

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 20/08/2019

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
18/0570/LB 6 - Paisley Southeast	NHS Greater Glasgow and Clyde	Hazelwood, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE	Demolition of former hospital building (Category B Listed).	A
RECOMMENDATION:				
19/0277/PP 4 - Paisley Northwest	Collective Architecture	Land to North East of junction with Ferguslie, Millarston Drive, Paisley	Erection of residential development comprising 68 dwellinghouses and 31 flats, with associated roads, parking, open space and landscaping.	B
RECOMMENDATION: GRANT subject to conditions				
19/0327/PP 6 - Paisley Southeast	Sanctuary Homes	Site between Bute Crescent and, Skye Crescent, Paisley	Erection of residential development comprising 131 dwellinghouses with associated parking and landscaping.	C
RECOMMENDATION:				
18/0899/PP 5 - Paisley East and Central	Ferenz Developments Ltd	Unit A, 21 Gordon Street, Paisley, PA1 1XD	Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.	D
RECOMMENDATION: GRANT subject to conditions				
18/0900/LB 5 - Paisley East and Central	Ferenz Developments Ltd	Unit A, 21 Gordon Street, Paisley, PA1 1XD	Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.	E
RECOMMENDATION: GRANT subject to conditions				

Total Number of Applications to be considered = 5

Planning Application: Supplementary Report



Reference No. 18/0570/LB

Renfrewshire
Council

KEY INFORMATION

Ward: (6)
Paisley Southeast

Applicant:
NHS Greater Glasgow and
Clyde

Registered: 17/08/2019

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Demolition of former hospital building (Category B Listed)

LOCATION: Hazelwood, Dykebar, Grahamston Road, Paisley

APPLICATION FOR: Listed Building Consent

SUPPLEMENTARY REPORT - 2

The Communities, Housing and Planning Policy Board at its meeting on 21 May 2019 considered the attached Report of Handling and Supplementary Report 1 and decided to continue consideration to enable further information to be submitted by the applicant.

RECOMMENDATION

Grant subject to
conditions

The applicant has provided additional information which outlines that the demolition of the derelict and redundant Category B Listed Building is central to the delivery of the overall masterplan on surplus land at Dykebar Hospital.

The masterplanned redevelopment at the site is to provide a range and choice of new homes which will significantly contribute to delivering on the housing need and demand in Renfrewshire, on previously used land, which is in line with both the adopted Renfrewshire Local Development Plan as well as the Proposed Plan.

As part of the masterplanned approach, existing greenspace, active travel routes, flora and fauna as well as biodiversity is to be maintained and enhanced.

Fraser Carlin
Head of Planning and
Housing

Retaining and enhancing the existing Dykebar Hospital facilities for patients, staff and visitors is also part the plan to deliver a well-designed proposal for the area.

A comprehensive and detailed Heritage Statement outlines that the demolition of the listed building meets the necessary tests that are set out by the Council and Historic Environment Scotland.

Historic Environment Scotland do not object to the proposed demolition. All of the other listed buildings on the site are to be maintained and enhanced.

The removal of the costs and resources to the NHS which is associated with the ongoing retention of the vacant building will allow the consequent reallocation of funds to repair and maintain the viable buildings in use as part of the main hospital complex.

Hazelwood House is one of four similar Category B Listed Buildings. The retention and redevelopment of the Listed Building has been looked at in great detail by developers. Unfortunately, the costs associated with converting Hazelwood Villa to flatted units associated with the redevelopment is not economically viable.

Extensive detailed work has also been undertaken by the NHS to realise the repair costs. It was concluded that Hazelwood House is repairable, however this is at a significant cost which is prohibitive for the NHS given resource constraints and the need to concentrate available funds for frontline NHS Services.

Successful disposal of the surplus land at Dykebar is central to reinvesting the funds to support service provision in the Greater Glasgow and Clyde area.

The wider masterplan planning submission directly relies on the NHS securing consent for the demolition of the vacant and derelict building, to ensure a comprehensive approach to redevelopment can take place at the site.

As outlined fully in the attached Report of Handling, the information submitted by the NHS in relation to this application demonstrates clearly that the restoration of the severely dilapidated and redundant Hazelwood Villa is inherently beyond viable economic repair.

It is considered that the removal of the building will allow for a comprehensive masterplanned approach to redeveloping the site which will be in line with both the Adopted Renfrewshire Local Development Plan and the Proposed Renfrewshire Local Development Plan.

Planning Application: Supplementary Report

Reference No. 18/0570/LB



Renfrewshire
Council

KEY INFORMATION

Ward: 6 Paisley Southeast

Applicant:
NHS Greater Glasgow and
Clyde

Registered: 17/08/2019

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Demolition of former hospital building (Category B Listed)

LOCATION: Hazelwood, Dykebar, Grahamston Road, Paisley

APPLICATION FOR: Listed Building Consent

SUPPLEMENTARY REPORT - 1

The Communities, Housing and Planning Policy Board at its meeting on 12 March 2019 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board.

The site visit took place on 7 May 2019 and those Members attending viewed the application site and were afforded the opportunity of inspecting the site, its surroundings and viewed the Listed Building. Members were able to acquaint themselves with the building's context and its condition.

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

RECOMMENDATION

Grant subject to
conditions

Fraser Carlin
Head of Planning and
Housing

Planning Application: Report of Handling

Reference No. 18/0570/LB



Renfrewshire
Council

KEY INFORMATION

Ward: 6 Paisley Southeast

Applicant:
NHS Greater Glasgow and
Clyde

Registered: 17/08/2018

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Demolition of former hospital
building (Category B Listed).

LOCATION: Hazelwood, Dykebar, Grahamston Road, Paisley

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant Subject to
Conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- Historic Environment Scotland Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests when considering demolition of a listed building. These are consideration of special interests of the building; whether the building is beyond repair; whether refurbishment is economically viable; and whether there are wider public benefits. Only one test requires to be satisfied.
- Historic Environment Scotland advise that taking into account the condition of Hazelwood Villa and all of the circumstances of the case, they do not object.
- There have been no representations in relation to the proposal.
- The supporting information demonstrates that the restoration of the severely dilapidated and redundant Hazelwood Villa is inherently beyond viable economic repair.
- The demolition of the building would have a low scale impact on the other 15 listed buildings that are to be retained and enhanced at Dykebar Hospital.
- The removal of the building will allow a comprehensive masterplan for new housing to be delivered at the site in line with Policy P6 of the Renfrewshire Local Development Plan.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **18/0570/LB**

APPLICANT:	NHS Greater Glasgow and Clyde
SITE ADDRESS:	Hazelwood, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE
PROPOSAL:	Demolition of former hospital building
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	No objections or representations have been received.
CONSULTATIONS:	<p>Historic Environment Scotland: - No objections. Taking into account the condition of Hazelwood Villa and the circumstances of the proposal, it is not considered that it raises such issues of national significance.</p> <p>In their consultation response Historic Environment Scotland requested further information in support of demolition. This additional information was requested by Planning and a further Economic viability supporting statement was submitted along with a Heritage Statement.</p> <p>The points that require clarification included: -</p> <p>Repair of building is not economically viable Historic Environment Scotland note that the Supporting Statement has provided an outline figure that the refurbishment and conversion into 10 flats would result in a deficit of between £620,000 and £910,000.</p> <p>Testing and a detailed assessment of these figures requires to be clearly set out. This is a key factor in the justification for demolition.</p> <p>Viability is normally tested through marketing to ensure that there is not a potential restoring purchaser.</p> <p>Response: The combined Supporting Statement submitted by the applicant states that the listed Hazelwood Villa has been surplus to NHS requirements for more than 20 years. Given the availability of other buildings within the central area of the hospital, it is now in a severely dilapidated condition. There is no prospect to bring it back into hospital use.</p> <p>The applicant's statement has provided additional information including an outline specification of works and cost plan for conversion of Hazelwood Villa.</p>

	<p>Consulting engineers have undertaken structural assessment and found that extensive restoration to bring the property back into active use would cost around £1.91m. The estimated development value for 10 flats would be £1.29m resulting in a loss of £620,000.</p> <p>The information demonstrates the lack of economic viability for the Hazelwood Villa's redevelopment as an alternative sustainable use and given the estimated redevelopment shortfalls, it is considered highly unlikely that a restoring purchaser will come forward given the deficit in value.</p> <p>In terms of marketing, that applicant confirmed that the building has been available to approaches from potential restoring purchasers since the late 1990s.</p> <p>The building has been on the Buildings at Risk Register since January 1995. Given the low scale of importance of Hazelwood Villa within the context of the wider listed complex, access to a sufficient level of grant funding would also be highly unlikely.</p> <p>Cross funding Historic Environment Scotland requested that the deficit relating to the listed Hazelwood Villa should also be considered in the context of the overall site and the potential for cross-funding.</p> <p>Response: In response to this the applicant confirmed that the inclusion of a requirement to cross fund the repair of the Hazelwood Villa from the sale of the overall site would directly impact on the sale price. This would have a reciprocal impact upon the capital receipt and consequent benefits to be derived by the NHS from the sale which indirectly benefits the ongoing sustainability of the wider hospital complex.</p> <p>Planning consider that given the dilapidated condition of the Hazelwood Villa and the relatively low scale of impact that its loss would have on the surrounding listed buildings at Dykebar Hospital, any sale requirement to cross fund the retention of the Hazelwood Villa from new development on the land to the west and south of the hospital would be disproportionate.</p> <p>The risk of such a requirement is what makes the retention of the derelict Villa an impediment to the comprehensive masterplanned approach to redeveloping this site.</p> <p>Demolition of the building is essential to deliver significant economic benefits The applicant's supporting document states that the demolition of Hazelwood Villa is necessary to maximise the potential of the Dykebar site to provide a comprehensive masterplanned approach to redeveloping this site.</p> <p>Historic Environment Scotland requested that a clear distinction</p>
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	<p>should be made between maximising potential and jeopardising development should Hazelwood Villa be retained.</p> <p>Response: The applicant confirmed that this relates to the cross funding as discussed above.</p> <p>It is considered that the retention of the derelict Hazelwood Villa would have a disproportionate impact on the sale of land and a reciprocal impact upon the capital receipt and the consequent benefits that would be derived for the NHS.</p> <p>The long-term future of Dykebar Hospital Historic Environment Scotland also raised concerns that the gradual loss and deterioration of the listed buildings within the hospital grounds could have a cumulative detrimental impact on the special interest of the hospital.</p> <p>A potential scheme of repairs and maintenance and the establishment of a maintenance plan for the remaining listed buildings should be explored.</p> <p>Response: At the request of Planning, a Heritage Statement was submitted by the applicant. This statement sets out that the removal of the costs associated with the ongoing retention of Hazelwood Villa will reduce pressure on the repair and maintenance budget for the functioning buildings at Dykebar Hospital, improving the future sustainability of these existing listed buildings.</p>
PRE-APPLICATION COMMENTS:	<p>Pre-application discussions were undertaken by the applicant's agent, Planning and Historic Environment Scotland. The applicant's agent was advised of the requirement for demolition proposals to the requirements of the relevant Local Development Plan policies, Historic Environment Scotland Policy and the need to ensure that there was a robust evidence case put forward to remove any listed building.</p>
DESIGN/PLANNING STATEMENT:	<p>Supporting Statement The initial statement and addendum includes an outline specification of works and cost plan for the conversion of Hazelwood Villa.</p> <p>This report states that Hazelwood Villa is in a poor state of repair and seeks to demonstrate that its renovation is not viable. In this regard, the report addresses the condition of the building, the viability /non viability of conversion, repair costs and sales values.</p> <p>The structural assessment undertaken found that extensive restoration to bring the property back into active use would amount to £1.91m. The estimated development value for 10 flats would be £1.29m resulting in a loss of £620,000.</p>

