

## Corporate and Community Services Department

Council Headquarters, Eastwood Park, Giffnock, East Renfrewshire, G46 6UG

Phone: 0141 577 3000 Fax: 0141 577 3834

website: [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)

Date: 10 January 2020

When calling please ask for: Paul O'Neil (Tel No. 0141 577 3011)

e-mail:- [paul.o'neil@eastrenfrewshire.gov.uk](mailto:paul.o'neil@eastrenfrewshire.gov.uk)

TO: Councillors A Ireland (Chair), B Cunningham (Vice Chair), A Convery, J Fletcher, J McLean, S Miller and J Swift.

### LOCAL REVIEW BODY

A meeting of the Local Review Body will be held in the Council Chamber, Council Headquarters, Eastwood Park, Giffnock on **Wednesday, 15 January 2020 at 2.30pm or if later at the conclusion of the Planning Applications Committee which begins at 2.00pm.**

The agenda of business is as shown below.

## Caroline Innes

C INNES

DEPUTY CHIEF EXECUTIVE

### AGENDA

1. Report apologies for absence.
2. Declarations of Interest.
3. Notice of Review – Review 2019/19 – Retention of Hardstanding at Site 280 metres NNW of Floak Bridge, Highfield Road, Newton Mearns (Ref No:- 2018/0560/TP) – Report by Deputy Chief Executive (copy attached, pages 3 - 236).
4. Notice of Review – Review 2019/21 – Enlargement of Dormer Windows at Front and Rear; Installation of Hipped Roof over existing Porch at Rear; Installation of Canopy at Rear; Alterations and Enlargement of Raised Decking at Rear at 48 Paidmyre Road, Newton Mearns (Ref No:- 2019/0413/TP) - Report by Deputy Chief Executive (copy attached, pages 237 - 448).

This document can be explained to you in other languages and can be provided in alternative formats such as large print and Braille. For further information, please contact Customer First on 0141 577 3001 or email [customerservices@eastrenfrewshire.gov.uk](mailto:customerservices@eastrenfrewshire.gov.uk)

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EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY15 January 2020Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2019/19RETENTION OF AREA OF HARDSTANDING AT SITE 280 METRESNNW OF FLOAK BRIDGE, HIGHFIELD ROAD, NEWTON MEARNS**PURPOSE OF REPORT**

1. The purpose of the report is to present the information currently available to allow a review of the non-determination of the application for planning permission as detailed below. A determination should have been made by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.

**DETAILS OF APPLICATION**

2. Application type: Full Planning Permission (Ref No:- 2018/0560/TP).
- Applicant: Mr Andrew McCandlish.
- Proposal: Retention of area of hardstanding.
- Location: Site 280m NNW of Floak Bridge, Highfield Road, Newton Mearns.
- Council Area/Ward: Newton Mearns South and Eaglesham (Ward 5).

**REASON FOR REQUESTING REVIEW**

3. The applicant has requested a review on the grounds that the Council's Appointed Officer refused the application.

**RECOMMENDATIONS**

4. The Local Review Body is asked to:-
- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
    - (i) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied; and
    - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or

- (b) that in the event that further procedure is required to allow it to determine the review, consider:-
  - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
  - (ii) what procedure or combination of procedures are to be followed in determining the review.

## **BACKGROUND**

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Operations).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

## **NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW**

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 5.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is a site inspection.

10. The Local Review Body is not bound to accede to the applicant’s request as to how it will determine the review and will itself decide what procedure will be used in this regard.

11. However, at the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 15 January 2020 immediately before the meeting of the Local Review Body which begins at 2.30pm.

## INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

**13.** Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

**14.** The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the Appointed Officer:-

- (a) Application for planning permission – Appendix 1 (Pages 7 - 16);
- (b) Copies of Objections/Representations – Appendix 2 (Pages 17 - 64);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 65 - 76);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 77 - 80); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 81 - 228).

**15.** The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 6 (Pages 229 - 236).

- (a) Photo 2019 – 1 – Dept for Environment Food and Rural Affairs;
- (b) Photo 2019 – 2 – Dept for Environment Food and Rural Affairs;
- (c) Refused – Location Plan; and
- (d) Refused – Proposed Drainage Scheme.

**16.** The Local Review Body is advised that initial consultation responses and representations received if any, relating to the application will be listed in the planning officer's Report of Handling.

**17.** All the documents referred to in this report can be viewed online on the Council's website at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk).

## RECOMMENDATIONS

**18.** The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
  - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
  - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or

- (b) In the event that further procedure is required to allow it to determine the review, consider:-
- (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
  - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

Paul O'Neil, Committee Services Officer  
e-mail: paul.o'neil@eastrenfrewshire.gov.uk  
Tel: 0141 577 3011

Date:- January 2020

**APPLICATION  
FOR  
PLANNING PERMISSION**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100136385-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Retention of existing area of hardstanding

Is this a temporary permission? \*

Yes  No

If a change of use is to be included in the proposal has it already taken place?

(Answer 'No' if there is no change of use.) \*

Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): \*

01/09/2015

Please explain why work has taken place in advance of making this application: \* (Max 500 characters)

Previously used for Scottish Water operations

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Stephenson Halliday		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Sarah	Building Name:	Atlantic House
Last Name: *	Lapsley	Building Number:	45
Telephone Number: *	01412047900	Address 1 (Street): *	Hope Street
Extension Number:	<input type="text"/>	Address 2:	7th Floor
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G2 6AE
Email Address: *	sarah.lapsley@stephenson-halliday.com		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	Templetonburn Lodge
First Name: *	Andrew	Building Number:	<input type="text"/>
Last Name: *	McCandlish	Address 1 (Street): *	Crookedholm
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Kilmarnock
Extension Number:	<input type="text"/>	Country: *	United Kingdom
Mobile Number:	<input type="text"/>	Postcode: *	KA3 6HP
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:

East Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

650608

Easting

250323

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

1.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Hardstanding used by Scottish Water for storage and parking (previously in agricultural use)

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

10

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*  Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*  Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*  Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

Not required

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

Do you have any agricultural tenants? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: \*

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and \*have/has been unable to do so –

Signed: Sarah Lapsley

On behalf of: Mr Andrew McCandlish

Date: 07/09/2018

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- A copy of an Environmental Statement. \*  Yes  N/A
- A Design Statement or Design and Access Statement. \*  Yes  N/A
- A Flood Risk Assessment. \*  Yes  N/A
- A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*  Yes  N/A
- Drainage/SUDS layout. \*  Yes  N/A
- A Transport Assessment or Travel Plan  Yes  N/A
- Contaminated Land Assessment. \*  Yes  N/A
- Habitat Survey. \*  Yes  N/A
- A Processing Agreement. \*  Yes  N/A

Other Statements (please specify). (Max 500 characters)

Planning Statement

### Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Ms Sarah Lapsley

Declaration Date: 07/09/2018

### Payment Details

Pay Direct

Created: 07/09/2018 15:50



**COPIES OF OBJECTIONS/REPRESENTATIONS**

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# Internal Memo

**Our Ref:** 96/003/BS.  
**Your Ref:** 2018/0560/TP.  
**Date:** 26/06/19.

**From:** Senior Engineer - Structures.  
 Environmental Services and Roads.

**To:** Senior Planner - Environment.  
 FAO John Drugan.

**SUBJECT:- Floak by A77.**

Application Ref :	2018/0560/TP.
Client Name :	NE Environmental.
Subject Property :	Floak by A77.
Documents:	Drainage Impact Assessment, Dwg. NEO 00464-050A.
Comments :	
1. SUDS	Satisfactory – subject to comments.
2. Final Run-Off	Satisfactory.
3. Structural	n/a.
3. Climate Change	Unsatisfactory – no allowance made for Climate Change.
4. Comments	<p><u>Recommendations are as follows:-</u></p> <ol style="list-style-type: none"> <li>1. SUDS – exact details are required at design stage. All culverts / headwalls should be designed in accordance with CIRIA Culvert Design &amp; Operation - Guide C689.</li> <li>2. ERC will not adopt any SUDS or Structures upon completion of the development. A maintenance regime for any SUDS should be included within submission.</li> <li>3. The ERC max. allowable Greenfield Run-Off Rate is 8.0 l/sec/ha. Development figure of 12.4 l/sec. is within limit.</li> <li>4. Climate Change factor 20% minimum must be included within all calculations.</li> <li>5. Submission is unsatisfactory – resubmission is required.</li> </ol>
	Wednesday 26 <sup>th</sup> June 2019.

Senior Engineer - Structures.

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Ack sent 20/11/18

Highfield Farm  
Loganswell  
Newton Mearns  
Renfrewshire  
G77 6SH

Date: 14<sup>th</sup> November 2018

John Drugan  
Planning Department  
East Renfrewshire Council  
2 Speirsbridge Way  
Speirsbridge Business Park  
Thornliebank  
Glasgow  
G46 8NG

RECEIVED  
16 NOV 2018

Dear Mr Drugan

**Your ref: 2018/0560/TP**

**Proposal: Retention of area of hardstanding**

**Address: Site 280m NNW of Floak Bridge, Highfield Road, Newton Mearns, East Renfrewshire**

I refer to the above mentioned application and have serious concerns regarding the proposed retention of an area of hardstanding in a field adjacent to the junction of the A77 and the Highfield Road end, and within sight of the M77.

There is presently a large quantity of material on site which extends to the north, and which is causing an obstruction of vision when turning right from the Highfield Road towards Newton Mearns, and also there are signs the site is being used for the tipping of rubbish.

The site is bounded by the Earn Burn which flows to the river Cart, and there is an issue that the dumped material will find its way into the burn.

I was given assurances by Scottish Water that when they had finished using the site for the storage of pipes that it would be reinstated as it was for the grazing of sheep, and I enquire what the site would be used for other than the storage of old machinery and tractors which would be contrary to the sites greenbelt status.

There are no reasons why the site should remain as hardstanding and not reinstated for the grazing of sheep, and I am concerned re the road safety issues and potential pollution.

Yours sincerely

  
Philip C. Smith

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ACK <sup>23</sup> SA 20/11/18

High Netherfield Dyke  
Strathaven  
ML10 6TB

RECEIVED

16 NOV 2018

Date: 14<sup>th</sup> November 2018

John Drugan  
Planning Department  
East Renfrewshire Council  
2 Speirsbridge Way  
Speirsbridge Business Park  
Thornliebank  
Glasgow  
G46 8NG

Dear Mr Drugan

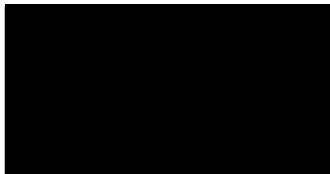
Ref: 2018/0560/TP re Retention of area of hardstanding  
Site 280m NNW of Floak Bridge, Highfield Road, Newton Mearns, East Renfrewshire

I refer to the above mentioned application and am disappointed and concerned to note the request that a temporary area of hardstanding on a Greenbelt site be converted into a permanent feature, which I can only presume is for business purposes and the storage of commercial equipment.

I am aware the applicant has had permission refused on two occasions in the past for a large commercial shed, and am concerned this is a further attempt to establish a business in this area.

I therefore wish to object on the grounds of infringement of the Greenbelt, potential pollution risks to local water courses, and road safety issues, as entrance to the site is not ideal in view of its existing location.

Yours sincerely



Forbes Paton

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Ack sent 25/11/18

RECEIVED

21 NOV 2018

72 Newton Grove  
Newton Mearns  
Glasgow  
G77 5QJ

-----  
East Renfrewshire Council Planning Department  
Eastwood Park  
Rouken Glen Road  
Giffnock  
GLASGOW  
G46 6UG

20 November 2018

Dear Sir

**REFERENCE: 2018/0560/TP**

**SITE 280KMNNW OF FLOAK BRIDGE, HIGHFIELD ROAD, NEWTON MEARNES**

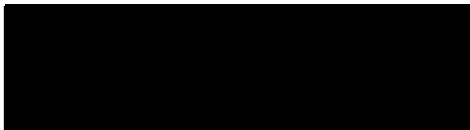
I have previously objected to the construction of an "agricultural shed" on the above site and, while the retention of a hard standing will in no way impede visibility at the road junction, I do have continuing concerns regarding both the restriction of visibility and the use to which this particular property is being put.

If you visit the site, it does appear as if it is being used as a cowp or an area for fly tipping and ultimately, the size of this may grow to not only to become an eyesore, with the possibility of contaminants but could ultimately become large enough to restrict the view of motorists joining the A77.

It seems to me that, there is no useful purpose to be served by the retention of this hard standing and I would like to object to it continuing as such. Its purpose has been served and I believe that it should be returned to agriculture as otherwise, it will continue to be a source of contention and possible misuse.

I would add that I make use of the roads involved regularly and it is likely that this will only increase.

Yours faithfully



John C Cairns

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72 Newton Grove  
Newton Mearns  
GLASGOW  
G77 5QJ

7 November 2019

Mr Paul O'Neil  
East Renfrewshire Council  
Corporate & Community Services  
Council HQ, Eastwood Park  
Rouken Glen Road  
Giffnock  
G46 6UG

Dear Mr O'Neil

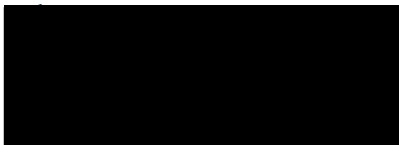
**REVIEW/2019/19  
SITE 280m NNW OF FLOAK BRIDGE, HIGHFIELD ROAD, NEWTON MEARNES**

Thank you for your letter of 25 October 2019 and I note that there will be a visit to the site.

I have nothing substantive to add but I do hope that, when the committee visits, there is a reasonable amount of traffic on the A77 as traffic, including large lorries, travels very fast along the road and this is a particular issue with traffic heading north, which comes around a bend while traffic entering onto the A77 from Highfield Road approaches up a slope from a low level. The construction of a building and the storage of equipment in this vicinity will certainly not help.

Thank you for keeping me up to date with this.

Yours sincerely

A solid black rectangular box used to redact the signature of John C Cairns.

John C Cairns

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Our Ref: REVIEW/2019/19  
 Your Ref:  
 Contact: Paul O'Neil  
 Tel: 0141 577 3011  
 Fax: 0141 577 3219  
 Email: paul.o'neil@eastrenfrewshire.gov.uk  
 Date: 25 October 2019



Corporate & Community Services  
 Council HQ, Eastwood Park  
 Rouken Glen Road  
 Giffnock G46 6UG

Mr John C Cairns,  
 72 Newton Grove,  
 Newton Mearns,  
 East Renfrewshire  
 G77 5QJ

Dear Sir,

Ref No: REVIEW/2019/19  
 Location: Site 280m NNW of Floak Bridge, Highfield Road, Newton Mearns  
 Proposal: Retention of area of hardstanding.

I acknowledge receipt of your representations in respect of the aforementioned planning application (Ref No: 2018/0560/TP) for the above development and wish to advise you that the applicant has submitted a 'Notice of Review' requesting that the Local Review Body carry out a review of the decision by the Director of Environment to refuse the application.

In accordance with the appropriate regulations, the Local Review Body is required to notify any interested party having made representation in relation to the application of the following details of the review case:-

1. Mr Andrew McCandlish.
2. Site 280m NNW of Floak Bridge, Highfield Road, Newton Mearns.
3. Retention of area of hardstanding.

Copies of any representations previously made regarding the application, other than those to be treated in confidence, will be made available to the applicant and will be considered by the Local Review Body when determining the review.

The Local Review Body will decide what procedure is to be followed in carrying out the review. In this regard, the procedures that may be used are set in the appropriate regulations and include written submissions, the holding of one or more hearing sessions and a site inspection.

However, at the meeting of the Local Review Body on 10 August 2016, it was agreed that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

You will be advised of the date and time of the unaccompanied site inspection in due course.



Caroline Innes, Deputy Chief Executive and Director of Corporate and Community Services,  
 East Renfrewshire Council Headquarters, Rouken Glen Road, Eastwood Park, Giffnock, G46 6UG

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Our ref: ROMA/529474  
Your ref: REVIEW/2019/19

Corporate & Community Services  
East Renfrewshire Council  
Council HQ, Eastwood Park  
Rouken Glen Road  
Giffnock  
G46 6UG

08 November 2019

Dear Sirs

**Ref: REVIEW/2019/19**  
**Proposed Retention of Hardstanding at Site 280m NNW of Floak Bridge, Highfield Road, Newton Mearns**  
**Representation to the Local Review Body on behalf of the Executors of Philip C Smith**

We act for the executors of the estate of the late Mr Philip C. Smith, who submitted a letter of objection to application 2018/0560/TP. Notification of the current review was issued to Mr Smith as an interested party. We have been instructed by the executors of Mr Smith's estate to make a representation in relation to the applicant's notice of review.

Our clients believe that the issues highlighted in Mr Smith's representation dated 14 November 2018 relating to the original application, specifically large volumes of material being deposited on site and use of the site for rubbish tipping, creating concerns regarding obstruction of visibility and potential pollution of the river Cart, continue to be relevant to consideration of the application. Mr Smith also expressed concerns that the development was contrary to the Greenbelt status of the site. We request that Mr Smith's representation be considered by the Local Review Body.

Our clients emphasise that the dumping of materials is continuing at the site as well as on the adjacent land at Highfield Farm which forms part of Mr Smith's estate. The laying of hardstanding at the site has encouraged the dumping of materials which they don't believe would be occurring to such an extent if the site were restored to grassland. It is believed that the problem of dumping materials and fly tipping is made worse by the proximity of the site to Greenhags Recycling Centre; at times where the recycling centre is closed or refuses to accept materials, the planning application site and Highfield farm are seen as easy places to dump unwanted materials. This has a detrimental impact on the landscape and the amenity of the area and is believed to be a direct result of the development.

The application for permission for retention of the hardstanding was refused (1) on the basis that the proposal is contrary to Policy D3 of the Local Development Plan ("LDP") (Green Belt and Countryside Around Towns), with the planning officer noting in the report of handling that it has not been demonstrated that the hardstanding is solely for agricultural use, and (2) on the basis that the proposal is contrary to Policy D1 and D3 of the LDP as its siting, scale and use will impact adversely on the rural landscape character of the area. Our clients are of the view that the reasons given by the officer remain valid reasons for refusal and that the applicant has not demonstrated otherwise in his notice of review.

Policy D3 of the LDP provides that where planning permission is sought for development proposals within the greenbelt or countryside around towns **and these are related to agriculture...**and other uses appropriate to the rural area, the Council will consider them favourably **subject to compliance with any other policies of the Plan**. The applicant wishes to justify retention of the hardstanding on the basis of an agricultural need. The applicant refers at paragraph 3.1.2 of the notice of review to land which is to be purchased for the grazing of livestock, although it is observed that no evidence of entitlement to purchase additional land has been provided by the applicant as part of the review application. Furthermore, the boundary of the planning application for consideration includes only the hardstanding and a small area of additional land, the planning application boundary does not include extensive areas of agricultural land.

It is our position that a determination of the application, and the extent to which agricultural use should be taken to be a material consideration, should be made on the basis of the existing use of the site, not on the basis of an intended future use which cannot be evidenced as part of the application. If permission were granted, the applicant would be entitled to retain the hardstanding without any obligation on him to purchase additional land and use that land for agricultural purposes. The applicant would be entitled to make use of the hardstanding without needing to convert the site to an agricultural use of the scale suggested. It is noted that the planning officer observed in their report of handling that during several site visits no livestock were viewed on site. Our clients question whether, even if the additional land referred to by the applicant were to be used for agricultural purposes, this would justify the extent of the hardstanding for which permission is sought as argued by the applicant in part 6 of the notice of review. In terms of Policy D3 development must be sympathetic in scale and design to the rural location and landscape.

Even if the Local Review Body is satisfied that the applicant has demonstrated that there is a requirement for retention of the hardstanding as part of the application, it is our clients' view that the development is not otherwise in compliance with the policies of the LDP. Policy D3 goes on to provide



that any decision will take into consideration the impact the proposals will have on the function of the greenbelt. Policy D1 of the LDP provides that developments should not result in a significant loss of character or amenity to the surrounding area and should not impact adversely on landscape character or the green network. We attach as an appendix screenshots of the current condition of the site which demonstrate that the development is a blight on the surrounding landscape. It is evident even from the applicant's own photographs included in the notice of review the adverse impact that retention of the hardstanding would have on the landscape. Figures 2.3 and 2.4 give some sense of the scale of the development, and figure 2.6 gives some sense of the green and open landscape within which the development is set and the adverse impact which the area of hardstanding has in terms of amenity. Our clients also have concerns that, if permission for retention of the hardstanding were granted, the condition of the site would further deteriorate; the applicant has already indicated an intention to use the site as storage for agricultural vehicles. It is believed that the applicant will also wish to erect further buildings and structures on the site, and it is feared that granting the application would open the door piecemeal development at the site which will further harm amenity in the local area. Refusal of the permission would result in the hardstanding area being re-grassed and the current adverse impacts on the amenity being redressed.

The applicant contends at paragraph 5.2.9 of the notice of review that the area of hardstanding represents a small area in relation to the wider landscape character type and that consequently there will only be a very limited, minor impact on the landscape character. It is submitted that this is a misleading argument – it is not merely the percentage of the landscape character type which is to be taken into account but the adverse impact of the development on the landscape as a whole which is to be taken into account. The site is in a prominent location, and is entirely discordant with the surrounding green countryside. The applicant's approach also ignores the fact that, if development which has an adverse impact on the landscape were permitted on the basis that it is of a relatively small scale in comparison with the landscape type, the cumulative adverse impact of such developments on the landscape would be hugely significant.

Yours faithfully



**Roslyn MacDonald**  
**Senior Solicitor**  
**Harper Macleod LLP**

**Direct Dial:** 0141 227 9373  
**Direct Fax:** 0141 229 7332  
**E-mail:** roslyn.macdonald@harpermacleod.co.uk

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Appendix – google streetview photography showing the condition of the site



Appendix – google streetview photography showing the condition of the site



Appendix – google streetview photography showing the condition of the site



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Paul O'Neil  
Corporate and Community Services  
Council HQ, Eastwood Park  
Rouken Glen Road  
Giffnock  
G46 6UG

**Your Ref: REVIEW/2019/9**  
22/11/2019

Dear Mr O'Neil

**REVIEW/2019/09**

### **Response to Representations**

Thank you for providing a copy of the representations made in relation to the recently submitted Notice of Review in relation to the recently refusal planning application (ref: 2018/0560/TP).

I note the comments made by Mr Cairns which relate to the speed of traffic along the A77 and concerns that construction of a building and storage equipment on the site will hinder visibility.

In response we would highlight that following the submission of an Access Appraisal in support of the planning application, Allan Telfer confirmed on 12<sup>th</sup> April 2019 that Road Services had no further objections to the application.

The Access Appraisal included detailed visibility splays which demonstrated that access would be acceptable.

Following concerns raised by the Council about visibility from the access further clarification was sought. A topographic survey was conducted and 3d drawings prepared which identified that the bund along the edge of the site adjacent to the A77 prevented full visibility from the access. A 3d reprofiling exercise was completed which demonstrated that the visibility could be achieved with appropriate levelling of the bund. The bund was reprofiled on site and the kerbline along the A77 is now visible from the access thereby removing any concerns of road safety. The access therefore complies with the appropriate requirements for visibility as specified by the council – 4.5m x 215m.

It was therefore concluded that as there is no intensification of traffic movements, no road safety concern and visibility can be fully achieved there was no reason in terms of traffic and transport to refuse planning permission at this location.

It is considered that the Council agreed with this conclusion with Road Services removing their objection and road safety not being referred to within the reasons for refusal.

We would also note that the representation makes reference to the construction of a building on the site as having a potential impact on highway safety. No building is included within the proposal and this comment should therefore be disregarded.

Yours sincerely,



Sarah Lapsley  
Associate Director



Paul O'Neil  
Corporate and Community Services  
Council HQ, Eastwood Park  
Rouken Glen Road  
Giffnock  
G46 6UG

Your Ref: REVIEW/2019/9  
03/12/2019

Dear Mr O'Neil,

**REVIEW/2019/09**  
**Response to Further Representations**

Thank you for forwarding the further representations made in relation to the recently submitted Notice of Review in relation to the recently refused planning application (ref: 2018/0560/TP).

The representation received was prepared by Harper Macleod LLP on behalf of the Executors of Phillip C Smith and we would like to address the points raised within the correspondence and include the following appendices which assist in directly addressing these concerns:

- Appendix 1 - Photos from March 2019
- Appendix 2 - Photos from November 2019
- Appendix 3 - Correspondence from Agnes Gough – Auchensail Farming Partnership

The following challenges each of the objections raised by Harper Macleod LLP and we would appreciate them being taken into account during the determination of the Proposal by the Local Review Body:

**Agricultural Use and Further Land Holdings**

The respondents make reference to part of the Appellant's case which outlines that, following any grant of permission, additional land holdings will be made available to enable a wider agricultural use, which further justifies the requirement for the size and scale of hardstanding to be retained.

Attached is correspondence which acknowledges an option to purchase a parcel of land within close proximity to the site. This relates to the purchase of 57 acres (23ha) of land for mixed grazing.

The Appellant also has an option to purchase further landholdings which would amount to 46 acres (18.8ha) however given the sensitive, commercial nature of such agreements; it is not possible to provide further evidence at this stage.

It should be understood that the area of hardstanding constitutes just 2% of the evidenced existing and future landholding, and equates to approximately 0.5% of the overall future landholding.

We would therefore continue to strongly argue that the development is sympathetic in scale and design to the rural location and landscape and as such is in compliance with Policy D3 of the LDP.

### Landscape Character and Amenity

Screenshots have been provided by the respondent to justify their position that the development is a blight on the countryside. These screenshots are taken from Google Street View and are clearly date marked August 2016. They are therefore in excess of three years out of date.

This highlights the requirement for the Local Review Body to make a Site Visit to understand the current condition and context of the Site, and we continue to respectfully request that this is undertaken as part of this determination.

In response, the photographs contained within Appendix 1 and 2 were taken by the Appellant in March 2019 and November 2019, and clearly demonstrate that the site is clean, clear and is currently being used to accommodate livestock. Indeed, livestock can be seen grazing within the wider site within the photographs taken in November 2019. This provides further evidence of the Site's current and ongoing agricultural use, thus supporting the Proposal's compliance with Policy D3 of the Local Development Plan.

The hoarding, containers and vehicles used in conjunction to Scottish Water's operations can be seen on the screenshots provided by the respondent. The photos in Appendix 1 and 2 illustrate that these have now been removed and the hardstanding is an unobtrusive feature within the countryside, in particular from the A77.

The respondents make reference to the potential impact on the landscape. No evidence is presented to suggest the level of impact or indeed how the Proposal would impact on 'landscape'. It should be noted however that Policy D1 makes specific reference to potential impact on '*Landscape Character*' rather than simply 'landscape' as a broad concept.

Substantial detail is provided within the Notice of Review statement which addresses each of the specific elements of the Landscape Character Type and concludes that there would only be limited impact on the key characteristics identified. This is reiterated below:

- The hardstanding is sited within an area of rough moorland which could be considered to have an exposed character, with no tree cover. The small section of hardstanding would be read in the context of the adjacent A77 and would have limited impact on the exposed character of the wider location and its landscape.
- The proposal will be sited within a large scale, open, irregular field with rough grazing and moorland pasture. It will be viewed as a small scale area of hardstanding within the wider field boundary which extends out to the irregular line of the river banks to the east, and backdropped by open, irregular fields further east.
- Predominant land cover of the site and within the wider landholding is rough moorland pasture with some reedy, wet areas and some flooded areas. The Proposal will have limited impact on this character.
- There are very few farms within close proximity to the appeal site, none of which can be viewed cumulatively with the site. This will ensure that the character of a 'lack of development with few scattered farms in the landscape' will be maintained.
- Existing field boundaries will not be compromised.
- There will only be very limited impact on the typically vast open moorland landscape. There will be no impact on nearby limited areas of small block of woodland, with surrounding views to the elevated upland moorland being retained.

As can be seen from the above, there will be only limited impact on the key characteristics of the LCT and it is considered that the Proposal does not compromise the above identified key characteristics of the Landscape Character.

The appeal Site and associated grazing fields are subject to agricultural use. One would typically expect to see agricultural development such as that proposed in a countryside location. The development is therefore consistent with the character of the surrounding countryside and the objectives of the Countryside Around Towns policy requirements.

The appearance of the proposed development, which is of an inherently functional nature, will be clearly indicative of its agricultural use. One would typically expect to see this type of development within the countryside defined by farmland. The development will therefore have a limited impact upon the character and setting of the site and its surroundings.

There will be no loss of trees or other landscape features, greenspace or biodiversity. Indeed there are no identified important landscape characters within the site and as such there will be no loss to such as part of this proposal.

Reference is made to the cumulative impact of development on 'landscape type'. We accept that cumulative impact is an important consideration in the determination of applications, however as has been highlighted above, there is no other development of a similar nature within close proximity to the Appeal Site and thus there can be no cumulative impact from the retention of this area of hardstanding.

With further regard to Policy D3, as referred to within the representation there is no definition of the level of protection to be given to sites within identified areas of Countryside Around Towns however D3 deals with the two designations in the same way. The Proposal has therefore been assessed against the functions of the Green Belt as set out within Paragraph 49 of SPP (2014) and are as follows:

- directing development to the most appropriate locations and supporting regeneration;
- protecting and enhancing the character, landscape setting and identity of the settlement;  
and
- protecting and providing access to open space.

The following are responses to the above functions:

- The Proposal is, by its nature, appropriate in the rural area as it will be an agricultural use and an important part of the wider landholding insofar as it will allow for a safe, dry area to support the grazing of cattle and sheep.
- The site is small scale in nature and sited adjacent to the A77 which provides a generally urbanising feature within the landscape. The landscape setting in this area is generally agricultural and the Proposal is entirely consistent with this, a change in surface would not significantly detract from this. There will be no impact on the identity of any nearby settlements.
- There will be no impact on the access to open spaces from the proposed development.

In light of the above, it is therefore considered that there will be no demonstrable harm on the countryside from the Proposal. This is in compliance with Policy D3 and the principle of development should therefore be acceptable.

Given the small scale of development it is considered to be sympathetic in scale to the rural location and wider landscape character. There would certainly not be sufficient impact to warrant refusal of the proposal. It therefore complies with the provision of Policies D1 (4) and D3 in this regard.

The need for the Appellant to provide a functional area in association with the agricultural use of the wider landholding are circumstances which are worthy of consideration, in the balancing exercise, when assessed against the limited impact this proposal will have on the openness of the Countryside Around Towns policy area. It is therefore considered that the Proposal is in accordance with relevant policies within the East Renfrewshire LDP and it is respectfully requested that the application be approved.

### Non Planning Considerations

The following objections raised by Harper Macleod are not planning considerations in the determination of this Proposal, however it is considered important to address them as part of this response:

#### Fly tipping and rubbish dumping

The first point that we would like to address is the accusations of fly tipping on the site. This could be deemed to be a potential health and safety concern and as such we would like to address it directly.

The Appellant would like to emphasise that the Site is gated and locked at all times. There is no public access to the site which would allow for rubbish dumping or fly tipping from those unable to access the Greenhags Recycling Centre. There has been a concern in the past with rubbish being left at the roadside, however this is **not** on the Appeal Site. The attached photographs (Appendix 1 and 2) show that the Site is clear of any rubbish and is maintained by the Appellant to ensure that it is not a blight on the countryside.

The assertion that the Site is an '*easy place to dump unwanted materials*' is not justified. We would agree that dumping of unwanted materials has a detrimental impact on landscape and amenity however, there is no evidence to suggest that the existing area of hardstanding has led to any fly tipping or dumping of materials. Indeed this would be in direct conflict with the Appellant's use of the site for livestock, hence the erection of secure fencing around the perimeter.

It should be noted that the policing of fly tipping is undertaken by East Renfrewshire Council (ERC) who have a Ring and Report helpline (0141 577 8373.). It is suggested that this matter is therefore resolved with the relevant ERC department should it continue to be a concern.

#### Future Use of the Site

The respondents should be aware that each application must be considered on its individual merits, taking into consideration the development plan and other material considerations.

It is not a valid planning consideration to claim that *"the applicant will also wish to erect further buildings and structures on the site, and it is feared that granting the application would open the door [to] piecemeal development at the site which will further harm the amenity in the local area."*

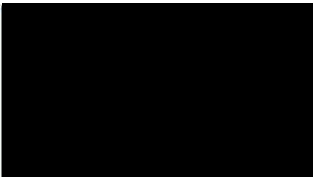
Whether the Appellant wishes to make further applications for other development on the site is not a consideration in the determination of this Proposal. The Appellant would be within his

rights to submit further applications on the Site should he so wish and would expect that each application be determined on its own merits.

The current Proposal is for the retention of an area of hardstanding, this is what was submitted to the Local Planning Authority for determination and is what should be considered by the Local Review Body. Future development on the site is not relevant in this determination.

I trust that this satisfactorily addresses each of the points raised by Harper Macleod on behalf of the Executors of Philip C Smith in their recent representation.

Yours sincerely,



Sarah Lapsley  
Associate Director

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## **Appendix 1 - Photos from March 2019**



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**Appendix 2 - Photos from November 2019**



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**Appendix 3 - Correspondence from Agnes Gough - Auchensail Farming Partnership**

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Agnes Gough  
Auchensail Farming Partnership  
Stable View  
Briff Lane  
Bucklebury

22<sup>nd</sup> November 2019

Andrew McCandlish  
Templetonburn Lodge  
Kilmarnock  
KA3 6HP

Dear Andrew

Further to our telephone conversation I can confirm that you have an option to buy 57 acres of mixed grazing adjoining the A77 near to Floak. I must remind you that this proposal is now only valid for a further 2 years whereupon it will go on the open market.

It has been 4 years since you were given the initial offering and I must remind you that unless the purchase is completed within the 6-year period your deposit will be lost as the deal was agreed on a non-refundable deposit.

I would be grateful if you can update me at the earliest possible point as to whether you intend to complete the purchase within the given timeframe.

Yours sincerely

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Agnes Gough

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## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2018/0560/TP

Date Registered: 29th October 2018

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 250296/:650596

Applicant/Agent:

Applicant:  
Mr Andrew McCandlish  
Templetonburn Lodge  
Crookedholm  
Kilmarnock  
United Kingdom  
KA3 6HP

Agent:  
Stephenson Halliday  
Atlantic House  
45 Hope Street  
7th Floor  
Glasgow  
United Kingdom  
G2 6AE

Proposal: Retention of area of hardstanding

Location: Site 280m NNW of Floak Bridge  
Highfield Road  
Newton Mearns  
East Renfrewshire

## CONSULTATIONS/COMMENTS:

Scottish Environment Protection Agency	No comments
East Renfrewshire Council Roads Service	No objection

## PUBLICITY:

09.11.2018	Glasgow and Southside Extra	Expiry date 23.11.2018
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**SITE NOTICES:** None.

## SITE HISTORY:

2013/0459/PN	Erection of agricultural shed (prior notification)	Refused	18.10.2013
2015/0135/TP	Erection of agricultural shed	Refused	14.05.2015
2017/0584/TP	Erection of agricultural shed	Refused	28.03.2018
		Local Review Dismissed	15.08.2018

**REPRESENTATIONS:** 3 representations have been received: Representations can be summarised as follows:

Road safety (visibility)  
 Increase in traffic  
 Fly tipping  
 Questions regarding agricultural use  
 Proposal is for contracting business  
 Impact on greenbelt  
 Potential contamination of the Earn Burn  
 Previous planning application was refused.

**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1

**SUPPORTING REPORTS:**

<p>Planning Statement and Additional Supporting Information</p>	<p>Assesses the proposal against the Development Plan and other considerations including Government Policies and concludes that the proposal complies with the relevant policies. Also argues that there is no requirement in policy that requires an agricultural use to be solely related to the land identified in the application. It goes on to describe the site and sets out how the applicant proposes to use the land, the background to its recent use as a hardstanding for Scottish Water operations. The supporting information states that the applicant has 22 breeding ewes on site and import approximately 16,000kg bales of hay. It also states that the land is classified between category 4.1 and 5.2, and that the applicant aims to increase the number of ewes to 61. Indicates the applicant has undertaken an assessment of other sites within 8km of the site and concluded that none of the sites they looked at were suitable.</p>
<p>Access Appraisal</p>	<p>Assesses likely traffic generation from the use of the land, and the access and junction visibility with regards to road safety. It concludes there is no intensification of traffic movements, or road safety concerns and that the visibility can be fully achieved at this location.</p>
<p>Drainage Impact Assessment</p>	<p>Assesses the surface water run off requirements and drainage arrangements including SUDs. It concludes that the drainage strategy would provide betterment and there would be no increase in surface water run-off from the development.</p>

**ASSESSMENT:**

The site comprises an area of land located to the north of Floak Bridge, Newton Mearns immediately to the north of the boundary with East Ayrshire Council. It sits in a position remote from any other buildings.

The site is bounded to the west by the A77, to the south by a single carriageway road known as Highfield Road and to the east by the Earn Water and open countryside. The area is designated Countryside Around Towns in the adopted East Renfrewshire Local Development Plan (LDP).

The location plan submitted with the application indicates that the site is approximately 0.84 hectares in size. The planning statement indicates the applicant's land holding at this location amounts to approximately 6.1ha and that the hardstanding area is approximately 0.6ha.

The proposal being considered under the current planning application is for the hardstanding area which was installed by Scottish Water for purposes related to the installation of a new water main. This hardstanding was to be temporary during the water main works however is now to remain in situ by the applicant. A swale and detention pond with oil interceptor are also proposed. The proposed access is located to the southernmost part of the site off Highfield Road, utilising the access created by Scottish Water. No detail information has been submitted regarding landscaping proposals. However it is noted that the applicant has re-profiled the site adjacent to the A77 in order to address visibility issues. This is discussed elsewhere in this report.

This application is the latest of a series of developments of a similar nature. A prior notification was refused in 2013 (2013/0459/PN) for an agricultural shed on the same site. It was considered that the shed was not permitted development under Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as the applicant had not demonstrated that the shed was requisite for the purpose of agriculture at the site.

A planning application (2015/0135/TP) was then refused in May 2015 for an agricultural shed as it was not demonstrated that the shed was of a scale requisite for the agricultural practices on site; it was not demonstrated that the proposed commercial use of the shed could not be located in an urban area and that there were no alternative locations; that it would not have an adverse impact on the landscape character of the area. All of these matters were contrary to the Local Plan policies. Furthermore, it did not meet the Council's access requirements by reason of large vehicles manoeuvring in and an out of a sub-standard access to the detriment of public road safety.

Planning application (2017/0584/TP) was refused in March 2018 for the erection of agricultural shed as it was not demonstrated that the shed was of a scale requisite for the agricultural practices on site; it was not demonstrated that there were no alternative locations; that it did not meet the Council's access requirements to the detriment of public road safety at the locus; and that it would not have an adverse impact on the landscape character of the area. All of these matters were contrary to the Local Plan policies. A subsequent review was dismissed by the Local Review Body.

It should be noted that in the previous applications and prior notification that the applicant only applied for an agricultural shed. The applicant did not apply for the hardstanding and associated works. As previously stated the hardstanding currently in-situ was installed under the permitted development rights given to Scottish Water to allow them to undertake their operations. On completion of their operations they are required to remove the hardstanding and reinstate the land. Scottish Water have however confirmed that access to the land is being denied by the applicant and therefore they are unable to reinstate the land.

This current application is required to be assessed against the adopted Local Development Plan, in particular Strategic Policy 2, and Policies D1 and D3 which seek to protect the Countryside Around Towns from inappropriate development. Where the principle of the proposal is acceptable, it must be sympathetic to the rural location and landscape. Furthermore, it should not impact adversely on landscape character or the green network or involves a significant loss of other important landscape, greenspace or biodiversity features. Proposals are also required to incorporate green infrastructure including landscaping, water management and Sustainable Urban Drainage Systems at the outset of the design process. It also requires that any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Strategic Policy 2 also seeks that there is a sequential approach to site

selection with urban locations considered before rural locations. Scottish Planning Policy is also relevant and seeks to protect rural locations from inappropriate development.

The planning statement (August 2018) and additional information (10/4/19) submitted with the application states that the area of hardstanding is for the purpose of agricultural and farming activities, including managing livestock, feed storage and storage of other equipment and for the storage and turning of, in the main, agricultural vehicles. The applicant also stated that he has 22 sheep on the land and imports approximately 64 bales (16,000kg) of hay, which the hardstanding will provide a dry safe area for storage.

However, there is some dubiety regarding the number of sheep that is on the land. The applicant has stated in supporting information (10/4/19) that there are no livestock on the site for the last five years due to the site being used by Scottish Water as a compound in relation to the new water main serving Ayrshire. Several site visits have been undertaken by the case officers during the course of the current application, previous applications and the prior notification. In all cases no livestock was evident on site.

The current planning application supporting statement states that the 'business is economically sound'. However it should be noted that in the previous application (2017/0584/TP), the applicant stated that the farm is too small to be a viable agricultural business. The current planning application provides no explanation as to why the agricultural holding is now economically sound. It should also be noted that additional supporting information (10/4/19) submitted with the current application states that *'the number of livestock ... is relatively low as the market has taken a downturn ... sheep prices have halved'*. It goes on to say that *'lambs were sold early because the applicant could not see an upturn in the market in the near future'*.

The applicant was requested to submit supporting information clarifying the operation of a viable farm from the site with a locational need that justified the proposal. However the planning statement does not clarify if the hardstanding is for agricultural activities solely for the land on which it is located and instead argues that this is not a requirement of policy.

In addition, the applicant stated that he was not in receipt of IACS (Integrated Administration and Control System) payments, however submitted their County Parish Holding (CPH) registration and Business Registration Number (BRN). They also submitted haulage records of animal movements. Whilst the CPH and BRN indicate that the land is identified for agricultural purposes, they do not establish what animals are on the site or that there is viable agricultural going concern which justifies the proposal at that location. In addition, several parts of the haulage records are incomplete, such as departure and destination addresses, making it impossible to verify any of the records. The haulage records also refer to English legislation and relates to the Department for Environment Food & Rural Affairs, which is not relevant to movement of animals within Scotland as this is a devolved matter. Therefore the haulage records cannot be relied upon as evidence and are not considered material in establishing the agricultural practices on the land. No further evidence of any significant weight has been provided demonstrating that there is a viable farm at this location.

Notably, the applicant did not submit their Sheep & Goat Inventory which is required to be kept up-to-date by legislation. It is noted that the supporting information states that there is 'not a requirement for movement orders for sheep in any form'. However there is a legal requirement for recording all livestock and their movement and this has been reported to Trading Standards who are the appropriate controlling authority.

The supporting information (dated 10/4/19) indicates that agricultural machinery (described as 2x Track Marshall Crawlers, 2xSteiger tractor and heavy disc harrows) will be used on the site and stored on the hardstanding 'when they are not in use at the applicant's other farm holdings'. However no information on these holdings has been submitted. In addition, this supporting

statement is contradicted by other information submitted (dated August 2018) with the application which states that the applicant has no other farm land or holdings. It should be noted during the previous application, the applicant stated that there were other holdings although again no information was ever submitted regarding these holdings in spite of being requested by the Council's Development Management Service.

The scale and type of machinery indicated for use on the site appears excessive and more appropriate for use on large scale arable land rather than grassland/rough grazing land with an adjacent watercourse which according to SEPA Flood Maps is highly likely to flood. Indeed the supporting information (August 2018) states that the land is unlikely to be viable for crop growth. No information has been submitted demonstrating that the machinery is primarily for use on the land associated with the application. It should be noted that information submitted with the previous refused application indicated the machinery was for use primarily on other farms and not principally for use on the site, leading the Development Management Service to conclude that the applicant operates an agricultural contracting business.

