existing routes into the hotel and also via the Erskine Hospital site as well as linking into the core path network to the north.</p> <p>Access to the site is to be taken from the existing Mar Hall Hotel access road, with additional internal roads proposed as part of the current proposal.</p> <p>The dwellings are proposed to provide revenue support with the aim of securing the future of the listed building, retention of a tourist facility, wedding and business conference facility and the maintenance of the formal estate gardens and woodland and the retention of employment, aiming to ensure that the hotel and associated facilities remain open.</p>
PLANNING HISTORY	00/0497/PP for the change of use of the former hospital to a hotel, leisure facilities, golf course, new access and erection of 20 houses was granted on 19 September 2003. A concurrent listed building

	<p>consent in respect of the conversion of the mansion house (02/120/LB), was approved in May 2002.</p> <p>04/1117/PP - Erection of 20 no. dwellings with associated roads and landscaping. Granted subject to conditions July 2005.</p> <p>14/0500/PP - Erection of 20 holiday lodges with associated infrastructure. Granted subject to conditions September 2014.</p> <p>17/0130/PP - Erection of 2 holiday lodges with associated infrastructure and parking (amendment to Planning Approval 14/0500/PP). Granted subject to conditions April 2017.</p> <p>20/0168/PP - Erection of residential development comprising 28 dwellinghouses with associated access and landscaping works was withdrawn February 2021.</p>
CONSULTATIONS:	<p>Bishopton Community Council - Concerned at proposed access which has the potential to be dangerous onto a busy road with the traffic increase from the development also likely to be problematic.</p> <p>Additional housing would further impact on already over subscribed schools and health services in the area with the ongoing Dargavel development having failed to deliver health service improvements as required through their Section 75 legal agreement.</p> <p>Response: Following ongoing discussions with the applicant and the Director of Environment and Infrastructure (Roads Traffic) an acceptable proposal has been agreed.</p> <p>In relation to schools and health service provision, the number of units would not have a significant impact on the existing available service provision.</p> <p>Scottish Water - No objections.</p> <p>West of Scotland Archaeology Service – No objections subject to condition.</p> <p>Communities and Housing Service - No objections subject to conditions.</p> <p>Environment and Infrastructure Services (Roads/ Traffic) - No objections subject to conditions.</p>
REPRESENTATIONS:	None received.
DEVELOPMENT PLAN	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV1: Green Belt Policy ENV2: Natural Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Green Belt; Natural Heritage; and Trees, Woodland and Forestry</p>

	<p><u>Proposed Renfrewshire Local Development Plan (as modified 2021)</u> Policy ENV1: Green Belt Policy ENV2: Natural Heritage</p> <p><u>Draft New Development Supplementary Guidance</u> Delivering the Environment Strategy: Green Belt; Natural Heritage; and Trees, Woodlands and Forestry</p>
<p>PLANNING ASSESSMENT</p>	<p>Policy ENV1 of the Local Development Plan states that the Green Belt in Renfrewshire aims to identify appropriate locations to support planned growth, where required, as well as maintaining the identity of settlements and protecting and enhancing the landscape setting of an area. Appropriate development within the Green Belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance on Delivering the Environment Strategy states that proposals for development of residential use in the Green Belt may only be permitted where it can be demonstrated that the development is justified against the majority of five assessment criteria.</p> <p>When the application proposal is assessed against these criteria, the following conclusions can be made:</p> <p><i>The development is required to maintain and support an established activity that is suitable in the green belt;</i> Maintenance and support of an established activity is normally presented as justification in instances where a full time site presence is essential to the requirements of a rural business which is of necessity for it to be located in a rural area.</p> <p>A residential development of 25 houses which would be used as a method of raising finance for Mar Hall is considered to go beyond the scope of the guidance and the proposal is not compliant.</p> <p><i>It is demonstrated that there is a need for the residential use to be located out with the settlement;</i> It has not been demonstrated that there is a need, with respect to employment or other local ties for this residential use to be located out with a settlement.</p> <p><i>Buildings which have a special architectural, traditional or historic character may be converted;</i> Not relevant in this instance.</p> <p><i>The proposal demonstrates outstanding quality of design;</i> The layout of the proposed residential development, and the design and finish of the dwellinghouses, is of a high quality with low carbon technology, and sustainability measures integrated into the design of the proposed units. The landscape setting allows the health and well-being of individuals to be a principle advantage of this location.</p> <p><i>The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character;</i> In this case it is considered that the</p>

design and layout of the proposal allows the development to integrate and does not have a significant impact on the landscape character of woodland which is currently part of the rough and practice ground associated with the existing golf course.