	<p>The statement also focuses on the economic benefits of demolition and concludes that the presence of Hazelwood Villa diminishes the residential capacity by at least 42 units and potentially 74 units thus reducing the potential to provide a comprehensive masterplanned approach to the redevelopment of the site.</p> <p>The report concludes that the demolition would have positive economic effects locally by increase in total gross value added, total gross domestic product, increase in tax revenue and potential consumer spending.</p> <p>Response: Both the initial and addendum to the supporting statement submitted by the applicant sets out a comprehensive analysis of the economic benefits and wider public benefits should the demolition of the listed building on the site be considered acceptable.</p> <p>Heritage Statement</p> <p>The Heritage Statement states that Hazelwood Villa is not an individually listed building and is a component element of Category B Listed Dykebar complex.</p> <p>The statement of special interest published by Historic Environment Scotland attributes the special interest of the complex to it being one of only three examples in Scotland of the “village” philosophy of care for the mentally ill and the most complete example designed by a single architect.</p> <p>Whilst the report acknowledges that the loss of the Hazelwood Villa as one of around sixteen buildings dating from the original phase of development of Dykebar Hospital would have an impact on the special interest of the Category B Listed complex, it is stated that the Hazelwood Villa does not have the same level of importance as some of the more uniquely designed buildings of the original hospital.</p> <p>In this regard, the specific physical design of Hazelwood Villa would continue to be represented in Villas 11 and 12 located within the heart of the hospital complex.</p> <p>The report confirms that Hazelwood Villa is beyond economic repair and the removal of the costs associated with ongoing retention would reduce the pressure on the repair and maintenance of functioning original buildings at Dykebar, improving sustainability.</p> <p>The report concludes that the scale of impact of the loss of the Villa on the special interest of Dykebar would be relatively low level, considerably lower than the loss of one of the more unique original functioning buildings located within the heart of the complex and would be outweighed by the direct and indirect beneficial impacts that this would have on the prospects for the</p>
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	<p>ongoing preservation of the remaining buildings.</p> <p>Response: It is considered that the applicant has provided a comprehensive Heritage Statement for the case for listed building consent in line with Scottish Planning Policy and the planning policy framework set out in the Adopted Renfrewshire Local Development Plan.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan - Adopted Renfrewshire Local Development Plan (LDP) 2014</u></p> <p>Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings and Conservation Areas.</p> <p><u>Material considerations</u> The Scottish Historic Environment Scotland Policy Statement and associated Managing Change in the Historic Environment: - Demolition.</p>
PLANNING HISTORY	<p>18/0392/NO – Proposal of Application Notice for Erection of Residential Development – 27 June 2018</p> <p>18/0491/EO – Request for Screening Opinion for residential development – 19 July 2018</p> <p>The wider hospital site including other hospital buildings have also been subject to applications for tree works, listed building consent over some years.</p>
DESCRIPTION	<p>This application seeks listed building consent for the demolition of a former hospital building known as Hazelwood Villa within the grounds of Dykebar Hospital, Grahamston Road, Paisley.</p> <p>Hazelwood Villa is not an individual listed building. The Villa is a component element of Category B Listing at Dykebar Hospital. It is one of sixteen buildings designed by Thomas Graham Abercrombie.</p> <p>Hazelwood Villa was constructed as part of the original development, located to the west of the main complex of buildings. It was segregated from the main hospital complex by farm steadings.</p> <p>The Dykebar Hospital Site is located within the Paisley South Expansion Area as identified within the Renfrewshire Local Development Plan. The site at Dykebar is allocated to provide new housing in the medium to long term through a masterplanned approach.</p>

	<p>A consortium of housebuilders (CALA, Barratt & Bellway) have been selected by the NHS to develop the site via a masterplanning process.</p> <p>Several NHS buildings at Dykebar would be retained for NHS operational facilities. The vacant Hazelwood Villa is not intended to be retained by NHS and forms part of the landholding to be sold.</p> <p>If Listed Building Consent was granted for the demolition of the building, the consortium of housebuilders proposed to re-use the material from the demolition of the building within landscape features in re-developing the site.</p> <p>Dykebar Hospital is located on the southern side of Paisley to the west of Grahamston Road and is enclosed on all sides by woodlands.</p> <p>Hazelwood Villa is located to the north-west corner of the site. It is Edwardian Baroque style dating from the beginning of the 20th century.</p> <p>Hazelwood Villa is 2 storey, finished with red sandstone with projecting gables with ornate detailing around the window openings.</p> <p>The villa is one of four residential villas which were built in the first phase of the hospital's construction. The villa is identical to the other three villas, of which two remain in use and one has been demolished.</p>
OTHER COMMENTS	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>In the case of applications for the demolition of listed buildings Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.</p> <p>It considers that planning authorities should only approve such applications where they are satisfied that:</p> <ul style="list-style-type: none"> (a) The building is not of special interest; or (b) The building is incapable of repair; or (c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or

	<p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.</p> <p>These tests are re-stated in Renfrewshire Council's New Development Supplementary Guidance.</p> <p>Historic Environment Scotland Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.</p> <p>When the proposed demolition is assessed against these requirements the following conclusions can be made:</p> <p>(a) The building is not of special interest;</p> <p>Hazelwood Villa is not an individually listed building. It is a component element of Category B Listed Dykebar which originally comprised an Administrative Centre with hospital wings and several ancillary buildings within the main hospital complex.</p> <p>The statement of special interest of the site that was published by Historic Environment Scotland attributes the special interest of the complex to it being one of only three examples in Scotland of the "village philosophy of care for the mentally ill" and the most complete example designed by a single architect.</p> <p>It is acknowledged that the loss of the Hazelwood Villa as one of around sixteen buildings dating from the original phase of development of Dykebar Hospital would have an impact on the special interest of the Category B Listed complex.</p> <p>However, it is considered that this building located to the north west of the main cluster of buildings and does not have the same level of importance as some of the more uniquely designed buildings of the original and functioning hospital which are at the heart of the complex.</p> <p>Of significance, the specific physical design of Hazelwood Villa would continue to be represented in Villas 11 and 12 located within the heart of the hospital complex.</p> <p>In terms of the Hazelwood Villa's importance within the context of the Hospital, the proposed demolition requires to be considered in terms of the impact of its loss on the special interest of Dykebar Hospital as a whole, rather than as the demolition of an individual listed building.</p> <p>It is considered that Hazelwood Villa is less significant than the uniquely designed central buildings. Its contribution to the special interest of Dykebar is as one of three remaining villas,</p>
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	<p>essentially of the same design, belonging to the original phases of development.</p> <p>Hazelwood Villa is in a severely dilapidated condition and its isolated location is considered to detract from the general character and appearance of the wider complex. As such, it is considered that the retention of the villa is not essential to the preservation of the special interest of Dykebar Hospital.</p> <p>(b)The building is incapable of repair;</p> <p>The Villa has been available to approaches from potential restoring purchasers since the late 1990 and has been on the at risk register since January 1995.</p> <p>It is considered that the Supporting Statement demonstrates the lack of economic viability for the Villa's redevelopment in an alternative sustainable use.</p> <p>Whilst the report submitted in support of the application states that it is not contended that the villa is incapable of repair, the necessary repair works are so significant that the restoration of the listed building is inherently beyond viable economic repair and would make any future development unviable.</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community;</p> <p>It is considered that the benefits for economic growth and/or the wider community that would be derived from the demolition of the Villa are those which would be realised from the consequent sale and development of the land to the west and south of Dykebar Hospital.</p> <p>For this test, the supporting statement concludes that the demolition would be a significant catalyst for the swift realisation of the wider, social and economic benefits that would be derived from the comprehensive redevelopment of the Paisley South Expansion Area.</p> <p>It is considered that the general condition of the buildings within the main part of the hospital complex are in reasonable condition, however all are in need of ongoing maintenance.</p> <p>The applicant states that the costs associated with the ongoing retention of Hazelwood Villa will reduce the pressure on the repair and maintenance budget for the functioning original buildings at Dykebar Hospital, improving the future sustainability of these buildings.</p> <p>Hazelwood Villa has been surplus to NHS requirements for more than 20 years. Given the availability of other building</p>
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	<p>central to the hospital complex, the NHS have confirmed that there is no prospect of the Villa being returned to hospital use.</p> <p>It is agreed that there is a strong argument that the demolition would have both a direct and indirect beneficial impact on prospects for the ongoing preservation and enhancement of Category B Listed Dykebar Hospital in a sustainable future use.</p> <p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period</p> <p>Historic Environment Scotland's Managing Change Guidance Note acknowledges that consent may be granted for the 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. As set out above, the Buildings at Risk Register for Scotland identifies the villa as having deteriorated since at least January 1995 and that it has been subject to vandalism, fire damage and theft of rainwater goods and lead flashing from the roof.</p> <p>An outline specification of works and cost plan associated with the conversion was submitted in support of the application which assumes that the vast majority of the internal structural timbers are beyond economic repair due to the damage of the roof structure.</p> <p>Similarly, the external assessment shows water ingress, timber decay, corrosion and that the building is in very poor condition. A profit and loss development appraisal of the works required to bring the building back into active use would result in the loss of £620,000.</p> <p>In view of this, it is considered that the applicants have sufficiently demonstrated that the independent repair and conversion of the Villa to an appropriate sustainable alternative use would not be economically viable to a substantial degree. This test has therefore been met.</p> <p>It is concluded that although Hazelwood Villa would be capable of repair, its restoration would not be economically viable.</p> <p>The Heritage Statement clearly demonstrates that the low scale impact of the demolition on the special interest of Dykebar Hospital would be outweighed by the consequent economic benefits that would be derived from the comprehensive redevelopment of the Dykebar Hospital as part of the Paisley South Expansion Area.</p> <p>To ensure that demolition is not undertaken unless approved development is to take place immediately, it is considered prudent to impose a safeguarding condition that Hazelwood</p>
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	<p>Villa is not demolished until binding contracts for redevelopment are exhibited to the planning authority. This would ensure that the site would not remain undeveloped and thus result in a detrimental impact on the amenity of the area.</p> <p>It is also considered appropriate to impose a condition with respect to a detailed itemising those architectural elements of the building to be re-used within the landscape of any re-development.</p> <p>On balance it is considered that the applicant has satisfied the relevant tests and has demonstrated that Hazelwood Villa is beyond viable conversion, refurbishment or reuse.</p> <p>The proposal meets the relevant tests in both Historic Environment Scotland's Policy Statement and associated policy set out in the Renfrewshire Local Development Plan. It is therefore recommended that the Board grant listed building consent for demolition subject to conditions.</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 shall take place until it has been demonstrated to the written satisfaction of Renfrewshire Council as Planning Authority, that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in any planning permission as may be approved for the redevelopment of the site. Thereafter, the redevelopment of the site shall only proceed in accordance with the terms and conditions set out in this planning permission.