East Renfrewshire Council's Landscape Character Assessment identifies the site as moorland grass, which is considered of limited agricultural use. The land would at most appear capable of providing low level seasonal grazing and would be difficult to sustain the level of grazing indicated in the supporting statement. Given the quality of the land, the information submitted in support of the application raises concerns regarding the validity of the applicant's claim that he actively undertakes farming on the land or that it is a viable agricultural unit, especially when coupled with the purported number of livestock (22 sheep) and the amount of feed indicated to be imported. Consequently it is considered that the applicant has not demonstrated that there is a viable agricultural unit or locational need that justifies the requirement for the hardstanding. This is contrary to Policy D3 of the East Renfrewshire Local Development Plan.

The applicant has stated that he has the option to purchase another 2 blocks of land but will only do so on the granting of this planning application. This is noted however no information has been submitted on how it relates to the current application or how it supports the long term viability of an appropriate rural business with locational need. Therefore the statement is not considered a material consideration in assessing the current application.

As previously stated the hardstanding was put in place by Scottish Water. The applicant has stated that it would be more sustainable to keep the hardstanding in place. Notwithstanding this, no adequate justification has been submitted that outweighs the Development Management Service concerns that it has not been demonstrated that a viable agricultural operation takes place at the site and that the extent of hardstanding is appropriate to the location and scale and nature of any farming that does take place at the site.

The hardstanding plus the swale accounts for some 13.7% of the applicant's land associated with the planning application, leaving an area of some 5.2 hectares that would be available for farming. The hardstanding is approximately 10% of the total landholding. Consequently, given the size of hardstanding, the scale and number of agricultural machinery proposed to be stored on the site and the visible and sensitive landscape location, it is considered that the development is inappropriate in this location as it would adversely impact on the existing landscape and rural character of the area contrary to Policy D1 of the adopted Local Development Plan.

The earth bund adjacent to the A77, which was put in place by Scottish Water, as a screen has been re-profiled to allow the required visibility splay to be achieved. The applicant has also submitted an Access Appraisal which states that no HGV traffic is anticipated and only cars or a 3.5 tonne pick-up vehicle used on site. The Appraisal concludes that the required visibility splay can now be achieved and therefore the proposal raises no road safety concerns.

The Council's Roads Services has raised no objection in terms of road safety as the required visibility splay can be achieved. It should be noted that the re-profiling of the site has taken place without the benefit of planning permission. As stated above, according to SEPA flooding information the adjacent farm land associated with the application site is covered by a River Flooding Likelihood. The area of hardstanding is outwith the flood area. The applicant has submitted a Drainage Impact Assessment and details of a ditch and detention pond. Roads Services (Structures) has stated that the Drainage Impact Assessment has not included a 20% factor for Climate Change which is required. However, verbally they have stated that it is likely that the scheme could accommodate it. Given this it would be unreasonable to refuse the application on this matter alone. It is also noted that the Drainage Impact Assessment is based on a small hardstanding area (some 0.43ha) than that identified in the supporting statements (0.6ha). Any discharged into the Earn Burn would require the consent of SEPA and a note advising this can be attached to any consent, should it be granted. Should the application be granted, a condition could be attached requiring an updated assessment taking climate change into account and the site size difference.

In terms of the issues raised by representations regarding impact on Greenbelt, road safety, increase in traffic, questions regarding agricultural use, proposal is for commercial contracting business, and contamination of the Earn Burn have all been addressed above. The issue regarding flying tipping is not considered material. The fact that the previous planning application was refused is not a material consideration as each application is assessed on its own merit.

#### Overall conclusion

Consequently, drawing together the above, it is considered that the applicant has not demonstrated that the proposal is for agricultural purposes relating to the land identified and that no verifiable evidence has been submitted demonstrating that the applicant has a genuine farming interest which could develop into a going concern justifying the requirement for the hardstanding. Furthermore, given its location and size, the proposal would be visually detrimental to the existing landscape and rural character of the area. Therefore taking into account the Development Plan and other material considerations it is recommended that the application be refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

#### **REASONS FOR REFUSAL:**

1. The proposal is contrary to Policy D3 of the Local Development Plan as it has not been demonstrated that the hardstanding is solely for agricultural use and of a scale requisite for any agricultural practices directly associated with the site.
2. The proposal is contrary to Policy D1 and D3 of the Local Development Plan as its siting, scale and use will impact adversely on the rural landscape character of the area.

**ADDITIONAL NOTES:** None.

**ADDED VALUE:** None

#### **BACKGROUND PAPERS:**

Further information on background papers can be obtained from Mr John Drugan on 0141 577 3175.



Ref. No.: 2018/0560/TP  
(JODR)

DATE: 25<sup>th</sup> July 2019

**DIRECTOR OF ENVIRONMENT**

**Reference: 2018/0560/TP - Appendix 1**

**DEVELOPMENT PLAN:**

**Adopted East Renfrewshire Local Development Plan**

Policy D1 - Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;

11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

#### Policy D3 - Green Belt and Countryside Around Towns

Development in the green belt and countryside around towns as defined in the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area.

Where planning permission is sought for development proposals, within the green belt or countryside around towns and these are related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area, the Council will consider them sympathetically subject to compliance with other relevant policies of the Plan. Any decision will, however, take into consideration the impact the proposals will have on the function of the green belt and countryside around towns and the viability of important agricultural land. Development must be sympathetic in scale and design to the rural location and landscape.

Further detailed information and guidance is provided in the Rural Development Guidance Supplementary Planning Guidance.

#### Policy Strat2 - Assessment of Development Proposals

Proposals for new development, other than smaller scale proposals (such as applications for single houses, householder or shop frontage alterations), will be assessed against the criteria below:

1. A proven need for the development.
2. The consideration of alternative locations, forms and layout of development.
3. Resulting community and economic benefits.
4. The impact on communities, individual properties and existing land uses.
5. The impact on existing and planned infrastructure.
6. The transport impact of the development, taking into account the need for a Transport Assessment and the scope for Green Transport Plans.
7. The impact on the built and natural environment, including local greenspace,

the wider greenspace network, and the Green Belt, taking into account the need for Environmental Impact Assessment.

8. The impact on air, soil and water quality.
9. The potential for remedial or compensatory environmental measures.
10. The contribution to energy reduction and sustainable development.
11. The impact on health and well being.
12. The cumulative impact of the development.
13. The impact of proposals on other proposals set out in the Local Plan.
14. The suitability of proposals when assessed against any approved Supplementary Planning guidance.

Other strategic considerations to be taken into account are as follows:

#### Sequential Approach

The Council will adopt a sequential approach in the assessment of all development proposals with preference being given to urban locations and in particular brownfield sites. Preference will also be given to sustainable locations (town and neighbourhood centres and other sites within the urban area well-served by public transport, walking and cycling). Where this is not possible, the Council will entertain other sites within the urban area. In all cases, the proposal should not prejudice other Local Plan policies and proposals. Locations within the Green Belt will only be considered where it has been clearly demonstrated that a suitable site does not exist within the urban area. The onus will be on the prospective developer to prove to the Council that the first or second preferences cannot be met.

#### Precautionary Principle

The Council will apply the precautionary principle, which states a general presumption against development that is judged to pose a significant risk of serious or irreversible environmental damage or adverse impact on public safety. However, if measures can be taken by the developer to minimise this potential threat to levels acceptable to the Council, then planning permission may be granted, subject to appropriate conditions.

#### Developer Contributions

The Council wishes to secure community, infrastructure and environmental benefits arising from new development to offset their environmental or social costs. Where a proposed development would create new or exacerbate existing deficiencies in local physical or community infrastructure, facilities or the environment, the Council will seek contributions from developers to assist in making good the deficiencies. The Council will also encourage 1% contributions from developers to fund public artwork in appropriate developments. Developers will be expected to assist in developing local work skills and employability in line with the Scottish Government's initiatives in relation to securing "Community Benefits in Procurement" and "Linking Opportunity and Need". It is the Council's intention to produce Supplementary Planning Guidance on the matter of Developer Contributions.

#### Affordable Housing

The Council will give favourable consideration to proposals for affordable housing on greenfield sites or in the green belt provided that:

- \* the development is small scale and respects the setting, form and character of any adjacent urban area and the surrounding landscape;
- \* the proposal is for 100% affordable housing and would meet a local need as

identified through the Local Housing Strategy;

- \* it would comply with the terms of the Council's SPPG on Affordable Housing and Policy H3 Affordable Housing;
- \* in the case of green belt sites it is located adjacent to the urban area; and
- \* it is of a scale and nature appropriate to its location and to the objective of achieving a mixed and balanced community.

Other housing proposals (for less than 100% affordable housing) to meet an identified deficiency in the land supply fall to be assessed against this policy and proposed supplementary planning policy guidance (as set out under proposal H1).

Where acceptable in principle, development proposals also require to meet the general planning principles set out in Policies DM1, DM2, DM3 and DM4.

**GOVERNMENT GUIDANCE:**

Scottish Planning Policy indicates that where a planning authority considers it appropriate, such as in the most pressured areas, the development plan may designate a green belt around a town to support the spatial strategy by: directing development to the most appropriate locations and supporting regeneration; protecting and enhancing the character, landscape setting and identity of the settlement; and protecting and providing access to open space. Local development plans should show the detailed boundary of any green belt and describe the types and scales of development which would be appropriate within a green belt.

**Finalised 25/07/19 AC(3)**

**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2013**

**REFUSAL OF PLANNING PERMISSION**

Ref. No.           **2018/0560/TP**

**Applicant:**

Mr Andrew McCandlish  
Templetonburn Lodge  
Crookedholm  
Kilmarnock  
KA3 6HP

**Agent:**

Stephenson Halliday  
Atlantic House  
45 Hope Street  
7th Floor  
Glasgow  
G2 6AE

With reference to your application which was registered on 29th October 2018 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Retention of area of hardstanding**

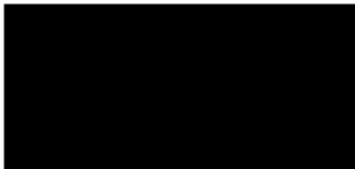
**at: Site 280m NNW of Floak Bridge, Highfield Road, Newton Meams, East Renfrewshire**

the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

**The reason(s) for the Council's decision are:-**

1. The proposal is contrary to Policy D3 of the Local Development Plan as it has not been demonstrated that the hardstanding is solely for agricultural use and of a scale requisite for any agricultural practices directly associated with the site.
2. The proposal is contrary to Policy D1 and D3 of the Local Development Plan as its siting, scale and use will impact adversely on the rural landscape character of the area.

Dated               25th July 2019



Director of Environment  
East Renfrewshire Council  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG  
Tel. No. 0141 577 3001

The following drawings/plans have been refused

<b>Plan Description</b>	<b>Drawing Number</b>	<b>Drawing Version</b>	<b>Date on Plan</b>
Location Plan	Location Plan		
Drainage Details	0050	A	

**GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS****REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY**

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk). Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

**CONTACT DETAILS**

**East Renfrewshire Council  
Development Management Service  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG**

**General Inquiry lines 0141 577 3895 or 0141 577 3878  
Email [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)**



**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100177855-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Stephenson Halliday"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Sarah"/>	Building Name:	<input type="text" value="Atlantic House"/>
Last Name: *	<input type="text" value="Lapsley"/>	Building Number:	<input type="text" value="45"/>
Telephone Number: *	<input type="text" value="01412047900"/>	Address 1 (Street): *	<input type="text" value="Hope Street"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="7th Floor"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="G2 6AE"/>
Email Address: *	<input type="text" value="sarah.lapsley@stephenson-halliday.com"/>		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="C/o Agent"/>
First Name: *	<input type="text" value="Andrew"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="McClandlish"/>	Address 1 (Street): *	<input type="text" value="C/O Agent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="C/O Agent"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="C/O Agent"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G2 6AE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="sarah.lapsley@stephenson-halliday.com"/>		

## Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing  Easting

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Retention of area of hardstanding

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See attached Notice of Review Document

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Planning Statement (Stephenson Halliday) Drainage Impact Assessment (Neo Environmental) Access Appraisal (MTS) Additional Information 10/04/2019 (Stephenson Halliday) Additional Information 14/05/2019 – including Appellant's Holding Number and Movement Records (Stephenson Halliday) Submission of BRN Number 24/05/2019 (Stephenson Halliday) Further Additional Information 31/05/2019 (Stephenson Halliday)

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

2018/0560/TP

What date was the application submitted to the planning authority? \*

29/10/2018

What date was the decision issued by the planning authority? \*

25/07/2019

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

It is important for the Local Review Body to undertake a site visit in order to assess the proposal in the context of the site and surrounding area which cannot be understood through photographs or written submission.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Ms Sarah Lapsley

Declaration Date: 23/10/2019

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Land North of Floak Bridge,  
Newton Mearns

Planning Statement



August 2018

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# 1. Introduction

## Introduction

- 1.1.1 This Planning Statement has been prepared by Stephenson Halliday on behalf of Andrew McClandish who seeks planning permission for the development of the retention of 1.5 acres of hardstanding on land to the north of Floak Bridge, Newton Mearns.

## Purpose & Structure of Planning Statement

- 1.1.2 The purpose of this Planning Statement is to identify the key planning considerations relating to the Proposal, and assess its compliance with the relevant provisions of the Development Plan, East Renfrewshire planning policy and advice, and any other material planning considerations.
- 1.1.3 The remainder of this Planning Statement is structured as follows:
- Section 2: Application Site & Surrounding Area;
  - Section 3: Development Description;
  - Section 4: Development Plan & Material Considerations;
  - Section 5: Planning Policy Assessment; and
  - Section 6: Conclusion.

## 2. Application Site and Surrounding Area

### Introduction

- 2.1.1 For the purposes of the Planning Statement, the term 'Application Site' refers to the red line area illustrated on Figure 2.1 which encompasses the entire application site and extends to approximately 1.5 acres.

### Site Context

- 2.1.2 The Application Site is located within the open countryside approximately 5.2km to the south west of Newton Mearns.
- 2.1.3 Directly to the west is the A77, with the M77 lying beyond this. An area of mature woodland separates the M77 from the A77 providing the site with a substantial level of screening from the motorway.
- 2.1.4 A hard rock quarry is sited approximately 172m to the west. As shown on Figure 2.1, the wider site context is characterised by areas of mature woodland and forestry, as well as a number of lochs and large water bodies such as Corsehouse Reservoir.

Figure 2.1: Site Location Context



- 2.1.5 The area immediately surrounding the site is characterised more by undulating land used predominantly for rough grazing.

Figure 2.2: Scottish Water's Works



- 2.1.6 Leading from the site, in a generally northern direction, are works currently being undertaken by Scottish Water (and their subcontractors) for purposes related to the installation of a new water main. As shown in Figure 2.2, this consists of various areas of hardstanding, equipment and materials.
- 2.1.7 There are no residential properties within close proximity to the Application Site, the closest of which being Highfield located approximately 850m to the South.

### **Application Site**

- 2.1.8 The Application Site boundary extends to some 1.5 acres (0.6ha) of hardstanding currently in situ is under the proviso of the Permitted Development rights that Scottish Water enjoy to allow them to undertake their operations. The land within the boundary is gently sloping, falling in elevation from 214m Above Ordnance Datum (AOD) along the western boundary, to 211m AOD along the eastern boundary.
- 2.1.9 Access is currently taken directly from the A77 and this will remain the situation as part of this application.

Figure 2.3: Aerial Photograph of Site



Source: Google Earth

Figure 2.4: Existing Area of Hardstanding





Figure 2.5: View of Site Access



Figure 2.6: View From A77



Source: Google Earth

### 3. Development Description

- 3.1.1 This planning application submission seeks planning permission for the retention of hard surface within an existing field located to the east of the A77 in association with the agricultural use of the land. The engineering operation has already been carried out on the land and comprises an area measuring 0.6ha with existing access to be retained.
- 3.1.2 The wider ownership boundary includes grazing land which is to be used for the grazing of livestock comprising of mainly sheep and cattle.
- 3.1.3 The existing area of hardstanding, which is the subject of this planning application, will provide a safe, secure, level and practical 'dry' area for managing the livestock the landowner has together with the storing of necessary feed and other equipment.
- 3.1.4 The hardstanding will also provide suitable storage and turning space for vehicles on the site which are largely agricultural in nature and require a large turning circle. It will also provide a safe, dry storage location for hay bales that may be used to feed the livestock.
- 3.1.5 The Proposal will perform an ancillary function to the primary grazing of livestock which will occur following the completion of Scottish Water's works. In light of this, it is considered that the Proposal would fall within the description of Agriculture as it will support an agribusiness in the countryside around Renfrewshire.

## 4. Planning Policy

### Introduction

4.1.1 This section provides the key planning policies relevant to the proposed development. The Development plan is made up of the East Renfrewshire Local Development Plan (2015). Scottish Planning Policy is also a material consideration in the determination of applications and cognisance has also been given to Supplementary Planning Guidance: Rural Development Guidance.

### Scottish Planning Policy (2014)

4.1.2 The purpose of the SPP is to set out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land.

4.1.3 The Policy Principle for Promoting Rural Development determine that the planning system should:

- in all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces;
- encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality; and
- support an integrated approach to coastal planning.

### East Renfrewshire Local Development Plan (2015)

4.1.4 The Local Development Plan was adopted on 25<sup>th</sup> June 2015 and sets out policies and proposals for the use, development and protection of land within East Renfrewshire.

4.1.5 The Adopted Plan provides a Development Strategy that will guide the future sustainable growth of East Renfrewshire up to 2025 and beyond and provide the appropriate basis for determining future planning applications.

4.1.6 The table below provides a list of key policies in relation to this proposal:

Policy Number	Policy Overview
Strategic Policy 1	Promotion of sustainable development
Strategic Policy 2	Assessment of Development Proposals.
Policy D1	Detailed Guidance for all Development
Policy D3	Green Belt and Countryside Around Towns
Policy E3	Water Environment
Policy E4	Flooding

4.1.7 Strategic Policy 1: Development Strategy The Council supports proposals that promote sustainable development, contribute to the reduction of carbon emissions and are served by a choice of transport modes including public transport. Proposals will be supported where they provide positive economic, environmental and social benefits to the area and meet the needs of the community up to 2025 and beyond. All proposals are required to comply with the key aim and objectives of the Plan.

4.1.8 The Council supports a complementary two strand approach to development as follows:

1. *Regeneration and consolidation of urban areas with an emphasis on developing Brownfield and vacant sites alongside the continued protection and enhancement of the green belt and countryside around towns and the green network;*
2. *Controlled Growth to be master planned and directed to specific locations.*

4.1.9 Strategic Policy 2: Assessment of Development Proposals Proposals for new development, other than smaller scale proposals will be assessed against relevant criteria below as well as Policy D1:

1. *Application of a sequential approach which gives priority to the use of Brownfield sites within the urban area then to Greenfield land within the urban area and finally to land adjacent to the urban area. Sites within the green belt will only be*

*considered where it has been demonstrated that a suitable site does not exist within the urban area;*

*3. Resulting positive community and economic benefits;*

*4. The impact on the landscape character as informed by the Glasgow and Clyde Valley and the East Renfrewshire Landscape Character Assessments, the character and amenity of communities, individual properties and existing land uses;*

*7. The transport impact of the development on both the trunk and local road network and the rail network, taking into account the need for a transport assessment and the scope for green transport and travel plans;*

*8. The impact on the built and natural environment*

*9. The impact on air, soil, including peat and water quality and avoiding areas where development could be at significant risk from flooding and/or could increase flood risk elsewhere;*

*11. The contribution to energy reduction and sustainable development.*

*15. The suitability of proposals when assessed against any relevant Adopted Supplementary Planning Guidance.*

**4.1.10** Policy D1: Detailed Guidance for all Development Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

*1. The development should not result in a significant loss of character or amenity to the surrounding area;*

*2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;*

*3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue*

*is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;*

*4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;*

*5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;*

*9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';*

**4.1.11** Policy D3: Green Belt and Countryside Around Towns Development in the green belt and countryside around towns as defined in the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area.

**4.1.12** Where planning permission is sought for development proposals, within the green belt or countryside around towns and these are related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area, the Council will consider them sympathetically subject to compliance with other relevant policies of the Plan. Any decision will, however, take into consideration the impact the proposals will have on the function of the green belt and countryside around towns and the viability of important agricultural land. Development must be sympathetic in scale and design to the rural location and landscape.

4.1.13 Further detailed information and guidance is provided in the Rural Development Guidance Supplementary Planning Guidance.

4.1.14 Policy E4: Flooding At all times, avoidance will be the first principle of flood risk management. Development which could be at significant risk from flooding, and/or could increase flood risk elsewhere will be resisted.

**Supplementary Planning Guidance: Rural Development Guidance (2015)**

4.1.15 The SPG was prepared to supplement the policies outlined in Policy D3 of the Local Development Plan and should be used by applicants when considering any form of development in the Green Belt or countryside around towns.

4.1.16 The fact that an area lies within the green belt or outwith the defined settlements will not necessarily stop any development taking place, but it will ensure that any development proposals require the provision of a justification for its countryside location.

4.1.17 Policy at all levels encourages:

- The protection of the green belt and countryside around towns from inappropriate development;
- Resisting development that would see the suburbanisation of the countryside;
- The promotion of new, high quality design within a rural setting;
- The maintenance and protection of landscape character.

4.1.18 In terms of Landscape Character, Map 2 identifies the site as being within Landscape Character Area 8 – Moorland Farmland.

4.1.19 Map 3 determines areas of visual sensitivity of Landscape Character Areas. The site is not within a sensitive area or a Key Visual Gateway.

4.1.20 Part 2 of the SPG relates primarily to residential development within the Green Belt and Countryside Around Towns but acknowledges that the countryside is recognised as a valuable resource for agriculture, forestry, renewable energy and outdoor recreation and these activities will continue to be supported.

4.1.21 Part 3 relates to the broad design principles that should be followed in the design of new buildings and in the conversion of buildings in the countryside and is therefore largely irrelevant in the determination of the current application.



## 5. Planning History

### Introduction

- 5.1.1 The Application Site has been the subject of a number of planning applications, these are set out below.

### Planning History

- 5.1.2 Application Reference: 2013/0459/PN

- 5.1.3 This application was for the prior notification of the erection of an agricultural shed. It was submitted in July 2013, and registered on 13<sup>th</sup> August 2013. It sought to notify East Renfrewshire Council of the landowners intention to carry out what he perceived to be Permitted Development of an agricultural shed under Part 6, Class 18 as detailed within Schedule 1 The Town and Country Planning (General Permitted Development) (Scotland) Order (1992).

- 5.1.4 The agricultural shed would have a footprint of 360 sq.m and would not exceed 7m in height and was therefore deemed to comply with the relevant provisions of the GDPO.

- 5.1.5 The area of hardstanding was originally included as part of the Notification but subsequently removed when advised by the Planning Officers that it would require a separate application for planning permission.

- 5.1.6 The applicant stated that the shed would be used for implements such as balers, rakes, fertilizer spreaders as required for fodder production. In addition the shed was to occasionally be used during lambing time.

- 5.1.7 The Council determined that the Proposal did not demonstrate that it would be in compliance with Class 18 of the GDPO and was therefore subsequently refused.

- 5.1.8 Application Reference: 2015/0135/TP

- 5.1.9 Following refusal of the Prior Notification an application was submitted for the erection of an agricultural shed. The proposal sought to erect a shed 46.51m long by 12m wide, with an eaves height of 6.14m and ridge height of 6.8m. It would have a shallow pitched roof with gable ends. The northern end of the building would be

in the form of an open canopy. The shed was to be be clad in profiled metal sheets (coloured Juniper green) to both the wall areas and roof.

5.1.10 The Council subsequently refused the application citing four reasons for refusal:

- 1. The proposal is contrary to Policies E2 and DM3 of the Council's Adopted Local Plan and Policy D3 of the Proposed Local Development Plan as it has not been demonstrated that the shed is of a scale requisite for the agricultural practices on site. The applicant has also not demonstrated that the proposed commercial use of the shed cannot be located in an urban area.
- 2. The application is contrary to Policy DM1 and DM3 of the Council's Adopted Local Plan and Policy D3 of the Proposed Local Development Plan as its siting and scale will impact adversely on landscape character.
- 3. The proposal is contrary to Policy DM1 of the Adopted East Renfrewshire Local Plan as it does not meet the Council's access requirements by reason of large vehicle manoeuvring in and out of a sub standard access to the detriment of public road safety at the locus.
- 4. The application is contrary to Policy Strat 2 of the Adopted Local Plan in that a proven need for the development has not been demonstrated and there has been no consideration of alternative locations.

5.1.11 Application Reference: 2015/0135/TP

5.1.12 A further application was submitted on 29<sup>th</sup> August 2017. This application sought to address the reasons for refusal sited within the previous decision notice. This application consisted of an agricultural shed which was substantially reduced in size in order to reduce the potential impact within the landscape and be of a scale more appropriate to the scale of agricultural operations on the site.

5.1.13 This application was also refused. The following four reasons for refusal were referred to:

- 1. The proposal is contrary to Policy D3 of the Local Development Plan as it has not been demonstrated that the shed is for purely agricultural use and

of a scale requisite for the agricultural practices directly associated with the site.

- 2. The proposal is contrary to Policy D1 and D3 of the Local Development Plan as its siting and scale will impact adversely on the rural landscape character of the area.
- 3. The proposal is contrary to Policy D1 of the East Renfrewshire Local Development Plan as it does not meet the Council's access requirements to the detriment of public road safety at the locus.
- 4. The application is contrary to Policy Strat 2 of the Adopted Local Plan in that a proven need for the development has not been demonstrated and there has been no consideration of alternative locations.

5.1.14 This Proposal was the subject of an appeal which was heard by the Local Review Board and subsequently refused.

## 6. Planning Policy Assessment

6.1.1 This section will review the relevant planning policies outlined in Section Four and will assess the proposal against these relevant policies under the following key headings:

- Principle of Development
- Previous Use
- Sustainability
- Sequential Approach
- Development Location
- Access
- Amenity
- Landscape
- Flooding

### Principle of Development

6.1.2 It is recognised that the site falls within the area identified as Countryside Around Towns within the adopted Local Development Plan (LDP), and development that is appropriate to a rural location, which respects the character of the area will be considered acceptable.

6.1.3 Previous applications have been submitted in respect to the erection of an agricultural shed on the Site, as detailed within Section 5 of this Planning Statement.

6.1.4 One of the key arguments set out by the Council in their determination of application reference 2017/0584/TP relies on their being a perceived lack of demonstration that the proposal is for agricultural purposes relating to the land identified. This is strongly contested and the following should be considered in the determination of the current application.

- 6.1.5 Primarily, there is no Policy definition, in either SPP, LDP or any associated SPG, that specifically requires an agricultural use to be solely related just to the land identified within an application.
- 6.1.6 As has been pointed out to the Council previously, the Applicant has other farm holdings which are used as part of their business for grazing cattle. Cattle and sheep are kept on the site through the summer and either sold off or moved to winter pasture elsewhere. The application currently being determined for an agricultural shed via the Local Review Body sets out the case for this building on the site. The Proposal subject to the current application seeks to retain the existing hardstanding on the site to be used in conjunction with the agricultural shed.
- 6.1.7 Whilst the application seeks to link the two applications, it is considered that it is suitable in its own right for the reasons set out below.
- 6.1.8 The area of hardstanding equates to approximately 0.6ha. This is 9.6% of the overall site within the Applicants' control, which extends to approximately 6.19ha in total.
- 6.1.9 As noted within Policy D3 development must be sympathetic in scale and design to the rural location and landscape. In light of this, the Proposal is considered to be minimal in nature and scale. Thus it is difficult to argue that it has a detrimental effect on the character of the surrounding open countryside. It should also be noted that the field entrance, with vehicular use is likely to become muddy and may lead to hazardous mud on the highway without the retention of the existing hardstanding.
- 6.1.10 The Proposal just comprises the area of hardstanding which has been used by Scottish Water in conjunction with their recent works. As noted above, this area is of a small scale in relation to the wider area of ownership and is considered to be limited to that which is required to carry out the agricultural functions of the site, as determined by Policy D3.
- 6.1.11 It was anticipated that the area of hardstanding, subject to this application, was to be used in conjunction with the proposed agricultural shed. However, agricultural

uses on the site will continue even though the agricultural shed appeal was dismissed.

6.1.12 The Council do not include a definition of what they consider to be 'agriculture' within their policy documents and it is therefore assumed to mean:

*"The science or practice of farming, including cultivation of the soil for the growing of crops and the rearing of animals to provide food, wool, and other products."*

6.1.13 as set out within the Oxford English Dictionary.

6.1.14 The wider landholding, when not in use by Scottish Water and their contractors, has been used for the purposes of grazing cattle and sheep. This is evidently an agricultural use. The area of hardstanding will therefore be used in conjunction with this agricultural use and should be considered ancillary to it. The development relates to engineering operations relating to agriculture and the use of the land for that purpose. Thus, the hardstanding itself will be agricultural in its nature as it will support the grazing of livestock. Policy D3 of the LDP states that development proposals within Countryside Around Towns which relate to agriculture will be considered sympathetically and this should be applicable in this instance. Given that the Proposal will be used in conjunction with an agricultural business it is considered to be entirely appropriate in this location.

6.1.15 There is also no definition of the level of protection to be given to sites within identified areas of Countryside Around Towns. The Proposal has therefore been assessed against the functions of the Green Belt as set out within Paragraph 49 of SPP (2014) and are as follows:

- directing development to the most appropriate locations and supporting regeneration;
- protecting and enhancing the character, landscape setting and identity of the settlement; and
- protecting and providing access to open space.

6.1.16 The following are responses to the above functions:

- The Proposal is, by its nature, appropriate in the rural area as it will be ancillary to an agricultural use of the wider landholding insofar as it will allow for the grazing of cattle and sheep.
- The site is small scale in nature and sited adjacent to the A77 which provides a generally urbanising feature within the landscape. The site will be viewed in association with this. There will be no impact on the identity of any nearby settlements.
- There will be no impact on the access to open spaces from the proposed development.

6.1.17 In light of the above, it is therefore considered that there will be no demonstrable harm on the countryside from the Proposal. This is in compliance with Policy D3 and the principle of development should therefore be acceptable.

6.1.18 Furthermore, the Proposal will support an existing agricultural business within a countryside location. The land is owned by the applicant and although it does not adjoin his dwelling, it is sufficiently close to be readily accessible on a day to day basis. The proposed farm business is of a size and scale to accommodate the applicant's livestock with the opportunity to increase livestock numbers over the following years.

6.1.19 The land classification of the site is split between 4.1 and 5.2. These are not recognised as being Prime Agricultural Land. The classifications mean that it is unlikely that the site could be used viably for crop growth. However, these two grades are suitable for livestock. Grade 4 land is noted as being suitable for permanent grassland/rough grazing eg beef and sheep rearing with limited dairying and cereals, whilst Grade 5 rough grazing often with rock outcrops, eg principally summer grazing with hardy sheep breeds and hill cattle. This is in line with the Applicants requirements and would detrimentally impact on any Prime Agricultural Land from being used.

#### **Previous Use**

6.1.20 As can be seen in the photographs below, a much wider level of activity has been present on the site for in excess of three years during the temporary works been

undertaken by Scottish Water in relation to the new water main from the Gorbals to Corsehouse. Whilst their temporary nature is acknowledged, the works created a significant amount of traffic movement to and from the site with the area of hardstanding, identified within this Proposal, being utilised for a number of functions including car parking, material storage and siting of storage containers.

6.1.21 This work also generally precluded the use of the wider landholding for the grazing of cattle and sheep.

Photograph 6.1: View of Site Entrance and Intensive Use of the Site



Photograph 6.2: Use of the Site for Car Parking and Storage Containers





Photograph 6.3: View of Storage Containers on the Site



Photograph 6.4: View of Extensive Areas of Hardstanding used in Association with Scottish Water's Works



6.1.22 It is also highlighted that the works did not just utilise the Application Site but laid wide corridors of hardstanding to the north and south of the application site (As illustrated within Photograph 6.4). These areas were used for access along the route of the works and were also storage areas for associated materials.

6.1.23 The works were undertaken under the benefit of permitted development as described within The Town and Country Planning (General Permitted Development) (Scotland) Order of 1992 and was confirmed as falling under Class

38 Water Undertakings. As such the laying of an underground pipeline did not require Planning Permission and the areas of works fell within similar provisions of the GDPO.

6.1.24 However, the substantial level of visual impact of these improvement works should be acknowledged. The extent of the works meant that a large area was impacted upon within East Renfrewshire and East Ayrshire.

6.1.25 This level of activity, over a period in excess of three years, has already changed the overall nature of this location. The character of the area has transformed from an area of open countryside to one of a much more industrial nature.

6.1.26 The application seeks to retain a single, small portion of the extant works. It is considered that the retention of this hardstanding would not be in conflict with the aims of Strategic Policy 1 which seeks to protect and enhance the Countryside around Towns. The Proposal would not be demonstrably harmful on the policy objectives.

### **Sustainability**

6.1.27 One of the key policy principles running through the LDP is the promotion of sustainable development. It is therefore asserted that the retention of the current area of hardstanding would be substantially more sustainable than its removal and replacement at a later date.

6.1.28 The removal of the existing hardstanding will be a relatively extensive engineering process. It is unlikely that the land underneath the hardstanding will be of a condition to match the quality of the grazing land on the rest of the site. This will effectively impede further grazing on this parcel of land for a number of years. The retention of the hardstanding will therefore allow a functional area to be used in conjunction with the agricultural use of the wider landholding.

6.1.29 As the business is economically sound it contributes to a sustainable economy, whilst at the same time fulfilling a social role as part of a thriving rural community. By its very nature as a working farm, then it fulfils a key environmental role. Each of these factors is a key component of any sustainable development. As a

consequence, it is vital that rural businesses like this are supported. In order to be able to continue to operate in a sustainable way.

### **Sequential Approach**

6.1.30 Strategic Policy 2 (1) of the LDP determines that sites within the green belt will only be considered where it has been demonstrated that a suitable site does not exist within the urban area. Whilst it should be highlighted that this site does not fall within the Green Belt and as such a sequential assessment should not be necessary under the provision of Strategic Policy 2, an assessment of identified, available sites within an 8km radius has been undertaken.

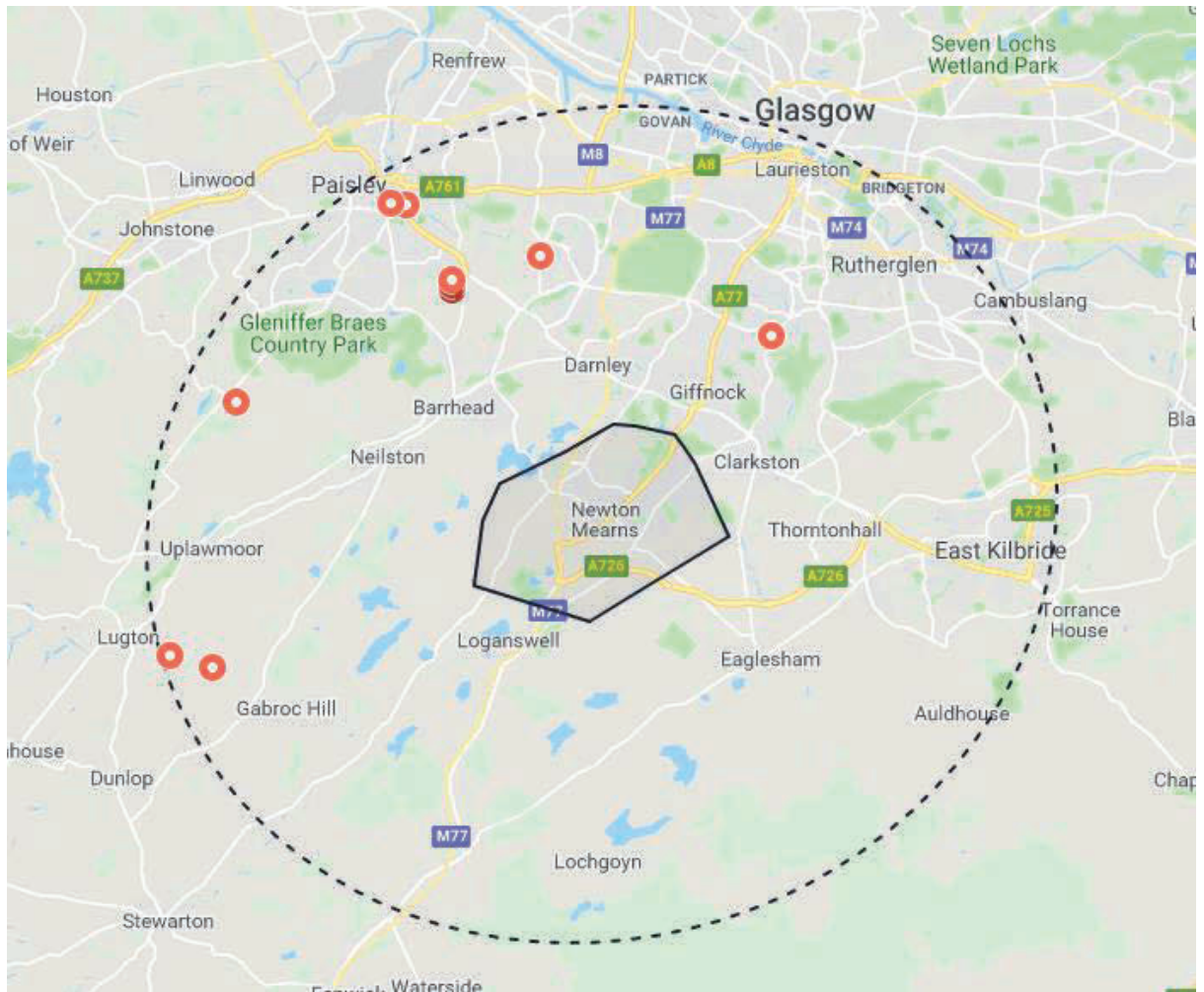
6.1.31 In order to be considered suitable, the following site requirements have been set out:

- Site area of at least 0.6ha to accommodate hardstanding, set within a larger landholding to allow for the grazing of animals;
- Undeveloped / Greenfield;
- Available.

6.1.32 Any other site located within the Green Belt or Countryside around Towns should be dismissed in line with the Council's requirements.

6.1.33 The map in Figure 6.1 illustrates the available sites within an 8km radius of the application site.

Figure 6.1: Map of Available Site Within 8km of the Site



6.1.34 The following is an assessment of the available sites:

#### **Crookston Road, Glasgow**

6.1.35 This site is characterised by its mature woodland nature adjacent to a supermarket and residential properties. Whilst this is a large parcel of undeveloped land within the Glasgow City Council urban area, the trees benefit from a Tree Preservation Order and the site is identified as being of Special Landscape Importance. There is no potential to allow associated grazing within the wider site boundary. It is therefore considered that this site is not suitable for the proposed development and has been discounted.

#### **21 Seedhill Anchormills, Abbey Mill Business Centre, Paisley, PA1 1JN**

6.1.36 This site is within the Abbey Mill Business Centre and contains a derelict building. It comprises a brownfield site of 0.03ha. There would be no potential to allow

associated grazing. This site has therefore been dismissed on the basis that there is an insufficient site area, it is also populated by a large number of mature trees which would need to be removed along with the current derelict building on the site. This site is not considered suitable.

**Site at West Caplaw Farm, Shilford Road, Uplawmoor**

6.1.37 This site is in the Green Belt and is therefore considered not suitable.

**Orchard Street, Renfrew**

6.1.38 The site currently has an extant permission for a single dwelling house and is located within a residential area. It extends to a site area of 0.02ha. The site is therefore considered too small to accommodate the needs of the applicant and the proposed uses would not be compatible with a residential location. This site is therefore not suitable.

**Halkett Road, Near Lugton KA3 4EE**

6.1.39 This site is within the Rural Protection Area of East Ayrshire. This has a similar restriction to the Countryside Around Towns policy contained within East Renfrewshire LDP and has therefore been dismissed as being not suitable on this basis.

**Plots At Hazelbank, By Dunlop, Kilmarnock, KA3**

6.1.40 This is a large plot of land located within the rural area of East Ayrshire and extends to 2.4ha. It is greenfield in nature and would be suitable for the proposed development. However, the site benefits from an extant permission for 2 four bedroom houses and is therefore on the market for a price that is significantly above the agricultural land value making it a non-viable option. It is therefore considered that the site is not suitable.

**Grahamstone Road, Paisley**

6.1.41 This site has been identified within the Renfrewshire LDP under Policy P6 – Paisley South Expansion Area. This policy determines that land to the south of Thornly Park and Dykebar is allocated as a site to provide medium to long term residential expansion to Paisley. The site comprises part of the old Dykebar hospital and is

brownfield in nature. Given the policy designation and brownfield nature, it is considered that this site is not suitable.

### **Summary**

6.1.42 The above sequential assessment identifies that there are no other suitable sites within the urban area for the proposed development. The proposal is therefore in line with Strategic Policy 2 (1).

### **Development Location**

6.1.43 The area of hardstanding is located close to the A77, with 15m. This substantially minimises the perceived intrusion of man-made features within the setting of the countryside. The A77 provides a strong man-made, urbanising feature within the wider landscape. The area of hardstanding would be viewed against the backdrop of this road and given the small scale of the Application Site it is unlikely to be viewed as being intrusive in the landscape.

6.1.44 The Application Site and associated grazing field are subject to agricultural use. One would typically expect to see agricultural development such as that proposed in a countryside location. The development is therefore arguably consistent with the character of the surrounding countryside and the objectives of the Countryside Around Towns policy requirements.

6.1.45 The appearance of the proposed development, which is of an inherently functional nature, will be clearly indicative of its agricultural use. One would typically expect to see this type of development within the countryside defined by farmland. The development will arguably have a very limited impact upon the character and setting of the site and its surroundings.

6.1.46 It is considered that the location of the Proposal will be in line with the provisions of Policy D3 and the Rural Development SPG as it will be sympathetic in its scale and design in relation to the rural location and landscape.

### **Access**

6.1.47 The site will utilise the existing site access and will not significantly increase the level of traffic.

6.1.48 As highlighted within the Report of Handling associated with application reference 2017/0584/TP:

*The applicants have demonstrated that they can achieve acceptable visibility splays at the access junction with the A77. Therefore given the potential vehicle movements, the proposal is unlikely to have a significant impact on the A77.*

6.1.49 It is considered that the current application will not create 22 daily vehicular movements as suggested in relation to the above referenced application and as such there will be a much more reduced potential impact on the local road network.

6.1.50 The area of hardstanding would not only provide a dry area for managing cattle and sheep but will also allow the applicant to park on the site. This would prevent additional mud on the highway and not be detrimental to highway safety.

### **Amenity**

6.1.51 In the first instance, the application site is in a relatively isolated location in the open countryside within the undulating rough moorland of the large Landscape Character Area of Moorland Farmland. The distance between the proposed stables and the nearest neighbouring properties, which are located to the south of the site, is approximately 850 metres.

6.1.52 However, the use of an enclosed field parcel for hardstanding in association with grazing cattle and sheep is highly unlikely to interfere with farming operations in and around the local area. Therefore, it is considered that the Proposal meets the requirements of Strategic Policy 2(4) because any consent for the Proposal would not cause a nuisance to neighbouring landowners, or nearby residents.

### **Landscape**

6.1.53 As identified within the Rural Development Guidance SPG (2015) the site falls within the Landscape Character Area described as Moorland Farmland. The East Renfrewshire Greenbelt Landscape Character Assessment Update (2016) provides an assessment of the sensitivities of landscapes within the Green Belt to inform the SPG.