In this case the proposal does not accord with all of the identified acceptable forms of development within the Green Belt highlighted within the New Development Supplementary Guidance of the Local Development Plans, however when taking into account the material considerations in relation to the proposal and the reason for the submission of the development which is to provide additional revenue to ensure the long term viability of the hotel and associated facilities, then on balance there is justification for allowing the proposal at this location as set out below.

All development within the Green Belt must also be assessed against the **Green Belt Development Criteria**.

In this instance, there will be no loss of prime quality agricultural land.

Traffic and access arrangements have been sensitively accommodated within the development.

There will be no significant effect on public water supply or water courses from pollution risk. Scottish Water has also offered no objection to the development in this regard.

Careful consideration has also been given to the layout, design and grouping of buildings, to ensure that they adequately respect the landscaped setting. Furthermore, the applicant has demonstrated protection measures, relating to the existing woodland in and around the site.

The applicants have however confirmed that they are proposing the development on the basis that the Mar Hall Golf and Spa Resort is unlikely to maintain financial stability and retain employment for staff without diversification of use of elements of its associated land.

The proposal would contribute to sustainable economic growth by ensuring the longer term viability of Renfrewshire's only 5 star hotel and golf resort.

The construction of 25 houses in a unique location within the grounds of the Mar Hall Resort therefore requires to be considered with the aim of securing the future of the listed building, the provision of a tourist facility, wedding and business conference facility and the maintenance of the formal estate gardens and woodland and the retention of employment.

Regarding **Policy ENV2 and the New Development Supplementary Guidance** on woodland, both the tree survey, the proposals for management and maintenance and the additional 50 new native trees on and around this site will ensure that the proposal will not have a significant adverse effect on the integrity of the site.

As outlined above this is an area of practice green and rough

	<p>associated with the existing golf course.</p> <p>The proposal is therefore considered to comply with Policy ENV2.</p> <p>With regard to Policy P6 of the Proposed Renfrewshire Local Development Plan (2021 as modified) specifically, which relates to the protection of Open Space, for the reasons stated above and as the proposed use would not to a significant degree, compromise the overall function of the estate or golf course it is not considered that the current proposals would be contrary to the provisions of this Policy.</p> <p>It is considered that on balance that this proposal is acceptable when taking into account the material considerations in relation to the reason for the submission of the development which is to provide additional revenue to ensure the long term viability of the hotel and associated facilities at this location.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

- 1 That no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:-
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report

prepared in accordance with current authoritative technical guidance.

Reason: To ensure that the site will be made suitable for its proposed use.
- 2 Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:-
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To demonstrate that works required to make the site suitable for use have been completed.
- 3 That all remedial recommendations contained within approved Noise Impact Assessment by Bureau Veritas, dated 10 June 2020 shall be complied with prior to and for the lifetime of the development hereby approved.

Reason: In the interests of residential amenity.

- 4 That before development starts, 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.

- 5 That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of conditions 4 above, shall be erected;

Reason: To safeguard the amenity of future residents.

- 6 That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of conditions 5 above, shall be erected;

Reason: To safeguard the amenity of future residents.

- 7 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and Tree Management and Maintenance Plan for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details of the existing trees, shrubs, hedgerows and how the trees will be retained and protected (and measures for their protection) on site through the construction phase and future use of the site along with a comprehensive Tree Management and Maintenance Plan which will contain details on the monitoring of growth and condition of existing trees. As well as this there is the requirement for a scheme of new tree, shrub and hedge planting and grass seeding and/or turfing; measures to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage and to ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

- 8 Notwithstanding the permission hereby given, the developer shall ensure the detail outlined on approved Drawing Number 111 Rev B 'Indicative Road Layout and Details' is delivered, prior to occupation of the first dwellinghouse within the development also hereby approved.

Reason: In the interests of traffic and pedestrian safety.

- 9 That prior to the commencement of any construction works on site, the developer shall provide for the written approval of the Planning Authority, full details of the proposed pick up and drop off locations for the school or other bus service.

Reason: In the interests of traffic and pedestrian safety.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers,
please contact Sharon Marklow on 0141 618 7835.