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 following its demolition.

- 2 That prior to any demolition taking place, a detailed inventory shall be submitted for the prior written approval of Renfrewshire Council as Planning Authority itemising those architectural elements (including stone, ironwork, railings and gates) which are to be retained as architectural salvage which may be re-used or incorporated into the redevelopment of the site. For the avoidance of doubt, the details shall include a method statement setting out the measures for the careful dismantling of those elements which may be reused and the arrangements for their safe storage (on or off site), until being required for incorporation into the redevelopment scheme.

Reason: In the interests of the preserving elements of architectural and/or historic importance.

Fraser Carlin
Head of Planning and Housing

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.

Planning Application: Report of Handling

Reference No. 19/0277/PP



Renfrewshire
Council

KEY INFORMATION

Ward (4):
Paisley Northwest

Applicant:
Collective Architecture
Mercat Building
26 Gallowgate
Glasgow
G1 5AB

Registered:
29 April 2019

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL:

Erection of residential development comprising 68 dwellinghouses and 31 flats, with associated roads, parking, open space and landscaping.

LOCATION:

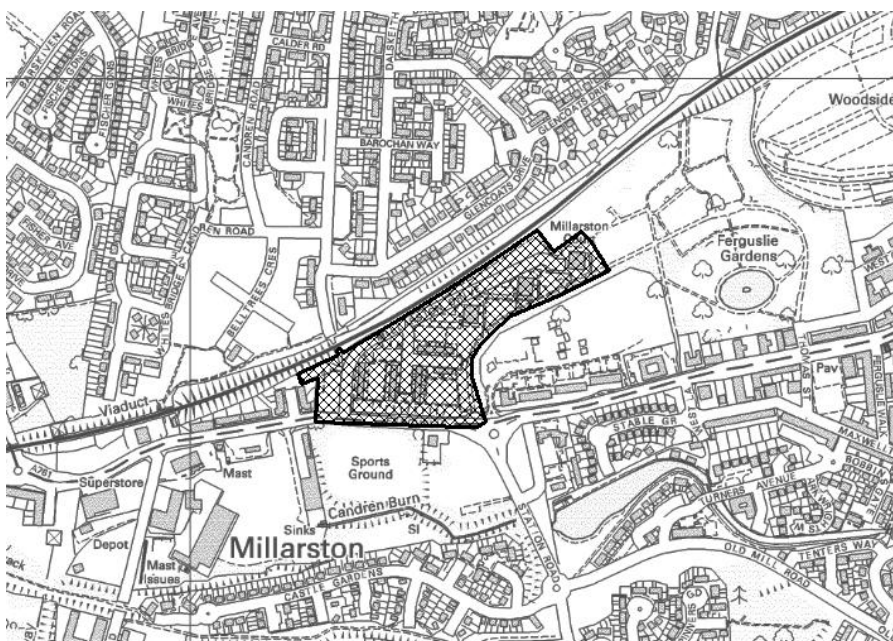
Land to North West of junction with Ferguslie, Millarston Drive, Paisley

APPLICATION FOR:

Full Planning Permission

RECOMMENDATION

Grant subject to conditions



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2014) as well as the Proposed Renfrewshire Local Development Plan (2019) and the associated New Development Supplementary Guidance in that it supports the Council's Spatial Strategy through the development of a vacant, brownfield site in Paisley.
- The development will provide a range and choice of new affordable homes to this mixed tenure area.
- One letter of representation has been received which provided comments on the form of the pre-application process and current planning application process. There was also concern raised regarding the form and layout of the proposed development.
- The form, siting, design, density external finish and layout of the proposed development is acceptable.
- Adequate parking has been provided along with good connections to walking, cycling and public transport networks.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0277/PP)

APPLICANT:	Collective Architecture
SITE ADDRESS:	Land to North East of junction with Ferguslie, Millarston Drive, Paisley
PROPOSAL:	Erection of residential development comprising 68 dwellinghouses and 31 flats, with associated roads, parking, open space and landscaping
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>One letter of representation has been received providing comments as well as concern regarding the application and the process. The substance of representation can be summarised as follows:-</p> <ol style="list-style-type: none"> 1. The address of the proposal appears to be incorrect and the applicant appears to in fact be an agent. 2. Not aware of any pre-application discussions having taken place prior to submission of the application. 3. Section plans incomplete. 4. A footpath should be introduced from the bus stop to the south east corner of the junction to the houses for improved accessibility. 5. Four storey development is not characteristic of the area and is to be located at the least accessible part of the site. <p>Response: Considering the points raised in the letter of representation:</p> <p>The address of the site has been amended following a clerical oversight.</p> <p>In terms of pre-application discussions, as the application is major in nature, the applicant was required to hold a public event in advance of the submission of a formal planning application, details of two events held are documented in the summary of main issues above.</p> <p>Sectional plans have been amended during the assessment process, with all drawings published on the Council's website for view.</p>
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	<p>The footpath linkages proposed are considered acceptable for the location and in accordance with policy requirements.</p>
CONSULTATIONS:	<p>Network Rail - No objections.</p> <p>Response: Noted.</p> <p>SEPA - No objections.</p> <p>Response: Noted.</p> <p>Scottish Water - No objections.</p> <p>Response: Noted.</p> <p>Environment and Infrastructure Services (Design Services) - No objections.</p> <p>Response: Noted.</p> <p>Environment and Infrastructure Services (Roads Traffic) - No objections, subject to conditions requiring the provision of a footpath from Block 11 to the existing path to the roundabout.</p> <p>The provision of a central right turn reserve on Ferguslie or for the Transport Assessment and Travel Plan Framework report to prove this would not be required.</p> <p>The provision of a passing place on the south arm of the loop road.</p> <p>Response: In relation to the additional footway, connections were discussed in detailed on several occasions with the applicant. Significant links and connections have been incorporated and integrated to the overall layout.</p> <p>The provision of the footpath from block 11 is not considered to be required as there are other more level and passively overlook connections that are considered to be adequate.</p> <p>The applicant has provided justification to show there is no requirement for the provision of a central right turn reserve for the development of Ferguslie.</p> <p>The provision of adequate passing places will be added as a condition of any consent.</p> <p>Environmental Protection Section - No objections, subject to the submission of a remediation strategy, verification report and noise assessment.</p> <p>Response: Noted.</p>

<p>PRE-APPLICATION COMMENTS:</p>	<p>Several pre-application meetings have been undertaken with the applicant Link Housing Association and their agents.</p> <p>Various layouts and amendments to the layouts have been considered during pre-application discussions between the applicant and the Council giving consideration to and helping to shape the layout and overall residential form of the development.</p> <p>Given the joint Planning and Housing Service, this also included looking at the tenure and appropriateness of the mix of units proposed, the housing need and waiting list for the area.</p> <p>Detailed discussions aimed to ensure a permeable layout could be achieved, retaining the existing landscape features of the site such as the tree lined avenue along the existing footpath to the east of the site.</p> <p>There were several detailed layouts to discuss drainage and sewerage capacity and how a layout could incorporate sustainable drainage measures.</p> <p>Consideration was also been given to the tenure of properties available, the built form of the development with several detailed meetings to discuss access arrangements, connectivity and enhancing routes through the site.</p>
<p>SUPPORTING STATEMENTS</p>	<p>Pre-Application Consultation Report - The applicant submitted a proposal of application notice (18/0824/NO) to the Council on 26 November 2018.</p> <p>A stakeholder and public consultation process were undertaken, and a pre-application consultation report has been submitted.</p> <p>This provides an overview of all pre-application consultations which have been undertaken, including details of the pre-application consultation events held on 13 December 2018 and 18 February 2019 respectively.</p> <p>The public consultation events were held at Foxbar Community Centre (13 December 2018) and Bield Scout Hall (18 February 2019), with and local Community Councils, local Housing Associations, the Communities, Housing and Planning Policy Board, Network Rail, the Civil Aviation Authority, Police Scotland, Scottish Fire and Rescue and local residents invited.</p> <p>The event was also open to all other interested parties and was advertised in the local press.</p> <p>The summary provided by the applicant's agents states that around 35 people attended the events collectively. Comments</p>