6.1.54 The Landscape Character Assessment Update determines that as this landscape broadly falls within the Countryside around Towns designation, the majority of this area has not been taken forward with fieldwork however the Key Characteristics are as follows:

6.1.55 Key Characteristics

- knolly, undulating rough moorland extending southwards into more undulating broad plateau, elevated to heights of 200m to 330m AOD, which gives upland exposed character openness reinforced by lack of dominant tree cover;
- large scale open irregular field pattern on upper slopes enclosing rough grazing and moorland/heathland pasture;
- predominant land cover is rough pasture with some reedy, wet areas and some flooded areas;
- lack of development with few scattered farms in the landscape;
- field boundaries comprise partially derelict stone walls and replacement fences;
- typically vast open moorland landscape with limited areas of small block of woodland typically associated with cluster of buildings; and
- surrounding views are to the elevated upland moorland.

6.1.56 The site is not located within an area of landscape sensitivity as identified within the SPG. Furthermore, the Moorland Farmland Landscape Character Area is the most common landscape type within East Renfrewshire.

6.1.57 It is considered that the Proposal does not compromise the key characteristics of the Landscape Character. Given the small scale of development it is considered to be sympathetic in scale to the rural location and wider landscape character. There will be no loss of trees or other landscape features, greenspace or biodiversity. It therefore complies with the provision of Policies D1 (4) D3 and Strategic Policy 2(4).



**Flooding**

6.1.58 The site is not identified as being at risk of flooding on the SEPA Flood Map and is therefore considered to be in accordance with Policy E4 and Strategic Policy 2(9).

## 7. Conclusion

- 7.1.1 The applicant has sought to diversify his business through the retention of an area of hardstanding currently utilised by Scottish Water. Both national and local planning policy seek to support a prosperous rural economy.
- 7.1.2 The impact of the proposal on the character and appearance of the local area and the amenity of nearby residential properties will be negligible.
- 7.1.3 The development relates to engineering operations relating to agriculture and the use of the land for that purpose. The development is therefore considered to represent appropriate development for the purposes of Countryside Around Towns.
- 7.1.4 The engineering operation by way of formation of a practical hardstanding within an existing field used for agriculture is considered to be appropriate development consistent with the requirement to preserve landscape character.
- 7.1.5 It is not accepted that the proposal represents inappropriate development however the harm to the countryside as the use will be ancillary to the grazing of cattle and sheep which is purely agricultural by definition, however any impact will be minimal.
- 7.1.6 The need for the applicant to provide a functional area in association with the agricultural use of the wider landholding are circumstances which are worthy of consideration, in the balancing exercise, when assessed against the limited impact this proposal will have on the openness of the Countryside Around Towns policy area. It is therefore considered that the Proposal is in accordance with relevant policies within the East Renfrewshire LDP and it is respectfully requested that the application be approved.



# Drainage Impact Assessment

Land North of Floak Bridge

25/09/2018



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Neo Environmental Ltd	
<p><b>Scottish Office (Head Office):</b> Wright Business Centre, 1 Lonmay Road, Glasgow, G33 4EL. T 0141 773 6262 E: <a href="mailto:info@neo-environmental.co.uk">info@neo-environmental.co.uk</a></p>	<p><b>English Office:</b> Valiant Suites, Lumonics House, Valley Drive, Swift Valley, Rugby, Warwickshire, CV21 1TQ. T: 01788 297012 E: <a href="mailto:info@neo-environmental.co.uk">info@neo-environmental.co.uk</a></p>
<p><b>ROI Office:</b> Johnstown Business Centre, Johnstown House, Naas, Co. Kildare. T: 00 353 (0)45 844250 E: <a href="mailto:info@neo-environmental.ie">info@neo-environmental.ie</a></p>	<p><b>NI Office:</b> Unit 3, The Courtyard Business Park, Galgorm Castle, Ballymena, Northern Ireland, BT42 1HL. T: 0282 565 04 13 E: <a href="mailto:info@neo-environmental.co.uk">info@neo-environmental.co.uk</a></p>

**Prepared For:**

Stephenson Halliday Limited



**Prepared By:**

Michael McGhee BSc TechIOA



	Name	Date
Edited By:	Michael Briggs	25/09/2018
Checked By:	Michael McGhee	25/09/2018
	Name	Signature
Approved By	Paul Neary	

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# 1. INTRODUCTION

## BACKGROUND

- 1.1. Neo Environmental Ltd has been appointed by Stephenson Halliday Limited (“the Applicant”) to undertake a Drainage Impact Assessment (DIA) for a hardstanding area (the “Development”) within land at Floak Bridge, East Renfrewshire (“the Application Site”).

## DEVELOPMENT DESCRIPTION

- 1.2. The Development is an area of hardstanding which consists of rolled stone approximately 0.43 hectares in size. The Development is to be used in association with the surrounding agricultural land for things such as vehicle parking and providing a ‘dry area’ for managing livestock and storing hay bales etc. (see **Figure 1 for the Site Layout Plan**)

## SITE DESCRIPTION

- 1.3. The Development is located around 50m from the M77 motorway in a rural location in East Renfrewshire, some 5km south of Newton Mearns. The Application Site is situated at the junction of the A77 and minor road at Floak Bridge.
- 1.4. Earn Water passes the Application Site circa 100m to the east. Earn Water is a river in the White Cart Water catchment of the Scotland river basin district, with its main stem approximately 11.3 km in length.

## SCOPE OF THE REPORT

- 1.5. This Drainage Impact Assessment will consider the existing characteristics of the Application Site and propose a surface water drainage scheme which should, as far as is practicable, mimic the surface water flows arising from the site prior to the Development.
- 1.6. This report is supported by the following figures and appendices:
  - Appendix A Figures:
    - Figure 1: Site Layout Plan

- Figure 2: Proposed Drainage Scheme
- Appendix B: Greenfield Run Off Rates
- Appendix C: Surface Water Attenuation – Storage Volume Calculation

## 2. PLANNING POLICY AND GUIDANCE

### SCOTTISH PLANNING POLICY - MANAGING FLOOD RISK AND DRAINAGE

- 2.1. The aim of the Scottish Planning Policy (SPP) is to ensure that flood risk is considered at all stages in the planning process and is appropriately addressed.
- 2.2. The key principles that the SPP aims to promote are:
- A precautionary approach to flood risk from all sources, including coastal, watercourse (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), taking account of the predicted effects of climate change;
  - Flood avoidance by safeguarding flood storage and conveying capacity, and locating development away from functional floodplains and medium to high risk areas;
  - Flood reduction by assessing flood risk and, where appropriate, undertaking natural and structural flood management measures, including flood protection, restoring natural features and characteristics, enhancing flood storage capacity, avoiding the construction of new culverts and opening existing culverts where possible; and
  - Avoidance of increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.

### PLANNING ADVICE NOTES

#### PAN 61: Planning and Sustainable Urban Drainage Systems

- 2.3. Planning Advice Note (PAN) 61 concerns the implementation of SuDS within proposed developments. PAN 61 states:

*“the developer should proceed to draw up a drainage strategy which should be submitted as an integral part of the outline planning application. The drainage strategy should include:*

- *An indication of the types of measures to be used;*
- *Which measures will be considered in the detailed design;*
- *Evidence of sub-soil porosity and suitability for use of infiltration SUDS;*

- *Pre- and post-development runoff calculations to determine the scale of SUDS*
- *required;*
- *Assessment of flood risk where this is deemed appropriate;*
- *Proposals for integrating the drainage system into the landscape or required public*
- *open space;*
- *Demonstration of good ecological practice including habitat enhancement;*
- *Estimates of land take for different drainage options based on initial calculations*
- *carried out to size any significant drainage structures.”*

## PAN 79: Water and Drainage

2.4. PAN 79 outlines the requirements under SPP for drainage of a site. It states:

*“for all new developments [SuDS] are now required for surface water systems which provides attenuation and treatment prior to return, by natural dissipation where possible, to the water environment’ and;*

*‘The aim of [SuDS] is to mimic natural drainage, encouraging infiltration where appropriate and attenuating both hydraulic and pollutant impacts with minimal adverse impact on people and the environment”.*

## CONTROLLED ACTIVITY REGULATIONS

2.5. Under the Water Environment (Controlled Activities) (Scotland) Regulations 2011, any activity which may influence Scotland’s water environment must be authorised, through obtaining an environmental licence. The Scottish Environment Protection Agency (SEPA) have jurisdiction for granting works that may influence the water environment, including *“undertaking engineering activities in or near water bodies’ and ‘discharging in water and ground water”.*

## GREEN NETWORK AND ENVIRONMENTAL MANAGEMENT SUPPLEMENTARY PLANNING GUIDANCE

2.6. This Supplementary Planning Guidance sets out policies and other advice to assist in the delivery of the East Renfrewshire green network. It considers key components of the green

network including access and greenspace and provides detailed guidance relating to the provision of green infrastructure within new development and natural features.

- 2.7. There is no specific design advice for the council area, however it highlights PAN 61 as key guidance.

## 3. DRAINAGE IMPACT ASSESSMENT

### SURFACE WATER MANAGEMENT

- 3.1. The SPP requires developers and local authorities to seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of SuDS.
- 3.2. SuDS aim to mimic natural drainage and can achieve multiple objectives such as removing pollutants from urban runoff at source, controlling surface water runoff from developments, and ensuring that flood risk is not increased downstream. Combining water management with green space can provide amenity and biodiversity enhancement.
- 3.3. Recognising the requirements of SPP, PAN 61 and 79, Sewers for Scotland, and SEPA, surface water runoff from the proposed site should demonstrate:
- No increase in existing flow rates discharged to watercourse/public sewer. It is thought that restraining the discharge to the 1 in 2 year rate is reasonable.
  - How runoff up to the 1 in 30 annual probability event will be managed to ensure no flooding of the site.
  - How runoff up to the 1 in 200 year plus climate change event will be dealt with without increasing flood risk to proposed buildings.
  - A neutral or better effect on the risk of flooding both on and off the site.

### SITE AND PROJECT DESCRIPTIONS

- 3.4. A summary of the site hydrology relevant to the design of site drainage is provided below:
- The Development is located on a brownfield site, however the DIA is to consider it greenfield as the planning application is retrospective. The Development is a hardstanding area which consists of rolled stone approximately 0.43 hectares in size.
  - The hardstanding area has a slight gradient from west to east from 214m-209m Above Ordnance Datum (AOD). The high point of the site, 214m AOD, is located on the south western corner of the Development.

- Earn Water is located adjacent to the northern and eastern side of the Application Site and passes circa 100m to the east. Earn Water is a river, in the White Cart Water catchment of the Scotland river basin district, with the main stem being approximately 11.3 kilometres in length.
- The topography of the site suggests the natural path for water would be from the west to the east of the Application Site towards the Earn Water.
- Flow Moss Lava Member underlies the Development. This is Igneous Bedrock formed approximately 331 to 345 million years ago in the Carboniferous Period. There are superficial deposits of Alluvium – Clay, Silt sand and gravel.

## PEAK FLOW CONTROL

### Pre-development Greenfield Runoff rates

- 3.5. The IH24 methodology is used for calculating the Greenfield runoff rates. This is recommended by the Institute of Hydrology for catchments below 200ha<sup>1</sup>.
- 3.6. The existing runoff rates and hydrological characteristics of the Development are detailed in **Table 3-1**. Although the Development is already constructed, the area is being treated as Greenfield for the purposes of this DIA.

Table 3-1: Hydrological Characteristics and Pre-development Greenfield runoff rates.

Site Make Up	Greenfield
Greenfield Method	IH124
Positively Drained Area (ha)	0.43
SAAR (mm)	1255
Soil Index	5

<sup>1</sup> Institute of Hydrology (1994). *Flood estimation for small catchments. Report No IH124*, Wallingford.

Standard Percentage Runoff	0.53
Region	2
	Runoff rate (l/s)
Qbar	4.7
1 year (Qbar)	4.1
1 in 30 year	8.9
1 in 100 year	12.4

- 3.7. The site has been designed to the 1 in 2-year discharge rate which is calculated to be 4.3l/s, see **Appendix B** for the Micro Drainage output.

## PROPOSED DRAINAGE ARRANGEMENTS

### Provision of SuDS Treatment Train

- 3.8. Removal of pollutants from surface water runoff may be achieved through provision of a SuDS treatment train. This entails draining a site via a series of SuDS elements. Treatment may be provided in the following ways:
- Directing runoff over areas of permeable land (grass strips) will assist in removing fine sediment
  - Filtering runoff through a geotextile membrane (which may be incorporated in permeable paving or filter drains etc)
  - Filtering runoff through granular material in filter drains, sand drains, permeable paving etc
  - Storing runoff prior to discharge at a controlled rate
- 3.9. The number of treatment stages which should be incorporated into a SuDS system depends on the levels of pollution expected within the runoff. For roof runoff, which would not be heavily polluted, a single level of treatment would be appropriate. For road surfaces within



residential development, two levels of treatment would be needed. For road surfaces in industrial areas, up to three levels of treatment would be required.

## Managing Surface Water Within the Development

- 3.10. The surface water storage facilities have been modelled using the Detailed Design module of Micro Drainage Source Control (**Appendix C**). The required storage volume has been sized to store the 1 in 200 annual probability rainfall event.
- 3.11. The following assumptions regarding SuDS design have been used:
- Cut off Ditch: 5.6 to 6.4m wide; 0.3m deep
  - Detention basin: 0.3m deep

Table 3-2: Storage Estimates

Storage Estimates	
Return Period Check (years)	200 years
Impermeable Area (ha)	0.46
Peak Discharge (l/s) (1 in 2-year greenfield runoff)	4.3
Attenuation Storage Provided (m <sup>3</sup> )	200

- 3.12. **Appendix C** shows a summary of results of the 200-year return period with a max storage volume requirement of 187.8m<sup>3</sup>. The attenuation storage provided of 200m<sup>3</sup> is therefore adequate.
- 3.13. Implementation of the surface water drainage strategy would provide significant betterment over existing runoff rates at the site, and would comply with the requirements of SPP (i.e. restriction of the discharge to the 1 in 2-year greenfield runoff rate of 4.3l/s). The system would be capable of providing a volume of surface water storage well in excess of the required treatment volume.

## Surface Water Discharge

- 3.14. Given that ground conditions at the site are thought to be peaty gleys which are very poorly drained, there is some uncertainty regarding whether infiltration would be a feasible method of disposing of surface water at the site.
- 3.15. In light of the above, for the purposes of this report, infiltration has been discounted as an option for disposing of surface water. Detailed testing, in accordance with BRE365, should be undertaken at the detailed design stage.

- 3.16. It is proposed to redirect all of this surface water runoff to the small watercourse to the north of the Development which feeds into Earn Water. The discharge point can be viewed in **Figure 2**.

## LONG TERM MAINTENANCE OF SUDS

- 3.17. The long-term management and maintenance of the proposed SuDS scheme will be the responsibility with the site owner. These responsibilities include:
- Observation of infiltration performance;
  - If poor infiltration is observed then any accumulated silt/litter would be removed and aeration of the soil would be undertaken to improve permeability; and
  - Maintain the structural integrity of the attenuation features and, if required, reform to original dimensions and re-vegetate.

## 4. SUMMARY & CONCLUSIONS

- 4.1. This DIA has been prepared in accordance with CIRIA C753: The SuDS Manual 2015, the current edition of Sewers for Scotland and Scottish Planning Policy and Advice Notes.
- 4.2. The Development is located on a brownfield site, however the assessment considered it greenfield as the planning application is retrospective. The Development is a hardstanding area which consists of rolled stone approximately 0.43 hectares in size.
- 4.3. The following design mitigation measures have been proposed:
- Cut off ditch and detention pond with a total storage volume of 200m<sup>3</sup>
  - Flow control device set at 4.3l/s
- 4.4. Implementation of the surface water drainage strategy would provide significant betterment over existing runoff rates at the site, and would comply with the requirements of SPP (i.e. restriction of the discharge to the 1 in 2-year greenfield runoff rate of 4.3l/s). The system would be capable of providing a volume of surface water storage well in excess of the required treatment volume.
- 4.5. This report has demonstrated that a surface water drainage strategy is feasible for the site given the development proposals and the land available. The site layout provides the opportunity for the inclusion of SuDS elements, ensuring that there will be no increase in surface water runoff from the Development

## 5. APPENDICES

### APPENDIX A: FIGURES

- Figure 1: Site Layout Plan
- Figure 2: Proposed Drainage Scheme

### APPENDIX B: GREENFIELD RUN OFF RATES

### APPENDIX C: SURFACE WATER ATTENUATION – STORAGE VOLUME CALCULATION



## HEAD OFFICE

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Wright Business Centre, 1 Lonmay Road, Glasgow G33 4EL | T: 0141 773 6262 | W: [www.neo-environmental.co.uk](http://www.neo-environmental.co.uk)

### KILDARE OFFICE

---

Johnstown Business Centre  
Johnstown House, Naas  
Co. Kildare  
T: 00 353 (0)45 844250  
E: [info@neo-environmental.ie](mailto:info@neo-environmental.ie)  
W: [neo-environmental.ie](http://neo-environmental.ie)

### NORTHERN IRISH OFFICE

---

Unit 3, The Courtyard Business Park  
Gargorm Castle, Ballymena,  
Northern Ireland  
BT42 1HL  
T: 0282 565 04 13  
E: [info@neo-environmental.co.uk](mailto:info@neo-environmental.co.uk)

### WARWICK OFFICE

---

Valiant Office Suites  
Lumonics House, Valley Drive,  
Swift Valley, Rugby,  
Warwickshire, CV21 1TQ  
T: 01788 297012  
E: [info@neo-environmental.co.uk](mailto:info@neo-environmental.co.uk)

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ICP SUDS Mean Annual Flood

Input

Return Period (years) 2 Soil 0.500  
Area (ha) 0.430 Urban 0.000  
SAAR (mm) 1255 Region Number Region 2

**Results 1/s**


QBAR Rural 4.7  
QBAR Urban 4.7

Q2 years 4.3

Q1 year 4.1  
Q30 years 8.9  
Q100 years 12.4

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Summary of Results for 200 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m <sup>3</sup> )	Status
15 min Summer	208.794	0.094	3.4	60.8	Flood Risk
30 min Summer	208.830	0.130	4.3	84.3	Flood Risk
60 min Summer	208.867	0.167	4.3	108.5	Flood Risk
120 min Summer	208.903	0.203	4.3	132.3	Flood Risk
180 min Summer	208.922	0.222	4.3	144.6	Flood Risk
240 min Summer	208.934	0.234	4.3	152.2	Flood Risk
360 min Summer	208.947	0.247	4.3	160.4	Flood Risk
480 min Summer	208.954	0.254	4.3	164.8	Flood Risk
600 min Summer	208.957	0.257	4.3	167.2	Flood Risk
720 min Summer	208.959	0.259	4.3	168.2	Flood Risk
960 min Summer	208.958	0.258	4.3	167.7	Flood Risk
1440 min Summer	208.948	0.248	4.3	161.4	Flood Risk
2160 min Summer	208.924	0.224	4.3	145.6	Flood Risk
2880 min Summer	208.899	0.199	4.3	129.0	Flood Risk
4320 min Summer	208.856	0.156	4.3	101.3	Flood Risk
5760 min Summer	208.827	0.127	4.3	82.4	Flood Risk
7200 min Summer	208.811	0.111	4.1	72.0	Flood Risk
8640 min Summer	208.801	0.101	3.7	65.8	Flood Risk
10080 min Summer	208.794	0.094	3.4	61.0	Flood Risk
15 min Winter	208.805	0.105	3.9	68.0	Flood Risk
30 min Winter	208.846	0.146	4.3	94.8	Flood Risk

Storm Event	Rain (mm/hr)	Flooded Volume (m <sup>3</sup> )	Discharge Volume (m <sup>3</sup> )	Time-Peak (mins)
15 min Summer	78.241	0.0	55.2	25
30 min Summer	55.397	0.0	80.8	39
60 min Summer	36.642	0.0	113.8	68
120 min Summer	23.406	0.0	146.3	124
180 min Summer	17.829	0.0	167.6	182
240 min Summer	14.671	0.0	184.2	240
360 min Summer	11.107	0.0	209.5	314
480 min Summer	9.102	0.0	229.1	380
600 min Summer	7.794	0.0	245.4	444
720 min Summer	6.865	0.0	259.4	512
960 min Summer	5.616	0.0	282.8	652
1440 min Summer	4.232	0.0	319.1	928
2160 min Summer	3.184	0.0	366.5	1324
2880 min Summer	2.598	0.0	398.5	1704
4320 min Summer	1.947	0.0	446.0	2420
5760 min Summer	1.586	0.0	489.1	3104
7200 min Summer	1.352	0.0	520.8	3752
8640 min Summer	1.187	0.0	547.8	4496
10080 min Summer	1.063	0.0	570.5	5240
15 min Winter	78.241	0.0	62.6	25
30 min Winter	55.397	0.0	91.3	39



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Summary of Results for 200 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m <sup>3</sup> )	Status
60 min Winter	208.888	0.188	4.3	122.5	Flood Risk
120 min Winter	208.931	0.231	4.3	150.1	Flood Risk
180 min Winter	208.954	0.254	4.3	165.0	Flood Risk
240 min Winter	208.968	0.268	4.3	174.0	Flood Risk
360 min Winter	208.981	0.281	4.3	182.7	Flood Risk
480 min Winter	208.986	0.286	4.3	185.7	Flood Risk
600 min Winter	208.989	0.289	4.3	187.6	Flood Risk
720 min Winter	208.989	0.289	4.3	187.8	Flood Risk
960 min Winter	208.985	0.285	4.3	185.0	Flood Risk
1440 min Winter	208.966	0.266	4.3	172.8	Flood Risk
2160 min Winter	208.924	0.224	4.3	145.7	Flood Risk
2880 min Winter	208.883	0.183	4.3	118.9	Flood Risk
4320 min Winter	208.825	0.125	4.3	81.4	Flood Risk
5760 min Winter	208.803	0.103	3.8	67.1	Flood Risk
7200 min Winter	208.791	0.091	3.3	59.5	Flood Risk
8640 min Winter	208.784	0.084	2.9	54.3	Flood Risk
10080 min Winter	208.778	0.078	2.6	50.6	Flood Risk

Storm Event	Rain (mm/hr)	Flooded Volume (m <sup>3</sup> )	Discharge Volume (m <sup>3</sup> )	Time-Peak (mins)
60 min Winter	36.642	0.0	127.9	66
120 min Winter	23.406	0.0	164.3	124
180 min Winter	17.829	0.0	188.2	180
240 min Winter	14.671	0.0	206.7	236
360 min Winter	11.107	0.0	235.1	344
480 min Winter	9.102	0.0	257.1	398
600 min Winter	7.794	0.0	275.2	470
720 min Winter	6.865	0.0	290.9	548
960 min Winter	5.616	0.0	317.2	704
1440 min Winter	4.232	0.0	357.7	1006
2160 min Winter	3.184	0.0	410.8	1424
2880 min Winter	2.598	0.0	446.7	1792
4320 min Winter	1.947	0.0	500.4	2428
5760 min Winter	1.586	0.0	548.0	3104
7200 min Winter	1.352	0.0	583.7	3816
8640 min Winter	1.187	0.0	614.1	4496
10080 min Winter	1.063	0.0	639.9	5248



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Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	200	Cv (Summer)	0.750
Region	Scotland and Ireland	Cv (Winter)	0.840
M5-60 (mm)	16.000	Shortest Storm (mins)	15
Ratio R	0.250	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+0

Time Area Diagram

Total Area (ha) 0.430

Time (mins) Area			Time (mins) Area			Time (mins) Area		
From:	To:	(ha)	From:	To:	(ha)	From:	To:	(ha)
0	4	0.143	4	8	0.143	8	12	0.143

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John Drugan  
East Renfrewshire Council  
Development Management  
2 Spiersbridge Way  
Spiersbridge Business Park  
Thornliebank  
East Renfrewshire  
G46 8NG

10/04/2019

**Planning Application 2018/0560/TP  
Site NNW of Floak Bridge, Highfield Road, Newton Mearns**

In response to recent correspondence and discussions with yourself in relation to the above referenced application, the below provides additional information in relation to the points you have raised. Please note that the following should be read in conjunction with the supporting information originally submitted as part of the planning application and is intended to be supplemental to such.

The submitted Planning Statement highlights that there is not a policy requirement, or definition, which specifically requires an agricultural use to be solely related just to the land identified within an application. We maintain this position and would reiterate the point made within Paragraphs 6.1.4 – 6.1.5 of the Planning Statement.

Notwithstanding the above, the Planning Officer states that further attention should be paid to Policy D3 of the Local Development Plan. This policy determines the following:

*Policy D3: Green Belt and Countryside Around Towns*

*5.6.1. Development in the green belt and countryside around towns as defined in the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area.*

Particular attention is suggested, by yourself, to be paid to limiting development to that which is required and appropriate for a rural location. We would again highlight the arguments presented within Paragraphs 6.1.6 – 6.1.19 which pertain directly to Policy D3 and the proposed agricultural use of the existing area of hardstanding.



The primary reason for the size of the hardstanding is that this was the area that is already in place following works by Scottish Water. Indeed the area required to facilitate their recent works was far more extensive than contained within the current application, however it is considered to be an entirely unsustainable solution to remove this part of the hardstanding to simply reinstate it for the required agricultural purposes. Figure 1 highlights the further areas of Scottish Water hardstanding in yellow and demonstrates that this is a large swathe of development which has detrimentally visually impacted upon the countryside in this location.

Figure 1: Scottish Water wider areas of hardstanding





It should also be noted that whilst the applicant does not have any other farm land or holdings, he has an option to buy another 2 blocks of land in the area, these being within close proximity to the existing site and comprising approximately 118 acres in total. The applicant will not purchase these additional land holdings until such time that permission is granted for the retention of the current area of hardstanding.

In light of the wider potential landholding, the current area of hardstanding would therefore equate to approximately 0.5% of the overall landholding.

It is our therefore assertion that in the current landholding that the amount of hardstanding is restricted to that which is required and in accordance with Policy D3, but when taking into account this wider landholding that this assertion is further emphasised and the following should be considered during the determination of the application.

This recent use of the site has hindered the applicant's ability to fully utilise the land for cattle and sheep grazing as the level of ongoing activity would be unsuitable to enable this. There has not been any livestock on the wider site for approximately the last five years as Scottish Water have been undertaking works to install a new water main but as of yet a satisfactory answer has not been received as to when and how they are going to complete the works. Their wayleave renders the holding unusable as accessible ground only amounts to 2 acres with the remainder located on the other side of the wayleave with no access provisions.

It should be reiterated that the retention of this area of hardstanding would be a more sustainable option than building a new area on either of the identified future landholdings. This is justified on a reduction in carbon footprint basis as well as a more practical cost point whereby it would be unviable to remove the existing hardstanding and replace it in either the same or a different location.

With specific reference to the size of site required, a conservative estimate of livestock that could be accommodated on the site as a whole is based on a sum of 6-10 sheep per hectare, and 2 cattle per hectare. This would equate to 84-140 sheep based on 14 acres, or 7 cattle. These figures are based on provision of productive grass within a high quality agricultural land classification.

The applicant has advised that there would be approximately 4 cattle and 61 sheep, however this is not a fixed figure and will vary depending on a number of factors, including weather, livestock prices, currency variations and increasing input costs. In fact cattle numbers can vary from 2 to 30 and sheep numbers from 12-80.



The number of livestock at the moment is relatively low as the market has taken a downward turn due mainly to the uncertainty over Brexit. The price of lamb has also halved in the last year. There are no receipts for the livestock as all the applicant's stock has been of their own breeding over the last 15–20 years. Presently they have 22 breeding ewes and no cattle. The ewes are due to start lambing any time. By way of further context, lambs were sold early because the applicant could not see an upturn in the market in the near future. However, he intends to increase numbers once other landholdings are purchased. The consent of this current application will enable this thus further demonstrating that the current application will serve to enhance an existing agricultural enterprise which would not be in conflict with the necessary policies of the LDP. It should be observed that Policy D3 determines that applications related to agriculture and other uses appropriate to the rural area, will be considered sympathetically by the Council. This sympathetic approach should be applied in this case.

The land classification of the site is split between categories 4.1 and 5.2. These are not recognised as being Prime Agricultural Land. These two grades are suitable for livestock grazing but are unlikely to support the higher figures quoted above.

It is therefore contended that approximately 4 cattle and 61 sheep would be appropriate in this location.

The area of hardstanding would be used as a safe and practical 'dry area' for managing livestock. This will include the storage of feed and other equipment. It will also provide a suitable storage and turning space for vehicles of the site which will be primarily agricultural in nature, as well as a dry storage area for hay bales and fodder etc that may be used to feed the livestock.

It is anticipated that approximately 16,000kg of hay will be required for 61 sheep, which equates to 64 bales of 250kg. This does not take into account the grass which will be consumed via grazing of the land. Although, the current level of sheep on the site is below this level and as such less hay will have been required, cognisance should be made to the future purchase of further landholdings which will also be served by the benefits of the current area of hardstanding insofar as it offers dry storage in a convenient location.

Feeding for the sheep and lambs is not purchased, and as such there are no receipts available for this. Fodder is made with the aid of the farm machinery that the applicant has. He has an ongoing agreement with one of his customers that when he makes their fodder, some will be retained for the applicant's purposes. Fodder or grain for winter feed is made in in part or whole, depending on what is needed by the customer. In return they will get the value of the applicant's requirements deducted from their bill. The fodder is transported to where the sheep will be wintered.





Movement of ewes and lambs is undertaken by the applicant with a tractor drawn livestock float. It is not a requirement for movement orders for sheep in any form at the moment. The applicant does not claim any subsidy at all never have so does have an IACS claim.

The applicant is also in the ownership of two widespread Track Marshall crawlers and two Steiger tractors with heavy disc harrows for hill reinstatement and reseeding. It is anticipated that the hardstanding will be utilised for their storage when they are not in use at the applicants other farm holdings.

As confirmed within the submitted Access Appraisal, vehicular use of the site will be consistent with agricultural purposes. It is anticipated that during the winter months the level of activity will be approximately 1 vehicle twice per day to facilitate feeding and checks on animals. Vehicle types would be a car or a 3.5t pick up.

During the summer months, and in particular during lambing season, this could increase to around 10 to 12 trips per day. This level of activity equates to around 1 movement per hour of the working day. Vehicles in use will be cars or a 3.5t pick up. No HGV traffic is anticipated.

Extant use of the access, when in operation as a Scottish Water compound, was observed at 30 to 40 vehicles per day comprising cars, vans, 20t tippers, HGV and heavy plant machinery.

The area of hardstanding is therefore considered the appropriate size required to allow for a dry area for livestock as well as allowing space for dry storage on the site. A smaller area of hardstanding would not be able to accommodate these requirements. This is in line with the requirements of Policy D3.

Furthermore, as demonstrated within Figure 2.7 of the Access Appraisal, the bunded area has been removed to enable sufficient visibility splays. This was undertaken through the relocation of excess material on the site to the end of the hardstanding area where Scottish Water have removed material and not filled it back. The rest of the material was relocated to the pipe track to help return the land levels back to nearer what they were before Scottish Water began their operations. This allows a more natural profile of the land adjacent to the A77 and will facilitate growth of grass in this location, further serving to blend the Proposals into the local landscape through a softer boundary feature.



I trust that the above is sufficient to demonstrate that the Proposal is of an appropriate size for the intended use. Please do not hesitate to contact me should you require anything further.

Yours sincerely,



Sarah Lapsley  
Associate Director (Planning)

# FLOAK BRIDGE

## ***Access Appraisal***

Project Ref: 18014

Issue Date: 25 March 2019

Revision: [01]



Client: Andrew McCandlish

Address: Templetonburn lodge, Crookedholm, Kilmarnock, KA3 6HP

Site Address: Floak Bridge, A77, East Renfrewshire

18014 Floak Bridge

Access Appraisal

<b>Report Author</b>	<b>Myles McGregor</b> BEng (Hons), CEng, CMILT, MCIHT Director
<b>Signed</b>	
<b>Date</b>	25 March 2019

<b>Rev</b>	<b>Issue Description</b>	<b>Issue Date</b>
<b>00</b>	<b>Draft for Client Review</b>	<b>21 March 2019</b>
<b>01</b>	<b>Issue to ERC Planning</b>	<b>25 March 2019</b>

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Access Appraisal

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**APPENDICES**

Appendix A – Drawings

Appendix B – Crashmap Accident Data

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## 1. INTRODUCTION AND BACKGROUND

### 1.1. BACKGROUND

On behalf of Andrew McCandlish a planning application was reviewed in August 2018 in respect planning permission for the retention of hard surface within an existing field located to the east of the A77 in association with the agricultural use of the land. The engineering operation has already been carried out on the land and comprises an area measuring 0.6ha with existing access to be retained.

Comments received from the council indicate that concerns about visibility from the access have not been fully resolved and further clarification is required.

### 1.2. LOCATION OF SITE

This application is for an area at Floak Bridge, adjacent to the A77 in East Renfrewshire, south of Newton Mearns and just north of the boundary with East Ayrshire. The location of the site is shown on Figure 1-1.



**Figure 1-1 - Site Location**

The site was previously in use as a storage compound / yard for Scottish Water during mains renewals works. The hard standing area was screened from the road by an earth bund along the A77 edge of the site. All adjoining land is within the control of the applicant.

18014 Floak Bridge

Access Appraisal

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### 1.3. SCOPE OF APPRAISAL

East Renfrewshire Council (ERC) provided a response in terms of traffic and transportation which requires additional information to be submitted in order to address the concerns of the Roads service.

This Access Appraisal will show how the applicant will provide visibility splays of 4.5m x 215m at the junction access to the A77.

**McGregor Traffic Solutions Ltd (MTS)** has been commissioned to provide the Access Appraisal and supporting information required.



## 2. ACCESS PROPOSALS

### 2.1. SITE DESCRIPTION

This application is for the retention of an area of hard surface within an existing field located to the east of the A77 in association with the agricultural use of the land. The land comprises an area measuring 0.6ha with existing access to be retained. The area was used most recently by Scottish Water as a compound for the storage of materials during the Water Mains Renewal Programme.

**Figure 2-1 - Proposed site at Floak Bridge**



### 2.1. TRAFFIC GENERATION

Vehicular use of the site will be consistent with agricultural purposes. It is anticipated that during the winter months the level of activity will be approximately 1 vehicle twice per day to facilitate feeding and checks on animals. Vehicle types would be a car or a 3.5t pick up.

During the summer months, and in particular during lambing season, this could increase to around 10 to 12 trips per day. This level of activity equates to around 1 movement per hour of the working day. Vehicles in use will be cars or a 3.5t pick up. No HGV traffic is anticipated.

Extant use of the access, when in operation as a Scottish Water compound, was observed at 30 to 40 vehicles per day comprising cars, vans, 20t tippers, HGV and heavy plant machinery.

### 2.2. ACCESS JUNCTION

Access to the site is via a priority junction adjacent to the Kingswell Road junction with the A77. As a result of the proximity of the two junctions and the geometry of the A77 junction the

18014 Floak Bridge

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officials at ERC have requested that the visibility splay from the access junction is extended to ensure appropriate visibility to / from vehicles on the A77.

Visibility to be achieved is 4.5m x 215m.

### 2.3. ACCIDENT HISTORY

A review of Crashmap data indicates that in the last 5 years there have not been any incidents on the A77 in the vicinity of the site. An extract of the Crashmap data map is included in Appendix B.

Further investigation across a wider date range indicates that in the last 10 years there was 1 serious incident on this stretch of road. This covers the period that the site was in use as a compound by Scottish Water. No incidents have been recorded in connection with the site access.

Date	Severity	Vehicles Involved	Casualties Involved
03/07/2010	Serious	1	1

### 2.4. JUNCTION VISIBILITY

#### Existing Junction

The existing access is via a priority junction adjacent to an angled priority junction with the A77. In terms of geometry and capacity the junctions are considered more than adequate in their current form to accommodate the expected traffic.

Visibility southwards from the junction to Kingswell Road is excellent with no issues to road safety. This is shown in Figure 2-2.



**Figure 2-2 - View southwards from access**

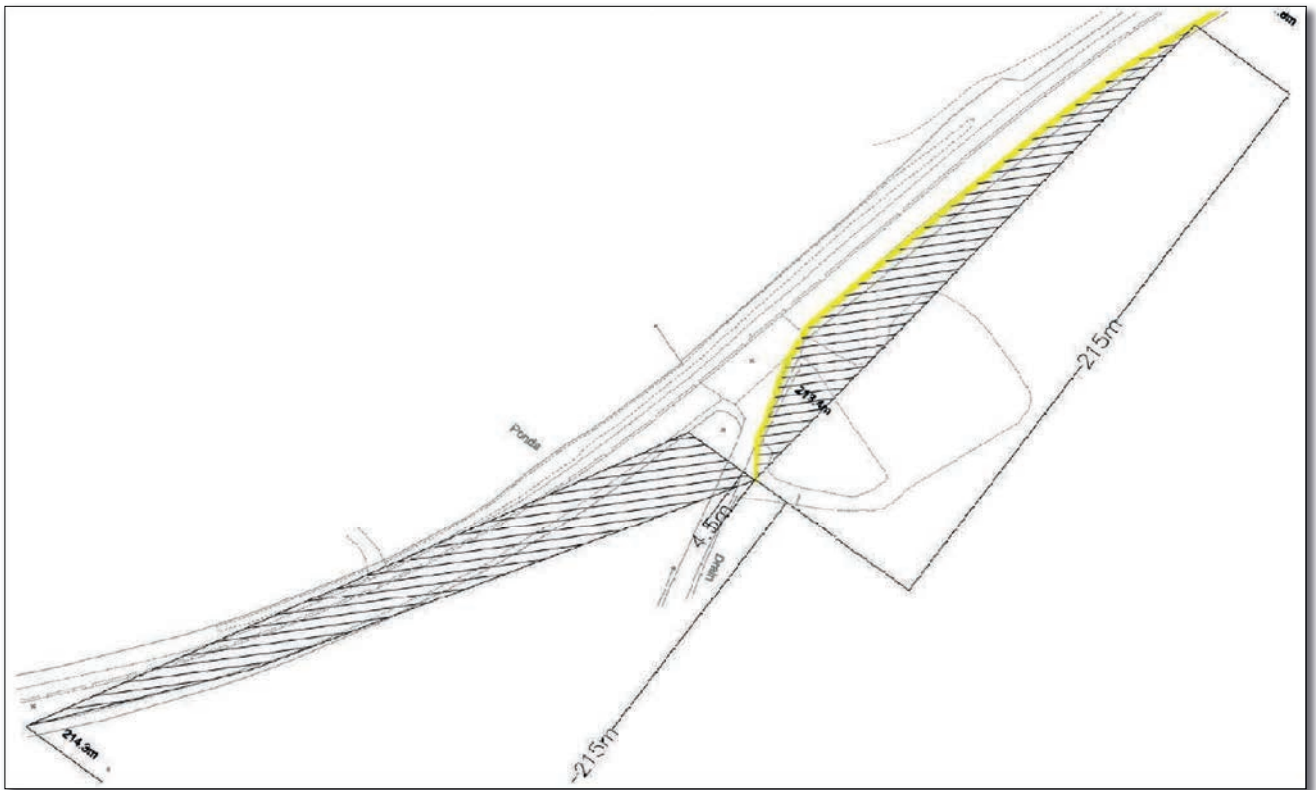
However, due to the proximity of the access junction to the A77 junction it is essential that visibility is achieved northwards on the A77, particularly as the layout and geometry of the existing junction could result in vehicles travelling at significant speed when leaving the A77.

Furthermore a bund was erected to screen the compound from the A77 which significantly affects the visibility from the minor road northwards to the A77. The bund and lack of visibility is shown in Figure 2-3



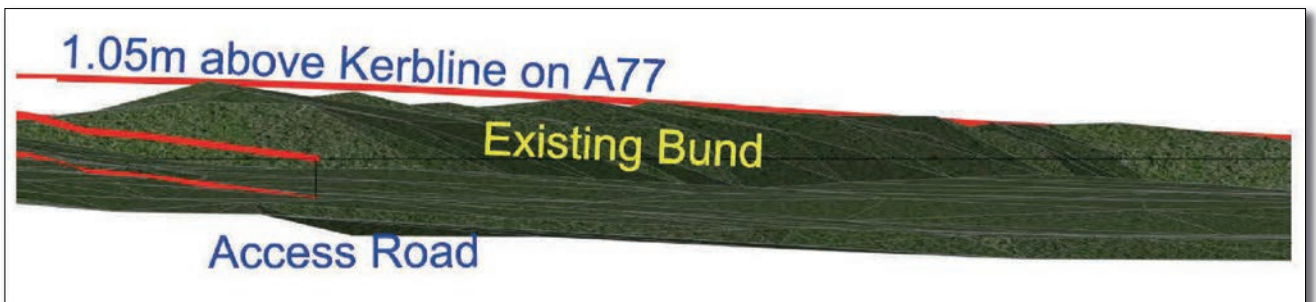
**Figure 2-3 View northwards to A77 showing bund**

The plan view of visibility is shown on Figure 2-4 and at a larger scale on Drawing No 18014-MTS-00-XX-DR-TP-06001-P00 included in Appendix A. The splay identifies the area of the site which must be kept clear to avoid interference with the visibility from the access to the A77.



**Figure 2-4 - Visibility splay to A77**

A 3d model was developed from topographical information. The 3d view is shown on Figure 2-5 and at a larger scale on Drawing No 18014-MTS-00-XX-DR-TP-06002-P00 included in Appendix A. Visibility is shown from 1.05m above a point 4.5m back from the give way line on the access road. A driver should be able to see to a point 0.6m above the carriageway 215m along the kerbline from the junction. For robustness the kerbline itself is shown on the 3d view.



**Figure 2-5 – 3d View with Bund in place**

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It is clear that with the bund in place visibility to the A77 cannot be achieved. The bund blocks the view from the access to the A77 and hence gives rise to potential concerns with road safety.

The bund was reprofiled to remove approximately 1.5 to 2.0 metres of height across its width with the resulting view shown in Figure 2-6.



**Figure 2-6 – 3d View with Bund reprofiled**

The kerbline is now visible along the A77 thereby removing any concerns of road safety as a result of visibility.

These indicative drawings were used to guide a reprofiling of the bund on site. Once reprofiling was completed excellent visibility is now achieved to the A77 as can be seen on Figure 2-7.



**Figure 2-7 - View with Bund reprofiled**

Visibility along the A77 is now over 650m to the north.

---

### 3. SUMMARY AND CONCLUSION

#### 3.1. SUMMARY

On behalf of Andrew McCandlish a planning application was reviewed in August 2018 in respect of the retention of hard surface within an existing field located to the east of the A77 in association with the agricultural use of the land.

The Council raised concerns about visibility from the access and sought further clarification.

A topographic survey was conducted and 3d drawings prepared which identified that the bund along the edge of the site adjacent to the A77 prevented full visibility from the access.

A 3d reprofiling exercise was completed which demonstrated that the visibility could be achieved with appropriate levelling of the bund. The bund was reprofiled on site and the kerblines along the A77 is now visible from the access thereby removing any concerns of road safety. The access complies with the appropriate requirements for visibility as specified by the council - 4.5m x 215m.

#### 3.2. CONCLUSION

It is concluded that as there is no intensification of traffic movements, no road safety concern and visibility can be fully achieved there is therefore no reason in terms of traffic and transport to refuse planning permission at this location.