	<p>raised by attendees related to the retention of mature trees on site; the potential for overlooking from the new housing; the potential for flooding; impacts from an increase in traffic; the loss of views; and parking provision.</p> <p>Response: The content of this report meets the requirements set out in statute for a major development. It is considered that the applicant also altered the layout adequately to reflect the comments raised from the consultation.</p> <p>Noise Impact Assessment - A report has been submitted which considers potential impact from road traffic noise and railway noise as well as vibration from the adjacent railway line on the proposed residential development. Aircraft noise is also considered.</p> <p>No significant impact was found to be likely and any potential minor impact can be mitigated by the erection of suitable fencing, glazing and ventilation measures.</p> <p>Response: Content of report requires further clarification and therefore a condition is recommended to allow final matters to be concluded.</p> <p>Flood Risk Assessment and Drainage Strategy – No risk from flooding has been identified and the applicant has incorporated attenuation for surface water from the development via a proprietary storage system.</p> <p>Foul drainage to be connected to Scottish Water’s existing infrastructure. Extensive discussions have taken place with the Council and Scottish Water to ensure the development can be adequately accommodated.</p> <p>Response: The proposals put forward are to the satisfaction of Environment and Infrastructure Services (Design Services) and SEPA through consultation.</p> <p>Site Investigation and Buried Obstruction Reports – Given the existing ground conditions due to the previous use which included deep foundations from the multi block that were on the site, it is recommended that a clean cover system be provided within private garden areas and soft landscaping locations where necessary. A remediation strategy is also recommended, to be followed by a verification report upon completion of any necessary works.</p> <p>Response: Details are satisfactory although additional remediation measure details shall require to be submitted for further consideration prior to the commencement of any construction works on site.</p>
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	<p>The ground conditions on this site are described as extremely challenging and costly for the applicant and therefore extensive and comprehensive site assessments have been undertaken to demonstrate that this site can be developed for residential.</p> <p>Preliminary Ecological Appraisal & Tree Survey Report – The developer proposes the retention of the majority of trees and landscaping on and around the site, with enhancement also proposed, as well as a management plan for new and existing trees and landscaping, where possible protecting and encouraging habitat and biodiversity.</p> <p>Checks will be undertaken for nesting birds and hedgehogs should site works commence between March and August.</p> <p>Response: The conclusions of the report are in accordance with the requirements of the relative statutory provisions.</p> <p>The retention, enhancement and more importantly the management of these assets on the site is welcomed.</p> <p>Transport Assessment and Travel Plan Framework – The Transport Assessment and Travel Plan confirms that the site benefits from good access to an established transport network, including bus service, and National Cycle Route.</p> <p>Footways throughout the development would also link with the existing network and the nearby rail underpass connection to Ferguslie Park Avenue.</p> <p>Safe routes to school have also been considered and are available. Adequate access and parking arrangements have also been demonstrated in accordance with the requirements of Designing Streets.</p> <p>Response: The provision and conclusions submitted are to the satisfaction of Environment and Infrastructure Services (Roads / Traffic) through consultation.</p> <p>Design and Access Statement - The Design and Access Statement provides a context to the site and application and considers the applicant's approach to the design of the development, it's scale in response to the surrounding area and its topography and the use of materials.</p> <p>The site is to be served largely by existing road network in the interests of sustainability and is located along an established and well served public transport route, adjacent to a functional railway line. Bus stops are also within the vicinity of the site in accordance with national policy.</p> <p>Response: The detail of this document is considered to be adequate for the purposes of assessing the application.</p>
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<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P4: Housing Action Programme Sites Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria and Places Checklist</p> <p>Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy P2: Housing Land Supply Sites Policy P3: Housing Mix and Affordable Housing Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I5: Waste Management</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments</p> <p>Delivering the Infrastructure Strategy: Connecting Places</p> <p>Provision for Waste Recycling in New Developments; and Flooding and Drainage</p> <p>Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>
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<p>PLANNING HISTORY</p>	<p>91/466/PP - Demolition of house and construction of 30 flats. Granted February 1992.</p> <p>01/0856/PP - Recladding and refurbishment of flats. Granted September 2001.</p> <p>02/0533/PP - Partial demolition of 2 no. blocks of flatted dwelling houses. Granted subject to conditions July 2002.</p> <p>02/0954/DD - Demolition of existing housing to include temporary landscaping of site. Granted subject to conditions September 2002.</p> <p>03/1478/PP – Erection of 4 two storey villas and 12 two/three storey flats with ancillary car parking. Granted subject conditions October 2005.</p>
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	18/0824/NO - Erection of residential development with associated roads, parking, open space and landscaping. Accepted November 2018.
DESCRIPTION	<p>Planning permission is sought for the erection of sixty eight dwellinghouses and thirty one flats, with associated roads, parking, open space and landscaping at Millarston Drive, Paisley.</p> <p>The application site extends to approximately 4.7 hectares and is currently an area of grassland, of varying topography, following the demolition of previous residential development at this location a number of years ago.</p> <p>The proposals seek to erect a mixture of terraced and semi-detached dwellings, primarily to the north, south west and south of the site, with the flatted development, of four storeys in height, positioned to the east.</p> <p>Access to the development would be via the existing road opening (currently blocked off) at Ferguslie with existing path linkages within the site also being retained in the interests of permeability.</p> <p>The site is bordered by three storey flats to the west and by the Paisley - Ayrshire railway line, on an embankment at this location, to the north.</p> <p>Further existing residential development is located to the south and south east with open space / parkland to the north east.</p>
COMMENTS	<p>The application site is covered by Policy P4 of the Adopted Renfrewshire Local Development Plan (2014) and Policy P2 of the Proposed Renfrewshire Local Development Plan (2019), which seek to contribute to the Council's housing land supply provision.</p> <p>The site is an allocated housing site and contributes towards meeting Renfrewshire's Housing Need and Demand. On such sites, the Council will support development for housing where its design would comply with the criteria for implementing the spatial strategy and the Council's New Development Supplementary Guidance.</p> <p>Policy P3 of the Proposed Renfrewshire Local Development Plan is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>On such sites, the Council will support development for housing where it would not undermine the spatial strategy of the plan and its design would comply with the criteria for implementing</p>

	<p>the spatial strategy and the Council's New Development Supplementary Guidance.</p> <p>In principle, the nature of the development is considered acceptable for the location and in accordance with the above policies, in that the dwellings to be provided would be of an affordable nature consisting of social rented tenure.</p> <p>The new homes would be owned and managed by the applicant, Link Housing Association, who is a registered social landlord.</p> <p>With regard to the detailed design, layout and access arrangements, the proposal requires to be assessed against the approved guidance set out in: Designing Streets, the Councils Residential Design Guidance; Policies P1, I1 and I5 of the Adopted Local Development Plan and the associated New Development Supplementary Guidance and Policies P1, I1, I3 and I5 of the Proposed Local Development Plan and its associated New Development Supplementary Guidance.</p> <p><i>1) Residential Amenity</i></p> <p>The proposal adopts the general 'place' qualities set out in the Renfrewshire Local Development Plan Supplementary Guidance and within Designing Places and the Council's own Residential Design Guidance in that the layout creates a distinct 'landscaped' identity.</p> <p>The proposal sets out a residential layout which respects privacy, provides a good outlook, with appropriate garden sizes and overall a good and well considered development pattern for the site.</p> <p>The layout is on balance considered acceptable in achieving a reasonable level of amenity for each dwelling, whilst ensuring the creation of a safe and pleasant environment.</p> <p>The proposal complies with the Renfrewshire Local Development Plan Policy P1, the associated Supplementary Guidance and the Places Checklist in that the development would adequately respond to the surrounding areas, by achieving appropriate residential frontage and streetscape as well as a well connected network of pedestrian and cycle links.</p> <p><i>2) Streets and Surface Finishes</i></p> <p>Designing Streets requires developers to consider the creation of successful places and streets over the movement of the car, which this layout adequately portrays.</p> <p>Traffic calming measures including; varying road widths, breaks in roadway and changes in road material have been deployed.</p>
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	<p>These would aid to reduce driver speed and create a safe residential environment.</p> <p><i>3) Road/Cycle/Pedestrian Network and access to Amenity Spaces</i></p> <p>Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists.</p> <p>The site would also maintain existing linkages where possible to retain safe routes to schools.</p> <p>These routes would be adequately overlooked as per the requirement of the Places Development Criteria set out in the Proposed Local Development Plan Supplementary Guidance.</p> <p>Access to the site for vehicles would be taken from Ferguslie, as per the existing road network layout, in the interests of sustainability, with upgrading to be undertaken as necessary.</p> <p>Sufficient visitor parking would also be provided and dispersed throughout the site.</p> <p><i>4) Design, Plot Configuration and Finishing Materials</i></p> <p>At the site entrance, and along the extended access road internally within the site, properties adequately address the road network.</p> <p>In terms of density and form the units proposed vary from two storey to four storey (flats), within an area of mixed development types.</p> <p>Given the spacing proposed between the unit blocks it is not considered that the variance in building heights would have a detrimental impact on the amenity of any existing or proposed residential dwelling within the area, in accordance with the provisions of Designing Streets.</p> <p>Finishing materials have been suggested but not confirmed and it is therefore considered prudent to condition the submission of these details should consent be granted.</p> <p><i>5) Boundaries and Open Space</i></p> <p>The development benefits from an existing large area of open space to the east which the applicant will maintain a link to, enhancing the amenity of the development.</p> <p>Within the application site itself, it is also proposed to create a number of areas of open and play space for the use of residents.</p>
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	<p>Active frontages would address this area to create an inclusive environment.</p> <p>Soft (hedging & shrubbery) boundary treatments are to feature within the development, with fencing locations to create plot definition to be confirmed as a condition of any consent given.</p> <p><i>6) Landscaping</i></p> <p>The planting specification contained within the landscaping proposals for the site are considered acceptable in ensuring an appropriate level of residential amenity, sense of place and retention of existing habitats.</p> <p><i>7) Water Management and Site Levels</i></p> <p>The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of Environment and Infrastructure Services (Design Services).</p> <p>Site levels existing and proposed would not give rise to any concerns in terms of residential amenity.</p> <p>Conclusions</p> <p>In view of the above, it is considered that the proposed development would comply with Policies Pi, I1 and I5 contained within the Adopted Renfrewshire Local Development Plan (2014) and the associated supplementary guidance.</p> <p>The proposal is also in accordance with Policies P1, P3 and i3 of the Proposed Renfrewshire Local Development (2019) and its associated Supplementary Guidance.</p> <p>In summary, it is considered that the proposal would offer a positive residential development for Paisley, resulting in a well designed housing site within an area allocated for residential purposes in the Development Plan.</p> <p>This site supports the objectives of Renfrewshire's Local Housing Strategy and is identified as an important site in meeting Renfrewshire's 1000 affordable home target by 2021.</p> <p>Given the importance of providing new homes in the right location, this site has also been identified in Renfrewshire's Strategic Housing Investment Plan.</p>
RECOMMENDATION	Grant subject to conditions

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.

Conditions

- 2 That before development starts, 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.

- 3 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.

- 4 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 3 above, shall be erected;

Reason: To safeguard the amenity of future residents.

- 5 That prior to occupation of the last dwellinghouse/flat 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 this consent, 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.

- 6 Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, all prepared in accordance with current authoritative guidance.

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

- 7 Prior to occupation of any unit, 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.

8. Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority a noise assessment to determine the impact of noise from the nearby A761 and railway, 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 30dB night-time, measured as LAeq,T. Notwithstanding this, where the LMax level is predicted to exceed 60dB (external) during the night period at the façade 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.

The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of residential amenity.

Fraser Carlin
Head of Planning and Housing

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.