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18014 Floak Bridge

Access Appraisal

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## APPENDIX A - DRAWINGS

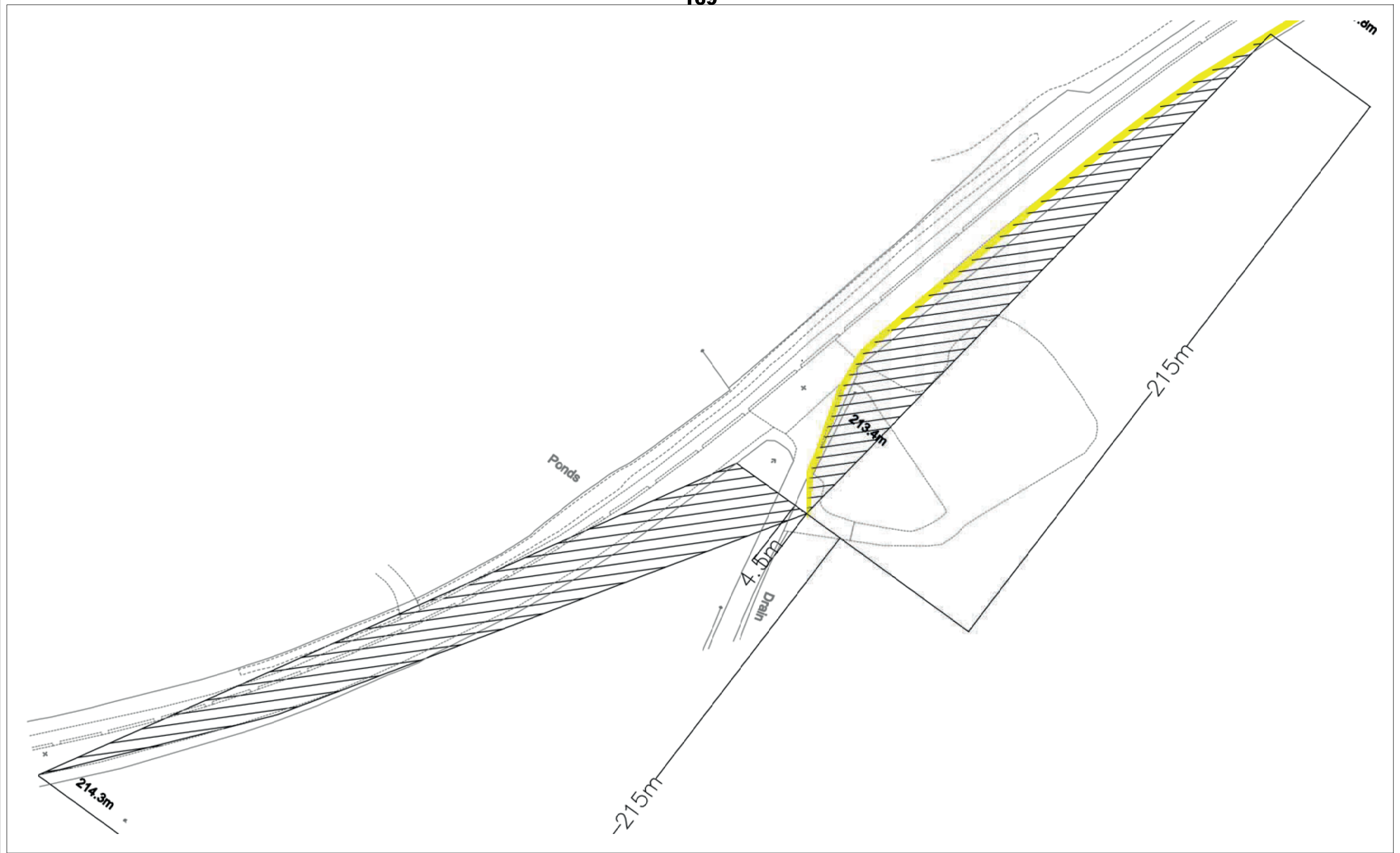
18014-MTS-00-XX-DR-TP-06001-P00-Visibility Splay

18014-MTS-00-XX-DR-TP-06002-P00-Existing Bund

18014-MTS-00-XX-DR-TP-06003-P00-Reprofiled Bund

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Revision notes:		
Rev:	Date:	Notes:
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**Drawn by:**  
MMcG

**Project:**  
18014 - Floak Bridge  
Access Appraisal

**Date:**  
6 March 2019

**Client:**  
Andrew McCandlish

**Drawing Title:**  
18014-MTS-00-XX-DR-TP-06001  
Visibility Splay

**Scale @ A3:**  
NTS

**Revision:**  
P00



**McGregor Traffic Solutions Ltd**  
32 Barn Place, Livingston EH54 7EN  
mcgregortraffic@outlook.com  
07720 949504



Revision notes:		
Rev:	Date:	Notes:
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**Drawn by:**  
MMcG

**Client:**  
Andrew McCandlish

**Project:**  
18014 - Floak Bridge  
Access Appraisal

**Drawing Title:**  
18014-MTS-00-XX-DR-TP-06002  
Current 3D View

**Date:**  
7 March 2019

**Scale @ A3:**  
NTS

**Revision:**  
P00



**McGregor Traffic Solutions Ltd**  
32 Barn Place, Livingston EH54 7EN  
mcgregortraffic@outlook.com  
07720 949504



Revision notes:		
Rev:	Date:	Notes:
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**Drawn by:**  
MMcG

**Project:**  
18014 - Floak Bridge  
Access Appraisal

**Date:**  
8 March 2019

**Client:**  
Andrew McCandlish

**Drawing Title:**  
18014-MTS-00-XX-DR-TP-06003  
Revised Levels 3D View

**Scale @ A3:**  
NTS

**Revision:**  
P00



**McGregor Traffic Solutions Ltd**  
32 Barn Place, Livingston EH54 7EN  
mcgregortraffic@outlook.com  
07720 949504

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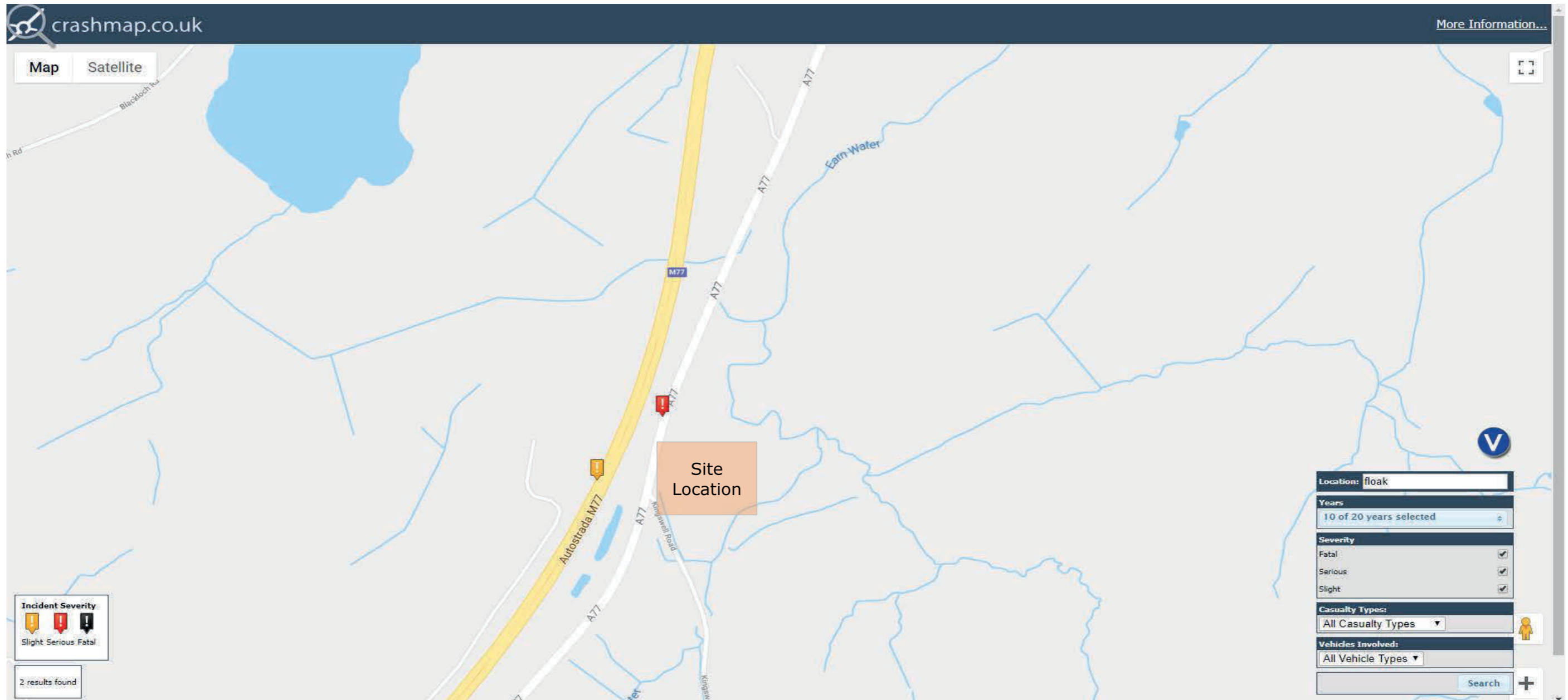
18014 Floak Bridge

Access Appraisal

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**APPENDIX B – CRASHMAP DATA**

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**McGregor**  
Traffic Solutions Ltd



Land North of Floak Bridge,  
Newton Mearns

Notice of Review  
October 2019



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## Document history

	Name	Date
Author	Sarah Lapsley	07/10/2019
Technical Reviewer	Nick Edwards	18/10/2019
Approved	Sarah Lapsley	22/10/2019

# 1 Introduction

## 1.1 Introduction

1.1.1 This Notice of Review has been prepared by Stephenson Halliday on behalf of Andrew McClandish (“the Appellant”) in relation to an appeal against East Renfrewshire Council’s (“the Council”) decision to refuse retrospective planning permission for the retention of 1.5 acres of hardstanding (“the Proposed Development”) on land to the north of Floak Bridge, Newton Mearns (“the Site”).

1.1.2 The application was registered by the Council on 29th October 2018 with reference number 2018/0560/TP (“the Application”). The Application was determined under delegated powers and subsequently refused on 25th July 2019, although notification was not provided until 6th August 2019.

1.1.3 This Notice of Review constitutes the Appellant’s statement of appeal and sets out the full particulars of the Appellant’s case and the matters which it is considered required to be taken into account in determining the Appeal. This Notice should be read in conjunction with the following:

- Planning Statement (Stephenson Halliday);
- Drainage Impact Assessment (Neo Environmental);
- Access Appraisal (MTS);
- Additional Information 10/04/2019 (Stephenson Halliday);
- Additional Information 14/05/2019 – including Appellant’s Holding Number and Movement Records (Stephenson Halliday);
- Submission of BRN Number 24/05/2019 (Stephenson Halliday) and various email correspondence contained within Appendix 1;
- Further Additional Information 31/05/2019 (Stephenson Halliday).

## 1.2 Reasons for Refusal

1.2.1 The Council cite two reasons for refusal within their decision notice:

*1. The proposal is contrary to Policy D3 of the Local Development Plan as it has not been demonstrated that the hardstanding is solely for agricultural use and of a scale requisite for any agricultural practices directly associated with the site.*

*2. The proposal is contrary to Policy D1 and D3 of the Local Development Plan as its siting, scale and use will impact adversely on the rural landscape character of the area.*

## 2 Site and Surrounding Area

### 2.1 Introduction

2.1.1 For the purposes of the Planning Statement, the term 'Site' refers to the red line area illustrated on Figure 2.1 which encompasses the entire application site and extends to approximately 1.5 acres.

### 2.2 Site Context

2.2.1 The Site is located within the open countryside approximately 5.2km to the south west of Newton Means.

2.2.2 Directly to the west is the A77, with the M77 lying beyond this. An area of mature woodland separates the M77 from the A77 providing the site with a substantial level of screening from the motorway.

2.2.3 A hard rock quarry is sited approximately 172m to the west. As shown on Figure 2.1, the wider site context is characterised by areas of mature woodland and forestry, as well as a number of lochs and large water bodies such as Corsehouse Reservoir.

**Figure 2.1: Site Location Context**



2.2.4 The area immediately surrounding the site is characterised more by undulating land used predominantly for rough grazing.

**Figure 2.2: Scottish Water's Works**



- 2.2.5 Leading from the site, in a generally northern direction, are works currently being undertaken by Scottish Water (and their subcontractors) for purposes related to the installation of a new water main. As shown in Figure 2.2, this consists of various areas of hardstanding, equipment and materials.
- 2.2.6 There are no residential properties within close proximity to the Application Site, the closest of which being Highfield located approximately 850m to the South.

## **2.3 The Site**

- 2.3.1 The Application Site boundary extends to some 1.5acres (0.6ha) of hardstanding currently in situ is under the proviso of the Permitted Development rights that Scottish Water enjoy to allow them to undertake their operations. The land within the boundary is gently sloping, falling in elevation from 214m Above Ordnance Datum (AOD) along the western boundary, to 211m AOD along the eastern boundary.
- 2.3.2 Access is currently taken directly from the A77 and this will remain the situation as part of this application.

**Figure 2.3: Aerial Photograph of the Site**



*Source: Google Earth*

**Figure 2.4: Existing Area of Hardstanding**





Figure 2.5: View of Site Access



Figure 2.6: View From A77



Source: Google Earth

### 3 Development Description

- 3.1.1 The planning application submission sought planning permission for the retention of an area of hard surfacing within an existing field located to the east of the A77 in association with the agricultural use of the land. The engineering operation had already been carried out on the land and comprises an area measuring 0.6ha, with existing access to be retained.
- 3.1.2 The wider site boundary includes grazing land which is to be used for the grazing of livestock comprising of mainly sheep and cattle. This amounts to approximately 118 acres in total, however these land holdings will not be purchased until such time that permission is granted for the retention of the current area of hardstanding.
- 3.1.3 In light of the wider potential landholding, the current area of hardstanding would equate to approximately 0.5% of the overall landholding.
- 3.1.4 The existing area of hardstanding, which is the subject of this planning application, will provide a safe, secure, level and practical 'dry' area for managing the livestock the landowner has, together with the storing of necessary feed and other equipment.
- 3.1.5 The hardstanding will also provide suitable storage and turning space for vehicles on the site which are largely agricultural in nature and require a large turning circle. It will also provide a safe, dry storage location for hay bales that may be used to feed the livestock.
- 3.1.6 The Proposal will perform an ancillary function to the primary grazing of livestock which will occur following the completion of Scottish Water's works. In light of this, it is considered that the Proposal would fall within the description of Agriculture as it will support an agribusiness in the countryside around Renfrewshire.

#### Consultee Responses

##### Roads

- 3.1.7 An Access Appraisal was produced in support of the application which was based on discussions and liaison with the Council's Road Services Department. The Council's Roads Service has subsequently raised no objection to the proposal in relation to road safety and it has been agreed that the required visibility splays can be achieved.

##### Drainage

- 3.1.8 A Drainage Impact Assessment was submitted as part of the application which demonstrates how drainage will be dealt with. Whilst the Council's Road Services (Structures) department has made comment on the requirement for a 20% factor for Climate Change it was agreed that it is likely that the scheme could accommodate it. Any permission would therefore require the imposition of a condition requiring an update of the Drainage Impact Assessment.

3.1.9 No further consultation responses have been received and it is considered that there are no issues to determine as part of this Notice of Review other than those raised within the Grounds for Appeal and detailed below.

## 4 Grounds of Appeal

4.1.1 The Appellant's Grounds of Appeal are summarised below and are explained in more detail within Chapter 5 of this Notice of Review. It is the Appellant's assertion that the Council has arrived at the wrong decision in determining that it has not been demonstrated that the hardstanding is solely for agricultural use.

4.1.2 The following is a summary of the key points raised within the Notice of Review:

- The Appellant has provided substantial information to demonstrate that the site will be used for agricultural purposes, no contradictory evidence has been provided by the Council.
- An agricultural use in this Countryside Around Towns location is deemed to be appropriate development under the terms of Policy D3 and the Planning Officer's Report of Handling accepts that the site will be utilised for agricultural uses.
- The reasons for refusal do not clearly identify the specific elements of the landscape character in this area that merit preservation or protection from the agricultural use of this proposal.
- No detailed assessment of the potential impact on the Landscape Character Type has been undertaken by the Planning Officer in their consideration of the application and it is therefore unreasonable to conclude that there will be an adverse impact on the rural landscape character of the area.
- Furthermore, it is contended that there will be no adverse impact on the landscape character of the area.
- The siting, scale and use of the development is entirely consistent with the Appellant's use of the wider landholding for livestock grazing. The retention of the hardstanding will therefore allow a functional area to be used in conjunction with the agricultural use of the site and wider landholding.
- It is considered that the Council have acted unreasonably in their determination of the application and have failed to demonstrate reasonable planning grounds for their decision.
- It is the Appellant's considered position that the Proposal is in accordance with the Development Plan when viewed as a whole, including compliance with supplementary guidance. The Council have also failed to undertake a fair and reasonable assessment of the planning balance and omit to make reference in Planning Officer's Report of Handling on the contribution that the Proposal will make towards an agricultural use in this rural location.
- The material considerations do not outweigh the provisions of the Development Plan and indeed they lend further support to the position that the Appeal should be upheld and planning permission granted.

## 5 Appeal Considerations

### 5.1 Reason for Refusal 1

**1. The proposal is contrary to Policy D3 of the Local Development Plan as it has not been demonstrated that the hardstanding is solely for agricultural use and of a scale requisite for any agricultural practices directly associated with the site.**

5.1.1 We would strongly contend this reason for refusal and question the Planning Officer's reasoning for reaching the conclusion the hardstanding would not be used solely for an agricultural use. Indeed, the Planning Officer's Report of Handling is entirely contradictory in its handling of the issue of agricultural use, as described below.

5.1.2 We would also point to the reference within the reason for refusal to scale of the proposal and, again, strongly challenge the assertion that the proposal would not be of a scale requisite for such agricultural practices.

#### **Agricultural Use**

5.1.3 Policy D3 determines that:

*Where planning permission is sought for development proposals, within the green belt or countryside around towns and these are related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area, the Council will consider them sympathetically subject to compliance with other relevant policies of the Plan.*

5.1.4 Notably, the policy calls for agricultural development proposals to be considered sympathetically, and it is our view that this has not been the case with the determination of this proposal. The Planning Officer has dismissed the evidenced agricultural use of the site and thus reached the incorrect conclusions in reaching a decision.

5.1.5 Extensive information was provided throughout the determination of the application, in particular the Appellant provided the following at the request of the Planning Officer:

- CPH number (County/Parish/Holding Number)
- Business Reference Number (BRN)
- Haulage Records
- Confirmation that the Appellant is not in receipt of IACS

5.1.6 All of the above referenced pieces of evidence were requested to be submitted by the Planning Officer throughout the extended period of determination and relate directly to the Appellant's farming practices. This information demonstrates that the

Appellant currently operates as a 'farmer' with ongoing agricultural business concerns. No evidence to contradict this has been provided by the Planning Officer or Consultees.

5.1.7 The Planning Officer's Report of Handling states that:

*Whilst the CPH and BRN indicate that the land is identified for agricultural purposes, they do not establish what animals are on the site or that there is viable agricultural going concern which justifies the proposal at that location.*

5.1.8 Evidently, from this quote, the Planning Officer accepts that the land is identified for agricultural purposes as qualified by the CPH and BRN. Policy D3 does not require detailed justification of the agricultural business or practices, nor does it require justification as to the types of animal that will use the site, as being asserted by the Planning Officer in their assessment. The Policy test is merely for development proposals to be 'related to agriculture', which clearly the Planning Officer acknowledges. Indeed there are other instances within the Report of Handling which refer to the 'agricultural use' of the site, and these will be discussed further within this Notice of Review.

5.1.9 It is therefore considered unreasonable to refuse the proposal based on the Planning Officer's reasoning that the site is not solely for agricultural use, when the Report of Handling acknowledges that in fact this is actually the case.

5.1.10 The Planning Officer details that the Landscape Character Assessment (LCA) identifies the site as "moorland grass". It should be noted that the Planning Officer does not explain which LCA is being referenced, however it is considered that the East Renfrewshire Greenbelt Landscape Character Assessment Update (2016) is the most pertinent in this instance with the 2005 LCA having now been superseded.

5.1.11 In light of the above, the correct Landscape Character Type is 'Moorland Farmland' and not "moorland grassland". Notwithstanding this, the Planning Officer goes on to state that this LCT is considered to be 'of limited agricultural use'. It would therefore appear that the Planning Officer is concluding that the land within this particular LCT is of limited agricultural use. However, the text contained within the LCA does not make this assertion within its assessment and it is unclear how the Planning Officer has reached such a conclusion.

5.1.12 Reference is then made within the Report of Handling to the quality of the land and the Planning Officer's assertion that the site would only be 'capable of providing low level grazing'. Regardless of the level of grazing which could be achieved the key consideration, which the Planning Officer appears to have missed, is that some level of grazing could still be accomplished and thus an agricultural use be achieved. It is not for Policy D3 to distinguish the level of agricultural use of the site, it should be sufficient for any level to be appropriate in policy terms.

5.1.13 Indeed, the area of hardstanding to be retained, which is the subject of this Appeal, is for use as a safe, dry area for managing livestock associated with the grazing on the wider landholding. This will be entirely ancillary to the livestock grazing, and as such will still be agricultural in its use.

- 5.1.14 Furthermore, the land classification of the site is split between categories 4.1 and 5.2. Whilst these are not recognised as being Prime Agricultural Land, the classifications mean that it is unlikely that the site could be used viably for crop growth however these two grades are suitable for livestock grazing.
- 5.1.15 Land within Grade 4 is noted as being suitable for permanent grassland/rough grazing eg beef and sheep rearing with limited dairying and cereals, whilst Grade 5 is characterised by rough grazing often with rock outcrops, eg principally summer grazing with hardy sheep breeds and hill cattle. This is in line with the Appellant's requirements and would not detrimentally impact on any Prime Agricultural Land from being used or indeed being lost to the area of retained hardstanding which forms the basis of this appeal.
- 5.1.16 As has been demonstrated through the submission of substantial supporting evidence, the Appellant lodged a retrospective application for the retention of an existing area of hardstanding which was laid in relation to recent works by Scottish Water. This has impacted on the Appellant's ability to fully utilise the site for grazing purposes.
- 5.1.17 Regardless of this, any level of grazing of livestock on the site would still constitute an agricultural use. Indeed, the Planning Officer's assertion that the Landscape Character Type would be of 'limited agricultural use' again highlights acceptance that the site is within a use considered acceptable under the terms of Policy D3. Just because the agricultural use is considered to be 'limited' it is still acknowledgement of an agricultural use on the site. Further contradiction by the Planning Officer in their assessment of the proposal.
- 5.1.18 In addition, Policy D3 does not require the assessment of whether a development proposal is a viable agricultural use as has been determined by the Planning Officer within the Report of Handling. The Policy also does not require any application site to be an existing agricultural use prior to the submission of any planning application. Reference is made within Policy D3 to the following:
- Any decision will, however, take into consideration the impact the proposals will have on the function of the green belt and countryside around towns and the viability of important agricultural land.*
- 5.1.19 However, it should be remarked that this area of policy seeks to safeguard the 'viability of important agricultural land'. As discussed within the Report of Handling, whilst the site is considered to be agricultural in use, it is not noted as being 'important' agricultural land. Nor is there any 'important agricultural land' within close proximity of the site which would in any way be impacted by the retention of hardstanding. As such it is considered that the proposal does not conflict with this element of Policy D3.
- 5.1.20 The Report of Handling dicusses the following:
- The current planning application supporting statement states that the 'business is economically sound'. However it should be noted that in the previous application (2017/0584/TP), the applicant stated that the farm is too small to be a viable agricultural business. The current planning application provides no explanation as to why the agricultural holding is now economically sound.*

- 5.1.21 As has been discussed previously, and will be further detailed below, the Appellant has access to further landholdings within the vicinity of the appeal site and currently landholding. This will allow a much larger landholding which provides extended opportunity to have additional livestock making the agricultural practices more viable and thus economically sound.
- 5.1.22 Even if the Planning Officer had sufficient evidence to substantiate the claim that the site is not a viable agricultural unit, it is not within the bounds of Policy D3 to determine whether this is the case or is even necessary. The policy simply relates to development proposals 'related to agriculture', which the Planning Officer has accepted to be the case.

### **Scale of Development**

- 5.1.23 With regards to the scale of the development, this has been largely dictated by the Appellant's desire to retain the area of hardstanding laid by Scottish Water. As detailed within the Planning Statement, it is considered that the retention of the current area of hardstanding would be substantially more sustainable than its removal and replacement at a later date.
- 5.1.24 The removal of the existing hardstanding will be a relatively extensive engineering process. It is unlikely that the land underneath the hardstanding will be of a condition to match the quality of the grazing land on the rest of the site. This will effectively impede further grazing on this parcel of land for a number of years while the quality is improved. The retention of the hardstanding will therefore allow a functional area to be used in conjunction with the agricultural use of the site and wider landholding.
- 5.1.25 It should also be noted that the Appellant has outlined their position insofar as further land becoming available once permission has been granted for the retention of the area of hardstanding.
- 5.1.26 The area of hardstanding equates to approximately 0.6ha. This is 9.6% of the overall site currently within the Appellants' control, which extends to approximately 6.19ha in total and is located adjacent to the hardstanding forming a single agricultural unit in this location.
- 5.1.27 It should also be noted that the Appellant has an option to buy another 2 blocks of land in the local vicinity, these being within close proximity to the existing site and comprising approximately 118 acres (48 hectares) in total. The applicant will not purchase these additional land holdings until such time that permission is granted for the retention of the current area of hardstanding. These additional blocks of land will further be utilised for the grazing of livestock.
- 5.1.28 In light of the wider potential landholding, the current area of hardstanding would therefore equate to approximately 0.5% of the overall future landholding.
- 5.1.29 The application therefore needs to be considered in light of the wider ownership and future agricultural land ownership of the Appellant. In this context the scale of development is considered to be entirely appropriate in line with the current landholding as well as if the future landholding is taken into consideration. As such it



is strongly argued that the development is sympathetic in scale and design to the rural location and landscape and as such in compliance with Policy D3 of the LDP.

- 5.1.30 As has been noted within the Planning Statement, the existing area of hardstanding, which is the subject of this appeal, will provide a safe, secure, level and practical 'dry' area for managing livestock, together with the storing of necessary feed and other equipment. Importantly it will also provide a safe, dry storage location for hay bales that may be used to feed the livestock. With regards to both the Appellant's current landholding and following the completion of the purchase of the wider land holdings, this area of hardstanding will play a key role in the welfare of livestock and is considered to be of a scale that is entirely consistent with the existing and future farm.
- 5.1.31 The Proposal will therefore perform an ancillary function to the primary grazing of livestock which will occur following the completion of Scottish Water's works. In light of this, it is considered that the Proposal would fall within the description of Agriculture as it will support an agribusiness in the countryside around Renfrewshire.
- 5.1.32 This is entirely consistent with Policy D3 and this reason for refusal is therefore considered to be unreasonable.

## 5.2 Reason for Refusal 2

### **2. The proposal is contrary to Policy D1 and D3 of the Local Development Plan as its siting, scale and use will impact adversely on the rural landscape character of the area.**

- 5.2.1 It is considered that only limited parts of Policy D1 are relevant to this reason for refusal and as such we have concentrated on these aspects within this Notice of Review.
- 5.2.2 Specifically, the pertinent points within D1 are as follows:
- 4. The development should not impact adversely on landscape character or the green network, involve significant loss of trees or other important landscape, greenspace or biodiversity features.*
- 5.2.3 The relevant parts of Policy D3 are set out below, with the detailed assessment of wider policy aspects being discussed as part of the Reason for Refusal 1, above.
- Development in the green belt and countryside around towns as defined in the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area...*
- ...Any decision will, however, take into consideration the impact the proposals will have on the function of the green belt and countryside around towns and the viability of important agricultural land. Development must be sympathetic in scale and design to the rural location and landscape.*

## Impact on Landscape

- 5.2.4 The key grounds of appeal in relation to this reason for refusal is that there is no justification presented by the Planning Officer within the Report of Handling that suggests that an assessment of the potential impact on the landscape character of the area has been undertaken. It is therefore challenging to understand the potential impact on landscape character and thus this reason for refusal is unreasonable.
- 5.2.5 Reference is made to the East Renfrewshire Landscape Character Assessment but, as stated previously no clarification as to which version of the LCA has been considered, with no detailed discussion regarding the specific aspects of the landscape character that will be 'adversely' impacted been presented.
- 5.2.6 It is therefore unclear how the development would impact on the Landscape Character and we would therefore advise the following;
- 5.2.7 As identified within the Council's Rural Development Guidance SPG (2015) the site falls within the Landscape Character Area described as Moorland Farmland. The East Renfrewshire Greenbelt Landscape Character Assessment Update (2016) provides an updated assessment of the sensitivities of landscapes within the Green Belt to inform the LDP2.
- 5.2.8 The Landscape Character Assessment Update (2016) determines that as this landscape falls within the Countryside around Towns designation, the majority of this area has not been taken forward with fieldwork, however the Key Characteristics of Moorland Farmland are as follows:
- Key Characteristics**
- knolly, undulating rough moorland extending southwards into more undulating broad plateau, elevated to heights of 200m to 330m AOD, which gives upland exposed character openness reinforced by lack of dominant tree cover;
  - large scale open irregular field pattern on upper slopes enclosing rough grazing and moorland/heathland pasture;
  - predominant land cover is rough pasture with some reedy, wet areas and some flooded areas;
  - lack of development with few scattered farms in the landscape;
  - field boundaries comprise partially derelict stone walls and replacement fences;
  - typically vast open moorland landscape with limited areas of small block of woodland typically associated with cluster of buildings; and surrounding views are to the elevated upland moorland.
- 5.2.9 The site is not located within an area of landscape sensitivity as identified within the SPG. Furthermore, the Moorland Farmland Landscape Character Type (LCT) is the most common landscape type within East Renfrewshire. Given the small scale of the hardstanding in relation to the wider LCT it is considered that there will only be a very limited, minor impact on the landscape character and the following is observed in relation to the specific elements of the LCT:

- The hardstanding would be sited within an area of rough moorland which could be considered to have an exposed character, with no tree cover. The small section of hardstanding would be read in the context of the adjacent A77 and would have limited impact on the exposed character of the wider location and its landscape.
- The proposal will be sited within a large scale, open, irregular field with rough grazing and moorland pasture. It will be viewed as a small scale area of hardstanding within the wider field boundary which extends out to the irregular line of the river banks to the east, and backdropped by open, irregular fields further east.
- Predominant land cover of the site and within the wider landholding is rough moorland pasture with some reedy, wet areas and some flooded areas. The Proposal will have limited impact on this character.
- There are very few farms within close proximity to the appeal site, none of which can be viewed cumulatively with the site. This will ensure that the character of a 'lack of development with few scattered farms in the landscape' will be maintained.
- Existing field boundaries will not be compromised.
- There will only be very limited impact on the typically vast open moorland landscape. There will be no impact on nearby limited areas of small block of woodland, with surrounding views to the elevated upland moorland being retained.

5.2.10 As can be seen from the above, there will be only limited impact on the key characteristics of the LCT and it is considered that the Proposal does not compromise the above identified key characteristics of the Landscape Character. Given the small scale of development it is considered to be sympathetic in scale to the rural location and wider landscape character. There would certainly not be sufficient impact to warrant refusal of the proposal.

5.2.11 The appeal Site and associated grazing fields are subject to agricultural use. One would typically expect to see agricultural development such as that proposed in a countryside location. The development is therefore consistent with the character of the surrounding countryside and the objectives of the Countryside Around Towns policy requirements.

5.2.12 The appearance of the proposed development, which is of an inherently functional nature, will be clearly indicative of its agricultural use. One would typically expect to see this type of development within the countryside defined by farmland. The development will therefore have a limited impact upon the character and setting of the site and its surroundings.

5.2.13 There will be no loss of trees or other landscape features, greenspace or biodiversity. Indeed there are no identified important landscape characters within the site and as such there will be no loss to such as part of this proposal. It therefore complies with the provision of Policies D1 (4) and D3 in this regard.

## Siting, Scale and Use

5.2.14 The LDP describes the Countryside Around Towns as:

*The wider rural area beyond the outer edge of the Green Belt which, although not generally subject to the same level of development pressure, requires to be protected from inappropriate development.*

5.2.15 This gives a limited description as to the functions of the designation but of key consideration is the requirement to protect the area from 'inappropriate development'. Policy D3 sets out what is considered to be appropriate development and comprises agriculture, forestry, outdoor recreation and renewable energy. As discussed in relation to Reason for Refusal 1, the agricultural use of the site has been established and the proposal is therefore considered to be appropriate development in this location.

5.2.16 There are no specified size or scale limitations attached to the Policy although development is:

*"limited to that which is required and is appropriate for a rural location and which respects the character of the area."*

5.2.17 The scale of the development and the agricultural use of the site have been discussed in detail in relation to Reason for Refusal 1 and these arguments will not be repeated here. However, it is maintained that sufficient evidence has been submitted at the request of the Planning Officer during the determination of the application to demonstrate that the size of the hardstanding is appropriate in relation to the Appellant's requirements.

5.2.18 The Report of Handling states:

*...it is considered that the development is inappropriate in this location as it would adversely impact on the existing landscape and rural character of the area contrary to Policy D1 of the adopted Local Development Plan.*

5.2.19 A sequential approach was undertaken as part of the original planning submission and the Planning Officer has not questioned the outcomes of this assessment. It is therefore considered that this approach has been accepted by the Planning Officer and the siting of the hardstanding is therefore accepted.

5.2.20 The sequential approach was in the form of a detailed assessment of identified, available sites within an 8km radius.

5.2.21 In order to be considered suitable, the following site requirements have been set out:

- Site area of at least 0.6ha to accommodate hardstanding, set within a larger landholding to allow for the grazing of animals;
- Undeveloped / Greenfield;
- Available.

- 5.2.22 Any other site located within the Green Belt or Countryside around Towns were dismissed in line with the Council's requirements.
- 5.2.23 The sequential assessment concluded that there are no other suitable sites within the urban area for the proposed development. The proposal was therefore determined to be in line with Strategic Policy 2 (1). There was no requirement in Policies D1 or D3 to prove such a locational need.
- 5.2.24 The Planning Officer's key dispute is therefore not the siting of the hardstanding within the current location but instead the perceived impact it would have on the landscape and rural character of the area.
- 5.2.25 The area of hardstanding is located close to the A77, within 15m. This substantially minimises the perceived intrusion of man-made features within the setting of the countryside. The A77 provides a strong man-made, urbanising feature within the wider landscape. The area of hardstanding would be viewed against the backdrop of this road and given the small scale of the Application Site it is unlikely to be viewed as being intrusive in the landscape.
- 5.2.26 In light of this, it is therefore maintained that the siting of the proposal should not be a reason for refusal as it has been demonstrated that there is a locational need for the proposal.
- 5.2.27 The siting, scale and use of the existing hardstanding will be in conjunction with the wider existing landholding of the Appellant and does not conflict with the requirement of Policy D3 to respect the character of the area, which itself is agricultural in nature and allows the provision of an appropriate agricultural use within this area of Countryside Around Towns.

## 6 Conclusion

- 6.1.1 The Appellant sought to diversify his business through the retention of an area of hardstanding currently utilised by Scottish Water. Both national and local planning policy seek to support a prosperous rural economy, however the proposal was refused under delegated powers with two reasons for refusal:
- 1. The proposal is contrary to Policy D3 of the Local Development Plan as it has not been demonstrated that the hardstanding is solely for agricultural use and of a scale requisite for any agricultural practices directly associated with the site.*
  - 2. The proposal is contrary to Policy D1 and D3 of the Local Development Plan as its siting, scale and use will impact adversely on the rural landscape character of the area.*
- 6.1.2 The Appellant strongly contends both reasons for refusal.
- 6.1.3 There has been no detailed assessment of the impact on the rural landscape character by the Planning Officer within their Report of Handling and it is therefore considered that the impact of the proposal on the character and appearance of the local area and the amenity of nearby residential properties will be negligible.
- 6.1.4 The development relates to engineering operations relating to agriculture and the use of the land for that purpose. The development is therefore considered to represent appropriate development for the purposes of Countryside Around Towns and in line with Policy D3. The Planning Officer's Report of Handling accepts that the proposal is to be utilised for agricultural purposes and it is therefore asserted that the first reason for refusal is entirely unreasonable.
- 6.1.5 It is not accepted that the proposal represents inappropriate development with the use being ancillary to the grazing of cattle and sheep which is purely agricultural by definition, the scale of development has been demonstrated as being appropriate in association with this use and will not impact upon landscape character.
- 6.1.6 The need for the applicant to provide a functional area in association with the agricultural use of the wider landholding are circumstances which are worthy of consideration, in the balancing exercise, when assessed against the limited impact this proposal will have on the openness of the Countryside Around Towns policy area. It is therefore considered that the Proposal is in accordance with relevant policies within the East Renfrewshire LDP and it is respectfully requested that the appeal be accepted and permission be approved.



# Appendix 1

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**Sarah Lapsley**

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**From:** Sarah Lapsley  
**Sent:** 31 May 2019 15:10  
**To:** 'Drugan, John'  
**Subject:** RE: Ref 2018/0560/tp

John,

In response to your recent queries, please see the below for points of clarification:

1. You are correct insofar as the movement orders look like the livestock has been moved from my client to my client with different ownership numbers in some instances, however this is not in fact the case. Simply, it is that the movement order has been filled in incorrectly and you are the first to have noticed, including my client. Whilst the ownership is correct the holding number is not in some places.
2. The incomplete sections you refer to have never had to be filled in previously and this approach has never been questioned until now. My client will speak to the Agricultural Department about this the next time he is there.
3. The use of the English forms is purely due to them being available for download previously and my client not being able to find a downloadable Scottish version. This is the version that has always been used and again it has not been questioned as the relevant information within the forms is provided.

My client notes the incorrect filling in on the forms and will rectify this going forward, however he is not prepared to retrospectively amend the forms as they current stand as this will lead to confusion. He will also seek to find the correct Scottish forms to download, again to prevent any future potential confusion.

I trust that this now clarifies the position.

All necessary requested evidence has now been submitted and required points of clarification provided. I presume, therefore, that sufficient justification of my client's credibility as a farmer has now been demonstrated.

Whilst it is accepted that the onus of proof is on the applicant, you have not provided any evidence to contradict or otherwise make my client's claims any less probable and as such, on the evidence presented, the balance of probability would determine that the application should be approved.

I look forward to hearing from you.

Kind regards,

Sarah

**Sarah Lapsley**  
Associate Director (Planning)  
Tel: 0141 204 7900  
Mob: 07990 442 374

**Stephenson Halliday**  
7<sup>th</sup> Floor, Atlantic House  
45 Hope Street  
Glasgow, G2 6AE  
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**From:** Drugan, John [mailto:John.Drugan@eastrenfrewshire.gov.uk]  
**Sent:** 24 May 2019 16:31  
**To:** Sarah Lapsley  
**Subject:** RE: Ref 2018/0560/tp

Hi Sarah,

I am waiting on a consultation response on the BRN information. I am on leave next week but will chase up the response on my return.

However, you should note that the submitted information regarding animal movement appears to be haulage records which suggest that on all but one of the forms that your client, based on the CPH numbers entered into the submitted forms, moved animals from his farm to his farm, although he gives different names as the 'keeper'. I also note that certain parts are incomplete, such as departure addresses, making it impossible to verify. Furthermore the submitted forms refer to English legislation and relates to the Department for Environment Food & Rural Affairs, which I fail to understand their relevance to movement of animals reportedly moved within Scotland.

Consequently, noting the above I intend to proceed to determine the application the week of my return (Monday 3<sup>rd</sup> June).

I trust this clarifies the situation.

Yours sincerely,

John Drugan  
Senior Planning Officer  
Environment (Operations)  
Tel. 0141 577 3175

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**From:** Sarah Lapsley [mailto:Sarah.lapsley@stephenson-halliday.com]  
**Sent:** 24 May 2019 12:17  
**To:** Drugan, John  
**Subject:** RE: Ref 2018/0560/tp

John,

Following confirmation of my client's BRN on Monday, I wondered if you had any further updates on the progress of the application or any requirements for any further information.

Kind regards,

Sarah

**Sarah Lapsley**  
Associate Director (Planning)  
Tel: 0141 204 7900  
Mob: 07990 442 374

**Stephenson Halliday**  
7<sup>th</sup> Floor, Atlantic House  
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**From:** Sarah Lapsley  
**Sent:** 20 May 2019 12:27  
**To:** Drugan, John  
**Subject:** Re: Ref 2018/0560/tp [Filed 16 May 2019 08:59]

John,

My Client's BRN number is 298979.

He has also advised that it is not necessary for him to have this as it is only required if subsidies are to be claimed and, as advised with my recent correspondence, my client does not claim subsidies.

I trust that this is sufficient.

Please advise if you require anything further.

Kind regards,

Sarah

On 16 May 2019, at 08:59, Sarah Lapsley <[Sarah.lapsley@stephenson-halliday.com](mailto:Sarah.lapsley@stephenson-halliday.com)> wrote:

John,

I have asked the client for this and will get back to you as soon as I have it. Is there anything else that you require at this stage?

Kind regards,

Sarah

**Sarah Lapsley**  
Associate Director (Planning)  
Tel: 0141 204 7900  
Mob: 07990 442 374

**Stephenson Halliday**  
7<sup>th</sup> Floor, Atlantic House  
45 Hope Street  
Glasgow, G2 6AE  
[www.stephenson-halliday.com](http://www.stephenson-halliday.com)



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**From:** Drugan, John [<mailto:John.Drugan@eastrenfrewshire.gov.uk>]  
**Sent:** 15 May 2019 11:00  
**To:** Sarah Lapsley  
**Subject:** RE: Ref 2018/0560/tp

Thanks for this information Sarah.

Can you please give me a note of your client's farm BRN.

Regards,

John Drugan  
Senior Planning Officer  
Environment (Operations)  
Tel. 0141 577 3175

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**From:** Sarah Lapsley [<mailto:Sarah.lapsley@stephenson-halliday.com>]  
**Sent:** 14 May 2019 08:56  
**To:** Drugan, John  
**Subject:** RE: Ref 2018/0560/tp

John,

I can confirm that my client's Holding Number is: 90/723/0029.

The below is a link to the animal movement records for the past few years, I will also upload these directly to ePlanning:

<https://www.dropbox.com/sh/0jpl36k1yswgqrb/AAC2VwLvQEXiV6VcQsFj7ruxa?dl=0>

I trust that this covers all the information you requested and demonstrates my client's legitimacy as a farmer, thus demonstrating the agricultural use of the application site and surrounding land.

Kind regards,

Sarah

**Sarah Lapsley**  
Associate Director (Planning)  
Tel: 0141 204 7900  
Mob: 07990 442 374

**Stephenson Halliday**  
7<sup>th</sup> Floor, Atlantic House  
45 Hope Street  
Glasgow, G2 6AE  
[www.stephenson-halliday.com](http://www.stephenson-halliday.com)



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**From:** Drugan, John [<mailto:John.Drugan@eastrenfrewshire.gov.uk>]  
**Sent:** 13 May 2019 12:25  
**To:** Sarah Lapsley  
**Subject:** RE: Ref 2018/0560/tp

Hi Sarah,

I note you intent to submit information next week. However as I have stated in my email, I am moving to determine the application as soon as possible. It is my view that your client has had ample time over the course of this application and previous applications to submit record movements and his CPH registration or any other information such as IACs to support his proposals.

If the information is submitted before my report is completed, I will consider it and consult where appropriate.

I trust this clarifies the situation.

John Drugan  
Senior Planning Officer  
Environment (Operations)  
Tel. 0141 577 3175

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**From:** Sarah Lapsley [<mailto:Sarah.lapsley@stephenson-halliday.com>]

**Sent:** 10 May 2019 13:56

**To:** Drugan, John

**Subject:** RE: Ref 2018/0560/tp

John,

My client is in the process of obtaining this information for me now and has advised that it will be with me at some point over the weekend. I should therefore be able to provide it to you next week.

This will demonstrate his legitimacy as a farmer and further strengthen the case already put to you within the application.

Kind regards,

Sarah



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**From:** Drugan, John [<mailto:John.Drugan@eastrenfrewshire.gov.uk>]

**Sent:** 09 May 2019 12:24

**To:** Sarah Lapsley

**Subject:** RE: Ref 2018/0560/tp - FAO Allan Telfer

Hi Sarah,

I note you state in the additional information submitted (12/4/19) that your client is not in receipt of an IACs payment. However I also note that you have not submitted a copy of their record of animal movements and their CPH registration, I understand both these are legal requirements for all farms, and therefore on this basis I have to advise that I have significant doubts in connection with your client's claim to be a farmer. I was waiting on clarification from my Trading Standard colleagues who are responsible for animal and farm welfare in the area.

Given, the length of time this application has taken, the history on this site and request for information, it is now my intention to proceed to determine the application on the basis of the information received.

I trust this clarifies the position.

Yours sincerely,

John Drugan  
Senior Planning Officer  
Environment (Operations)  
Tel. 0141 577 3175

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**From:** Sarah Lapsley [<mailto:Sarah.lapsley@stephenson-halliday.com>]  
**Sent:** 09 May 2019 09:57  
**To:** Drugan, John  
**Subject:** RE: Ref 2018/0560/tp - FAO Allan Telfer

John,

Thanks for the update. Who are you waiting for a consultation response from?

Kind regards,

Sarah

**Sarah Lapsley**  
Associate Director (Planning)  
Tel: 0141 204 7900  
Mob: 07990 442 374

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**From:** Drugan, John [<mailto:John.Drugan@eastrenfrewshire.gov.uk>]  
**Sent:** 08 May 2019 15:32  
**To:** Sarah Lapsley  
**Subject:** RE: Ref 2018/0560/tp - FAO Allan Telfer

Hi Sarah,

I am waiting on one other consultation response (hopefully this week) and will come back to you thereafter.

Regards,

John Drugan  
Senior Planning Officer  
Environment (Operations)  
Tel. 0141 577 3175



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---

**From:** Sarah Lapsley [<mailto:Sarah.lapsley@stephenson-halliday.com>]  
**Sent:** 08 May 2019 15:22  
**To:** Drugan, John  
**Subject:** RE: Ref 2018/0560/tp - FAO Allan Telfer

John,

I trust that you have now had opportunity to review the additional information submitted via the Planning Portal which responds to your concerns about the agricultural use of the site.

This was also supplemented by the Access Appraisal which was also uploaded and is noted that your colleague in Highways has confirmed that there are no further objections in this regards.

I would therefore appreciate if you could advise me of where you are currently in the determination of this application and whether you require any further information from us at this stage.

Kind regards,

Sarah

**Sarah Lapsley**  
Associate Director (Planning)  
Tel: 0141 204 7900  
Mob: 07990 442 374

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**From:** Sarah Lapsley  
**Sent:** 12 April 2019 16:27  
**To:** [john.drugan@eastrenfrewshire.gov.uk](mailto:john.drugan@eastrenfrewshire.gov.uk)  
**Subject:** FW: Ref 2018/0560/tp - FAO Allan Telfer

John,

Please see the below confirmation, if you have not received it formally from your colleagues, that there are no further objections from highways.

Kind regards,

Sarah

**Sarah Lapsley**  
 Associate Director (Planning)  
 Tel: 0141 204 7900  
 Mob: 07990 442 374

**Stephenson Halliday**  
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**From:** Myles McGregor [<mailto:mgregortraffic@outlook.com>]  
**Sent:** 12 April 2019 16:24  
**To:** Telfer, Allan  
**Cc:** Sarah Lapsley  
**Subject:** RE: Ref 2018/0560/tp - FAO Allan Telfer

Good afternoon Allan,  
 That's great to hear.  
 Have a grand weekend.

Regards,  
*Myles*

**Myles McGregor | Director | M: 07720 949504**



**McGregor Traffic Solutions Ltd**

---

**From:** Telfer, Allan <[Allan.Telfer@eastrenfrewshire.gov.uk](mailto:Allan.Telfer@eastrenfrewshire.gov.uk)>  
**Sent:** 12 April 2019 14:12  
**To:** 'Myles McGregor' <[mgregortraffic@outlook.com](mailto:mgregortraffic@outlook.com)>  
**Subject:** RE: Ref 2018/0560/tp - FAO Allan Telfer

Hello Myles,

The Roads Service has no further objections to the application.

Kind regards  
Allan

---

**From:** Myles McGregor [<mailto:mgregortraffic@outlook.com>]  
**Sent:** 11 April 2019 12:36  
**To:** Telfer, Allan  
**Cc:** Sarah Lapsley  
**Subject:** RE: Ref 2018/0560/tp - FAO Allan Telfer

Good afternoon Allan,  
Please confirm that the objection from Roads has now been removed.  
I'm asking you directly as I have been unable to get in touch with the planning officer.  
If you feel there are further concerns I am happy to discuss this over the phone in the first instance.

Regards,  
*Myles*

**Myles McGregor | Director | M: 07720 949504**



**McGregor Traffic Solutions Ltd**

---

**From:** Myles McGregor  
**Sent:** 01 April 2019 15:36  
**To:** 'Telfer, Allan' <[Allan.Telfer@eastrenfrewshire.gov.uk](mailto:Allan.Telfer@eastrenfrewshire.gov.uk)>  
**Cc:** 'Sarah Lapsley' <[Sarah.lapsley@stephenson-halliday.com](mailto:Sarah.lapsley@stephenson-halliday.com)>  
**Subject:** RE: Ref 2018/0560/tp - FAO Allan Telfer

Good afternoon Allan,  
That's excellent news and thank you for your quick response.

Regards,  
*Myles*

**Myles McGregor | Director | M: 07720 949504**



**McGregor Traffic Solutions Ltd**

---

**From:** Telfer, Allan <[Allan.Telfer@eastrenfrewshire.gov.uk](mailto:Allan.Telfer@eastrenfrewshire.gov.uk)>  
**Sent:** 01 April 2019 15:30  
**To:** '[mgregortraffic@outlook.com](mailto:mgregortraffic@outlook.com)' <[mgregortraffic@outlook.com](mailto:mgregortraffic@outlook.com)>  
**Subject:** Ref 2018/0560/tp - FAO Allan Telfer

Hello Myles,

**212**

The planning officer sent me this report on Thursday and I replied to him on the same day.

I note that the bund has been reprofiled and the required visibility splay has now been achieved.

I trust the foregoing is of assistance.

Kind regards

Allan

\*\*\*\*\*

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 Department  
for Environment  
Food & Rural Affairs

 Movement Document under the Sheep and Goats  
(Records, Identification and Movement) (England) Order 2009 (as amended).

 Please complete in BALLPOINT pen and press firmly but  
before doing so read the important notes overleaf.

## 1. Departure Location

Departure CPH 

Keeper's name and full postal address of holding of Departure

 9 New  
Counside  
Hytheham
Postcode KH 

Full postal address of Destination

 A McCusker  
Aulmer Hill  
Cromwell
Postcode G82 

For completion by Keeper at Departure Location

Sheep <input type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
17		
17		<<<Total Number of Animals moved

Please tick box if:

- Moving animals to a Central Point Recording Centre (CPRC)
- Moving animals within your business that remain under your day to day care and control
- Return after rounding up from common land
- Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
- Destination Exhibition or Performance with permit (Non CPH)
- Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
- Moving animals to a collection centre for immediate slaughter

Tick one box

## Food Chain Information (FCI) - for sheep and goat movements to slaughter only

I have read the FCI statement on the reverse of this form and declare that all animals in this consignment satisfy its conditions that allow them to enter the food chain.

OR

The FCI Statements are not satisfied for all the animals in the consignment and additional information is provided on the reverse of the pink copy or on an attached document.

I declare that the above details are correct

Keeper's Signature Print Name 

Email Name of Owner if Different to Keeper Named Above 

Departure Date (DD/MM/YY) 07 04 19

Date of Loading (if different) (DD/MM/YY) Time First Animal Loaded (H/MM) Time of Departure (H/MM) Expected Duration of Journey (H/MM) 

## 2. Transport Details

Tick box to indicate who is transporting animals

Departure Keeper  Receiving Keeper  Haulier Vehicle Registration WA07AVE Haulier's Signature Haulage Company Gelf Print Name Transporters Authorisation Number (Where journey is over 65km) 


## 3. Receiving Location (All sections must be completed)

Destination CPH or Slaughterhouse No. 

Arrival Date (DD/MM/YY) 07 04 19

Date of Unloading (if different)  Tick box if location is a dedicated slaughter marketNumber Received 17 Time Last Animal Unloaded (H/MM)  Tick box if keeper has NOT changed. If this is the case, boxes below are optional
 
Email 

I declare that the above details are correct

Keeper's Signature Print Name 

ARAMS1(11/15)

 White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions,  
PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move.  
Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
(If the receiving keeper is located outside of England (e.g. Scotland, Wales),  
please post the white copy to the relevant Local Authority or entity in that jurisdiction.)  
For further information visit [www.arams.co.uk](http://www.arams.co.uk)

For completion by Transporter

For completion by Keeper at Receiving Location



Movement Document under the Sheep and Goats  
(Records, Identification and Movement) (England) Order 2009 (as amended).

Please complete in **BALLPOINT** pen and press firmly but  
before doing so read the important notes overleaf.

Sheep <input type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
No. of Animals		
12		
12		<<<Total Number of Animals moved

**1. Departure Location**

Departure CPH 9 0 7 2 3 0 0 2 9

Keeper's name and full postal address of holding of Departure

J Dunbar  
Black Rye  
Hilmes  
Postcode PA

Full postal address of Destination

A MCCANN  
Aulisham Green  
Cumbria  
Postcode G 8 2

For completion by Keeper at Departure Location

- Please tick box if:**
- Moving animals to a Central Point Recording Centre (CPRC)
  - Moving animals within your business that remain under your day to day care and control
  - Return after rounding up from common land
  - Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
  - Destination Exhibition or Performance with permit (Non CPH)
  - Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
  - Moving animals to a collection centre for immediate slaughter

**Food Chain Information (FCI) - for sheep and goat movements to slaughter only**

I have read the FCI statement on the reverse of this form and declare that all animals in this consignment satisfy its conditions that allow them to enter the food chain.

**OR**  
The FCI Statements are not satisfied for all the animals in the consignment and additional information is provided on the reverse of the pink copy or on an attached document.

I declare that the above details are correct

Keeper's Signature

Print Name

Email

Name of Owner if Different to Keeper Named Above

Tick one box

Departure Date (DD/MM/YY) 0 4 0 4 1 9

Date of Loading (if different) (DD/MM/YY)

Time First Animal Loaded (H:M/MM)

Time of Departure (H:M/MM)

Expected Duration of Journey (H:M/MM)

**2. Transport Details**

Tick box to indicate who is transporting animals

Departure Keeper  Receiving Keeper  Haulier

Vehicle Registration AA 07 HR P

Haulage Company self

Transporters Authorisation Number (Where journey is over 65km)

Haulier's Signature

Print Name

**3. Receiving Location (All sections must be completed)**

Destination CPH or Slaughterhouse No. 9 0 7 2 3 0 0 2 9

Tick box if location is a dedicated slaughter market

Number Received 1 2

Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

Keeper's Signature

Print Name

ARAMS1(11/15)

For completion by Keeper at Receiving Location

Arrival Date (DD/MM/YY) 0 4 0 4 1 9

Date of Unloading (if different)

Time Last Animal Unloaded (H:M/MM)

Email

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions, PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move.  
Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
(If the receiving keeper is located outside of England (e.g. Scotland, Wales), please post the white copy to the relevant Local Authority or entity in that jurisdiction.)  
For further information visit [www.arams.co.uk](http://www.arams.co.uk)

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Department  
for Environment  
Food & Rural AffairsMovement Document under the Sheep and Goats  
(Records, Identification and Movement) (England) Order 2009 (as amended).Please complete in BALLPOINT pen and press firmly but  
before doing so read the important notes overleaf.

## 1. Departure Location

Departure CPH 907230029

Keeper's name and full postal address of holding of Departure

A Mcconn  
Balgermoor

Postcode EH48

Full postal address of Destination

P 9112gh

Postcode G

For completion by Keeper at Departure Location

Sheep <input type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
17		

17

&lt;&lt;&lt;Total Number of Animals moved

Please tick box if:

- Moving animals to a Central Point Recording Centre (CPRC)
- Moving animals within your business that remain under your day to day care and control
- Return after rounding up from common land
- Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
- Destination Exhibition or Performance with permit (Non CPH)
- Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
- Moving animals to a collection centre for immediate slaughter

Food Chain Information (FCI) - for sheep and goat movements  
to slaughter onlyI have read the FCI statement on the reverse of this form and declare that all animals  
in this consignment satisfy its conditions that allow them to enter the food chain.

OR

The FCI Statements are not satisfied for all the animals in the consignment and additional  
information is provided on the reverse of the pink copy or on an attached document.  
I declare that the above details are correct

Tick one box

Keeper's Signature

Print Name

Email

Name of Owner if Different  
to Keeper Named AboveDeparture Date  
(DD/MM/YY)

191218

Date of Loading (if different)  
(DD/MM/YY)Time First Animal Loaded  
(H:MM)Time of Departure  
(H:MM)Expected Duration of Journey  
(H:MM)

## 2. Transport Details

Tick box to indicate who is transporting animals

Departure Keeper Receiving Keeper Haulier 

Vehicle Registration

Haulier's  
Signature

Haulage Company

Print Name

Transporters Authorisation  
Number (Where journey is  
over 65km)

For completion by Transporter

## 3. Receiving Location (All sections must be completed)

Destination CPH or  
Slaughterhouse No. 907230029Arrival Date  
(DD/MM/YY)

191218

 Tick box if location is a dedicated slaughter marketDate of Unloading  
(if different)

Number Received 17

Time Last Animal Unloaded  
(H:MM) Tick box if keeper has NOT changed. If this is the  
case, boxes below are optional

Email

For completion by Keeper at Receiving Location

Keeper's  
Signature

Print Name

ARAMS1(11/15)

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions,  
PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move.  
Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
(If the receiving keeper is located outside of England (e.g. Scotland, Wales),  
please post the white copy to the relevant Local Authority or entity in that jurisdiction.)  
For further information visit [www.arams.co.uk](http://www.arams.co.uk)

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Department  
for Environment  
Food & Rural Affairs
 Movement Document under the Sheep and Goats  
 (Records, Identification and Movement) (England) Order 2009 (as amended).

 Please complete in BALLPOINT pen and press firmly but  
 before doing so read the important notes overleaf.

## 1. Departure Location

Departure CPH 907230029

Keeper's name and full postal address of holding of Departure

 J Turnwell  
 DUNNIE  
 QUALTS.  
 Postcode PH2

Full postal address of Destination

 J Simpson  
 Mulgomer  
 Postcode EH48

## Food Chain Information (FCI) - for sheep and goat movements to slaughter only

 I have read the FCI statement on the reverse of this form and declare that all animals  
 in this consignment satisfy its conditions that allow them to enter the food chain.

OR

 The FCI Statements are not satisfied for all the animals in the consignment and additional  
 information is provided on the reverse of the pink copy or on an attached document.  
 I declare that the above details are correct.

Keeper's Signature

Print Name

Email

Name of Owner if Different  
to Keeper Named Above

Sheep <input checked="" type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
19		
19		<<<Total Number of Animals moved

Please tick box if:

- Moving animals to a Central Point Recording Centre (CPRC)
- Moving animals within your business that remain under your day to day care and control
- Return after rounding up from common land
- Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
- Destination Exhibition or Performance with permit (Non CPH)
- Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
- Moving animals to a collection centre for immediate slaughter

Tick one box

Departure Date (DD/MM/YY) 020518

Date of Loading (if different) (DD/MM/YY)

Time First Animal Loaded (H/MM)

Time of Departure (H/MM)

Expected Duration of Journey (H/MM)

## 2. Transport Details

Tick box to indicate who is transporting animals

Departure Keeper Receiving Keeper Haulier 

Vehicle Registration NA67ARE

Haulage Company self

Transporters Authorisation Number (Where journey is over 65km)

Haulier's Signature

Print Name

## 3. Receiving Location (All sections must be completed)

Destination CPH or Slaughterhouse No. 907230029

 Tick box if location is a dedicated slaughter market

Number Received 19

 Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

Keeper's Signature

Print Name

ARAMS1(11/15)

Arrival Date (DD/MM/YY) 020518

Date of Unloading (if different)

Time Last Animal Unloaded (H/MM)

Email

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions,  
PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move.Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
(If the receiving keeper is located outside of England (e.g. Scotland, Wales),please post the white copy to the relevant Local Authority or entity in that jurisdiction.)  
For further information visit [www.arams.co.uk](http://www.arams.co.uk)

CS767591 (PROOF 4) Front Parts 1 - 4 Black (Customer O/No. David)

CS767591 (PROOF 4) Front Parts 1 - 4 Black (Customer O/No. David)

CS



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Department  
for Environment  
Food & Rural Affairs

# Movement Document under the Sheep and Goats (Records, Identification and Movement) (England) Order 2009 (as amended).

Please complete in **BALLPOINT** pen and press firmly but before doing so read the important notes overleaf.

## 1. Departure Location

Departure CPH 

Keeper's name and full postal address of holding of Departure

*A McCarroll  
Hulken Gull  
Cromwell*

Postcode 

Full postal address of Destination

*D Siney*

Postcode 

### Food Chain Information (FCI) - for sheep and goat movements to slaughter only


I have read the FCI statement on the reverse of this form and declare that all animals in this consignment satisfy its conditions that allow them to enter the food chain.

OR

The FCI Statements are not satisfied for all the animals in the consignment and additional information is provided on the reverse of the **pink copy** or on an attached document.

I declare that the above details are correct

Keeper's Signature Print Name 



Email Name of Owner if Different to Keeper Named Above 

Sheep <input checked="" type="checkbox"/> Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
No. of Animals	
<i>33</i>	<i>33</i>
<i>33</i>	<<<Total Number of Animals moved

Please tick box if:

- Moving animals to a Central Point Recording Centre (CPRC)
- Moving animals within your business that remain under your day to day care and control
- Return after rounding up from common land
- Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
- Destination Exhibition or Performance with permit (Non CPH)
- Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
- Moving animals to a collection centre for immediate slaughter

Tick one box

Departure Date (DD/MM/YY) Date of Loading (if different) (DD/MM/YY) Time First Animal Loaded (H-M/AM) Time of Departure (H-M/AM) Expected Duration of Journey (H-M/AM) 

## 2. Transport Details

Tick box to indicate who is transporting animals

Departure Keeper  Receiving Keeper  Haulier Vehicle Registration Haulier's Signature Haulage Company Print Name Transporters Authorisation Number (Where journey is over 65km) 



## 3. Receiving Location (All sections must be completed)

Destination CPH or Slaughterhouse No. Arrival Date (DD/MM/YY) Date of Unloading (if different) Time Last Animal Unloaded (H-M/AM)  Tick box if location is a dedicated slaughter marketNumber Received  Tick box if keeper has NOT changed. If this is the case, boxes below are optionalEmail 

I declare that the above details are correct

Keeper's Signature Print Name 

ARAMS1(11/15)

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions, PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move.  
Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
(If the receiving keeper is located outside of England (e.g. Scotland, Wales), please post the white copy to the relevant Local Authority or entity in that jurisdiction.)  
For further information visit [www.arams.co.uk](http://www.arams.co.uk)

Movement Document under the Sheep and Goats (Records, Identification and Movement) (England) Order 2009 (as amended).

Please complete in BALLPOINT pen and press firmly but before doing so read the important notes overleaf.

1. Departure Location

Departure CPH 907230023

Keeper's name and full postal address of holding of Departure

5 Dunbart  
Black Byres  
Kilmalcolm

Postcode PA

Full postal address of Destination

Aulhen gart  
(crossroads)  
A meann

Postcode G82

For completion by Keeper at Departure Location

Sheep <input checked="" type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
No. of Animals		
26		
26		<<<Total Number of Animals moved

- Please tick box if:
- Moving animals to a Central Point Recording Centre (CPRC)
  - Moving animals within your business that remain under your day to day care and control
  - Return after rounding up from common land
  - Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
  - Destination Exhibition or Performance with permit (Non CPH)
  - Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
  - Moving animals to a collection centre for immediate slaughter

Food Chain Information (FCI) - for sheep and goat movements to slaughter only

I have read the FCI statement on the reverse of this form and declare that all animals in this consignment satisfy its conditions that allow them to enter the food chain.

OR The FCI Statements are not satisfied for all the animals in the consignment and additional information is provided on the reverse of the pink copy or on an attached document. I declare that the above details are correct

Tick one box

Keeper's Signature [Redacted]

Print Name [Redacted]

Telephone [Redacted]

Email [Redacted]

Name of Owner if Different to Keeper Named Above [Redacted]

Departure Date (DD/MM/YY) 16/04/17

Date of Loading (if different) (DD/MM/YY)

Time First Animal Loaded (H/M) [Redacted]

Time of Departure (H/M) [Redacted]

Expected Duration of Journey (H/M) [Redacted]

2. Transport Details

Tick box to indicate who is transporting animals

Departure Keeper  Receiving Keeper  Haulier

Vehicle Registration NA07ALE

Haulage Company [Redacted]

Transporters Authorisation Number (Where journey is over 65km) [Redacted]

Haulier's Signature [Redacted]

Print Name [Redacted]

Telephone [Redacted]

3. Receiving Location (All sections must be completed)

Destination CPH or Slaughterhouse No. 907230029

Tick box if location is a dedicated slaughter market

Number Received 26

Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

Keeper's Signature [Redacted]

Print Name [Redacted]

ARAMS1(11/15)

Arrival Date (DD/MM/YY) 16/04/17

Date of Unloading (if different)

Time Last Animal Unloaded (H/M) [Redacted]

Telephone [Redacted]

Email [Redacted]

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions. PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move. Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure. (If the receiving keeper is located outside of England (e.g. Scotland, Wales), please post the white copy to the relevant Local Authority or entity in that jurisdiction.) For further information visit www.arams.co.uk

For completion by Transporter

For completion by Keeper at Receiving Location

CS767591 (PROOF 4) Front Parts 1 - 4 Black (Customer O/No. David)

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 Department  
for Environment  
Food & Rural Affairs

 Movement Document under the Sheep and Goats  
(Records, Identification and Movement) (England) Order 2009 (as amended).

 Please complete in BALLPOINT pen and press firmly but  
before doing so read the important notes overleaf.

## 1. Departure Location

Departure CPH 

Keeper's name and full postal address of holding of Departure

 H meenu  
Aulhen goat  
company
Postcode 

Full postal address of Destination

P Singh

Postcode 


## Food Chain Information (FCI) - for sheep and goat movements to slaughter only

I have read the FCI statement on the reverse of this form and declare that all animals in this consignment satisfy its conditions that allow them to enter the food chain.

OR

The FCI Statements are not satisfied for all the animals in the consignment and additional information is provided on the reverse of the pink copy or on an attached document.

I declare that the above is true.

Keeper's Signature Print Name 
 
Email Name of Owner if Different to Keeper Named Above 

Sheep <input checked="" type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
18		18
18		<<<Total Number of Animals moved

Please tick box if:

- Moving animals to a Central Point Recording Centre (CPRC)
- Moving animals within your business that remain under your day to day care and control
- Return after rounding up from common land
- Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
- Destination Exhibition or Performance with permit (Non CPH)
- Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
- Moving animals to a collection centre for immediate slaughter

Tick one box

## 2. Transport Details

Tick box to indicate who is transporting animals

Departure Keeper  Receiving Keeper  Haulier Vehicle Registration Haulage Company Transporters Authorisation Number (Where journey is over 65km) Haulier's Signature Print Name 
 

## 3. Receiving Location (All sections must be completed)

Destination CPH or Slaughterhouse No.  Tick box if location is a dedicated slaughter marketNumber Received  Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

Keeper's Signature Print Name 

ARAMS1(11/15)

Email Arrival Date (DD/MM/YY) Date of Unloading (if different) Time Last Animal Unloaded (H+MM) 
 White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions,  
PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move.  
Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
(If the receiving keeper is located outside of England (e.g. Scotland, Wales),  
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For further information visit [www.arams.co.uk](http://www.arams.co.uk)

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Food & Rural Affairs

 Movement Document under the Sheep and Goats  
(Records, Identification and Movement) (England) Order 2009 (as amended).

 Please complete in BALLPOINT pen and press firmly but  
before doing so read the important notes overleaf.

**1. Departure Location**

 Departure CPH 

Keeper's name and full postal address of holding of Departure

 A M Cunnison  
Flour

 Postcode 

Full postal address of Destination

 A M Cunnison  
Auchen Green  
Cotnam

 Postcode 
**Food Chain Information (FCI) - for sheep and goat movements to slaughter only**

I have read the FCI statement on the reverse of this form and declare that all animals in this consignment satisfy its conditions that allow them to enter the food chain.

OR

The FCI Statements are not satisfied for all the animals in the consignment and additional information is provided on the reverse of the pink copy or on an attached document.

I declare that the above details are correct

 Keeper's Signature 

 Print Name 

 Telephone 

 Email 

 Name of Owner if Different to Keeper Named Above 

Sheep <input checked="" type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
27		
27		<<<Total Number of Animals moved

Please tick box if:

 Moving animals to a Central Point Recording Centre (CPRC) 

 Moving animals within your business that remain under your day to day care and control 

 Return after rounding up from common land 

 Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form) 

 Destination Exhibition or Performance with permit (Non CPH) 

 Moving from/to\* an approved isolation unit (\*delete whichever does not apply) 

 Moving animals to a collection centre for immediate slaughter 

Tick one box



 Departure Date (DD/MM/YY) 

 Date of Loading (if different) (DD/MM/YY) 

 Time First Animal Loaded (H+MM) 

 Time of Departure (H+MM) 

 Expected Duration of Journey (H+MM) 
**2. Transport Details**

Tick box to indicate who is transporting animals

 Departure Keeper  Receiving Keeper  Haulier 

 Vehicle Registration 

 Haulier's Signature 

 Haulage Company 

 Print Name 

 Transporters Authorisation Number (Where journey is over 65km) 

 Telephone 
**3. Receiving Location (All sections must be completed)**

 Destination CPH or Slaughterhouse No. 

 Arrival Date (DD/MM/YY) 

 Date of Unloading (if different) 
 Tick box if location is a dedicated slaughter market

 Number Received 

 Time Last Animal Unloaded (H+MM) 
 Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

 Email 

 Keeper's Signature 

 Print Name 

ARAMS1(11/15)

 White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions, PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move.  
Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
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Department  
for Environment  
Food & Rural AffairsMovement Document under the Sheep and Goats  
(Records, Identification and Movement) (England) Order 2009 (as amended).Please complete in BALLPOINT pen and press firmly but  
before doing so read the important notes overleaf.

## 1. Departure Location

Departure CPH 907230029

Keeper's name and full postal address of holding of Departure

J Quinn  
Burnside Farm

Postcode PA

Full postal address of Destination

A McLaughlin  
Flack

Postcode 977

Food Chain Information (FCI) - for sheep and goat movements  
to slaughter onlyI have read the FCI statement on the reverse of this form and declare that all animals  
in this consignment satisfy its conditions that allow them to enter the food chain.

OR

The FCI Statements are not satisfied for all the animals in the consignment and additional  
information is provided on the reverse of the pink copy or on an attached document.

I declare that the above details are correct

Keeper's Signature

Print Name

Phone

Email

Name of Owner if Different  
to Keeper Named AboveDeparture Date  
(DD/MM/YY) 080416Date of Loading (if different)  
(DD/MM/YY)Time First Animal Loaded  
(H/M)Time of Departure  
(H/M)Expected Duration of Journey  
(H/M)

## Tick one box

Moving animals to a Central Point Recording Centre (CPRC) Moving animals within your business that remain under your  
day to day care and control Return after rounding up from common land Using a supplementary sheet (ARAMS-S) or attaching a list of  
individual identification numbers (stapled to this form) Destination Exhibition or Performance with permit (Non CPH) Moving from/to\* an approved isolation unit  
(\*delete whichever does not apply) Moving animals to a collection centre  
for immediate slaughter 

## 2. Transport Details

Tick box to indicate who is transporting animals

Departure Keeper  Receiving Keeper  Haulier 

Vehicle Registration NH07Ave

Haulier's  
Signature

Haulage Company

Print Name

Transporters Authorisation  
Number (Where journey is  
over 65km)

Phone

## 3. Receiving Location (All sections must be completed)

Destination CPH or  
Slaughterhouse No. 907230029Arrival Date  
(DD/MM/YY) 080416Date of Unloading  
(if different) Tick box if location is a dedicated slaughter marketTime Last Animal Unloaded  
(H/M)

Number Received 21

 Tick box if keeper has NOT changed. If this is the  
case, boxes below are optional

Email

I declare that the above details are correct

Keeper's  
Signature

Print Name

ARAMS1(11/15)

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions,  
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Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
(If the receiving keeper is located outside of England (e.g. Scotland, Wales),  
please post the white copy to the relevant Local Authority or entity in that jurisdiction.)  
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 Department  
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Food & Rural Affairs

 Movement Document under the Sheep and Goats  
(Records, Identification and Movement) (England) Order 2009 (as amended).

 Please complete in BALLPOINT pen and press firmly but  
before doing so read the important notes overleaf.

**1. Departure Location**

 Departure CPH 

Keeper's name and full postal address of holding of Departure

Plack Amccanmer	
Postcode	677

Full postal address of Destination

P Singh Geddes	
Postcode	

**Food Chain Information (FCI) - for sheep and goat movements to slaughter only**

I have read the FCI statement on the reverse of this form and declare that all animals in this consignment satisfy its conditions that allow them to enter the food chain.

OR

The FCI Statements are not satisfied for all the animals in the consignment and additional information is provided on the reverse of the pink copy or on an attached document.

I declare that the above details are correct

 Keeper's Signature 

 Print Name 

 Email 

 Name of Owner if Different to Keeper Named Above 

Sheep <input checked="" type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
16		16
16		<<<Total Number of Animals moved

Please tick box if:

- Moving animals to a Central Point Recording Centre (CPRC)  
 Moving animals within your business that remain under your day to day care and control  
 Return after rounding up from common land  
 Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)  
 Destination Exhibition or Performance with permit (Non CPH)  
 Moving from/to\* an approved isolation unit (\*delete whichever does not apply)  
 Moving animals to a collection centre for immediate slaughter

Tick one box



 Departure Date (DD/MM/YY) 

 Date of Loading (if different) (DD/MM/YY) 

 Time First Animal Loaded (H-H/MM) 

 Time of Departure (H-H/MM) 

 Expected Duration of Journey (H-H/MM) 
**2. Transport Details**

Tick box to indicate who is transporting animals

 Departure Keeper  Receiving Keeper  Haulier 

 Vehicle Registration 

 Haulage Company 

 Transporters Authorisation Number (Where journey is over 65km) 

 Haulier's Signature 

 Print Name 

 Email 
**3. Receiving Location (All sections must be completed)**

 Destination CPH or Slaughterhouse No. 
 Tick box if location is a dedicated slaughter market

 Number Received 
 Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

 Keeper's Signature 

 Print Name 

ARAMS1(11/15)

 Email 

 Arrival Date (DD/MM/YY) 

 Date of Unloading (If different) 

 Time Last Animal Unloaded (H-H/MM) 

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions,  
 PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move.  
 Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
 (If the receiving keeper is located outside of England (e.g. Scotland, Wales),  
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Movement Document under the Sheep and Goats  
(Records, Identification and Movement) (England) Order 2009 (as amended).

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Department  
for Environment  
Food & Rural Affairs

Please complete in BALLPOINT pen and press firmly but  
before doing so read the important notes overleaf.

### 1. Departure Location

Departure CPH

Keeper's name and full postal address of holding of Departure

6 Kerr.  
Ayrshire.

Postcode

Full postal address of Destination

A Murray  
Flack

Postcode

For completion by Keeper at Departure Location

Sheep <input checked="" type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
No. of Animals		
<input type="text" value="32"/>		
<input type="text" value="32"/>		<<<Total Number of Animals moved

Please tick box if:

- Moving animals to a Central Point Recording Centre (CPRC)
- Moving animals within your business that remain under your day to day care and control
- Return after rounding up from common land
- Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
- Destination Exhibition or Performance with permit (Non CPH)
- Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
- Moving animals to a collection centre for immediate slaughter

### Food Chain Information (FCI) - for sheep and goat movements to slaughter only

I have read the FCI statement on the reverse of this form and declare that all animals in this consignment satisfy its conditions that allow them to enter the food chain.

OR

The FCI Statements are not satisfied for all the animals in the consignment and additional information is provided on the reverse of the pink copy or on an attached document.

I declare that the above details are correct

Tick one box

Keeper's Signature

Print Name

Email

Name of Owner if Different to Keeper Named Above

Departure Date (DD/MM/YY)

Date of Loading (if different) (DD/MM/YY)

Time First Animal Loaded (H/MM)

Time of Departure (H/MM)

Expected Duration of Journey (H/MM)

### 2. Transport Details

Tick box to indicate who is transporting animals

Departure Keeper  Receiving Keeper  Haulier

Vehicle Registration

Haulier's Signature

Haulage Company

Print Name

Transporters Authorisation Number (Where journey is over 65km)

### 3. Receiving Location (All sections must be completed)

Destination CPH or Slaughterhouse No.

Arrival Date (DD/MM/YY)

Tick box if location is a dedicated slaughter market

Date of Unloading (if different)

Number Received

Time Last Animal Unloaded (H/MM)

Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

Email

Keeper's Signature

Print Name

ARAMS1(11/15)

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions, PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move.  
Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
(If the receiving keeper is located outside of England (e.g. Scotland, Wales), please post the white copy to the relevant Local Authority or entity in that jurisdiction.)  
For further information visit [www.arams.co.uk](http://www.arams.co.uk)

For Completion by Transporter

For Completion by Keeper at Receiving Location



Movement Document under the Sheep and Goats (Records, Identification and Movement) (England) Order 2009 (as amended).

Please complete in BALLPOINT pen and press firmly but before doing so read the important notes overleaf.

1. Departure Location

Departure CPH 907230029

Keeper's name and full postal address of holding of Departure

A meadow  
Flack

Postcode 677

For completion by Keeper at Departure Location

Full postal address of Destination

P Singh  
Gheghem

Postcode

Sheep <input checked="" type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
No. of Animals		
24		24
24	<<<Total Number of Animals moved	

Please tick box if:

- Moving animals to a Central Point Recording Centre (CPRC)
- Moving animals within your business that remain under your day to day care and control
- Return after rounding up from common land
- Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
- Destination Exhibition or Performance with permit (Non CPH)
- Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
- Moving animals to a collection centre for immediate slaughter

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Tick one box

Keeper's Signature

Print Name

Phone number

Email

Name of Owner if Different to Keeper Named Above

Departure Date (DD/MM/YY) 16 08 14

Date of Loading (if different) (DD/MM/YY)

Time First Animal Loaded (H-M/AM)

Time of Departure (H-M/AM)

Expected Duration of Journey (H-M/AM)

2. Transport Details

Tick box to indicate who is transporting animals

Departure Keeper  Receiving Keeper  Haulier

Vehicle Registration

Haulage Company

Transporters Authorisation Number (Where journey is over 65km)

Haulier's Signature

Print Name

Phone number

3. Receiving Location (All sections must be completed)

Destination CPH or Slaughterhouse No.

Tick box if location is a dedicated slaughter market

Number Received 24

Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

Keeper's Signature

Print Name

ARAMS1(11/15)

For completion by Keeper at Receiving Location

Arrival Date (DD/MM/YY)

Date of Unloading (if different)

Time Last Animal Unloaded (H-M/AM)

Phone number

Email

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions. PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move. Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure. (If the receiving keeper is located outside of England (e.g. Scotland, Wales), please post the white copy to the relevant Local Authority or entity in that jurisdiction.) For further information visit www.arams.co.uk



Movement Document under the Sheep and Goats (Records, Identification and Movement) (England) Order 2009 (as amended).

Please complete in BALLPOINT pen and press firmly but before doing so read the important notes overleaf.

1. Departure Location

Departure CPH 907230029

Keeper's name and full postal address of holding of Departure

A. Meenan  
Flack

Postcode 677

Full postal address of Destination

P Singh  
Gheghem

Postcode

For completion by Keeper at Departure Location

Sheep <input checked="" type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
No. of Animals		
24		24
24		<<<Total Number of Animals moved

Please tick box if:

- Moving animals to a Central Point Recording Centre (CPRC)
- Moving animals within your business that remain under your day to day care and control
- Return after rounding up from common land
- Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
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- Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
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Food Chain Information (FCI) - for sheep and goat movements to slaughter only

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I declare that the above details are correct

Tick one box

Keeper's Signature

Print Name

Phone number

Email

Name of Owner if Different to Keeper Named Above

Departure Date (DD/MM/YY) 16 08 14

Date of Loading (if different) (DD/MM/YY)

Time First Animal Loaded (H-M/AM)

Time of Departure (H-M/AM)

Expected Duration of Journey (H-M/AM)

For completion by Transporter

2. Transport Details

Tick box to indicate who is transporting animals

Departure Keeper  Receiving Keeper  Haulier

Vehicle Registration

Haulage Company

Transporters Authorisation Number (Where journey is over 65km)

Haulier's Signature

Print Name

Phone number

For completion by Keeper at Receiving Location

3. Receiving Location (All sections must be completed)

Destination CPH or Slaughterhouse No.

Arrival Date (DD/MM/YY)

Tick box if location is a dedicated slaughter market

Date of Unloading (if different)

Number Received 24

Time Last Animal Unloaded (H-M/AM)

Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

Email

Keeper's Signature

Print Name

ARAMS1(11/15)

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions. PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move. Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure. (If the receiving keeper is located outside of England (e.g. Scotland, Wales), please post the white copy to the relevant Local Authority or entity in that jurisdiction.) For further information visit www.arams.co.uk

CAPITA | Customer solutions


  
Department
   
for Environment
   
Food & Rural Affairs

 Movement Document under the Sheep and Goats
   
(Records, Identification and Movement) (England) Order 2009 (as amended).

 Please complete in BALLPOINT pen and press firmly but
   
before doing so read the important notes overleaf.

## 1. Departure Location

 Departure CPH 

Keeper's name and full postal address of holding of Departure

 J Turnback
   
Purnicey

 Postcode 

Full postal address of Destination

 A McCann
   
P Lank

 Postcode 

## Food Chain Information (FCI) - for sheep and goat movements to slaughter only


 I have read the FCI statement on the reverse of this form and declare that all animals
   
in this consignment satisfy its conditions that allow them to enter the food chain.

OR

 The FCI Statements are not satisfied for all the animals in the consignment and additional
   
information is provided on the reverse of the pink copy or on an attached document.

I declare that the above details are correct

 Keeper's Signature 

 Print Name 
 

 Email 

 Name of Owner if Different
   
to Keeper Named Above 

 Departure Date
   
(DD/MM/YY) 

 Date of Loading (if different)
   
(DD/MM/YY) 

 Time First Animal Loaded
   
(H-I/MM) 

 Time of Departure
   
(H-I/MM) 

 Expected Duration of Journey
   
(H-I/MM) 

## 2. Transport Details

Tick box to indicate who is transporting animals

 Departure Keeper  Receiving Keeper  Haulier 

 Vehicle Registration 

 Haulier's
   
Signature 

 Haulage Company 

 Print Name 

 Transporters Authorisation
   
Number (Where journey is
   
over 65km) 
 

## 3. Receiving Location (All sections must be completed)

 Destination CPH or
   
Slaughterhouse No. 

 Arrival Date
   
(DD/MM/YY) 
 Tick box if location is a dedicated slaughter market

 Date of Unloading
   
(If different) 

 Number Received 

 Time Last Animal Unloaded
   
(H-I/MM) 
 Tick box if keeper has NOT changed. If this is the
   
case, boxes below are optional

I declare that the above details are correct

 Keeper's
   
Signature 

 Print Name 

ARAMS1(11/15)

 White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions.
   
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For further information visit [www.arams.co.uk](http://www.arams.co.uk)

CAPITA | Customer solutions


 Department  
for Environment  
Food & Rural Affairs

 Movement Document under the Sheep and Goats  
(Records, Identification and Movement) (England) Order 2009 (as amended).

 Please complete in BALLPOINT pen and press firmly but  
before doing so read the important notes overleaf.

## 1. Departure Location

Departure CPH 

Keeper's name and full postal address of holding of Departure

 J DUMM  
Bunsire korn
Postcode 

Full postal address of Destination

 H meadows  
Fleeth Bridge
Postcode 

For completion by Keeper at Departure Location

Sheep <input checked="" type="checkbox"/> Goats <input type="checkbox"/>	Individual identification number(s) or For Slaughter Animals - the Mix of Flock/Herd Mark(s)
22	
22	<<<Total Number of Animals moved

Please tick box if:

- Moving animals to a Central Point Recording Centre (CPRC)
- Moving animals within your business that remain under your day to day care and control
- Return after rounding up from common land
- Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)
- Destination Exhibition or Performance with permit (Non CPH)
- Moving from/to\* an approved isolation unit (\*delete whichever does not apply)
- Moving animals to a collection centre for immediate slaughter

Tick one box

## Food Chain Information (FCI) - for sheep and goat movements to slaughter only

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OR

The FCI Statements are not satisfied for all the animals in the consignment and additional information is provided on the reverse of the pink copy or on an attached document.

I declare that the above details are correct

Keeper's Signature Print Name Email Name of Owner if Different to Keeper Named Above Departure Date (DD/MM/YY) Date of Loading (if different) (DD/MM/YY) Time First Animal Loaded (H/M) Time of Departure (H/M) Expected Duration of Journey (H/M) 

For completion by Transporter

## 2. Transport Details

Tick box to indicate who is transporting animals

 Departure Keeper  Receiving Keeper  Haulier 
Vehicle Registration Haulage Company Transporters Authorisation Number (Where journey is over 65km) Haulier's Signature Print Name 

For completion by Keeper at Receiving Location

## 3. Receiving Location (All sections must be completed)

Destination CPH or Slaughterhouse No.  Tick box if location is a dedicated slaughter marketNumber Received  Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

Keeper's Signature Print Name 

ARAMS1(11/15)

Email Arrival Date (DD/MM/YY) Date of Unloading (if different) Time Last Animal Unloaded (H/M) 
 White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions,  
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Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.  
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For further information visit [www.arams.co.uk](http://www.arams.co.uk)

CS767591 (PROOF 4) Front Parts 1 - 4 Black (Customer O/No. David)

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**PLANS/PHOTOGRAPHS/DRAWINGS**

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Movement Document under the Sheep and Goats (Records, Identification and Movement) (England) Order 2009 (as amended).

Please complete in BALLPOINT pen and press firmly but before doing so read the important notes overleaf.