Planning Application: Report of Handling

Reference No. 19/0327/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (6)
Paisley Southeast

Applicant:
Sanctuary Homes
24 Little Street
Glasgow
G3 8DQ

Registered:
14 May 2019

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL:

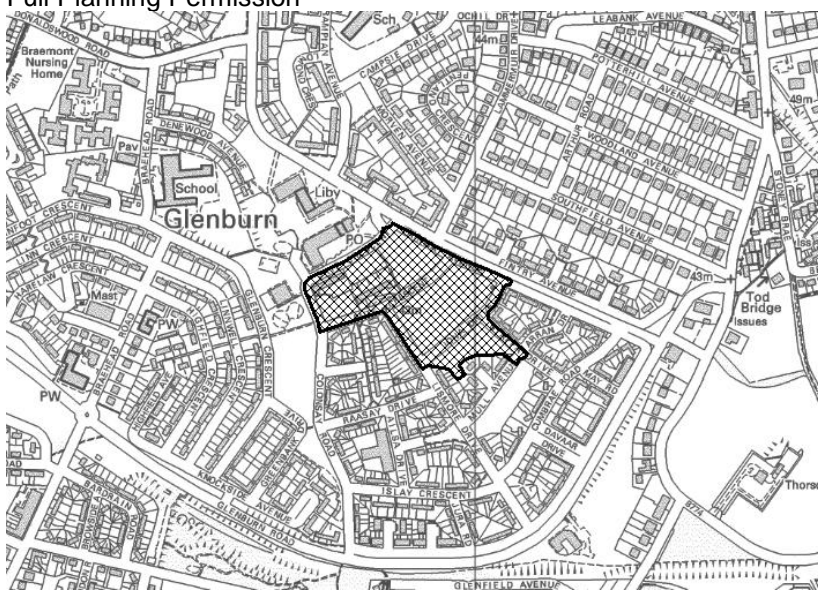
Erection of 131 dwellinghouses with associated parking and landscaping.

LOCATION:

Site between Bute Crescent and Skye Crescent, Paisley

APPLICATION FOR:

Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2014) as well as the Proposed Renfrewshire Local Development Plan (2019) and the associated New Development Supplementary Guidance in that it supports the Council's Spatial Strategy through the development of a vacant, brownfield site in the middle of Glenburn.
- The development will provide a range and choice of both type and tenure of new homes to the area.
- No objections have been received. One representation of support has been received.
- There have been no objections to the proposed development from consultees.
- The form, siting, design, density external finish and layout of the proposed development is acceptable.
- Adequate parking has been provided along with good connections to walking, cycling and public transport networks.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0327/PP)

APPLICANT:	Sanctuary Homes
SITE ADDRESS:	Site between Bute Crescent and Skye Crescent, Paisley
PROPOSAL:	Erection of 131 dwellinghouses with associated parking and landscaping
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>One representation has been received in support of the proposal for mixed tenure properties on a vacant site.</p> <p>Although in support of the proposal the representation did also highlight that the public event was not held for a long enough period into the evening.</p> <p>Response: The support for the proposal is noted.</p> <p>In relation to the comment on the duration of the public consultation event this was fed back to the applicant who confirmed that Sanctuary could be contacted at any point and would deal with any queries or questions raised directly with members of the public.</p> <p>Notwithstanding this the public event was undertaken in accordance with statutory requirements.</p>
CONSULTATIONS:	<p>SEPA: - No objections.</p> <p>Response: Noted.</p> <p>Environment and Infrastructure Services (Roads): - Traffic calming should be provided along the lengths of various roads within the site.</p> <p>Response: It is noted that Environment and Infrastructure Services (Roads) have suggested traffic calming. This can be achieved through Roads Construction Consent in line with SCOTS National Roads Development Guide.</p> <p>Environment and Infrastructure Services (Flooding): - No objections.</p> <p>Response: Noted.</p> <p>Environmental Protection Section: - No objections. Conditions with respect to site investigation and remediation strategy are required.</p>

	<p>Response: Noted.</p> <p>Director of Children's Services: - No objections.</p> <p>Response: Noted.</p>
PRE-APPLICATION COMMENTS:	<p>Several pre-application meetings have been undertaken with the applicants (Sanctuary as well as Paisley Housing Association) and the Council giving consideration to and helping to shape the layout and overall residential form of the development.</p> <p>Given the joint Planning and Housing Service, this also included looking at the tenure and appropriateness of the mix of units proposed, the housing need and waiting list for the area.</p> <p>In terms of the form of the development, there was detailed consideration of the connectivity and permeability of the site with the surrounding area, with desire lines to local services and amenities taken into account.</p> <p>Parking provision, including is position of spaces at each plot as well as dispersal throughout the site, the balance between parking and good amenity space and streetscape was considered as well as the parking for existing residents in the surrounding area.</p> <p>Landscaping and material palette were also considered.</p>
SUPPORTING STATEMENTS	<p>Pre-Application Consultation Report (PAC) – A PAC report is required by the Development Management Regulations for all major planning applications such as this development.</p> <p>The submitted report sets out details of the steps taken by the applicant to provide sufficient information about the proposed development, the public event, feedback received and how these comments were taken on board by the applicant in finalising the proposals.</p> <p>A public event was held on 14th February 2019 at Glenburn Community Centre where overall, the proposals were well received.</p> <p>Response: The content of this report meets the requirements set out in statute.</p> <p>Design and Access Statement - A Design and Access Statement is required by the Development Management Regulations for all major planning applications.</p> <p>The submitted statement describes the design process followed by the applicant in formulating the proposal, with reference to</p>

	<p>various design principles and reference sources.</p> <p>Response: The detail of this document is considered to be adequate for the purposes of assessing the application.</p> <p>Flood Risk Assessment and Drainage Strategy – The site has been assessed against fluvial and surface water flood risk. The site would not be at risk to fluvial flood extents.</p> <p>The drainage strategy addresses surface water flood risk where it is proposed to construct separate foul and surface water sewers which would connect to the existing combined sewer within the site and surface water attenuation storage would be provided by a combination of cellular storage and porous paving.</p> <p>Response: The Flood Risk Assessment and Drainage Strategy has been fully considered by Environment and Infrastructure Services (Design Services) who have confirmed that the assessment is comprehensive, and drainage and flooding matters have been satisfactorily dealt with.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria and Places Checklist</p> <p>Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy P1: Renfrewshire's Places Policy P3: Housing Mix and Affordable Housing Policy I3: Flooding and Drainage</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments</p> <p>Delivering the Infrastructure Strategy: Connecting Places;</p> <p>Provision for Waste Recycling in New Developments; and Flooding and Drainage</p> <p>Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>

PLANNING HISTORY	The site previously contained residential properties which were demolished some time ago.
DESCRIPTION	<p>Planning permission is sought for the erection of 131 dwellinghouses together with associated roads, footpaths and open space located around Bute Crescent, Iona Drive, Lismore Drive, Fairway Avenue, Colonsay Road and Sky Crescent, Paisley.</p> <p>The 131 units would consist of 109 social rented units and 22 shared equity units. The proposed dwellings would be built by Sanctuary Homes and managed by both Sanctuary Homes along with Paisley Housing Association who are registered social landlords.</p> <p>The development would consist of a mix of general needs housing together with amenity and wheelchair dwellings, featuring a mix of semi-detached bungalows, two storey semi-detached housing and two storey terraced housing of three or four units as well as semi-detached cottage flats.</p> <p>Externally, the dwellings would mainly be finished with a brick façade with detailing and different tones of brick to animate the facades. The palette would be used throughout the site to unify the aesthetic.</p> <p>The proposed layout utilises the existing roads surrounding the site and also introduces new roads through the centre of the site connecting the development with the parade of shops to the north of the site.</p> <p>A landscaped area of amenity open space would be formed at the north of the site, adjacent to the shops at Skye Crescent.</p> <p>Other areas of open space would be landscaped to soften and create a feature between built form.</p> <p>The application site relates to a grassed area which is bounded to the east, south and west by residential properties, mainly semi-detached or terraced two storey dwellings. A children's nurse's office is located to the north-west of the site beyond which is a play area.</p>
COMMENTS	<p>The application site is covered by Policy P4 of the Adopted Renfrewshire Local Development Plan (2014) and Policy P2 of the Proposed Renfrewshire Local Development Plan (2019), which seek to contribute to the Council's housing land supply provision.</p> <p>The site is an allocated housing site and contributes towards meeting Renfrewshire's Housing Need and Demand. On such</p>

	<p>sites, the Council will support development for housing where its design would comply with the criteria for implementing the spatial strategy and the Council's New Development Supplementary Guidance.</p> <p>Policy P3 of the Proposed Renfrewshire Local Development Plan is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In principle, the nature of the development is considered acceptable for the location and is in accordance with the above policies, in that the dwellings would be owned and managed by the applicant, Sanctuary Homes along with Paisley Housing Association, who are registered social landlords.</p> <p>With regard to the detailed design, layout and access arrangements, the proposal requires to be assessed against the approved guidance set out in: Designing Streets, the Councils Residential Design Guidance; Policies P1, I1 and I5 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance and Policies P1, I1, I3 and I5 of the Proposed Renfrewshire Local Development Plan and its associated New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance and associated Residential Design Guide identify a checklist of design considerations which form the basis of good places design.</p> <p>The checklist has been prepared within the context of the Scottish Government publications on Designing Streets and Designing Places. The design considerations will be assessed as follows.</p> <p><u>Context and Character</u></p> <p>It is considered that the proposal responds well to the form, scale and mass of the existing context of this area of Glenburn.</p> <p>The housing in the surrounding area is a mix of three storey flats, semi-detached bungalows and two storey semi-detached and terraced housing.</p> <p>It is considered that the proposed mix of housing put forward as part of this development reflects the character and density of the surrounding area.</p> <p><u>Access and connectivity</u></p> <p>The proposed layout which utilises the existing roads surrounding the site as well as introducing new roads through the centre of the site, provide good connections between the</p>
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	<p>development and the parade of shops to the north of the site. The new road would follow the line of the existing footpath to retain the pedestrian route through the site.</p> <p>The layout would comprise of a loop network of varying widths creating a hierarchy for primary and secondary routes.</p> <p><u>Layout and Built Form</u></p> <p>It is considered that the layout contributes to the permeability of movement through the site and to the surrounding area.</p> <p>The form and layout are also considered to benefit from a clear and defined structure, with active frontages onto all streets, pedestrian routes and open spaces.</p> <p>It is considered that the proposed layout would contribute to the overall character and sense of place.</p> <p>It is also considered that the structure and position of the buildings within the layout provide for a sufficient level of amenity.</p> <p><u>Environment and Community</u></p> <p>The mix of dwelling types is considered to fit well with the location of the development.</p> <p>The range of choice of homes as well as the mix of tenure will be an excellent addition to the housing stock for this area of Paisley, adding to the sustainable mixed community of Glenburn.</p> <p>This site supports the objectives of Renfrewshire's Local Housing Strategy and is identified as an important site in meeting Renfrewshire's 1000 affordable home target by 2021.</p> <p>Given the importance of providing new homes in the right location, this site has also been identified in Renfrewshire's Strategic Housing Investment Plan.</p> <p>In terms of open space and this development adding to the area, there would be three areas of open space which would be planted with a mix of shrub planting and trees.</p> <p>The main area of open space would also have paths cutting through to create routes to the dwellinghouses and seating to allow it as a useable amenity space to be used for families and an older population alike.</p> <p>There is an existing equipped play area approximately 50 metres to the north-west of the site. It is considered that the permeability of the site offers adequate pedestrian access to this area from the site. Given the proximity of the existing play facility there is no requirement to provide additional areas of</p>
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	<p>equipped play on this site.</p> <p><u>Buildings and Design</u></p> <p>The proposed dwellings display modern architectural forms and are considered to positively contribute to the built environment and the overall character of the place.</p> <p>Gables would also be designed with windows for passive overlooking across the site as well as creating design features to ensure there are no blank gables on corners.</p> <p>Concept landscaping proposals have been submitted where varying species of trees are proposed to introduce structured planting along Bute Drive and Iona Drive. Tree lined areas would also be planted on Colonsay Road and Lismore Drive.</p> <p>In certain plots, defensible space would be provided to the front of the properties in lieu of formal front gardens. These areas would be planted with shrubs to create green space to the front of houses and create privacy to living areas.</p> <p>It is considered that landscaping features have been fully considered in the proposed layout and will integrate well with the new development.</p> <p>The development incorporates suitable parking provision with the new homes having their own parking space at either the front or side of their home with adequate visitor parking spread across the entire development site.</p> <p>Also taking into consideration when developing the layout out was existing parking in and around this area to ensure that the new development does not impact on existing parking but aims to ensure a betterment for the area.</p> <p>In view of the above, it is considered that the proposed development would comply with Policies P1, I1 and I5 contained within the Adopted Renfrewshire Local Development Plan (2014) and the associated supplementary guidance.</p> <p>The proposal is also in accordance with Policies P1, P3 and I3 of the Proposed Renfrewshire Local Development (2019) and its associated Supplementary Guidance.</p> <p>In summary, it is considered that the proposal would offer a positive residential development for Paisley, resulting in a well designed housing site within an area allocated for residential purposes in the Development Plan.</p>
RECOMMENDATION	Grant subject to conditions.

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

Conditions

2 No development shall commence on site until written approval of:

(a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

(b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

all prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by Renfrewshire Council as Planning Authority.

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

3 That prior to the occupation of any residential unit on the site:

(a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or

(b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use

shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

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

4 That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

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

5 That, prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire

Council as Planning Authority. Thereafter, all boundary fences and walls as may be approved relating to or adjacent to each plot shall be erected prior to the occupation of the dwelling within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

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

- 6 That no development shall take place until there has been submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare.

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

- 7 That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

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

Fraser Carlin
Head of Planning and Housing

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.

Planning Application: Report of Handling

Reference No. 18/0899/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (5)
Paisley East and Central

Applicant:
Ferenze Developments
Ltd

Registered: 24/12/2018

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.

LOCATION: Unit A, 21 Gordon Street, Paisley

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant subject to
conditions.



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

The proposals accord with the Adopted and Proposed Renfrewshire Local Development Plan land use designation Policy P1 'Renfrewshires Places' and Policy ENV 3 'Built Heritage', the New Development Supplementary Guidance and Historic Environment Scotland's Policy Statement.

There has been a consultation reply from Paisley West & Central Community Council. The Community Council welcomes the progress made to the repair of the Former Fire Station, however raise concerns regarding the creation of 15 flats. They consider that the proposal represents over-development, as a result there is inadequate parking provision and there is the potential to compromise the setting of the adjacent Category A Listed St Matthews Church.

There have been no objections from any other Statutory Consultees.

The form, siting, design, density, external finish and layout of the proposed development are considered acceptable.

The parking provision on the site has been increased to 7 spaces with parking permits available in the surrounding existing public car parks.

The proposal would bring a prominent vacant Listed Building on the edge of Paisley Town Centre back into productive use ensuring its long-term viability of the building and enhancing the character and appearance of the Conservation Area.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (18/0899/PP)

APPLICANT:	Fereneze Developments Ltd
SITE ADDRESS:	Unit A, 21 Gordon Street, Paisley, PA1 1XD
PROPOSAL:	Change of use from fire station to mixed commercial use on ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.
APPLICATION FOR:	Full Planning permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been no representations received.</p> <p>In line with the Scheme of Delegated Functions - Planning (1 March 2018) this report is to be determined by the Communities, Housing and Planning Policy Board under Exceptions 3 (g).</p>
CONSULTATIONS:	<p>Paisley West & Central Community Council – Welcome the progress made on the repair of the former Fire Station. However express concern that the proposal constitutes over development of the site and as a result the proposal provides an unacceptable level of parking provision, as well as the potential to compromise the setting of the Category A Listed St Matthews Church.</p> <p>In relation to the lack of parking provision, the Community Council appreciate the availability of public transport surrounding this site, however suggest that in reality public transport is not always a viable option and the private car is the only alternative.</p> <p>The Community Council suggest a potential solution to the lack of parking at the site is that the developer acquire parking permits in surrounding car parks such as Orchard Street.</p> <p>Response – It is considered that the scale and design of the proposal respects the character and appearance of the main building in terms of design and materials protecting the character and appearance of the building to an acceptable degree.</p> <p>The proposal constitutes a complementary addition to the building.</p> <p>It is considered that the proposal positively enhances the characteristics of the street scene, blends with the local building</p>

	<p>tradition and contributes positively to the character of the Conservation Area.</p> <p>It is considered that the proposal would not dominate either the existing fire station nor the adjacent St Matthews Church in scale, form or massing nor adversely impact the context in which these buildings are set.</p> <p>In relation to the parking provision, the developer has taken on the suggestion made by the Community Council and will seek to acquire parking permits for prospective residents.</p> <p>Environment Protection Section – No objection subject to appropriate site investigations /remediation measures for potential contamination and the submission of a Noise Impact Assessment and Air Quality Assessment with appropriate remediation if required.</p> <p>Response - Accepted. Appropriate conditions shall be applied to any planning permission granted.</p> <p>Infrastructure and Environmental Services (Design Services) - No objection.</p> <p>Response – Noted.</p> <p>Infrastructure and Environmental Services (Roads/Traffic) – No objection, subject to conditions including the upgrading of pavements/footpaths.</p> <p>Response – This requirement could be accommodated through a condition of any planning permission granted.</p> <p>West of Scotland Archaeological Service - No objection subject to a condition that the developer shall secure the implementation of an archaeological watching brief.</p> <p>Response – Noted. This requirement could be accommodated through a condition of any planning consent granted.</p> <p>West of Scotland Water – No objection.</p> <p>Response – Noted.</p>
PRE-APPLICATION COMMENTS:	<p>Advice was given in relation to design considerations, in particular the scale of any extension, the design of the proposal and the requirement to ensure that any extension complemented the existing listed building well with the existing building.</p> <p>Finishes appropriate to a proposal next to a listed building and within a conservation area was also considered to be key to any proposals for the site.</p>

	The requirement to consider the impact of any development on character and setting was emphasised.
DESIGN/PLANNING STATEMENT:	<p>A Design and Access Statement was submitted with the application which provides an overview of the architectural merits and character of the existing fire station, its heritage significance and the concept of the design proposal.</p> <p>Response – The statement provided in support of this application is considered to be comprehensive and reflects the pre-application discussions and requirements outlined by Planning.</p> <p>Appropriate design for this site is key to the development proposals given the prominent nature of this site on the edge of the town centre at a key gateway point within Paisley.</p> <p>The proposed new build element is considered to link and read well with the existing building, it is a modern addition to a traditional building which will complement the listed building and the heritage status of the surrounding area.</p>
OTHER ASSESSMENTS:-	<p>PARKING STATEMENT – The parking statement confirms that that 7 parking spaces can be provided within the site and that those flats which would not have allocated parking spaces would be eligible for Town Centre parking permits for parking spaces located close to the application site.</p> <p>It is illustrated in an accompanying plan that there is a good supply of parking spaces around the application site. There is a total of 169 parking spaces available in public car parks within 150 metre radii of the site with 9 spaces available for disabled patrons.</p> <p>It is also demonstrated that transport links (buses, trains etc) are very accessible in this location as are local services such as shops, doctors and community facilities.</p> <p>Response – The statement demonstrates that given the central location of the site, the availability of parking within close proximity and the accessibility of good public transport facilities, a reduced parking provision would be acceptable in this instance.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV3: Built Heritage Policy P1: Renfrewshires Places</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings</p>