1. Departure Location

Departure CPH 907230029

Keeper's name and full postal address of holding of Departure

T Dunbar  
Balsh R.ym  
Milner  
Postcode PA  
Full postal address of Destination  
A mceann  
A ulban gum  
Cindwelen  
Postcode G92

For completion by Keeper at Departure Location

Sheep <input type="checkbox"/>	Goats <input type="checkbox"/>	Individual identification number(s)
No. of Animals		For Slaughter Animals - the Mix of Flock/Herd Mark(s)
12		
12		<<<Total Number of Animals moved

Please tick box if:

Moving animals to a Central Point Recording Centre (CPRC)

Moving animals within your business that remain under your day to day care and control

Return after rounding up from common land

Using a supplementary sheet (ARAMS-S) or attaching a list of individual identification numbers (stapled to this form)

Destination Exhibition or Performance with permit (Non CPH)

Moving from/to\* an approved isolation unit (\*delete whichever does not apply)

Moving animals to a collection centre for immediate slaughter

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OR

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I declare that the above details are correct

Keeper's Signature [Redacted]

Print Name [Redacted]

Email [Redacted]

Name of Owner if Different to Keeper Named Above [Redacted]

Departure Date (DD/MM/YY) 040419

Date of Loading (if different) (DD/MM/YY)

Time First Animal Loaded (H/M/M) [Redacted]

Time of Departure (H/M/M) [Redacted]

Expected Duration of Journey (H/M/M) [Redacted]

2. Transport Details

Departure Keeper  Receiving Keeper  Haulier

Vehicle Registration AAC7ARE

Haulage Company self

Transporters Authorisation Number (Where journey is over 65km) [Redacted]

Haulier's Signature [Redacted]

Print Name [Redacted]

3. Receiving Location (All sections must be completed)

Destination CPH or Slaughterhouse No. 907230029

Number Received 12

Tick box if location is a dedicated slaughter market

Tick box if keeper has NOT changed. If this is the case, boxes below are optional

I declare that the above details are correct

Keeper's Signature [Redacted]

Print Name ARAMS1(11/15)

Arrival Date (DD/MM/YY) 040419

Date of Unloading (if different)

Time Last Animal Unloaded (H/M/M)

White Copy: Please return to Animal Reporting & Movement Service, Capita Customer Solutions, PO Box 6299, MILTON KEYNES, MK10 1ZQ within 3 days of move.

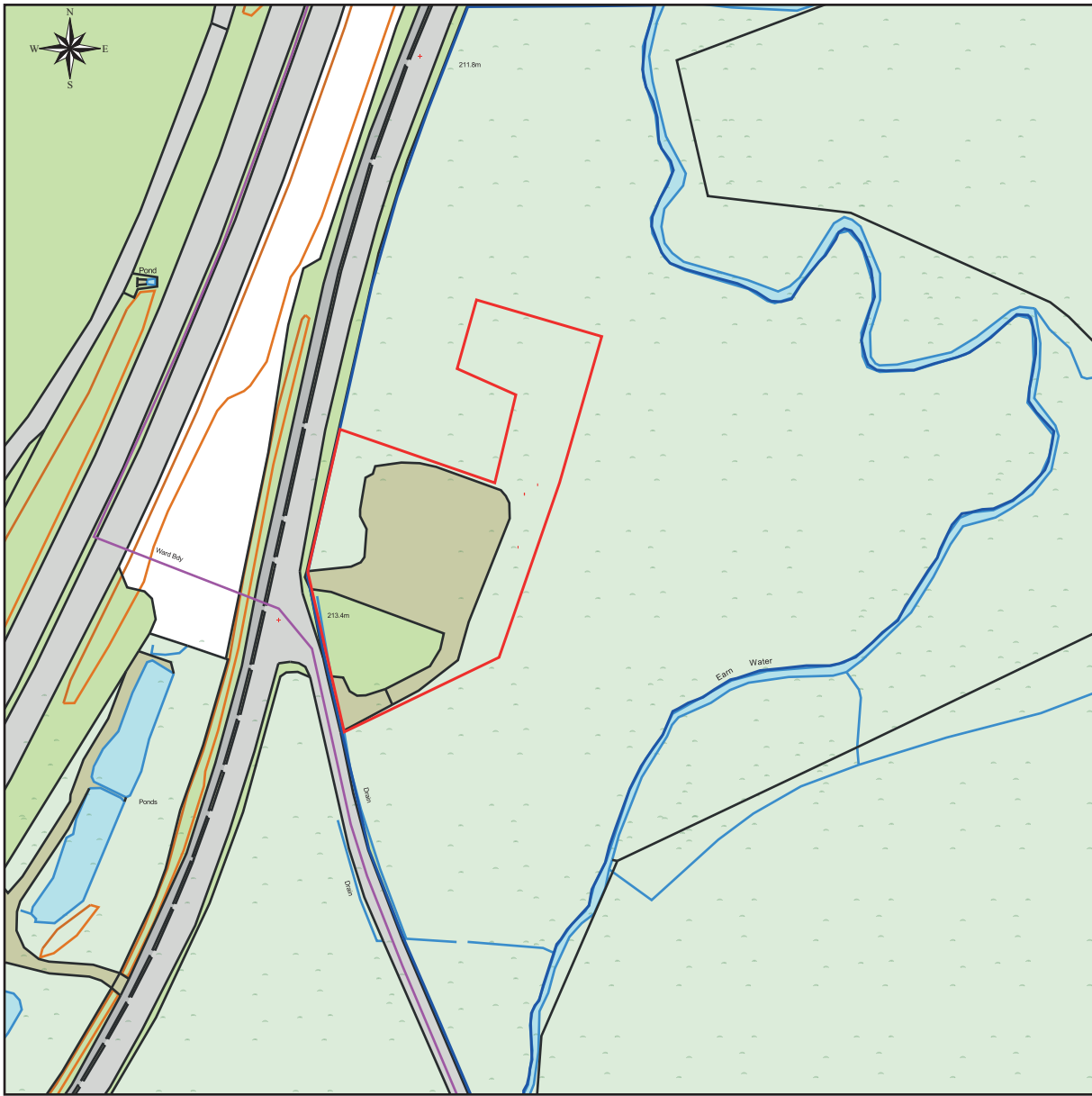
Pink copy: Destination. Blue Copy: Haulier. Yellow copy: Departure.

(If the receiving keeper is located outside of England (e.g. Scotland, Wales), please post the white copy to the relevant Local Authority or entity in that jurisdiction.)

For further information visit [www.arams.co.uk](http://www.arams.co.uk)



# Site Location Plan



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0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500, paper size: A4

Site 280m NNW Of Floak Bridge  
 Highfield Road  
 Eastwood  
 East Renfrewshire



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- GENERAL**
1. Do not scale from drawing.
  2. All dimensions are in metres, unless stated otherwise.
  3. This drawing to be read & printed in colour.
  4. This drawing to be read in conjunction with other contract drawings.
- CONSTRUCTION**
1. Works shall comply with the current Department of Transport Specification for Highway Works.
  2. Filling of voids formed by site clearance operations shall be measured under Series 400 of the Specification.
  3. Contractor is to ensure that all voids are to be filled with granular sub base material Type 1.
  4. All hard material broken out under the Contract is to be disposed of to contractor's tip.
- CDM (RISKS & HAZARDS)**
1. Prior to commencement of construction the contractor is to liaise with all relevant statutory undertakers and protect / divert apparatus and to protect the workforce during the works. Any damage caused to the apparatus to be the responsibility of the contractor.
  2. Contractor to undertake their own statutory plant checks on site prior to the commencement of excavation exercise.
  3. The contractor is to make sure that any excavation should be adequately covered at night to protect both public and wildlife from becoming trapped.
  4. Appropriate health and safety measures should be adhered to while working in close proximity to the existing overhead power lines.
- DISCLAIMERS**
1. The information contained in this drawing is based on a combination of OS and survey data provided by others and Neo Environmental shall not be liable for any inaccuracies or deficiencies.

Rev	14/09/18	FIRST ISSUE	AM	MM	CC
Rev	Rev. Date	Purpose of revision	Drawn	Checked	Approved

Neo Environmental LTD  
1 Lornmay Road  
Glasgow  
G33 4EL

Tel: +44 (0) 141 774 6262  
Web: www.neo-environmental.co.uk



Client  
**MR A McCANDLISH**

Project  
**FLOAK BRIDGE**

Drawing title  
**Proposed Drainage**

Date  
**14/09/2018**

Scale  
1:250 on A1

Project No.  
**NEO 00464**

Drawing number  
**NEO 00464-0050**

Rev  
**A**

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EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY15 January 2020Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2019/21ENLARGEMENT OF DORMER WINDOWS AT FRONT AND REAR; INTSTALLATION OF HIPPED ROOF OVER EXISTING PORCH AT REAR; INSTALLATION OF CANOPY AT REAR; ALTERATIONS AND ENLARGEMENT OF RAISED DECKING AT REAR AT 48 PAIDMYRE ROAD, NEWTON MEARNES**PURPOSE OF REPORT**

1. The purpose of the report is to present the information currently available to allow a review of the non-determination of the application for planning permission as detailed below. A determination should have been made by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.

**DETAILS OF APPLICATION**

2. Application type: Full Planning Permission (Ref No:- 2019/0413/TP).
- Applicant: Mr Drew McWilliams.
- Proposal: Enlargement of dormer windows at front and rear; installation of hipped roof over existing porch at rear; installation of canopy at rear; alterations and enlargement of raised decking at rear.
- Location: 48 Paidmyre Road, Newton Mearns.
- Council Area/Ward: Newton Mearns South and Eaglesham (Ward 5).

**REASON FOR REQUESTING REVIEW**

3. The applicant has requested a review on the grounds that the Council's Appointed Officer refused the application.

**RECOMMENDATIONS**

4. The Local Review Body is asked to:-
- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
    - (i) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied; and
    - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or

- (b) that in the event that further procedure is required to allow it to determine the review, consider:-
  - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
  - (ii) what procedure or combination of procedures are to be followed in determining the review.

## **BACKGROUND**

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Operations).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

## **NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW**

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 5.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is a site inspection.

10. The Local Review Body is not bound to accede to the applicant’s request as to how it will determine the review and will itself decide what procedure will be used in this regard.

11. However, at the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 15 January 2020 immediately before the meeting of the Local Review Body which begins at 2.30pm.

## INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

**13.** Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

**14.** However, the applicant has submitted new information which was not available to the Appointed Officer at the time the determination of the application was made. The new information relates to photographs of other properties.

**15.** Members are advised that Section 43B of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 states that:-

“43B Matters which may be raised in a review under section 43A(8)

- (1) In a review under section 43A(8), a party to the proceedings is not to raise any matter which was not before the appointed person at the time the determination reviewed was made unless that party can demonstrate—
  - (a) that the matter could not have been raised before that time, or
  - (b) that its not being raised before that time was a consequence of exceptional circumstances.
- (2) Nothing in subsection (1) affects any requirement or entitlement to have regard to—
  - (a) the provisions of the development plan, or
  - (b) any other material consideration.”

**16.** The applicant has been given an opportunity to explain why the information was not made available to the Appointed Officer at the time the application was determined.

**17.** In reply, the applicant’s agent has intimated that in his opinion, the photographs are not new information as they simply show examples of properties in the surrounding area of the application site. He also contends that the photographs are material to the determination of his client’s case and in his opinion do not breach the terms of the Act.

**18.** The Local Review Body must decide whether the new information should be considered as part of the review. In the event that it does, it is recommended, in the interests of equality of opportunity to all parties that the Appointed Officer be given the opportunity to comment on the new information.

**19.** Members should note that the new information has been excluded from the applicant’s submission.

**20.** The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the Appointed Officer:-

- (a) Application for planning permission – Appendix 1 (Pages 243 - 250);
- (b) Copies of Objections/Representations – Appendix 2 (Pages 251 - 258);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 259 - 266);

- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 267 - 270); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 271 - 436).

**21.** The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 6 (Pages 437 - 448).

- (a) Existing Plans;
- (b) Existing Elevations;
- (c) Existing Sections;
- (d) Proposed Sections;
- (e) Proposed Downtakings;
- (f) Refused – Location Plan;
- (g) Refused – Site Plan;
- (h) Refused – Elevations Proposed; and
- (i) Refused – Proposed Plans.

**22.** The Local Review Body is advised that initial consultation responses and representations received if any, relating to the application will be listed in the planning officer's Report of Handling.

**23.** All the documents referred to in this report can be viewed online on the Council's website at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk).

## **RECOMMENDATIONS**

**24.** The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
  - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
  - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
  - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
  - (ii) what procedure or combination of procedures are to be followed in determining the review.



Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

Paul O'Neil, Committee Services Officer  
e-mail: [paul.o'neil@eastrenfrewshire.gov.uk](mailto:paul.o'neil@eastrenfrewshire.gov.uk)  
Tel: 0141 577 3011

Date:- January 2020

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**APPLICATION  
FOR  
PLANNING PERMISSION**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100170310-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Description of Proposal

Please describe accurately the work proposed: \* (Max 500 characters)

Alterations to form utility room in existing rear porch, addition of bifold doors with glass canopy. Alteration to existing decking. Alterations to front and rear dormers.

Has the work already been started and/ or completed? \*

No    Yes - Started    Yes – Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant    Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Karen Parry Architects		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Joanne	Building Name:	Clydeaway House, suite 3, 1st floor east
Last Name: *	Kinloch	Building Number:	813
Telephone Number: *	0141 438 0062	Address 1 (Street): *	South Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G14 0BX
Email Address: *	joanne@karenparryarchitect.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Drew	Building Number:	48
Last Name: *	McWilliams	Address 1 (Street): *	Paidmyre Road
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G77 5AJ
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:

East Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

48 PAIDMYRE ROAD

Address 2:

NEWTON MEARNS

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 5AJ

Please identify/describe the location of the site or sites

Northing

655230

Easting

253824

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

Yes  No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Joanne Kinloch

On behalf of: Mr Drew McWilliams

Date: 25/06/2019

Please tick here to certify this Certificate. \*



## Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? \*  Yes  No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? \*  Yes  No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? \*  Yes  No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? \*. This should have a north point and be drawn to an identified scale.  Yes  No
- e) Have you provided a certificate of ownership? \*  Yes  No
- f) Have you provided the fee payable under the Fees Regulations? \*  Yes  No
- g) Have you provided any other plans as necessary? \*  Yes  No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). \*

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding.  Yes  No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \*  Yes  No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

## Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Miss Joanne Kinloch

Declaration Date: 25/06/2019

**Payment Details**



Created: 01/07/2019 16:23

**COPIES OF OBJECTIONS/REPRESENTATIONS**

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RECEIVED

25 JUL 2019

50 FAIDMYRE ROAD

NENTON MEARNS

G 77 5AJ

24 July 2019.

TO FIONA MORRISON

Further to our meeting to-day, and as I have no access to the internet, I am writing to express my concern about the proposed plans for 48 Faidmyre Road.

REF N<sup>o</sup> 2019/0413/TP.

As discussed the 6ft high decking with glass balustrade would completely overlook my property affording me no privacy in my garden or in front of my garage.

Thank you for listening to my concerns. Your help was appreciated.

Yours sincerely

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50 Paidmyre Road  
Newton Mearns  
G77 5AJ  
19 November 2019

**Your Ref : Review/2019/21**

Mr Paul O'Neill

Dear Sir,

I received your notification of the request for a review of the planning application and the proposed site inspection which the Local Review Body will carry out regarding the plans for the proposed alterations at 48 Paidmyre Road, Newton Mearns .

I wish to express my continuing concern about the proposals as they affect the overlooking on my property.

I note from the appeal statement that the applicant maintains that there would not be any change to the current situation. However as far as I can see from the submitted plans there is significant change

- 1) The height of the new decking is considerably higher than at present
- 2) The scale of the enlargement of the raised decking area and the new stairs
- 3) The proximity to the boundary

and I consider it would definitely overlook my garden much more so than at present.

As it stands currently the porch door, which is at the opposite end of the property from my garden, opens onto a small platform that gives access to two much lower levels of decking than what is now proposed.

I further note the suggestion to have opaque screening, but I do not feel that this is sufficient to allay my concerns or indeed to change the council's decision to refuse planning permission on the grounds of overlooking (point 3 of the refusal letter).

Yours sincerely



Elizabeth S Tweedie

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26 November 2019

NORTH PLANNING & DEVELOPMENT

Paul O'Neill  
 East Renfrewshire Council  
 Corporate and Community Services  
 Council HQ, Eastwood Park  
 Rouken Glen Road  
 Giffnock  
 G46 6UG

2<sup>nd</sup> Floor  
 Tay House  
 300 Bath Street  
 Glasgow  
 G2 4JR

**By Post and Email**

Dear Paul

**REVIEW/2019/21: 48 PAIDMYRE ROAD, NEWTON MEARNES, EAST RENFREWSHIRE**

**ENLARGEMENT OF DORMER WINDOWS AT FRONT AND REAR; INSTALLATION OF HIPPED ROOF OVER EXISTING PORCH AT REAR; INSTALLATION OF CANOPY AT REAR; ALTERATIONS AND ENLARGEMENT OF RAISED DECKING AT REAR.**

I refer to your letter of 22<sup>nd</sup> November 2019 regarding our client's 'Notice of Review' and enclosing a copy of the representation made by Elizabeth Tweedie of 50 Paidmyre Road, Newton Mearns.

The submission made by Ms Tweedie broadly reflects the comments made in her representation to our client's planning application and we offer the following comments on her submission.

In terms of the relationship between the appeal site and the property at 50 Paidmyre Road, we would refer the Local Review Panel to Sections 3.13 to 3.16 of our client's grounds of appeal. This describes how it is proposed to raise our client's existing deck area, making it level with their existing porch.

We invite the Local Review Panel to specifically inspect this during their site visit. Our client would also encourage the Local Review Panel to inspect the existing outlook from the appeal property which will assist the Panel's understanding of the site and the appeal proposals.

Ms Tweedie also makes comment regarding our client's willingness to accept a planning condition requiring the proposed glass balustrade to be finished with opaque glazing in order to prevent direct overlooking of the property at 50 Paidmyre Road.

The use of opaque glazing and other forms of screening are an accepted means of preventing the overlooking of properties from raised decking. Indeed, East Renfrewshire Council has recently consented the following raised decking proposals with appropriate conditions put in place regarding screening:



- 2019/0592/TP | Installation of dormer window at rear; erection of raised decking at rear | 22 Highfield Drive Clarkston East Renfrewshire G76 7SW
- 2019/0527/TP | Erection of rear extension with raised decking; installation of dormer window at front | 1 Birchlea Drive Giffnock East Renfrewshire G46 6BP
- 2019/0363/TP | Erection of single storey rear extension with raised decking | 15 The Oval Clarkston East Renfrewshire G76 8LT
- 2019/0323/TP | Erection of single storey rear extension with raised decking and fences at rear | 48 Evan Drive Giffnock East Renfrewshire G46 6NL
- 2019/0223/TP | Erection of raised decking at rear | 17 Glamis Avenue Newton Mearns East Renfrewshire G77 5NZ
- 2019/0210/TP | Erection of single storey rear extension and raised decking | 11 Maidens Avenue Newton Mearns East Renfrewshire G77 5SL
- 2018/0776/TP | Installation of rooflights at front and rear; installation of dormer window at rear; erection of decking at rear with installation of patio doors in place of windows | 23 Williamwood Park Netherlee East Renfrewshire G44 3TD

It is therefore evident that our client's willingness to accept a planning condition, requiring the implementation of screening, is entirely consistent with the approach taken elsewhere by East Renfrewshire Council when granting planning consent for raised decking.

I trust that the above information is of assistance and will allow for the continued progression of our client's appeal.

Yours sincerely

A black rectangular redaction box covers the signature of Graeme Laing. Above the box, the top of a pen nib is visible.

**Graeme Laing MRTPI**  
**Director**  
**NORTH PLANNING & DEVELOPMENT**

[graeme@northplan.co.uk](mailto:graeme@northplan.co.uk)  
T. 0141 212 2626

## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2019/0413/TP

Date Registered: 4th July 2019

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 253824/:655230

Applicant/Agent:

Applicant:  
Mr Drew McWilliams  
48 Paidmyre Road  
Glasgow  
Scotland  
G77 5AJ

Agent:  
Joanne Kinloch  
Clydeaway House, suite 3, 1st floor  
east  
813 South Street  
Glasgow  
Scotland  
G14 0BX

Proposal: Enlargement of dormer windows at front and rear; installation of hipped roof over existing porch at rear; installation of canopy at rear; alterations and enlargement of raised decking at rear

Location: 48 Paidmyre Road  
Newton Mearns  
East Renfrewshire  
G77 5AJ

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

2008/0686/TP	Installation of front and rear dormer windows	Approved Subject to Conditions	05.12.2008
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**REPRESENTATIONS:** 1 representation has been received: Representation can be summarised as follows:

Concerns relating to overlooking/privacy.

**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1

**SUPPORTING REPORTS:** No reports have been submitted for consideration as part of this application.

**ASSESSMENT:**

The site comprises a detached one and half storey property that is situated within an established residential area surrounded by a mix house types.

The proposal is for a small single storey rear extension that will provide a utility room, the installation of dormer windows on the front and rear roof slopes of the property and the erection of a raised timber deck.

Retaining the underbuilding from the porch the single storey extension comprising a hipped roof will be built above measuring 1560mm by 2200mm. The dormer windows comprising pitched roofs that form gable ends measure 4250mm in width and will accommodate three bedrooms and a bathroom at upper floor level. The raised decking will have a maximum projection from the rear elevation of 3500mm and a width of 8500mm. The height to platform level is 1700mm at the highest point enclosed by a 1000mm high glass balustrade.

The proposal requires to be assessed against Policies D1 and D14 of the adopted Local Plan and the (SPG) Supplementary Planning Guidance: Householder Design Guide.

Policy D1 requires that any proposed development should not impact on the character or amenity of the surrounding area. Furthermore, the amenity of neighbouring properties should not be affected by unreasonably affecting their sunlight or privacy.

Policy D14 requires that dormer windows should not dominate the existing roof, nor rise above or break the existing ridgeline. The SPG goes further in emphasising that dormer windows should respect the character of the original house and the surrounding area in terms of design, scale and materials.

In terms of policy D1 the new dormers by way of their scale and design the dormer windows when viewed from street level would represent a dominant and incongruous feature on the streetscape which would subsequently have a detrimental impact on the visual amenity of the area. It is noted that there are other dormer windows in the area however none are as large or intrusive as those proposed.

The proposed dormer windows would not give rise to significant additional overlooking given the orientation of the dwelling in relation to its neighbours.

In terms of policy D14 the proposed front and rear facing dormer windows are an incongruous and dominating feature on the roof planes of the property that detract from the original character and design of the property.

The proposed timber decking by way of its height to platform level and proximity to the mutual boundary would result in direct overlooking of the rear private garden ground associated with 50 Paidmyre Road. On that basis, the propose decking is considered to conflict with the relevant criterion of Policy D1.

Although the rear extension is considered to be acceptable the application has been submitted as a whole and therefore has to be assessed as a whole.

Concerns raised by the occupant of 50 Paidmyre Road have been addressed in the preceding paragraphs.

In conclusion, the proposed dormer windows are considered to overwhelm and dominate the property detracting from the character and appearance of the property and the surrounding area. The raised timber decking by way of its location and height will have a detrimental impact on neighbouring amenity. On that basis, the proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the terms of the SPG. There are no material considerations that outweigh the terms of these policies. It is therefore recommended that the application is refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

**REASON(S):**

1.The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed dormer windows would be a dominant and incongruous addition to the streetscape due to their scale, massing and design features, to the detriment of the character and amenity of the area.

2.The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance - Householder Design Guide as the dormer windows due to their size, scale and design would have a dominant and detrimental impact on the character and appearance of the original house.

3. The raised timber decking by reason of its scale, siting and height is contrary to Policy D1 and will give rise to unacceptable overlooking to the detriment of the privacy and amenity of the neighbouring property.

**ADDITIONAL NOTES:** None.

**ADDED VALUE:** None.

**BACKGROUND PAPERS:**

Further information on background papers can be obtained from Ms Fiona Morrison on 0141 577 3895.

Ref. No.: 2019/0413/TP  
(FIMO)

DATE: 25<sup>th</sup> September 2019

**DIRECTOR OF ENVIRONMENT**

**Reference: 2019/0413/TP - Appendix 1**

**DEVELOPMENT PLAN:**

**Strategic Development Plan**

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

### **Adopted East Renfrewshire Local Development Plan**

#### Policy D1

##### Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should



- be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
  14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
  15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
  16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

#### Policy D14

##### Extensions to Existing Buildings and Erection of Outbuildings and Garages

Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.

The size, scale and height of any development must be appropriate to the existing building. In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.

Side extensions should not create an unbroken or terraced appearance.

The development should avoid over-development of the site by major loss of existing garden space.

Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

**GOVERNMENT GUIDANCE:** None

Finalised 25/09/2019.AC.

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**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2013

**REFUSAL OF PLANNING PERMISSION**

Ref. No.           **2019/0413/TP**

**Applicant:**

Mr Drew McWilliams  
48 Paidmyre Road  
Glasgow  
Scotland  
G77 5AJ

**Agent:**

Joanne Kinloch  
Clydeaway House, suite 3, 1st floor east  
813 South Street  
Glasgow  
Scotland  
G14 0BX

With reference to your application which was registered on 4th July 2019 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Enlargement of dormer windows at front and rear; installation of hipped roof over existing porch at rear; installation of canopy at rear; alterations and enlargement of raised decking at rear**

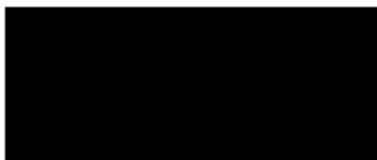
**at: 48 Paidmyre Road Newton Meams East Renfrewshire G77 5AJ**

the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

**The reason(s) for the Council's decision are:-**

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed dormer windows would be a dominant and incongruous addition to the streetscape due to their form, massing and design features, to the detriment of the character and amenity of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance - Householder Design Guide as the dormer windows due to their size, scale and design would have a dominant and detrimental impact on the character and appearance of the original house.
3. The raised timber decking by reason of its scale, siting and height is contrary to Policy D1 and will give rise to unacceptable overlooking to the detriment of the privacy and amenity of the neighbouring property.

Dated           25th September 2019



Director of Environment  
East Renfrewshire Council  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG  
Tel. No. 0141 577 3001

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	00		
Site Plan	01		
Plans Proposed	05		
Elevations Proposed	06A		

## **GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS**

### **REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY**

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk). Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

### CONTACT DETAILS

**East Renfrewshire Council  
Development Management Service  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG**

**General Inquiry lines 0141 577 3895 or 0141 577 3878  
Email [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)**

**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100199966-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Building Name:

Last Name: \*

Building Number:

Telephone Number: \*

Address 1  
(Street): \*

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Fax Number:

Country: \*

Postcode: \*

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Drew"/>	Building Number:	<input type="text" value="48"/>
Last Name: *	<input type="text" value="McWilliams"/>	Address 1 (Street): *	<input type="text" value="Paidmyre Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="78 Munro Road"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Newton Mearns"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text" value="[REDACTED]"/>	Postcode: *	<input type="text" value="G77 5AJ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

## Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="48 PAIDMYRE ROAD"/>
Address 2:	<input type="text" value="NEWTON MEARNNS"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G77 5AJ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655230"/>	Easting	<input type="text" value="253824"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Appeal against Refusal of Planning Permission 2019/0413/TP by East Renfrewshire Council for: Enlargement of dormer windows at front and rear; installation of hipped roof over existing porch at rear; installation of canopy at rear; alterations and enlargement of raised decking at rear at 48 Paidmyre Road, Newton Mearns, East Renfrewshire, G77 5AJ.

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to attached grounds of appeal

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Please refer to attached document list

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

2019/0413/TP

What date was the application submitted to the planning authority? \*

04/07/2019

What date was the decision issued by the planning authority? \*

25/09/2019

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

We consider that a site visit should be undertaken to appreciate the particular characteristics of the appeal property and also to consider its local context, specifically other nearby properties which have been the subject of alterations similar in style and nature to those proposed by our client.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Graeme Laing

Declaration Date: 07/11/2019

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## Grounds of Appeal

**Appeal against Refusal of Planning Permission 2019/0413/TP by East Renfrewshire Council for:**

**Enlargement of dormer windows at front and rear; installation of hipped roof over existing porch at rear; installation of canopy at rear; alterations and enlargement of raised decking at rear at 48 Paidmyre Road, Newton Mearns. East Renfrewshire. G77 5AJ.**

**Prepared by**

**North Planning and Development**

2<sup>nd</sup> Floor, Tay House  
300 Bath Street  
Glasgow  
G2 4JR

T +44 (0)141 221 2626  
[www.northplan.co.uk](http://www.northplan.co.uk)

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## Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it is has been signed by the Originators and approved by a Director.

DATE	ORIGINATORS	APPROVED
07.11.19	Graeme Laing Director 	David Campbell Director 

### Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of North Planning & Development; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

## 1.0 INTRODUCTION

- 1.1 This Appeal Statement concerns East Renfrewshire Council's refusal, under officer delegated powers, of planning application 2019/0413/TP (Document NPD1) for the following proposal at 48 Paidmyre Road, Newton Mearns:

*Enlargement of dormer windows at front and rear; installation of hipped roof over existing porch at rear; installation of canopy at rear; alterations and enlargement of raised decking at rear*

- 1.2 The application that is subject of this appeal was validated on 4<sup>th</sup> July 2019 and refused by East Renfrewshire Council on 25<sup>th</sup> September 2019 for the following three reasons as set out in the enclosed decision notice (Document NPD11).

*1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed dormer windows would be a dominant and incongruous addition to the streetscape due to their scale, massing and design features, to the detriment of the character and amenity of the area.*

*2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance - Householder Design Guide as the dormer windows due to their size, scale and design would have a dominant and detrimental impact on the character and appearance of the original house.*

*3. The raised timber decking by reason of its scale, siting and height is contrary to Policy D1 and will give rise to unacceptable overlooking to the detriment of the privacy and amenity of the neighbouring property.*

- 1.3 The following sections of this appeal statement provide a description of the appeal site (Section 2) and the appeal proposals (Section 3). Section 4 considers the development plan policies relevant to our client's proposals and Section 5 sets out our client's grounds for appeal. Section 6 contains our conclusions.

## 2.0 THE APPEAL SITE

- 2.1 The appeal site, as identified at Document NPD2 and Figure NPD1 below, comprises an existing residential property at 48 Paidmyre Road, Newton Mearns.

**Figure NPD1: Appeal Property at 48 Paidmyre Road**



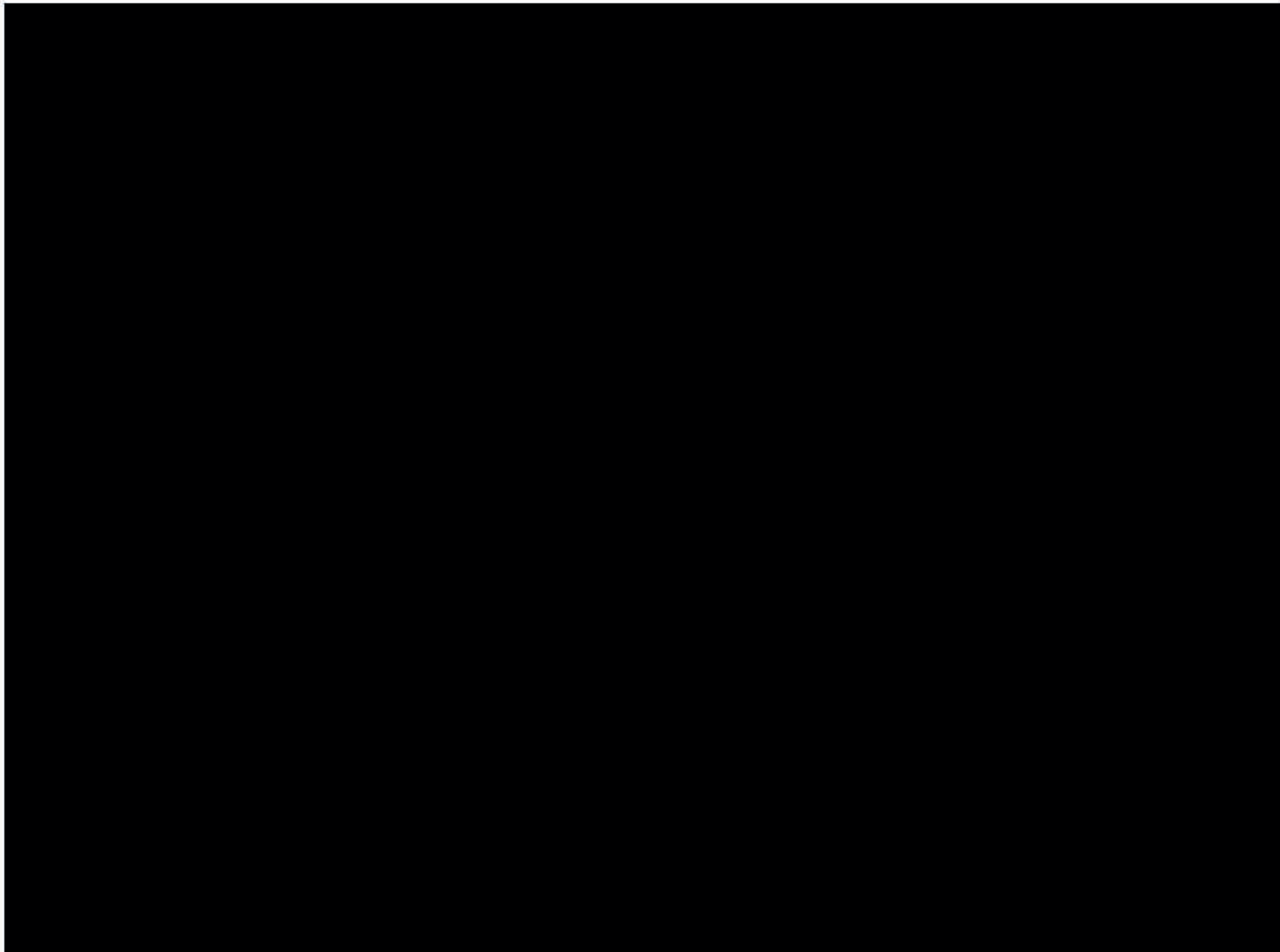
- 2.2 The property at 48 Paidmyre Road consists of a detached bungalow and its curtilage, located on the south side of Paidmyre Road. The appeal property is finished in white render and has a natural slate roof. An existing access and driveway run along the western side of the property.
- 2.3 The property has existing dormer windows to the front and rear, finished in white timber cladding and with flat roofs, as illustrated in Figures NPD1 and NPD2.
- 2.4 The appeal site has an undulating topography with the front of the property sitting at a higher level than the rear. As can be seen from Figure NPD 2 the existing kitchen, dining and living areas are elevated, with views to the rear. There is also an existing porch to the rear of the property which is accessed from the kitchen and which leads to a decked area which is split across two levels.

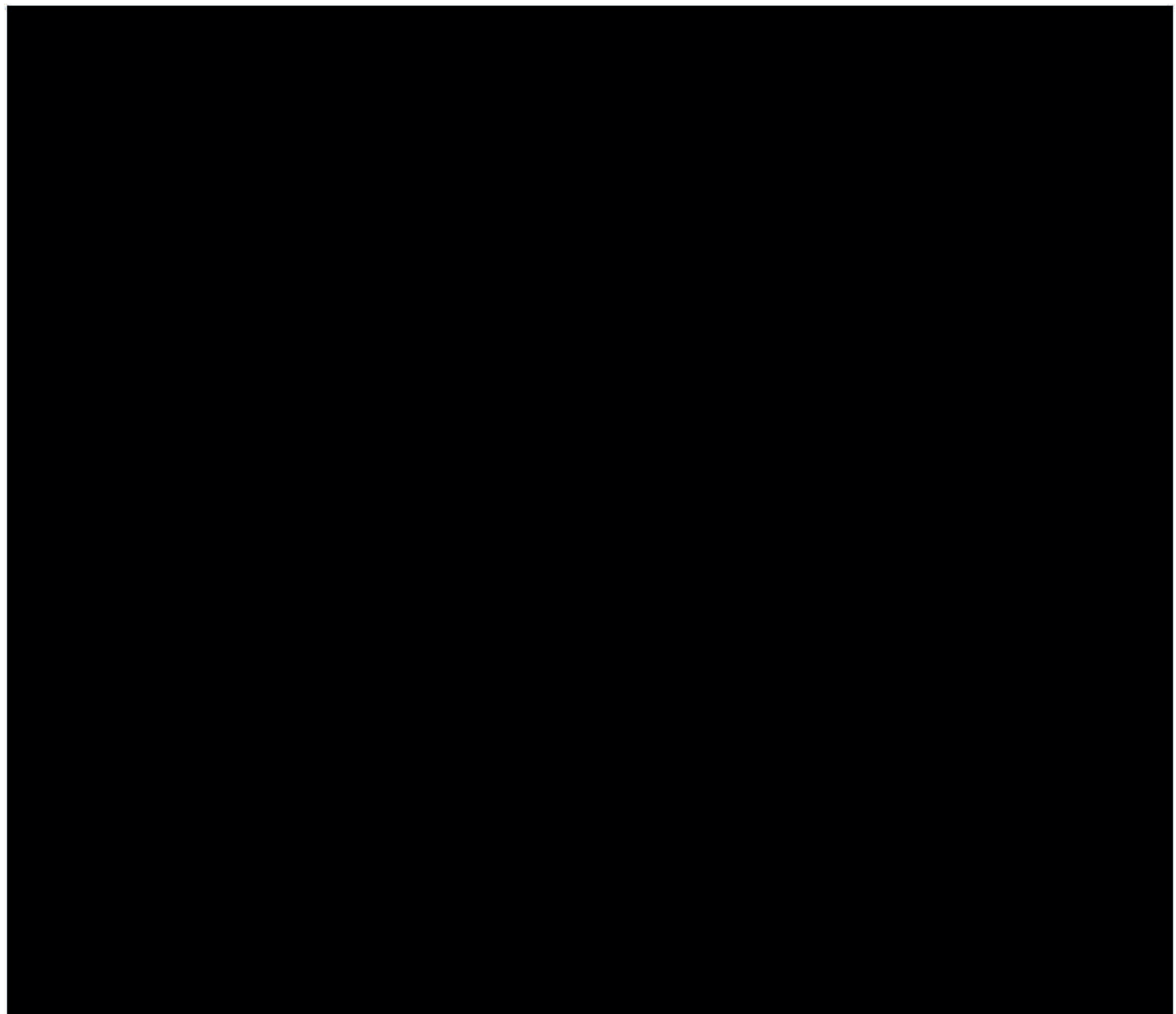
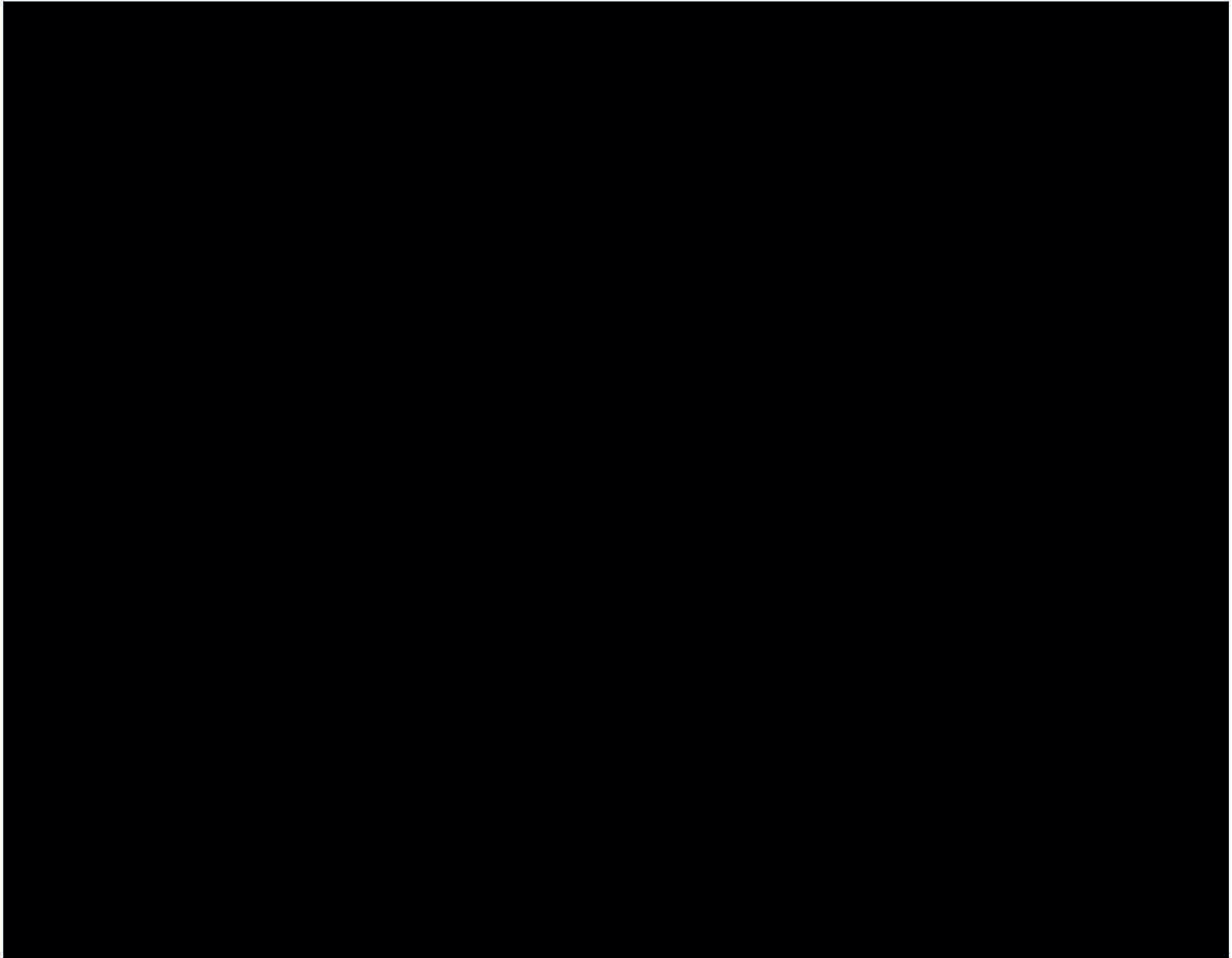
**Figure NPD2: Image of Rear Elevation of 48 Paidmyre Road**

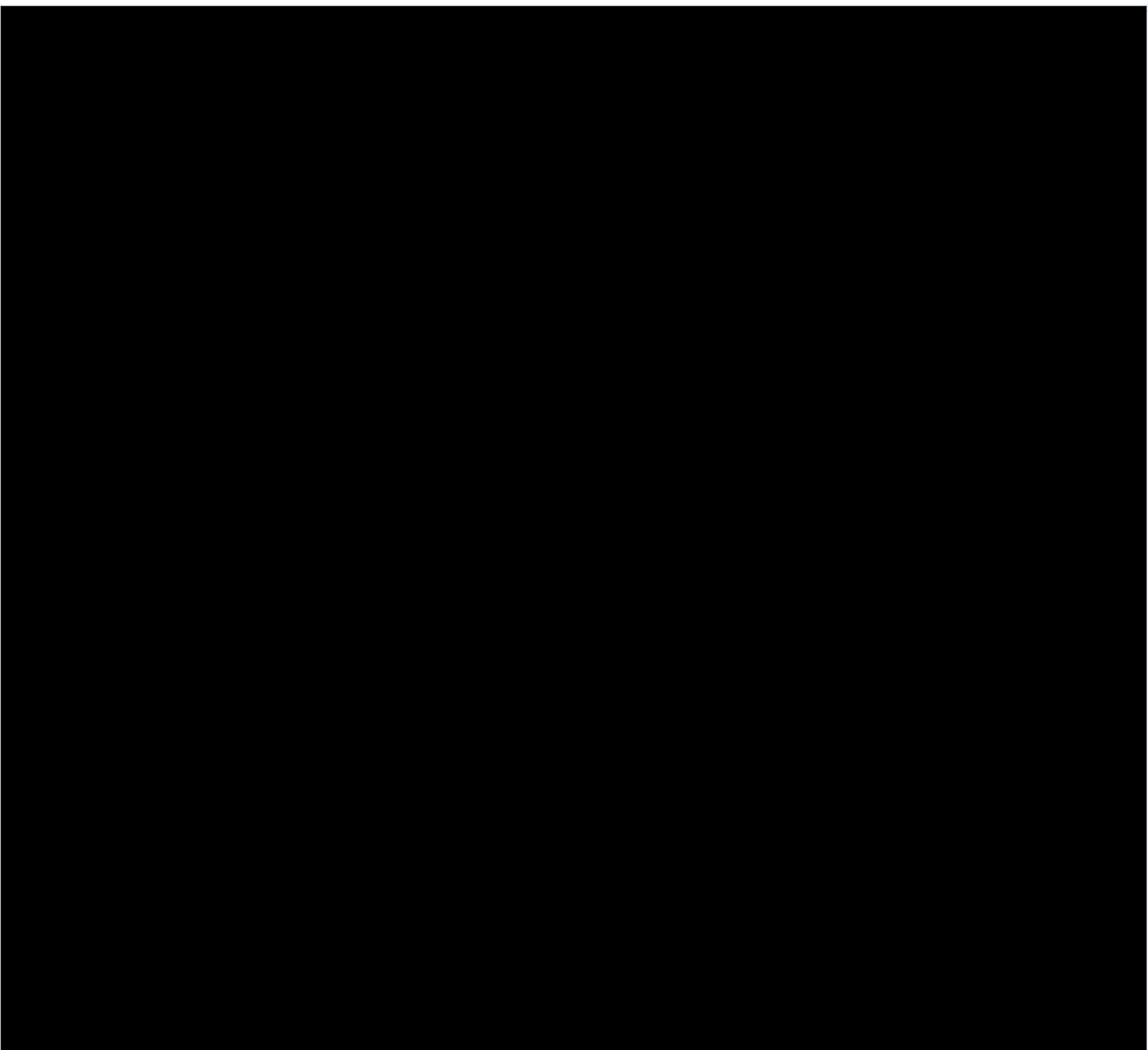
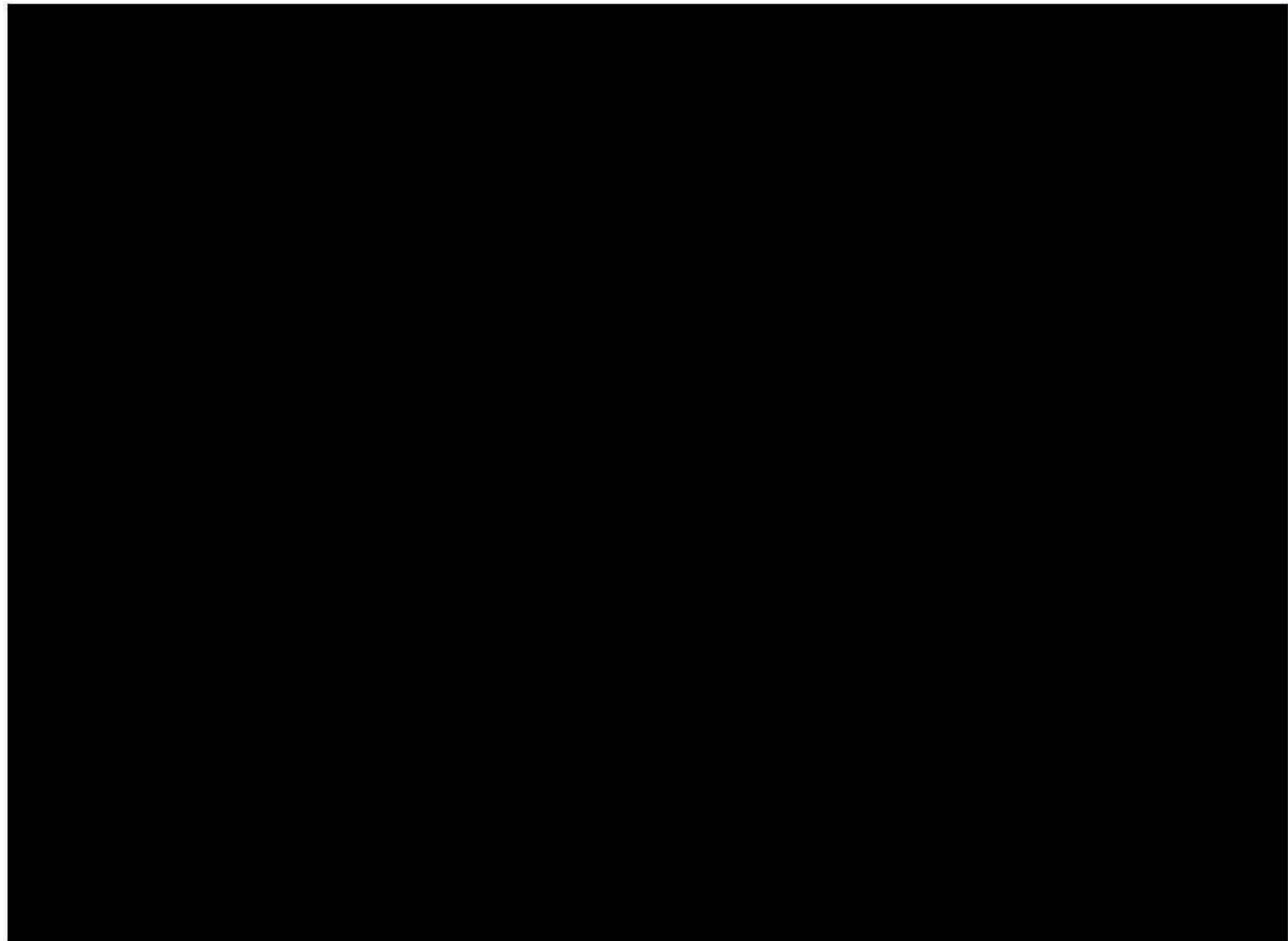


- 2.4 The appeal property is located within an established residential area which is characterised by detached bungalow properties, generally one and a half storeys in height. Many of the properties in the vicinity of the appeal site have been the subject of alterations, including homes with side front and rear facing dormer windows, rear extensions and garden decking. These alterations vary in terms of their design and scale as is illustrated in the various precedent images below.

**Figure NPD3: Images of Nearby Properties**









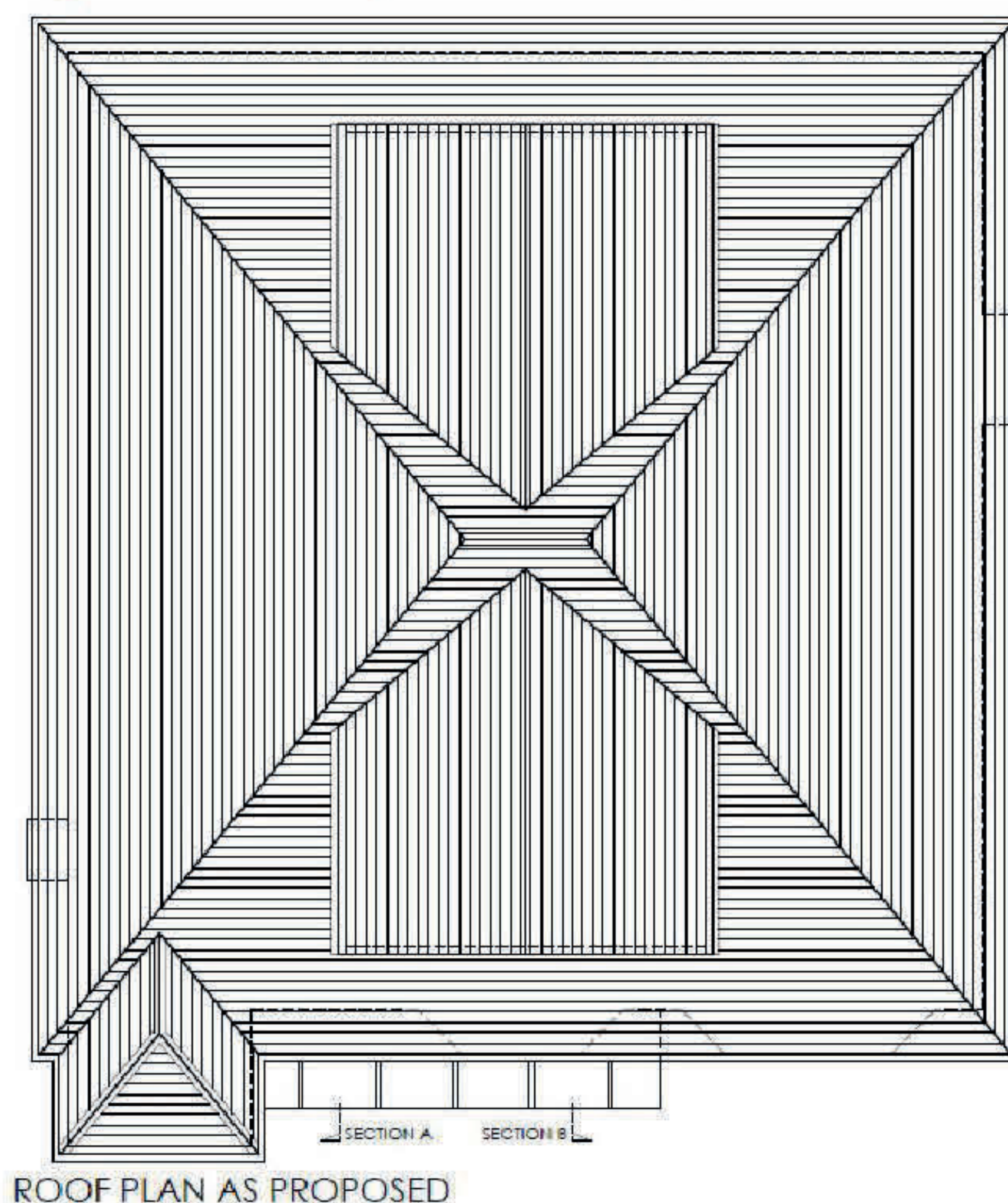
## 3.0 THE APPEAL PROPOSALS

- 3.1 The appeal proposals seek planning permission for alterations to our client's existing flat roofed dormer windows, the installation of a hipped roof over their existing rear porch and alterations to their existing garden decking. The proposals are illustrated on the drawings which accompanied our client's planning application and which form part of this appeal (Documents NPD2 to NPD10)
- 3.2 Our clients are proposing these alterations to their home, principally to allow for the upper floor to be reconfigured to provide an additional bedroom so they can accommodate the needs of their family. At the lower level, the proposed alterations form part of improvements to the existing kitchen and lounge areas, allowing for improved access to their garden and to make their existing external space more practical and useable (See Document NPD7).

### *Proposed Dormer Alterations*

- 3.3 In terms of the proposed dormer alterations, these have been designed to fit within the existing roofscape of our client's property and will not project above the existing ridge lines, are set back from the wall head and are an appropriate distance from the roof edges. Moreover, each dormer occupies 8.8 sqm of the 23.1 sqm roofspace on each elevation, meaning that in each instance the proposed front and rear dormers occupy only 38% of the roofspace on each elevation.
- 3.4 Figure NPD4 below is an extract from our client's submitted plans (Document NPD7), showing the proposed roof and how the dormers will be well contained within the existing roof, with a symmetrical approach being taken. This illustrates our client's desire to ensure that the proposed dormer alterations are sympathetic to the existing roofscape and appear as a balanced, well-planned and deliberate intervention.

**Figure NPD4: Proposed Roof Plan**



- 3.5 To the front of the property, the adjusted dormer windows would be finished in render and natural slate (Document NPD8). The use of natural slate demonstrates our client's commitment to achieving a high-quality outcome, with many of the nearby properties utilising more utilitarian materials, such as concrete tiles.
- 3.6 Figure NPD5 illustrates how the proposed front dormer is entirely consistent with the architecture of the existing house and how it has been deliberately positioned centrally within the roofscape. It can be seen that the proposed dormer purposefully aligns with the front door and its associated glazing, respecting the architecture of the original house. Furthermore, the proposed pitched roof is more in keeping with the original character of the property and our clients propose to finish the dormers in render and slate, higher quality materials than those on the existing dormers.

**Figure NPD5: Proposed Front Elevation**



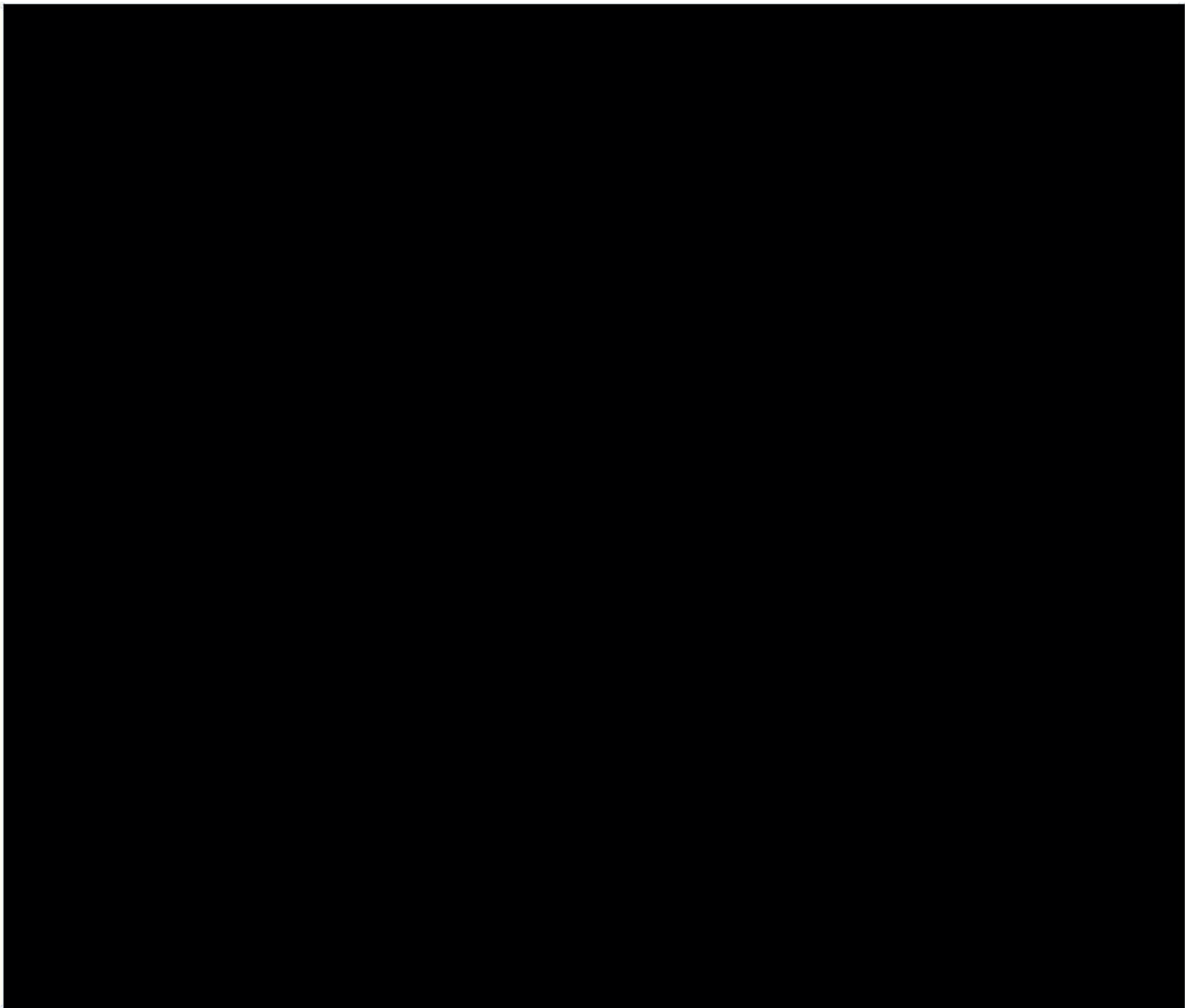
- 3.7 It is also worthwhile comparing the proposed elevation of the appeal property with some of the existing front dormers which currently exist in the immediate surrounds of the appeal site and which are illustrated at Figure NPD3 above.
- 3.8 Figure NPD6 below specifically highlights the property at 43 Paidmyre Road which has front and side facing dormers. The composition of this front facing dormer is almost identical to that proposed by our client, although it does not comprise the natural slate roof finish which our clients propose. It is also worth noting that our clients are not proposing side facing dormer windows, as they are seeking to limit the number of roof interventions in order to maintain the architectural integrity of their home.



3.9

[Redacted]

Again, this helps to demonstrate the context of the appeal site and the existing architectural precedents which already exist.



- 3.10 In shaping their proposals for the rear of the property, our client has followed a similar approach to the front with the adjusted dormer proposed centrally within the roofscape.
- 3.11 As can be seen from the submitted floorplans (Document NPD7), the proposed bathroom area prevents the inclusion of two large windows within this rear dormer, but the proposed architecture is considered to be well considered and appropriate for the rear facing elevation. Again, the dormer would be finished in white render and natural slate.
- 3.12 Figure NPD8 illustrates the proposed rear dormer, demonstrating how it is well contained within the roofscape, set back from the edges of the roof and designed to be proportionate with our client's property.

**Figure NPD8: Proposed Rear Elevation**



***Proposed External Alterations and Decking***

- 3.13 The proposed external alterations (Document NPD8 and NPD10) comprise the installation of new rear glazing associated with the reconfiguration of our client's kitchen and lounge areas, together with the installation of a hipped roof over their existing rear porch and alterations to their existing garden decking. These are illustrated in Figure NPD8 above.
- 3.14 The new glazing to the rear does not require planning permission but it is helpful to understand the context for the proposed alterations to the porch and decking as they are all associated with our client's holistic strategy to improve their family home.
- 3.15 Figures NPD2 and NPD9 show the existing rear elevation and it can be seen that the proposed rear alterations will bring about a simplification of this elevation, presenting a far more resolved arrangement, much more in keeping with the property.
- 3.16 As part of this approach, it is proposed to raise the existing deck area, making it level with our client's existing porch. While this will, in part, raise the level of the existing decking, it will be no higher than the existing porch area. The proposed decking would be finished in timber with a glass balustrade enclosure.

Figure NPD9: Existing Rear Elevation

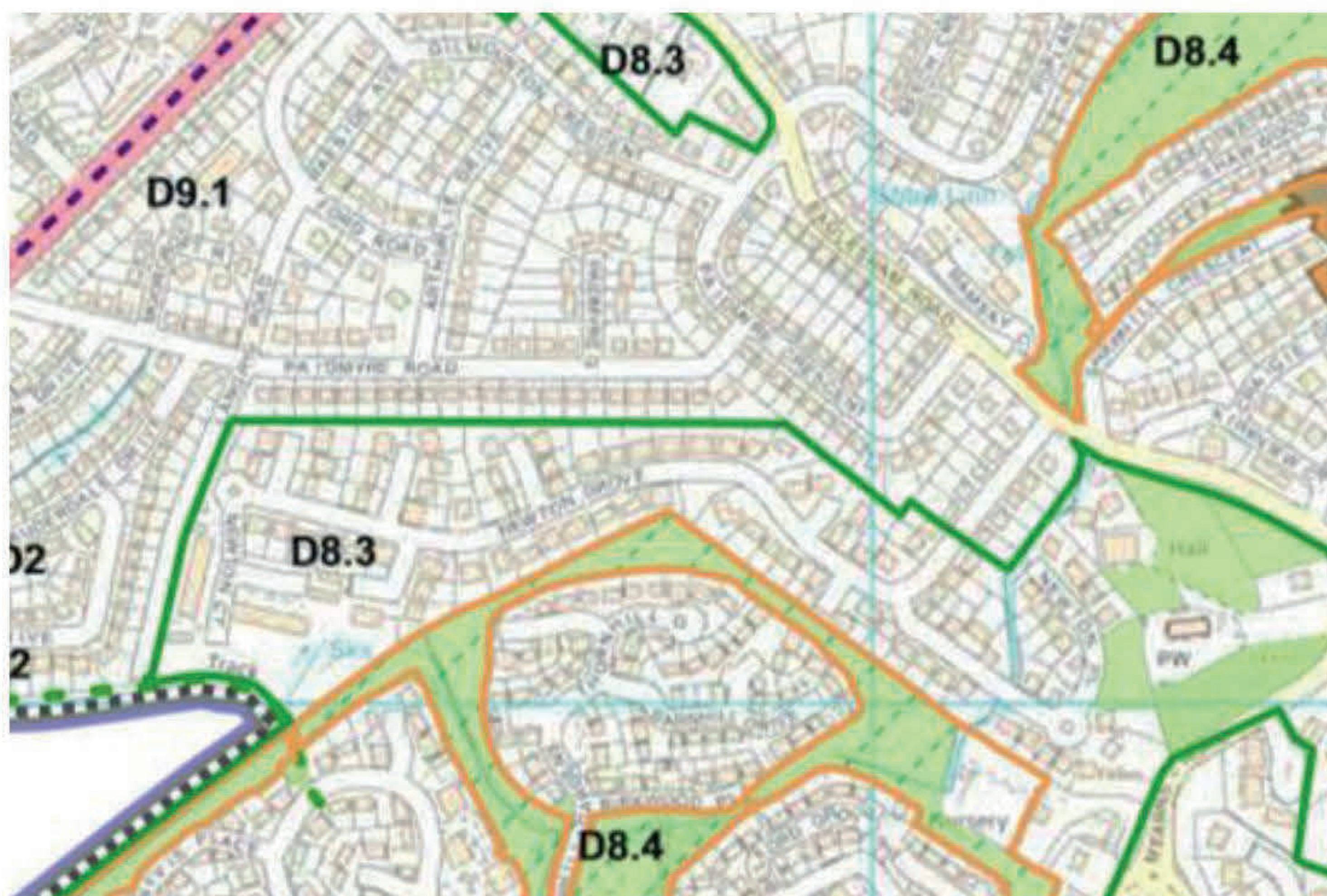


REAR ELEVATION AS EXISTING

## 4.0 PLANNING POLICY

- 4.1 The approved development plan for the appeal proposal is the approved Clydeplan Strategic Development Plan (SDP) (2017) and the adopted East Renfrewshire Local Development Plan (2015) (Document NPD13 and NPD14). In this instance the appeal proposals do not give rise to any matters of strategic planning importance and therefore prime consideration is given to the adopted LDP and its associated supplementary planning guidance.
- 4.2 The proposals map of the adopted LDP (Document NPD14) identifies that the appeal site is located within the existing settlement boundary for Newton Mearns where no site-specific planning policies are applicable. The appeal property is not identified as being within a conservation area or nearby any other sensitive areas.

**Figure NPD8: East Renfrewshire Local Development Plan Proposals Map Extract**



Source: East Renfrewshire Council

- 4.3 The LDP contains a suite of planning policies and the following are considered to be relevant to our client's proposals:
- Policy D1: Detailed Guidance for All Development
  - Policy D2: General Urban Areas
  - Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages
- 4.4 Also of relevance is the following approved supplementary planning guidance:
- Householder Design Guide Supplementary Planning Guidance.
- 4.5 **Policy D1 'Detailed Guidance for all Development'** establishes that proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met:

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;

15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.

16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

4.6 Policy D1 is supported by **Policy D2 'General Urban Areas'** which advises that development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Plan.

4.7 **Policy D14 'Extensions to Existing Buildings and Erection of Outbuildings and Garages'** explains that any extensions must complement the existing character of the property, particularly in terms of style, form and materials. It adds that the size, scale and height of any development must be appropriate to the existing building and that, in most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Policy D14 also explains that dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof and should be finished in materials to match existing roof finishes.

***Householder Design Guide Supplementary Planning Guidance (June 2015)***

4.8 This Design Guide (Document NPD15) has been prepared by the Council to inform the design of house extensions, including dormer windows and domestic garages.

4.9 It explains that when designing an extension, householders should consider not just what internal space is created, but also how the extension will look from the outside and how it will complement the character of the existing house. In terms of general principles, the guide sets out the following criteria:

- Extensions, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered;
- Extensions should not dominate or overwhelm the original form or appearance of the house and be subordinate in scale and appearance to the original house;
- Extensions should be in proportion to the original house and should not exceed 100% of the footprint of the original house. Extensions should not dominate or overwhelm neighbouring properties;
- Direct overlooking and excessive overshadowing of neighbouring properties should be avoided. A Design Guide on Daylight and Sunlight SPG is available separately;
- Over-development of the site should be avoided and useable private (i.e. rear) garden ground should be retained. No more than 50% of the rear garden should be occupied by the development;
- Developments should have the same roof design as the house particularly when visible from public view;
- Window and doors should be aligned vertically and horizontally with existing windows and doors;
- No extension (other than a porch) should project beyond the front or principal elevation of the existing house;
- The external materials should be identical or closely match those on the existing property.



4.10 The guidance gives specific consideration to dormer windows and advises that dormer windows should achieve the following:

- Be wholly contained within the roof slope and set below the roof ridge/hip and off the side ridge/hip;
- Be aligned vertically with windows/doors below;
- Have a high proportion of glazing;
- Not built up from wallhead and be set well back from the eaves;
- Not extend right up to the gable end or shared boundary on a semidetached or terrace house;
- Not occupy more than 50% of the area of the roof;
- Have roof, sides and front faces finished in tiles/slates to match the existing house;
- Be positioned centrally in a hipped roof.

## 5.0 Grounds of Appeal

5.1 Taking the above matters into account, our client's grounds of appeal are as follows:

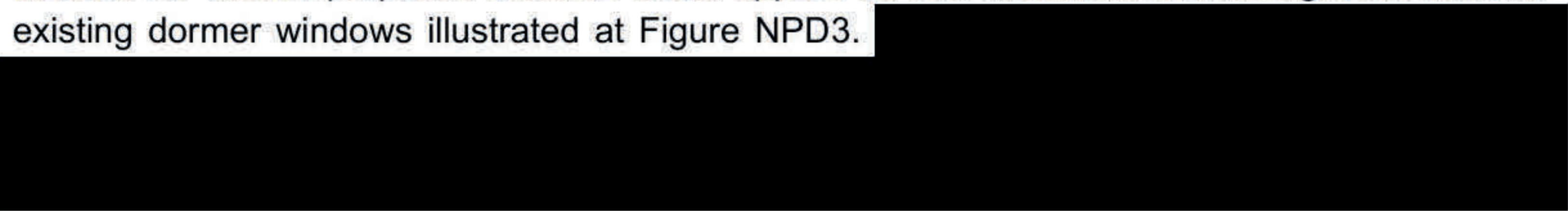
### **Reason for Refusal 1**

*1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed dormer windows would be a dominant and incongruous addition to the streetscape due to their scale, massing and design features, to the detriment of the character and amenity of the area.*

### **Ground for Appeal**

5.2 The first reason for refusal specifically relates to the proposed dormer windows, stating that they would be a **dominant and incongruous addition to the streetscape** due to their **scale, massing and design features**.

5.3 Firstly, in terms of the proposed dormers being a dominant and incongruous addition to the streetscape, it can be seen from the evidence presented at Sections 2 and 3 of this statement, that Paidmyre Road is characterised by properties which have front, rear and side dormers.

5.4 It is evident from this analysis, that our client's proposed dormers would not be inconsistent with other dormers found elsewhere on the same street and nor would they be dominant or incongruous. Indeed, our client's proposed dormers would appear far less dominant and incongruous than the existing dormer windows illustrated at Figure NPD3. 

5.5 In terms of the scale, massing and design features, the proposed dormer windows would be well contained within the existing roofscape, set back from the roof edges, located below the ridgeline and aligned with the existing fenestration and other architectural detailing. In terms of design features, the proposed dormers would be finished in white render and natural slate, far better quality finishes than many of the existing dormers which can be found elsewhere on Paidmyre Road.

5.6 Policy D1 requires the proposed dormers to be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials. The preceding sections of this appeal submission demonstrate how our client has adopted a design led approach to the proposed dormers and how they are entirely in keeping with others in the locality and can be viewed positively when considered against this policy.

### **Reason for Refusal 2**

*The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance - Householder Design Guide as the dormer windows due to their size, scale and design would have a dominant and detrimental impact on the character and appearance of the original house.*

### Ground for Appeal

- 5.7 The second reason for refusal generally reflects the first reason for refusal insofar that it relates to the design of the proposed dormer windows. However, the second reason for refusal relates to the impact of the proposed dormers on the **character and appearance of the original house**.
- 5.8 We have already provided a detailed explanation as to the design rationale behind the proposed dormers, demonstrating that they are fully compliant with the Council's design guidance. In summary the proposed dormers comply with the design guidance as follows:
- Proposed dormers are fully contained within the roof slope and set below the roof ridge
  - The dormers are aligned vertically with windows/doors below;
  - Both proposed dormers have a high proportion of glazing;
  - The proposed dormers are not built up from wallhead and are well back from the eaves;
  - The dormers only occupy 38% of the roof area, well below the 50% threshold set by the Council's guidance.
  - The dormers are finished in render and natural slate to match the existing house;
  - The dormers are positioned centrally in a hipped roof.
- 5.9 We fail to see how the Council could consider the dormers to be at variance with the design guidance when the proposals comply with the specified criteria in every sense.
- 5.10 The proposed elevations illustrate how the proposed dormers would not over dominate the existing house and how they would complement and be consistent with the existing house. Specifically, the proposed pitched dormers are more in-keeping with the original character of the property than the existing flat roof dormers and it is proposed to utilise higher quality materials.
- 5.11 We also again direct the Council to those other properties on Paidmyre Road where consent has been granted for front, rear and side facing dormers, which have a far greater impact on the original appearance of these homes.
- 5.12 While the appeal proposals respect the architecture of the original house, it should also be noted that the appeal property is not a listed building and nor is it located within a conservation area, or any other design sensitive location. The proposed design is appropriate and considerate of its context and our view is that the proposed dormer windows are entirely consistent with those found elsewhere on Paidmyre Road, being fully compliant with LDP Policy D14 and Supplementary Planning Guidance - Householder Design Guide.

### **Reason for Refusal 3**

*The raised timber decking by reason of its scale, siting and height is contrary to Policy D1 and will give rise to unacceptable overlooking to the detriment of the privacy and amenity of the neighbouring property.*

### Ground for Appeal

- 5.13 In considering the third reason for refusal, it must firstly be stated that the proposed alterations to our client's existing deck are such that its siting and scale will remain largely unchanged. The decking will still be sited to the rear of the property and will cover broadly the same area, meaning that such matters do not support refusal of our client's proposals.

- 5.14 However, the proposed alterations to our client's decking will raise it to the height of their existing porch and the third reason for refusal states that this would result in unacceptable overlooking of the neighbouring property.
- 5.15 At no point during the consideration of our client's application did the Council's case officer alert our client to any concerns regarding the proposed decking and the case officer was not prepared to enter into any dialogue regarding the proposals. Moreover, our client was not made aware of there being any objections from the neighbouring property and we are advised by our client's architect that this representation was not made available for inspection on the Council's portal. Indeed, it remains the case that the Council's online portal does not record the submission of this third party representation.
- 5.16 This was the source of some frustration for our client as they were mindful of the need to protect the amenity of the neighbouring properties and they have no desire for there to be unacceptable overlooking.
- 5.17 While we are of the view that the proposed decking would not lead to unacceptable levels of overlooking as there would be no change from the situation which currently exists in terms of the outlook from our client's porch, rear windows and the upper level of their existing deck.
- 5.18 However, our clients would be prepared to accept a planning condition requiring the proposed balustrade to be the subject of opaque screening in order to prevent the additional overlooking of the neighbouring property. This is a standard approach which East Renfrewshire Council have applied on other similar proposals, including the consented raised patio area at [REDACTED]. Our view is that this would be an appropriate approach in respect of the appeal proposals and had the case officer engaged with our client during the processing of the application, we suspect that this could have been agreed, avoiding the refusal of planning permission.
- 5.19 In light of the above, it is evident that the third reason for refusal cannot be supported and if the Local Review Body are minded to support our client's appeal then it would be reasonable for any planning permission to be conditioned as per our recommendation above and consistent with the Council's approach elsewhere.

## 6.0 CONCLUSIONS

- 6.1 This appeal statement sets out a clear and compelling case for our client's proposals at 48 Paidmyre Road to be granted planning permission, subject to conditions.
- 6.2 Our clients simply wish to undertake a series of reasonable alterations to their family home and the submitted grounds of appeal demonstrate that the proposed alterations are entirely consistent with the established character of Paidmyre Road. Indeed, the appeal proposals present less intrusive interventions than other alterations which the Council has previously granted planning consent for in the same street.
- 6.3 It has been demonstrated that the appeal proposals can be viewed positively when considered against the relevant development plan policies and other material considerations. Indeed, the proposed dormers comply with every single criterion set out in the Council's own design guidance in respect of dormers.
- 6.4 There are no significant adverse impacts arising from the appeal proposals which would lead to the conclusion that the appeal should be dismissed and we have stated that our clients would be willing to accept a planning condition requiring their proposed decking alterations to be the subject of opaque screening in order to avoid any increased overlooking of the neighbouring property.
- 6.5 Taking the above matters into account, we respectfully request that the Council's Local Review Body upholds our client's appeal and grants planning permission.

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June 2014



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# East Renfrewshire Council Local Development Plan

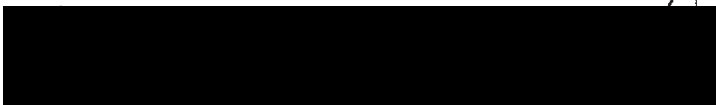
June 2015



**Director of Environment  
Andrew J Cahill B.Sc. (Hons.)**

Planning Contact Number: 0141 577 3001  
Email: [ldp@eastrenfrewshire.gov.uk](mailto:ldp@eastrenfrewshire.gov.uk)

This is a certified true copy of the East Renfrewshire Local Development Plan as modified and approved by East Renfrewshire Council at its meeting on 24<sup>th</sup> June 2015 for Adoption on 25<sup>th</sup> June 2015



Mr A Cahill  
Director of Environment

Dated:- 25<sup>th</sup> June 2015

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## 1. FOREWORD

### 1.1. Introduction

- 1.1.1. The Local Development Plan is a new form of Development Plan and will replace the current East Renfrewshire Adopted Local Plan (2011). To ensure the Local Development Plan remains able to respond to changing issues it will be refreshed every 5 years. The Plan will set the framework for the growth and development of East Renfrewshire up to 2025 and beyond and will cover both the urban and rural areas of the Council area. It provides a framework for the economic, social and environmental future of the area and for implementing the Council's broader aims and objectives. It will be supported by Supplementary Planning Guidance which will form part of the Local Development Plan.
- 1.1.2. The Plan is concerned primarily with land, development and infrastructure and the provision of high quality attractive buildings and places. The Plan will shape the investment plans and allocation of resources of the Council and other public, voluntary and private sector organisations. Together with the Glasgow and Clyde Valley Strategic Development Plan, the Local Development Plan will form the Development Plan for this area against which planning applications are determined.
- 1.1.3. The economic context has changed in recent times and the Council is keen to respond to the challenges around the lack of inward investment, job creation, the decline in house building, improving the delivery of existing sites and the need for affordable housing, whilst ensuring the protection and promotion of East Renfrewshire's built and natural environment. Delivering an adequate supply of housing is a key issue facing East Renfrewshire and Scotland as a whole and is a key component of this first Local Development Plan.
- 1.1.4. It is important that everyone who has an interest in the future of East Renfrewshire is involved in the Local Development Plan process.
- 1.1.5. To assist the reader, where possible, technical language is avoided, and a glossary is available at the end of this document.



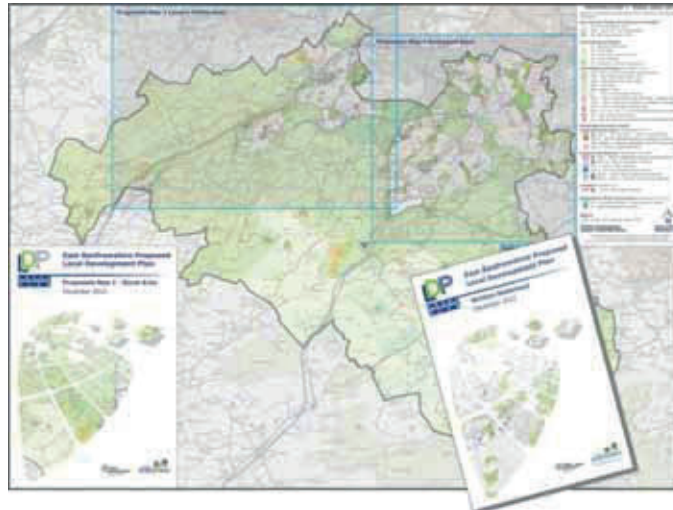
## 1.2. Structure of the Local Development Plan

1.2.1. The main matters covered within this document are:

- The development vision and strategy of the Plan up to 2025 and beyond;
- The identification of the main proposed land use changes; and
- The main core and development management policies for the assessment of new development proposals.

1.2.2. Each of the Policies within this Plan is supported by explanatory text. This supporting text includes information which is critical to the understanding and interpretation of the Policy or Proposal. All proposals are set out in the schedules shown in Chapter 8.

1.2.3. All of the policies in the Plan will be afforded equal weight in the determination of planning applications so the Local Development Plan must be carefully considered as a whole. Reference should also be made to appropriate Supplementary Planning Guidance.



## 1.3. Main Public Stages and Timetable for Producing the Local Development Plan

1.3.1. This Plan has been produced after extensive stakeholder engagement and wider consultation at all plan stages. This document draws from the responses that were received during earlier consultation on the Main Issues Report, Proposed Plan and Modifications stages, as well as reflecting evidence gathered and set out in the Strategic Environmental Assessment, Action Programme, Monitoring Statement and other technical reports. Summary reports and all responses were made publically available at a variety of locations as shown in the Participation Statement.

- 1.3.2. The following table shows the key stages in the Local Development Plan process and when they occurred. Full details are set out in the Development Plan Scheme which is available to view at Council Offices, all local libraries and online.

**Table 1: Main Public Stages and Timetable for Producing the Local Development Plan**

Key Stages	Date	Complete
Production of Monitoring Statement and identification of Main Issues	January - May 2011	YES
Publish and consult upon Main Issues Report and Monitoring Statement – 16 weeks	5th October 2011 – 27th January 2012	YES
Report result of the consultation to the Main Issues Report to Council	27th June 2012	YES
Report to Council on proposed Spatial Strategy	12th September 2012	YES
Report to Council on Proposed Plan	12th December 2012	YES
Publish and consult upon Proposed Plan, Supplementary Planning Guidance, Proposed Action Programme, and Strategic Environmental Assessment – 12 weeks	February 2013	YES
Publish and consult upon Pre-examination modifications - 6 weeks	9 <sup>th</sup> October – 20 <sup>th</sup> November 2013	YES
Examination of Plan conducted by an Independent Reporter appointed by the Scottish Government	April 2014-January 2015	YES
Adoption of Local Development Plan	June 2015	YES

## 1.4. Policy Context

- 1.4.1. The policy context was documented in some detail in the Main Issues Report as it provided the basis for the identification of the main issues and for the identification of any gaps or limitations in the response of the Local Plan and Local Development Plan. In the interests of meeting the Scottish Government’s agenda of preparing concise, map based documents, much of this detail is now placed in the Monitoring Statement, as explained in Appendix 1, which has been updated to accompany the Plan. However, it is considered appropriate and useful to provide a brief summary of the main policy documents.
- 1.4.2. National, regional and local policy documents will have a major influence on East Renfrewshire’s Local Development Plan and provide a statutory framework to which its policies must adhere. The Local Development Plan therefore does not sit in isolation. It exists as part of a hierarchy of local, regional and national plans, as shown in figure 1.

1.4.3. There are a number of key influences that help shape the Local Development Plan. The following key documents are of particular relevance:

- The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006;
- The Town and Country Planning (Development Planning) (Scotland) Regulations 2008;
- Climate Change Act 2009;
- Circular 6/2013: Development Planning;
- Scottish Planning Policy (2010 and 2014); and
- Various Circulars and Planning Advice Notes.

1.4.4. In addition to the above provisions, the Local Development Plan requires to be consistent with the Glasgow and the Clyde Valley Strategic Development Plan, approved by Scottish Ministers in May 2012, and with the National Planning Framework 3.

## **1.5. National Policy**

1.5.1. The National Planning Framework 3 sets out the Scottish Government's strategy for the long-term development of Scotland's towns, cities and countryside. The National Planning Framework, Scottish Planning Policy, Circulars and Planning Advice Notes, provide thematically-based advice on topics such as green belts, employment, flood risk and housing. This series of documents also contains guidance on how Local Development Plans should be prepared. The full range of national planning policy documents can be viewed on the Scottish Government website at: [www.scotland.gov.uk/Topics/built-environment/planning](http://www.scotland.gov.uk/Topics/built-environment/planning)

1.5.2. Other key considerations include the Scottish Government's clearly stated overarching purpose of increasing sustainable economic growth; contributing to sustainable development; the emphasis on climate change and the need to reduce carbon emissions and an emphasis on the creation and maintenance of high quality places and developments.

1.5.3. Local Development Plans are required by national policy to provide a generous flexible supply of land to meet identified housing requirements across all tenures, which includes affordable housing. Broader objectives of creating sustainable mixed communities with well designed, energy efficient and good quality housing in sustainable locations, are also key considerations.



## 1.6. Regional Policy

- 1.6.1. The Glasgow and Clyde Valley Strategic Development Plan provides the geographical framework within which the Local Development Plan is formulated. The Strategic Development Plan covers land use and strategic infrastructure issues at the regional level across local Council area boundaries. The Strategic Development Plan sets out a vision and strategy for the development of the Glasgow and Clyde Valley region up to 2035, and the Local Development Plan requires to be consistent with this.
- 1.6.2. The central aim of the Strategic Development Plan is to create a long term sustainable future for the city region looking to 2035 and is predicated on an optimistic recovery of the wider region's economy and a quicker return to past growth rates. The importance and role of the green belt and green network and opportunities for enhancement are key components of the Local Development Plan.
- 1.6.3. The Strategic Development Plan also identifies the housing requirement for both the private and affordable sectors based upon the findings of the Strategic Housing Need and Demand Assessment (2011). This needs assessment has been utilised to inform the scale, nature and distribution of housing for East Renfrewshire during the period 2008/09-2025 and comprises a requirement for 2500 private sector homes and 3200 affordable homes.

## 1.7. Other Council Strategies

- 1.7.1. The Local Development Plan is the spatial interpretation of the aims and aspirations of East Renfrewshire Council and strongly aligns with other key Council strategies and in particular the Community Plan, Corporate Statement, Single Outcome Agreement, emerging Place to Grow Strategy, Local Housing Strategy (2012-17) and Local Transport Strategy.
- 1.7.2. The Single Outcome Agreement sets out the most important priorities of our residents. It is the core strategic document for the East Renfrewshire Community Planning Partnership and consists of 11 local outcomes. The accompanying Outcome Delivery Plan focuses on the activities which will help deliver on Single Outcome Agreement outcomes. Table 3 (on page 13)

illustrates linkages between the Single Outcome Agreement and the 5 strategic objectives of the Local Development Plan.