	<p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy ENV 3: Built and Cultural Heritage Policy P1 - Renfrewshires Places</p> <p><u>Proposed New Development Supplementary Guidance 2019</u> Delivering the Environment Strategy: Listed Buildings; Conservation Area; Enabling Development</p> <p><u>Material considerations</u> Historic Scotland's Planning Policy Statement</p> <p>Managing Change in the Historic Environment Historic Scotland's Guidance on Extensions</p> <p>Managing Change in the Historic Environment Historic Scotland's Guidance on Windows</p>
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PLANNING HISTORY	<p>93/1326/PP - Change of use of disused fire station and staff housing with exercise yard to form youth advice centre, cafe/disco (unlicensed), workers flats, youth hostel, offices, recording studio, craft workshop and multi-gym. Granted subject to conditions August 1994.</p> <p>93/1327/LB - Change of use of disused fire station and staff housing with exercise yard to form youth advice centre, cafe/disco, workers flats, youth hostel, offices, recording studio, craft workshop and multi-gym. Granted subject to conditions September 1994.</p> <p>11/0139/PP - Change of use of fire station to form Class 4 office accommodation, erection of one and three storey extensions, external alterations and the formation of vehicular parking. Withdrawn November 2011.</p> <p>13/0515/LB - Replacement of two floodlights with LED floodlights encased in security cage and installation of two LED floodlights on east elevation. Granted subject to conditions October 2013.</p> <p>14/0846/PP - Change of use of fire station to office, erection of single storey and upper floor extensions to rear of building involving partial demolition of rear wall, creation of mezzanine level from second floor, formation of door and window openings, window and stonework repair and replacement and removal of external fire escapes. Granted subject to conditions on 14 April 2015.</p> <p>14/0847/LB - Erection of single storey extension and upper floor extensions to rear of building involving partial demolition of rear wall, creation of mezzanine level from second floor, formation of door and window openings, window and stonework</p>
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	<p>repair and replacement, removal of external fire scape and internal alterations. Granted subject to conditions on 7 May 2015.</p> <p>17/0774/PP - Change of use of fire station to form Arts venue and cafe, erection of single storey extension to the rear, external alterations including formation of windows in existing openings and internal alterations including formation of partition walls. Application granted subject to conditions on 16 February 2018.</p> <p>18/0900/LB - Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side. This is a concurrent application and will also be under the consideration of this Board.</p>
DESCRIPTION	<p>This application seeks planning permission for the conversion of the ground floor of a redundant fire station to mixed commercial use and to residential use on the upper floors, including internal and external alterations.</p> <p>The proposal also includes the erection of a three-storey flatted extension to the side.</p> <p>The development will provide 15 dwellings for private sale, providing a mix of flats types consisting of 1, 2, 3 and 4 bedroom units to suit a range of residents need and demand.</p> <p>Seven parking spaces, a garden area and bin stores, would be accommodated within the rear courtyard area.</p> <p>The courtyard would also accommodate a separate delivery yard for the commercial unit.</p> <p>The extension to the side of the listed building would be three storeys with a pitched roof and would adjoin to the east side of the fire station building.</p> <p>The application property is located at 21 Gordon Street on an island in the centre of Gordon Street, with St Matthews Church to the east.</p> <p>It is located within the Paisley Town Centre Conservation Area and is a Category B Listed Building.</p> <p>Externally, the building is designed in a baronial style with a circular corner tower and depressed arch features on the ground floor.</p> <p>The current owners purchased the building in 2017 and carried out extensive works to repair the stonework, roof slate and lead</p>

	<p>work and to replace windows. This has succeeded in making the fire station secure and wind and watertight.</p> <p>The building has remained vacant for a considerable number of years. The current application would therefore contribute to its effective re-use.</p> <p>An application for listed building consent is also currently under consideration.</p>
OTHER COMMENTS	<p>Policy P1 'Renfrewshires Places and the associated New Development Supplementary Guidance seeks to ensure that any development is complementary and compatible to existing uses and causes no significant harm to these uses as set out by the criteria in the New Development Supplementary Guidance.</p> <p>Surrounding land uses are predominantly residential, with a mix of commercial facilities at ground floor levels.</p> <p>In terms of amenity, this is an area with established and acceptable mixed residential character and the proposed flats would not be unacceptably affected by surrounding land uses and appropriate levels of amenity could be achieved.</p> <p>The proposal for residential development in this particular location would ensure the continued use and viability of an important listed building, a sustainable development close to public transport hubs, in a town centre location which would support the vitality and viability of commercial uses.</p> <p>The proposal would introduce a viable and complementary use back into this area contributing positively to the overall character of the place and social fabric of this area.</p> <p>In this regard, the layout, built form, design and materials of the extension is considered to be of high quality and the density similar to residential flats in the vicinity.</p> <p>The proposed alterations to the existing listed building respects the character and appearance of the main building, in terms of design and material used, protecting the character and appearance of the building to an acceptable degree.</p> <p>As such the proposal in this regard constitutes a complementary addition to the building.</p> <p>In relation to the side extension, the principal elevation of the three-storey residential block would vertically divide into three sections and in a similar manner to the fire station, expressed bays at the ends would emphasise the building corner and draw attention to the entrance.</p>

	<p>Horizontally, string courses would echo the lines at base and cornice levels on the fire station, to create a classical tenemental "bottom, middle and top" arrangement.</p> <p>Therefore, the extension would appear complementary but separate from the fire station building taking design cues including profile, massing window rhythm, scale and proportion from the existing building without replication of the details.</p> <p>The extension proposed would not imbalance the original building and would not detract from its character.</p> <p>In this instance, the extension proposed creates a complementary addition which is sympathetic to the existing building.</p> <p>As such, the development positively enhances the characteristics of the street scene, blends with the local building tradition and contributes positively to the character of the conservation area.</p> <p>It is also considered that the proposal would not dominate either the fire station nor the adjacent St Matthews Church in scale form or massing nor the context in which these buildings are set.</p> <p>Given that the application site is located within the central area of Paisley, the site is adequately served by good access to walking, cycling and public transport. The site is a sustainable site in the middle of Paisley.</p> <p>The applicant has provided a parking statement in support of the application which confirms that residents would be eligible for Town Centre parking permits and it is demonstrated that available parking in close proximity of the site is extensive.</p> <p>In line with reducing car ownership, encouraging a step change in travel behaviours, the applicant aims to demonstrate that this site encourages residents to use alternative means of travel rather than the private car. This is in line with policies and guidance at a national as well as a local level.</p> <p>The Director of Environment and Infrastructure (Roads/Traffic) is satisfied with the level of off-street parking associated with the development as it is well augmented by surrounding surface car parks.</p> <p>Overall, the re-use of the building as residential flats with commercial uses on the ground floor, is considered to comply with the provisions of Policy P1 of the Adopted and Proposed Local Development Plan and the Delivering the Places Strategy of the New Development Supplementary Guidance.</p>
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	<p>Overall, the proposals would secure the re-use of a prominent vacant listed building within Paisley, in a manner which respects the character and appearance of the conservation area and which has due regard to the setting of the listed building itself and those in the wider vicinity.</p> <p>The proposals are in accordance with Policies ENV3 and P1 of the Adopted Local Development Plan and its corresponding Supplementary Guidance and Policies ENV 3 and P1 of the Proposed Local Development Plan and its corresponding Supplementary Guidance.</p> <p>The proposal is also in accordance with the requirements of Historic Scotland's Planning Policy Statement and associated Managing Change in the Historic Environment guidance.</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 before development starts, 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.

- 2 Prior to the development commencing, the developer shall secure the implementation of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

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

- 3 That prior to the commencement of development:
 - (a) a site investigation report characterising the nature and extent of any soil, water and gas contamination within the site); and, if remediation works are recommended therein
 - (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 for the written approval of the Planning Authority.

Reason: To ensure that the site is suitable for the use approved.

- 4 That prior to the occupation of any unit hereby approved:

(a) a verification Report confirming completion of the works specified within the approved Remediation strategy; or

(b) where remediation works are not required but soils are to be imported to the site, a Verification Report confirming imported materials are suitable for use

Shall be submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is suitable for the use approved.

- 5 That prior to the commencement of development, details of the boundary treatments to the rear and sides of the application site shall be submitted for the written approval of the planning authority and erected as approved prior to the occupation of the dwellings hereby approved.

Reason: In the interests of the amenity of the site and surroundings and to reflect its location within the conservation area.

- 6 That prior to the commencement of development, a noise impact assessment to determine the impact of road noise on the development shall be submitted for the written approval of the planning authority. 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 30dB 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. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

No property within the development shall be occupied until any mitigation measures detailed within the report have been agreed with the Planning Authority and completed in full.

Reason: In the interests of residential amenity.

- 7 That prior to the commencement of development, a noise assessment to determine the impact of amplified noise from the commercial unit on the development shall be submitted for the written approval of the planning authority. 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. 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.

No property within the development shall be occupied until any mitigation measures detailed within the report have been agreed with the Planning Authority and completed in full.

Reason: In the interests of residential amenity.

- 8 That prior to the commencement of development, a survey shall be undertaken and a report shall be submitted for the written approval of the Planning Authority, which satisfies the Planning Authority that the Local Air Quality Management Objective for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environmental Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required. The survey and report shall adhere to the methods and principles set out in the Scottish Government publication "Local Air Quality management Technical guidance LAQM TG(09)" and the EPUK guidance document "Development Control: Planning for Air Quality (2010 Update)" or a method that has been agreed with the Planning Authority. No property within the development shall be occupied until any mitigation measures detailed within the report have been agreed with the Planning Authority and completed in full.

Reason: Given that the location of the development is within the Paisley Town Centre Air Quality Management Area.

- 9 That prior to the occupation of the development hereby approved existing and newly installed kerbing shall be installed so as to provide a 100mm freeboard between the footway and road surface on all frontages of the development; the footway surrounding the site shall be reinstated to an adoptable standard; Dropped kerbs shall be introduced to enable both north and south Gordon Street to be crossed in line with the existing east gable path to a minimum of 2m width; Upgrade existing surfaces closing former entrances or exits from the site linking to the signalised junction at Orchard Street; Provide details of pedestrian guard railings at the north entrance to the development for the approval of the Planning Authority and implement as approved prior to the occupation of the development; Realign the kerbing into and out of the sites to assist right turning. All to the satisfaction of the Planning Authority.

Reason: In the interests of traffic and pedestrian safety.

Fraser Carlin
Head of Planning and Housing

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.

Planning Application: Report of Handling

Reference No. 18/0900/LB



Renfrewshire
Council

KEY INFORMATION

Ward: (5)

Paisley East and Central

Applicant:

Ferenz Developments
Ltd

Registered: 24/12/2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.

LOCATION: Unit A, 21 Gordon Street, Paisley

APPLICATION FOR: Listed Building Consent

RECOMMENDATION

Grant subject to
conditions



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IDENTIFIED KEY ISSUES

The proposals accord with the adopted Renfrewshire Local Development Plan land use designation Policy P1 'Renfrewshire's Places' and Policy ENV 3 'Built Heritage', the New Development Supplementary Guidance and Historic Environment Scotland's Policy Statement.

There has been a consultation reply from Paisley West & Central Community Council. The Community Council supports the progress made to the repair and rehabilitation of the Former Fire Station, however raise concerns regarding the scale of the new proposals. They consider that the proposal represents over-development, as a result there is inadequate parking provision and there is the potential to compromise the setting of the adjacent Category A Listed St Matthews Church.

Historic Environment Scotland offer no objection to the proposals.

The form, siting, design, density, external finish and layout of the proposed development are considered to be acceptable and will complement the Listed Building as well as enhancing the overall Conservation Area.

The proposal would bring a prominent vacant Listed Building on the edge of Paisley Town Centre back into productive use ensuring its long-term viability of the building and enhancing the character and appearance of the Conservation Area.

Fraser Carlin
Head of Planning and
Housing

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **18/0900/LB**

APPLICANT:	Fereneze Developments Ltd
SITE ADDRESS:	Unit A, 21 Gordon Street, Paisley, PA1 1XD
PROPOSAL:	Change of use from fire station to mixed commercial use on ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been no representations received.</p> <p>In line with the Scheme of Delegated Functions - Planning (1 March 2018) this report is to be determined by the Communities, Housing and Planning Policy Board under Exceptions 3 (g).</p>
CONSULTATIONS:	<p>Paisley West & Central Community Council - Welcome the progress made on the repair of the former Fire Station.</p> <p>However express concern that the proposal constitutes over development of the site and as a result the proposal has the potential to compromise the setting of the Category A Listed St Matthews Church.</p> <p>Response – The proposal respects the character and appearance of the main building in terms of design and materials protecting the character and appearance of the building to an acceptable degree.</p> <p>As such the proposal constitutes a complementary addition to the building.</p> <p>It is considered that the proposal positively enhances the characteristics of the street scene, blends with the local building tradition and contributes positively to the character of the conservation area.</p> <p>In so doing, the proposal would not dominate either the fire station nor the adjacent St Matthews Church in scale form or massing nor adversely impact the context in which these buildings are set.</p> <p>Historic Environment Scotland - Historic Environment Scotland have offered no objection to the scheme and advise that it should be determined in accordance with national and</p>

	<p>local policy on listed buildings.</p> <p>Response – Noted.</p>
PRE-APPLICATION COMMENTS:	<p>Advice was given in relation to design considerations and finishes appropriate to a proposal in proximity to a listed building and within a conservation area.</p> <p>The requirement to consider the impact of any development on character and setting was emphasised.</p>
DESIGN/PLANNING STATEMENT:	<p>A Design and Access Statement was submitted with the application which provides an overview of the architectural merits and character of the existing fire station, its heritage significance and the concept of the design proposal.</p> <p>Response – The statement provided in support of this application is considered to be comprehensive and reflects the pre-application discussions and requirements outlined by Planning.</p> <p>Appropriate design for this site is key to the development proposals given the prominent nature of this site on the edge of the town centre at a key gateway point within Paisley.</p> <p>The proposed new build element is considered to link and read well with the existing building, it is a modern addition to a traditional building which will complement the listed building and the heritage status of the surrounding area.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV3: Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy ENV 3: Built and Cultural Heritage</p> <p><u>Proposed New Development Supplementary Guidance 2019</u> Delivering the Environment Strategy: Listed Buildings; Conservation Area; Enabling Development</p> <p><u>Material considerations</u> Historic Scotland's Planning Policy Statement</p> <p>Managing Change in the Historic Environment Historic Scotland's Guidance on Extensions</p> <p>Managing Change in the Historic Environment Historic Scotland's Guidance on Windows</p>

<p>PLANNING HISTORY</p>	<p>93/1326/PP - Change of use of disused fire station and staff housing with exercise yard to form youth advice centre, cafe/disco (unlicensed), workers flats, youth hostel, offices, recording studio, craft workshop and multi-gym. Granted subject to conditions August 1994.</p> <p>93/1327/LB - Change of use of disused fire station and staff housing with exercise yard to form youth advice centre, cafe/disco, workers flats, youth hostel, offices, recording studio, craft workshop and multi-gym. Granted subject to conditions September 1994.</p> <p>11/0139/PP - Change of use of fire station to form Class 4 office accommodation, erection of one and three storey extensions, external alterations and the formation of vehicular parking. Withdrawn November 2011.</p> <p>13/0515/LB - Replacement of two floodlights with LED floodlights encased in security cage and installation of two LED floodlights on east elevation. Granted subject to conditions October 2013.</p> <p>14/0846/PP - Change of use of fire station to office, erection of single storey and upper floor extensions to rear of building involving partial demolition of rear wall, creation of mezzanine level from second floor, formation of door and window openings, window and stonework repair and replacement and removal of external fire escapes. Granted subject to conditions on 14 April 2015.</p> <p>14/0847/LB - Erection of single storey extension and upper floor extensions to rear of building involving partial demolition of rear wall, creation of mezzanine level from second floor, formation of door and window openings, window and stonework repair and replacement, removal of external fire scape and internal alterations. Granted subject to conditions on 7 May 2015.</p> <p>17/0774/PP - Change of use of fire station to form Arts venue and cafe, erection of single storey extension to the rear, external alterations including formation of windows in existing openings and internal alterations including formation of partition walls. Application granted subject to conditions on 16 February 2018.</p> <p>18/0899/PP - Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side. This is a concurrent application and will also be under the consideration of this Board.</p>
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DESCRIPTION	<p>This application seeks listed building consent for the conversion of the ground floor of a redundant fire station to mixed commercial use and to residential use on the upper floors, including internal and external alterations.</p> <p>The proposal also includes the erection of a three-storey flatted development to the side of the listed building.</p> <p>Alterations to the existing listed building include a rooftop extension above the former stable block of the fire station and a roof lights inserted into the existing roof.</p> <p>The rooftop extension would use the stable parapet as a plinth and would comprise a single storey zinc box structure with a flat roof.</p> <p>The external finishes would include large areas of floor to ceiling glazing and zinc cladding with a vertical emphasis. The flat roof would be zinc clad with horizontal seams.</p> <p>The extension would be three storeys with a pitched roof and would adjoin to the east side of the fire station building.</p> <p>The application property is located at 21 Gordon Street on an island in the centre of Gordon Street, with St Matthews Church to the east.</p> <p>It is located within the Paisley Town Centre Conservation Area and is a Category B Listed Building.</p> <p>Externally, the building is designed in a baronial style with a circular corner tower and depressed arch features on the ground floor.</p> <p>The current owners purchased the building in 2017 and carried out works to repair the stonework, roof slate and lead work and to replace windows. This has succeeded in making the fire station secure and wind and watertight.</p> <p>The building has however remained vacant for a considerable number of years. The current application would therefore contribute to its effective re-use.</p> <p>An application for planning permission is also currently under consideration.</p>
COMMENTS	<p>Listed Buildings are protected under the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 and any application for listed building consent must have special regard to the desirability of preserving the building and its features of special architectural and historic interest.</p> <p>Policy ENV3 of the Adopted Renfrewshire Local Development</p>

	<p>Plan supports the retention and sympathetic restoration, through appropriate maintenance and sensitive management of listed buildings, to enable them to remain in active use.</p> <p>The application premises have been vacant for a significant number of years (following their last use as a fire station) and has suffered from a degree of deterioration as a result.</p> <p>The current application, therefore seeks to introduce a use to the building which would require the reconfiguration of the internal space, the erection of a roof top extension, and three storey residential block to the east, in order to accommodate the proposed use.</p> <p>With regard to the internal alterations, these are unlikely to significantly compromise the integrity of the building or its special interest given that many of the original internal features are no longer in place, due to long term vacancy and subsequent deterioration and that any features capable of refurbishment will be preserved.</p> <p>Interventions are relatively minimal, as the building usage of apartments over commercial accommodation mirrors that of the original tenement flats over fire station.</p> <p>The habitation of the roof space requires a number of roof lights which would be conservation style, coloured grey and not readily visible from street level. Therefore, impact on the character of the building would be minimal.</p> <p>The principal intervention to the existing building would be the rooftop extension above the former stable. This is of simpler design than the existing building with a more minimal appearance which contrasts with the stone fabric using the stable parapet as a plinth.</p> <p>The result is that the balance of vertical and horizontal elements combined with a contemporary zinc cladding to produce an elegant form on top of the corner of the site, which adds positively to the character of the building.</p> <p>The proposed rooftop extension respects the character and appearance of the main building, in terms of design and material used thus, protecting the character and appearance of the building to an acceptable degree.</p> <p>As such the proposal constitutes a complementary addition to the building.</p> <p>With regard to the side extension, the principal elevation of the three-storey residential block would vertically divide into three sections and in a similar manner to the fire station, expressed bays at the ends would emphasis the building corner and draw</p>
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	<p>attention to the entrance.</p> <p>Horizontally, string courses would echo the lines at base and cornice levels on the fire station, to create a classical tenemental "bottom, middle and top" arrangement.</p> <p>The extension would appear complementary but separate from the fire station building taking design cues including profile, massing window rhythm, scale and proportion from the existing building without replication of the details.</p> <p>Scottish Environment Scotland's Guidance Note on Extensions states that extensions must protect the character and appearance of the building; should be subordinate in scale and form; should be located on a secondary elevation and must be designed in a high-quality manner using appropriate materials.</p> <p>In this instance, the extension proposed creates a complementary addition which is sympathetic to the existing building and to the conservation area generally. Historic Environment Scotland have offered no objection to the proposal.</p> <p>With regard to impact on adjacent listed buildings and specifically St Matthews Church, Historic Environment Scotland have offered no objection or comment in this regard.</p> <p>The extension proposed, due to its scale, massing and design would be complementary to both the fire station building and adjacent St Matthews Church and would enable positive change to the historical environment while contributing positively to the architectural and historic interest of the surrounding area.</p> <p>Overall, the proposals would secure the re-use of a prominent vacant building within Paisley, in a manner which respects the character and appearance of the conservation area and which has due regard to the setting of the listed building itself and those in the wider vicinity.</p> <p>The proposal is in accordance with the requirements of Historic Scotland's Planning Policy Statement and associated Managing Change in the Historic Environment guidance.</p> <p>The proposals are also in accordance with Policies ENV3 and P1 of the Adopted Renfrewshire Local Development Plan and its corresponding Supplementary Guidance and Policies ENV 3 and P1 of the Proposed Local Development Plan and its corresponding Supplementary Guidance.</p>
RECOMMENDATION	Listed building consent be granted 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 before development starts, 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.

- 2 Prior to the commencement of the installation of any new window openings, the developer shall provide for the written approval of the Planning Authority, full details of the materials, form and method of opening to be used in the installation of these windows. Thereafter all installation works shall be carried out using only the materials finally approved.

Reason: In the interests of amenity and to protect the historic character of the building.

- 3 Prior to the commencement of any development works on the extensions to the building hereby approved, the developer shall provide full details of the materials to be used on the external walls and roofs of the extensions, for the written approval of the Planning Authority. Thereafter the extensions shall be finished using only the materials finally approved, in accordance with the detailing finally approved.

Reason: In the interests of amenity and to protect the historic character of the building.

- 4 Prior to the erection of any wall or fence within the curtilage of the site, the developer shall provide for the written approval of the Planning Authority, full details of the design and location of this wall and/or fence. Thereafter, any wall or fence to be erected within the curtilage of the site, shall be in accordance with the detail finally approved.

Reason: These details have not been submitted.

- 5 That prior to the commencement of development, details of the boundary treatments to the rear and sides of the application site shall be submitted for the written approval of the planning authority and erected as approved prior to the occupation of the dwellings hereby approved.

Reason: In the interests of the amenity of the site and surroundings and to reflect its location within the conservation area.

Fraser Carlin
Head of Planning and Housing

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.