## **1.8. Habitats Directive and Environmental Assessment**

1.8.1. The requirement is that before the Council adopts its Local Development Plan it must consider whether:

- the Plan is likely to have a significant effect on Special Areas of Conservation designated under the Habitats Directive, or Special Protection Areas classified under the Birds Directive, and where this is the case:
- an appropriate assessment has been carried out of the likely impacts.

1.8.2. As a matter of Policy, Scottish Ministers have extended the requirement for assessment to Ramsar sites, listed under the international convention on the conservation of wetlands of international importance, and potential Special Protection Areas, before they are fully classified.

1.8.3. In the area covered by the Local Development Plan there are no Special Areas of Conservation or Special Protection Areas and there are no other internationally designated sites located outwith the East Renfrewshire area which are likely to be affected by its proposals.

1.8.4. Any future proposals within the Plan area that may have a potentially significant effect on the environmental resource will be assessed in accordance with the Environmental Assessment (Scotland) Regulations 1999.

1.8.5. As part of the requirements under the Environmental Assessment (Scotland) Act 2005 the Council has undertaken a Strategic Environmental Assessment, which runs in tandem with the Local Development Plan process. This Strategic Environmental Assessment identifies and assesses significant environmental effects and has been a key influence on the Local Development Plan

## **1.9. Accompanying Documents**

1.9.1. There are a number of accompanying documents as shown below. Their purpose and role is summarised in Appendix 1.

- Strategic Environmental Assessment;
- Action Programme;
- Monitoring Statement;
- Site Evaluation Assessment;
- Equalities and Human Rights Impacts Assessment;
- Publicity Strategy;
- Schedule of Land Ownership; and
- Framework for Assessing Unallocated Proposals, Technical Document.

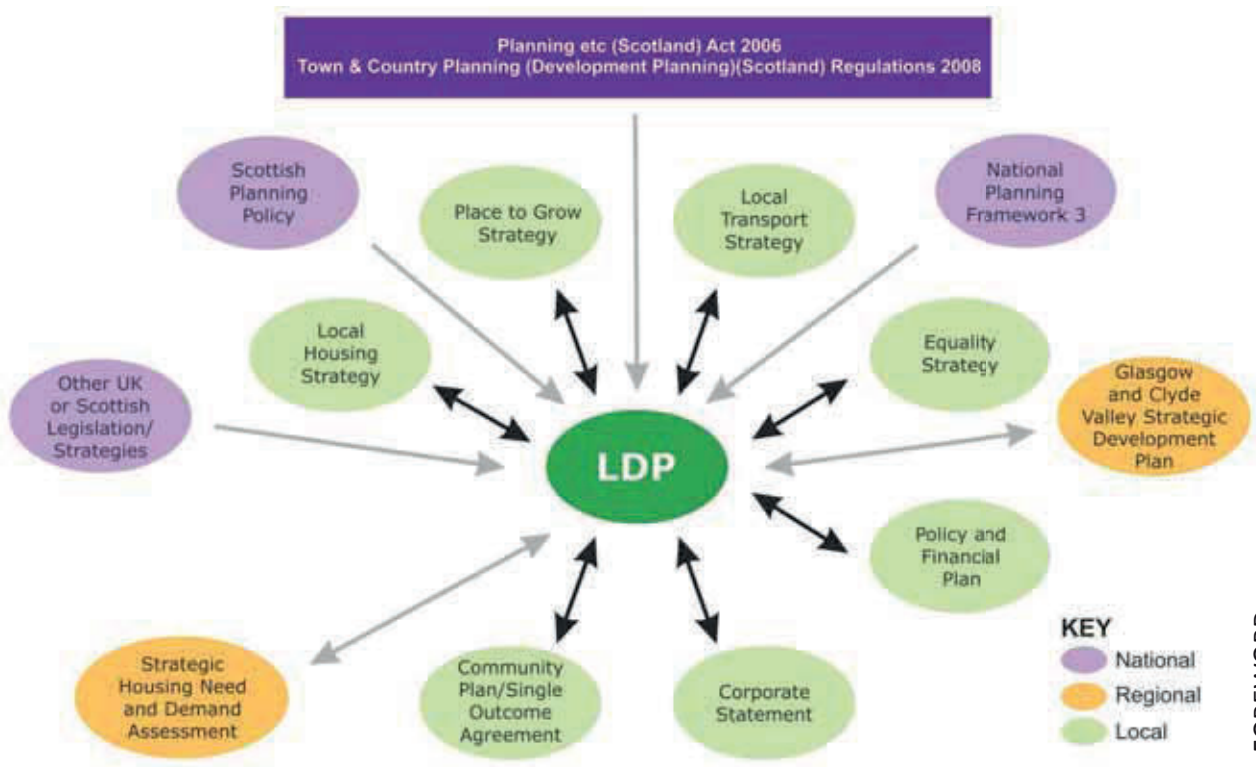
**1.10. Supplementary Planning Guidance**

1.10.1. A number of Supplementary Planning Guidance (SPG) have been produced alongside the Plan as detailed below:

- Affordable Housing;
- Management and Protection of the Built Heritage;
- Rural Development Guidance;
- Energy Efficient Design;
- Green Network and Environmental Management;
- Householder Design Guide;
- Daylight and Sunlight Design Guide;
- Development Contributions Supplementary Planning Guidance
- Maidenhill master plan;
- Barrhead South master plan;
- Barrhead North master plan;
- Neilston Infill Development Strategy;
- Residential Street Design; and
- Dams to Darnley.

1.10.2. A series of other Supplementary Planning Guidance, master plans and development briefs will also be prepared as required. The Renewable Energy SPG was published in December 2012 and consulted upon alongside the Proposed LDP. This SPG will be reviewed to accord with the requirements of Scottish Planning Policy (2014) (Policy E1 Renewable Energy refers).

Figure 1: Links to Other Documents



## 2. STRATEGIC VISION AND OBJECTIVES

### 2.1. Outline

- 2.1.1. This section describes and sets out a strategy for how East Renfrewshire could change and adapt over the Plan period. The Strategic Development Plan provides the vision statement for the Plan up to the year 2035 in terms of the region's physical, economic, social and environmental characteristics; the principal land uses; the size and distribution of population; and infrastructure.
- 2.1.2. It is also recognised that the Plan needs to address certain global and national challenges, such as climate change and potential changes in the economy.
- 2.1.3. The Plan is therefore an integral part of a larger national and regional planning and economic context, however, the Plan's vision and strategy is based on a sound understanding of East Renfrewshire's unique character and the local planning issues and challenges it faces.

### 2.2. East Renfrewshire as a Place

- 2.2.1. Understanding East Renfrewshire is essential in developing a vision and strategy for managing change into the future. It is important to understand the context and the main attributes of the Council area in terms of its geography, economy, environment and social characteristics. Key facts and issues covering, for example, economic, housing, community facilities, transport and environmental issues are expanded in more detail in the Monitoring Statement that accompanies this document. These are crucial in establishing a suitable approach to development.
- 2.2.2. East Renfrewshire covers an area of approximately 67 miles<sup>2</sup> (174 km<sup>2</sup>) and exhibits a diverse range of environments. As shown in figure 2, the north of the area comprises the urban areas of Giffnock, Newton Mearns, Clarkston, Thornliebank and Barrhead. There is also an extensive rural hinterland to the south, within which the villages of Uplawmoor, Neilston, Waterfoot and Eaglesham are located.
- 2.2.3. East Renfrewshire is viewed as a desirable place to live within a high quality built and natural environment. There is a network of important local urban greenspaces across the Council area. The rural area also comprises a variety of natural landscapes which provide an attractive and complementary setting for the suburban area. Incomes are higher than the Scottish average with house prices being some of the highest in Scotland, although issues of affordability remain.



2.2.4. East Renfrewshire has a diverse population, with significant changes expected in future years, in particular an increasingly older population (over 65s). This has an impact on the type of housing and facilities that will require to be provided in future years. A growing demand for more accessible accommodation is already putting pressure on budgets and services. There also remains a need for additional private and affordable housing, further employment opportunities and new community facilities and services.

2.2.5. The Citizens Panel results consistently show that the most common reasons people choose to live in East Renfrewshire are:

- Good Reputation;
- Educational Opportunities;
- Safe and Clean Environment;
- Good Transport Links; and
- Always Lived Here.

2.2.6. In addition the following key priorities are also referred to:

- Good Levels of Health; and
- High Quality Houses and Public Spaces.

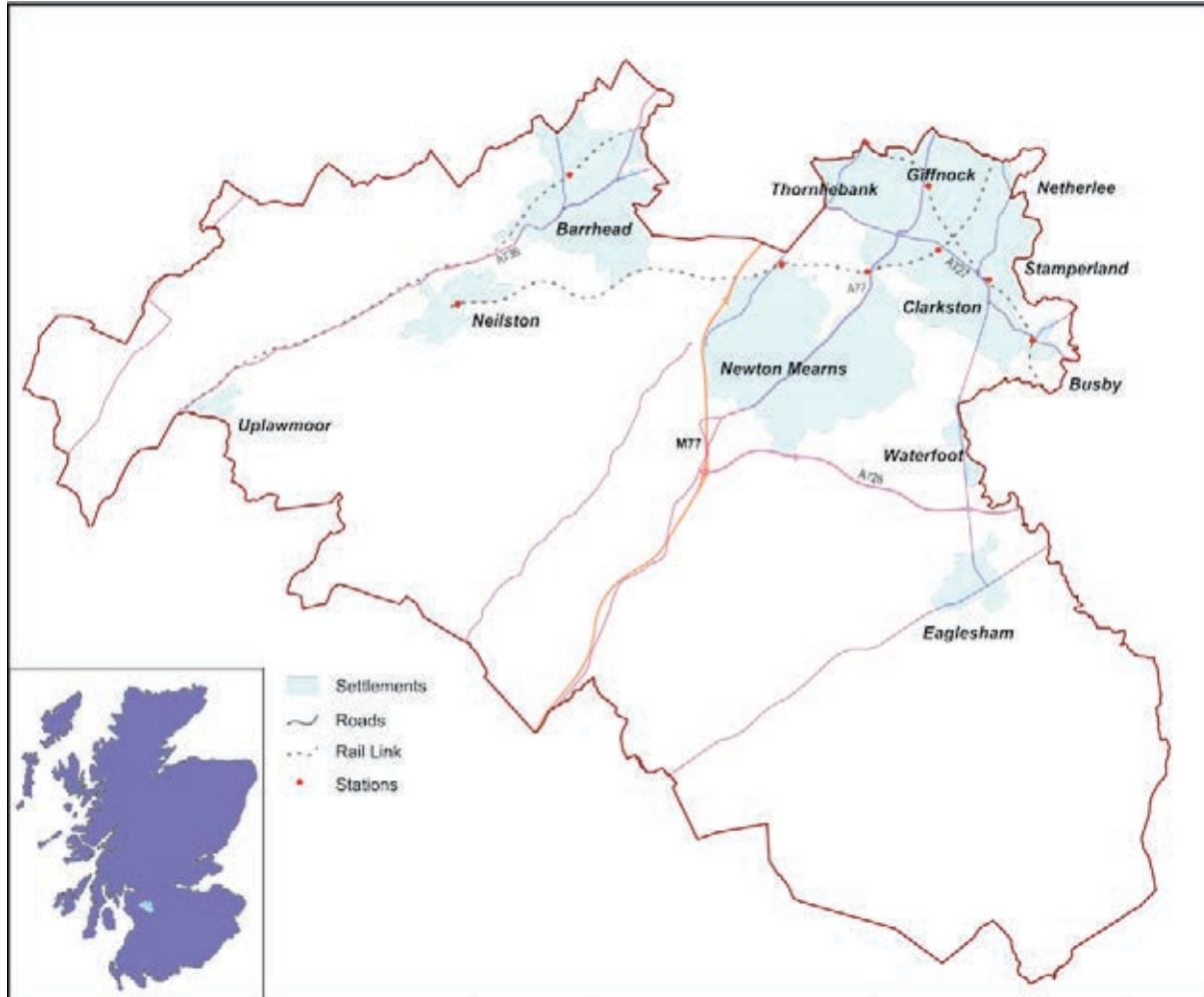


**2.3. Vision**

2.3.1. The vision of the Local Development Plan is:

East Renfrewshire is a modern, dynamic and ambitious area. In a period of significant change up to 2025 and beyond, the vision for the Plan is to maintain and build on the areas qualities and to ensure that East Renfrewshire remains a desirable place to live and work. By 2025 the area will have attracted significant investment, jobs and tourism, a range of house types and sizes to meet local needs has been provided, with improved public transport and an enhanced green network and leisure opportunities available to all.

Figure 2: Map of East Renfrewshire



**2.4. Strategic Aim**

2.4.1. The strategic aim of the Plan is:

*"to foster a rich and diverse environment and promote and manage land use change for the benefit of the local community and economy in a manner which is sustainable".*

**2.5. Objectives**

2.5.1. Five key strategic objectives were identified that support this overall aim:

- Promote the principles of sustainable economic growth.
- Provide for local needs and equality of access to housing, jobs, facilities and services, particularly to assist in social inclusion.
- Protect and enhance heritage and environmental resources and seek to provide opportunities for improving physical well-being.
- Facilitate reducing the overall need to travel and the reliance on car use.
- To promote sustainable development and reduce carbon emissions.

2.5.2. The above strategic aim and objectives are supported by 4 key themes as shown in figure 3 and table 2.

Figure 3: Key Themes



Table 2: Local Development Plan Themes

Theme	
<b>Environment</b>	<ul style="list-style-type: none"> <li>• Address the impact of climate change</li> <li>• Reduce carbon emissions</li> <li>• Ensure the integration of transport and land use</li> <li>• Reduce the need to travel</li> <li>• Safeguard the most environmentally important and sensitive areas of green belt and countryside</li> <li>• Ensure any green belt releases provide a strong defensible green belt boundary</li> <li>• Provide a high quality green network and protect and provide access to important areas of open space</li> <li>• Design a high quality environment and deliver good place-making</li> <li>• Optimise the use of vacant and Brownfield land to deliver the growth agenda and targets as defined by the Strategic Development Plan</li> <li>• Retain a focus on the regeneration of urban areas</li> </ul>
<b>Economy</b>	<ul style="list-style-type: none"> <li>• Deliver sustainable economic growth</li> <li>• Improve economic conditions and access to local employment</li> <li>• Boost local job opportunities</li> <li>• Diversify and grow the local economy</li> <li>• Address the issue of residents travelling outside East Renfrewshire to work (out-commuting)</li> <li>• Improve inward investment</li> <li>• Contribute to the wider Glasgow and Clyde Valley economy</li> </ul>
<b>Social</b>	<ul style="list-style-type: none"> <li>• Increase housing choice and type across all tenures</li> <li>• Provide increased levels of affordable and particular needs housing for certain groups, for example older people</li> <li>• Develop sustainable prosperous communities who have good access to services and facilities</li> <li>• Meet future education needs for both primary and secondary age groups</li> <li>• Support and promote healthier lifestyles</li> </ul>
<b>Delivery</b>	<ul style="list-style-type: none"> <li>• Ensure growth is supported by all types of infrastructure</li> <li>• Development contributions and the Action Programme are key to delivering the Plan’s aims and objectives</li> <li>• Recognise infrastructure capacity constraints</li> <li>• Provide a generous flexible land supply</li> <li>• Recognise viability and upfront development costs</li> </ul>

Table 3: Linkages between the Local Development Plan and the Single Outcome Agreement

LDP Objective	Single Outcome Agreement (SOA) Outcomes
Promote the principles of sustainable economic growth.	SOA 1 Our economy is strong with a more competitive, more diverse business base.
Provide for local needs and equality of access to housing, jobs, facilities and services, particularly to assist in social inclusion.	SOA 1 Our economy is strong with a more competitive, more diverse business base. SOA 8 East Renfrewshire residents have easier access to key services via sustainable modes of transport. SOA10 There are high quality and affordable housing opportunities for our residents.
Protect and enhance heritage and environmental resources and seek to provide opportunities for improving physical well-being.	SOA 5 Our local people are healthier, more active and inequalities in health are reduced. SOA 9 Our local people live in an attractive natural and built environment that is sustainable and enhanced for future generations.
Facilitate reducing the overall need to travel and the reliance on car use.	SOA 5 Our local people are healthier, more active and inequalities in health are reduced. SOA 8 East Renfrewshire residents have easier access to key services via sustainable modes of transport.
To promote sustainable development and reduce carbon emissions.	SOA 5 Our local people are healthier, more active and inequalities in health are reduced. SOA 8 East Renfrewshire residents have easier access to key services via sustainable modes of transport.



### 3. DEVELOPMENT STRATEGY AND STRATEGIC POLICIES

#### 3.1. Development Strategy

- 3.1.1. Scottish Planning Policy requires Development Plans to set out a settlement strategy to provide a long term context for development, taking into account a variety of factors. The following strategy is based upon delivering the strategic aim and objectives and building upon the 4 key themes referred to previously.
- 3.1.2. The Council's broad strategy is based upon an Urban Expansion growth approach, comprising two key strands:
1. Consolidation; and
  2. Controlled Urban Expansion.
- 3.1.3. This approach and the environmental, economic and social benefits are explained in the following paragraphs.
- 3.1.4. Climate change and its causes is one of the most significant challenges facing the planet. The Scottish Government's commitment to energy reduction and developing renewable energy is established in the Climate Change (Scotland) Act 2009 and Scottish Planning Policy. This agenda underpins the overall strategy of the Local Development Plan. The role of the Plan in addressing this issue is principally in providing a land use framework that reduces the need for travel; encouraging active travel by sustainable modes including public transport; promoting land uses which do not contribute to flooding or habitat loss, and ensuring that the layout and design of development is undertaken in a manner that contributes to resource and energy conservation. The challenge of tackling climate change positively also brings with it opportunities. East Renfrewshire is well placed to harness renewable technologies which can provide energy, employment and inward investment.
- 3.1.5. The most significant way that the Local Development Plan can meet the requirements of Scottish Planning Policy and deliver its aims and objectives, is in influencing the location of new development. Strategic Policy 1 establishes the broad locational framework for future growth and development in East Renfrewshire up to 2025 and beyond, and ensures that future development is focused on sustainable locations to meet local needs in line with national policy and infrastructure requirements. The priority locations for new growth and development, as well as those areas where development will be resisted, are described in more detail in other policies of the Plan. The protection and enhancement of the environment is also a fundamental principle upon which the Local Development Plan is founded and underpins the development strategy.
- 3.1.6. The Plan, where possible, seeks to direct development to brownfield or vacant sites within the urban area, with a continued emphasis on regeneration and consolidation of existing communities. These are the most sustainable locations where a wide range of local facilities, services and jobs are located and infrastructure is in place. This broad approach can help to achieve

sustainable design principles, reuse vacant sites, respect the local character of the built and natural environment and provide for a mix of uses. It can also help adapt to and mitigate the effects of climate change. Opportunities for the temporary greening of vacant and derelict sites will also continue to be promoted.

**3.2. Green Belt and Countryside Around Towns**

3.2.1. Directing planned growth to the most appropriate locations is a fundamental aim of the green belt. Scottish Planning Policy states that green belt boundaries should reflect a long term settlement strategy and ensure settlements are able to accommodate planned growth. Scottish Planning Policy is clear that the green belt should not be used to prevent development from happening; however, the release of any land from the green belt should be planned and should form part of the settlement strategy set out in the Development Plan.



3.2.2. The green belt is also central to the sustainable planning of the Glasgow and Clyde Valley region and the Strategic Development Plan provides further context for the identification of green belt in the Local Development Plan.

3.2.3. The majority of the landscape surrounding East Renfrewshire is designated as green belt. This is in recognition of the importance and inherent sensitivity of this landscape as a setting for the urban area. The Council has undertaken a review of the green belt boundary to inform preparation of this Plan and to meet the housing requirements of the Strategic Development Plan. In reviewing the green belt boundaries, the Council has also considered a timescale beyond the length of the plan, i.e. beyond 2025. This ensures the revised green belt boundaries will endure, providing a defence to unplanned growth.

### 3.3. Areas for Change

- 3.3.1. East Renfrewshire faces significant housing challenges during the Plan period and beyond as demonstrated by the Strategic Development Plan and Strategic Housing Need and Demand Assessment. Improving the delivery of existing sites; examining new innovative approaches to affordable housing delivery without the need for public subsidy; meeting the needs of the older population; addressing the different housing needs across the Council area and providing a generous and flexible land supply as required by Scottish Planning Policy continue to be important issues.
- 3.3.2. In order to meet the requirements of the Strategic Development Plan it has been necessary to identify a number of new housing sites, including land in the green belt, due to the limited availability of alternative land within the urban area. The majority of vacant and derelict sites (over 90%) are longstanding proposals or have a current planning consent and are therefore already counted as part of the existing supplies, as evidenced in the Monitoring Statement. The green belt releases to meet the Strategic Development Plan housing requirements account for only a 1.2% reduction in the total area of the green belt.
- 3.3.3. A further key element of the strategy is therefore the identification of major areas for change. These Strategic Development Opportunities have been identified as capable of accommodating new housing, employment, community/leisure facilities and other development linked to public transport improvements up to 2025 and beyond. These areas will be the primary focus of growth with development and delivery controlled through a master planning, phasing and infrastructure requirement approach (see Policy M1). As stated previously, the Council will ensure that any sites released from the green belt provide a defensible green belt boundary to any further unplanned growth.
- 3.3.4. Growth will predominantly be delivered in 3 main areas:
- Urban Expansion at:
    - Malletsheugh/Maidenhill Newton Mearns Strategic Development Opportunity (Policy M2.1);
    - Barrhead South – Springhill, Springfield, Lyoncross Strategic Development Opportunity (Policy M2.2); and
  - A major regeneration proposal at Glasgow Road/Shanks Park, Barrhead Strategic Development Opportunity (Policy M3)
- 3.3.5. Elsewhere, in the rural settlements, development will be limited to infill developments only, which are compatible with local character and function, although some further limited growth has been identified for the village of Neilston (see Policy M8). A priority is to continue to work with local communities in the rural areas to help address their own needs.
- 3.3.6. Combining the key strands of Consolidation and Controlled Urban Expansion, the new housing sites promoted through the Plan, together with the established housing sites within the land supply, will provide a generous and flexible housing land supply to meet the requirements of Scottish Planning



Policy and the Strategic Development Plan. In addition, safeguarding existing employment locations and providing new economic and job opportunities in the growth areas, will assist in securing sustainable economic growth and address issues of out-commuting of the local workforce.

### **3.4. Phasing and Delivery**

3.4.1. Central to the Plan's overall approach is ensuring that growth is managed, phased and flexible to react to the challenges facing East Renfrewshire over the Plan period including responding to changes in the economy and market forces and conditions. This is important as the current economic climate presents significant challenges. When investment in house building and job creation recovers the Local Development Plan will provide the framework and certainty that will attract investment to East Renfrewshire allowing the Council to guide and steer investment to preferred and agreed locations.

3.4.2. One of the key purposes of the Local Development Plan is also to ensure that any potential growth will not adversely impact upon the social, physical and environmental infrastructure of the area. This can only be achieved through partnership working between the Council and infrastructure providers. The Supplementary Planning Guidance on Development Contributions, the Action Programme and master planning are key to delivering the Plan's strategy ensuring that the requirement for schools, public transport, roads and greenspace are provided as an integral part of the development process.

### **3.5. Wider Objectives**

3.5.1. The Plan's development strategy is about more than just growth and housing delivery, as it also seeks to deliver a variety and mix of uses which contribute to achieving environmental, social and economic benefits. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful. It will help to shape the kind of place that East Renfrewshire will be in the future, balancing the needs of residents, businesses and future generations. These are described in the following sections.

### **3.6. Placemaking and Design**

3.6.1. Placemaking and design is a further key strand of this Plan. The design policies ensure that new development is of the highest possible design quality and highlight the importance of adopting a design led approach to create imaginative, safe, attractive and functional development, that responds appropriately to its surroundings. New development should also be sensitive to surrounding areas and incorporate greenspaces and infrastructure as well as improve the quality of life for local communities. The use of master plans and Supplementary Planning Guidance on Green Network and Environmental Management, Energy Efficient Design and Householder Design Guide will further expand on these aims.

### 3.7. Green Network

- 3.7.1. Well planned and well designed green networks are a fundamental component of successful placemaking and help deliver better, more sustainable places. The green network comprises a local network of natural, semi-natural and man-made greenspace, active travel and recreational routes, watercourses, woodland and other habitats. They can provide a wide range of benefits for the urban environment including opportunities for physical activity, biodiversity, walking, cycling, sustainable urban drainage systems, and carbon storage. They also provide an attractive backdrop for new development and encourage economic investment.



- 3.7.2. The Green Network and Environmental Management Supplementary Planning Guidance sets out a strategic approach for delivering these aims within the context of the green network shown in the Strategic Development Plan referred to earlier. Green infrastructure should be taken into account at the outset of the design process.

**3.8. Built Heritage**

3.8.1. East Renfrewshire’s built heritage is of particular value bringing many social, cultural and economic benefits to communities, whilst also contributing to sustainable development and regeneration. The Local Development Plan seeks to protect and enhance built heritage including listed buildings and conservation areas.



**3.9. Transport and Accessibility**

3.9.1. Issues of accessibility to jobs, community and social facilities by a range of transport modes are key elements of this Plan. There is a need to provide and maintain public transport to serve a growing and ageing population. The provision of improved public transport and pedestrian and cycling networks will result in positive impacts on people’s health and well-being, as well as social cohesion, through increased activity and social interaction. The use of sustainable transport modes also helps to reduce the area’s carbon emissions and in turn should result in less use of the private car. Accessibility issues have been taken into account in identifying preferred areas and sites for new development.

**3.10. Community, Leisure and Educational Facilities**

3.10.1. Growth will lead to an increased demand for school places and new community (including religious), leisure and educational facilities. It is necessary to ensure future needs are met by ensuring that new facilities are integrated and accessible to local communities, which will help to establish sustainable, healthy and well-connected communities.

**3.11. Strategic Policies**

- 3.11.1. The strategy will deliver sustainable economic growth, encourage brownfield redevelopment and regeneration, meet and address housing needs and deliver other significant economic, environmental and social benefits. In addition it will ensure growth is delivered under a planned and phased approach, whilst directing future development away from the most sensitive and environmentally important areas of the green belt. Larger parcels of land also offer the added advantage of enabling development to be environmentally led.
- 3.11.2. Taking forward the Plan’s strategy, a number of strategic and development management policies have been formulated to provide direction and translate the vision, objectives and principles into courses of action. These policies are outlined in later chapters of this Plan.

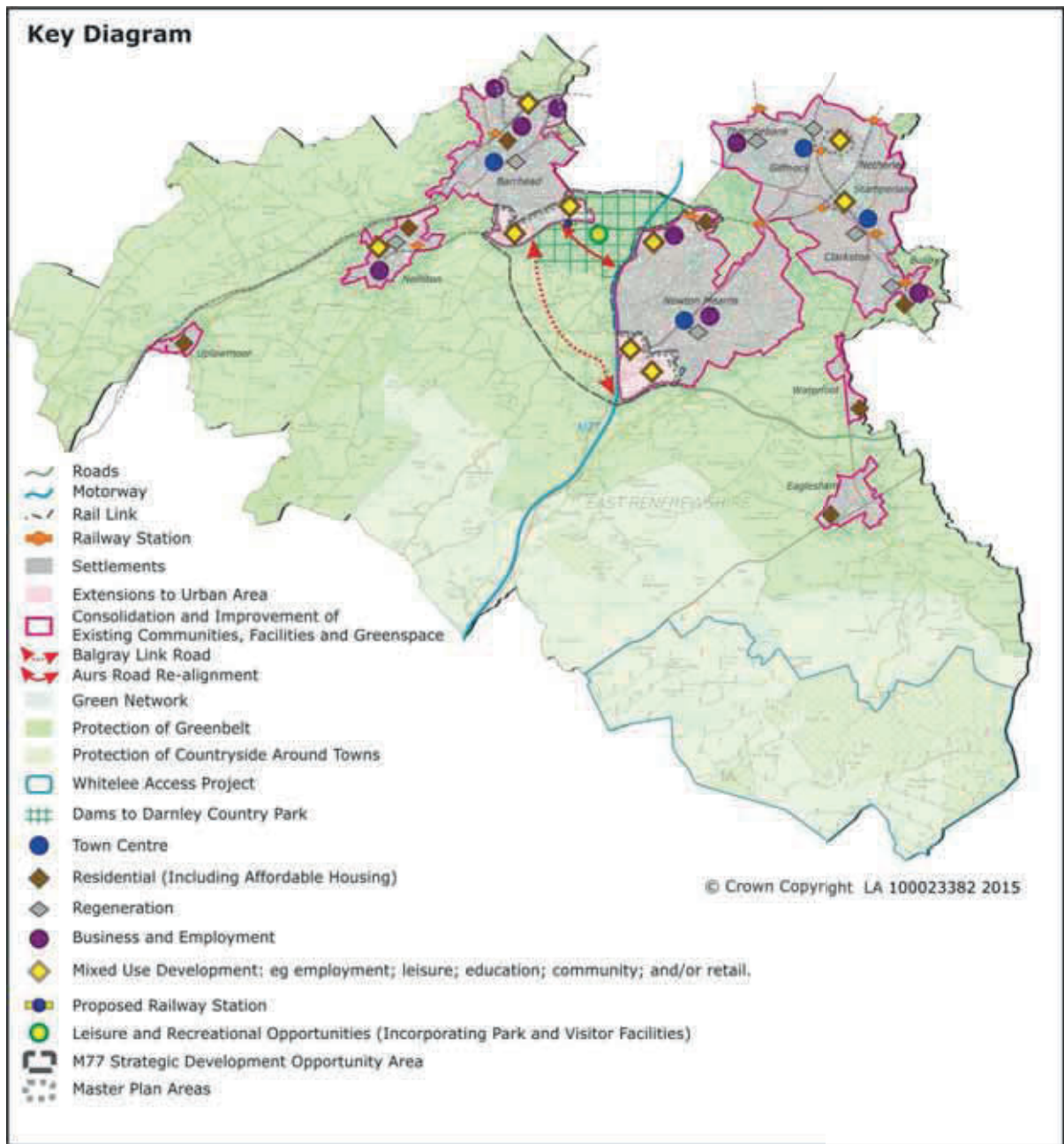
**3.12. Strategic Policy 1: Development Strategy**

- 3.12.1. The Council supports proposals that promote sustainable development, contribute to the reduction of carbon emissions and are served by a choice of transport modes including public transport. Proposals will be supported where they provide positive economic, environmental and social benefits to the area and meet the needs of the community up to 2025 and beyond. All proposals are required to comply with the key aim and objectives of the Plan.
- 3.12.2. The Council supports a complementary two strand approach to development as follows:
  - 1. Regeneration and consolidation of urban areas with an emphasis on developing Brownfield and vacant sites alongside the continued protection and enhancement of the green belt and countryside around towns and the green network;
  - 2. Controlled Growth to be master planned and directed to the following locations:
    - a. Urban Expansion:
      - i. Malletsheugh/Maidenhill Newton Mearns Strategic Development Opportunity (Policy M2.1);
      - ii. Barrhead South – Springhill, Springfield, Lyoncross Strategic Development Opportunity (Policy M2.2); and
    - b. A major regeneration proposal Strategic Development Opportunity at Glasgow Road/Shanks Park, Barrhead (Policy M3).

### 3.13. Key Diagram

3.13.1. The key diagram shows the development strategy for East Renfrewshire up to 2025 and beyond, including how the area is anticipated to change. It identifies regeneration areas and urban extensions. It also summarises the area’s spatial context, showing features such as roads and rail routes, town centres, and the broad extent of the existing urban areas and settlements. A detailed OS based Proposals Map that accompanies the Plan shows in detail particular site allocations.

Figure 4: Key Diagram



**3.14. Assessment of Development Proposals**

3.14.1. Strategic Policy 2 provides key tests for assessing new development proposals. Small scale proposals, such as householder applications and shop front alterations, are exempted from this policy. All other proposals not specifically provided for in the Local Development Plan will require to be assessed against this Policy.



3.14.2. The criteria in Strategic Policy 2 are expanded upon in the Local Development Plan Site Evaluation and Strategic Environmental Assessment frameworks which have been key in the selection of preferred sites. The criteria are also expanded upon in the Framework for Assessing Unallocated Proposals. This has been produced as a technical document to support the Plan and provides a framework to assess the suitability of individual development proposals on non-allocated sites.

### 3.15. Strategic Policy 2: Assessment of Development Proposals

3.15.1. Proposals for new development, other than smaller scale proposals (such as applications for single houses, householder or shop frontage alterations), will be assessed against relevant criteria below as well as Policy D1:

1. Application of a sequential approach which gives priority to the use of Brownfield sites within the urban area then to Greenfield land within the urban area and finally to land adjacent to the urban area. Sites within the green belt will only be considered where it has been demonstrated that a suitable site does not exist within the urban area;
2. Provision of a mix of house types, sizes and tenures to meet housing needs and accord with the Council's Local Housing Strategy and the Glasgow and Clyde Valley Strategic Housing Need and Demand Assessment;
3. Resulting positive community and economic benefits;
4. The impact on the landscape character as informed by the Glasgow and Clyde Valley and the East Renfrewshire Landscape Character Assessments, the character and amenity of communities, individual properties and existing land uses;
5. The impact on existing and planned infrastructure;
6. The impact upon existing community, leisure and educational facilities;
7. The transport impact of the development on both the trunk and local road network and the rail network, taking into account the need for a transport assessment and the scope for green transport and travel plans;
8. The impact on the built and natural environment, including the green belt and green network taking into account the need for an Environmental Impact Assessment and the requirement for proposals to provide a defensible green belt boundary and links to the green network;
9. The impact on air, soil, including peat and water quality and avoiding areas where development could be at significant risk from flooding and/or could increase flood risk elsewhere;
10. The potential for remedial or compensatory environmental measures including temporary greening;
11. The contribution to energy reduction and sustainable development.
12. The impact on health and well being;
13. The cumulative impact of the development;
14. The impact of proposals on other proposals or designations (including the Town and Neighbourhood Centres in Schedule 14) set out in the Local Development Plan;
15. The suitability of proposals when assessed against any relevant Adopted Supplementary Planning Guidance.

### **3.16. Infrastructure and Development Contributions**

- 3.16.1. The development strategy must be demonstrated to be deliverable over the lifetime of the Plan. The strategy's effectiveness is dependent upon continued and successful implementation. The Council has identified strategic infrastructure priorities such as affordable housing, education, transport infrastructure and green infrastructure.
- 3.16.2. The Council prepared Supplementary Planning Guidance on Development Contributions (2012) which expanded upon Strategic Policy 2 of the Adopted Local Plan (2011). Revised Supplementary Planning Guidance was prepared in 2014 and once Adopted will form part of the Local Development Plan. This Supplementary Planning Guidance and the Action Programme are key to achieving the Plan's objectives. The Supplementary Planning Guidance provides a transparent and fair way of collecting development contributions required to support and spread the burden of the infrastructure needs arising from a development subject to the required tests set out in Circular 3/2012: Planning Obligations and Good Neighbour Agreements. The Guidance will be used to guide negotiations with developers on the infrastructure needs of specific sites and provides information on the securing of requirements by planning condition or section 75 or other legal agreement.
- 3.16.3. It will not be possible to deliver all essential infrastructure through development contributions. Therefore some infrastructure will be delivered through other funding sources including from public sources.
- 3.16.4. Through the Action Programme and master plans we will take into consideration the investment and operational plans of infrastructure providers and work with our key partners and other relevant organisations to secure infrastructure in order to deliver the objectives of the Plan. The master plan areas, identified under Policies M2, M2.1, M2.2 and M3 will be subject to Strategic Policy 3, however, due to the scale of proposals other significant further contributions will be required. These will be determined through the preparation of each master plan.
- 3.16.5. Strategic Policy 3 is considered to set a realistic and achievable framework that will maximise provision to meet identified needs without threatening the viability of sites.



**3.17. Strategic Policy 3: Development Contributions**

- 3.17.1. The Council wishes to secure community infrastructure and environmental benefits arising from new developments to mitigate their impacts.
- 3.17.2. New developments that individually or cumulatively generate a requirement for new or enhanced infrastructure or services will be expected to deliver, or contribute towards the provision of, supporting services and facilities. Developer contributions will be agreed in accordance with the five tests of Circular 3/2012 - Planning Obligations and Good Neighbour Agreements. Planning permission will only be granted for new development where the identified level and range of supporting infrastructure or services to meet the needs of the new development is already available or will be available in accordance with an agreed timescale.
- 3.17.3. The master plans for the areas for change are required to identify the infrastructure requirements and development contributions required to support development. The master plans should identify how the infrastructure or services will be delivered to support the proposed development.
- 3.17.4. For all proposals viability will be a key consideration when determining the suitable level of development contributions.
- 3.17.5. Further detailed information and guidance is provided in the Development Contributions Supplementary Planning Guidance.



## 4. KEY AREAS FOR CHANGE AND SETTLEMENT STRATEGIES

### 4.1. Delivery

- 4.1.1. To deliver the vision and development strategy set out in earlier chapters, significant change and development is being promoted in particular parts of East Renfrewshire. The areas subject to major change are defined in Strategic Policy 1 and the vision and objectives for each will follow. These Strategic Development Opportunities will be master planned to provide a long term supply of land up to and beyond 2025. Central to delivering the overall benefits is cross funding and the Development Contributions Supplementary Planning Guidance.
- 4.1.2. The master planned approach ensures that development is carried out in a sustainable way and will deliver significant environmental, social and economic benefits to East Renfrewshire in a coordinated and planned way. A detailed infrastructure requirement schedule will be completed for each master planned area.
- 4.1.3. Development briefs will also be prepared for smaller individual sites. Master plans and development briefs will be prepared as Supplementary Planning Guidance and when Adopted will form part of the Local Development Plan.

### 4.2. Policy M1: Master Plans

- 4.2.1. The Council will support appropriate development within master planned areas and will prepare Supplementary Planning Guidance to set the planning context for the development of these major sites and to bring forward their implementation.
- 4.2.2. Development within the master planned areas as defined on the Proposals Map will be acceptable where it conforms with the master plan and is in accordance with Strategic Policies 1, 2 and 3 and Policy D1. A phasing and delivery strategy will be required for all proposals. Any application should relate to the master planned area as a whole or if less should not in any way prejudice the implementation of the whole development.

### 4.3. M77 Master Plan Strategic Development Opportunity

4.3.1. The focus for urban expansion under controlled growth set out in Strategic Policy 1 is the M77 area. This area spans junctions 4 and 5 of the motorway, including the urban edges of Barrhead and Newton Mearns and the area of green belt between both settlements, much of which is within the Dams to Darnley Country Park. Within this wider area, two urban expansion areas have been identified in Strategic Policy 1. Master plans will be prepared for these two areas as set out under Policies M2.1 and M2.2. The growth proposed in these areas has been informed by:

- The supply of good quality, well-contained development sites that form natural extensions to the urban area. Development sites have been directed to areas of less environmental quality and sensitivity and will provide long term defensible green belt boundaries;
- Access to the strategic transport options;
- The ability to bring significant environmental, social and economic benefits to both Barrhead and Newton Mearns; and
- The potential to enhance Dams to Darnley Country Park, which is one of the area's most important leisure facilities.

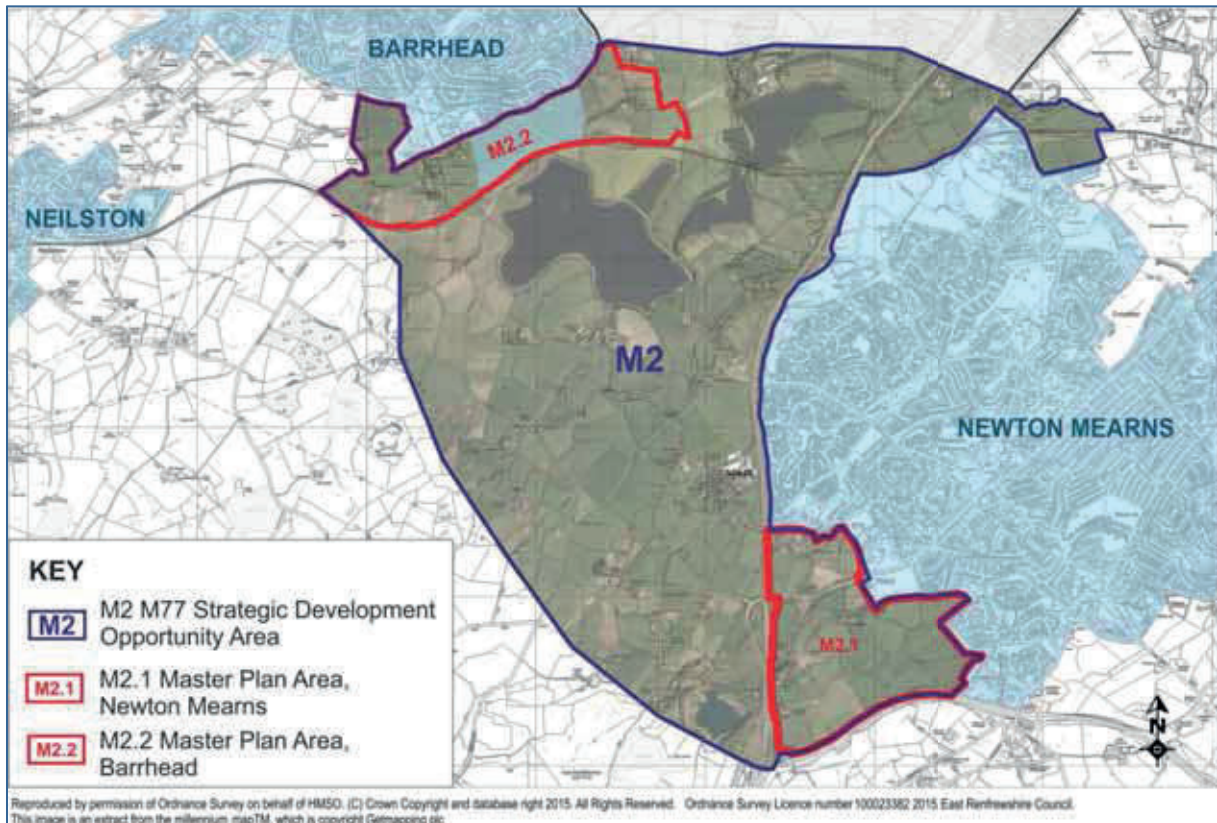
4.3.2. Although the areas adjacent to Newton Mearns and Barrhead are identified as separate master planned areas, they are viewed as complementary and able to provide cross benefits that will assist with the overall delivery of the Plan's Strategy.

4.3.3. That part of the M77 area not contained within the urban expansion areas will remain as green belt other than for two sites at Hillfield and Barcapel, Newton Mearns which are allocated as part of the housing land supply.

**4.4. Policy M2: M77 Strategic Development Opportunity**

- 4.4.1. The Council will support the master planned growth of Barrhead and Newton Mearns as defined on the Proposals Map in accordance with Policy M1 and Policies M2.1 and M2.2. Any future proposals within the master planned areas not specifically identified under these polices will be required to contribute to the overall aims set out under Policies M2.1 and M2.2.
- 4.4.2. Land not within the two master planned areas is designated green belt other than two sites at Hillfield and Barcapel, Newton Mearns which are allocated as part of the housing land supply.

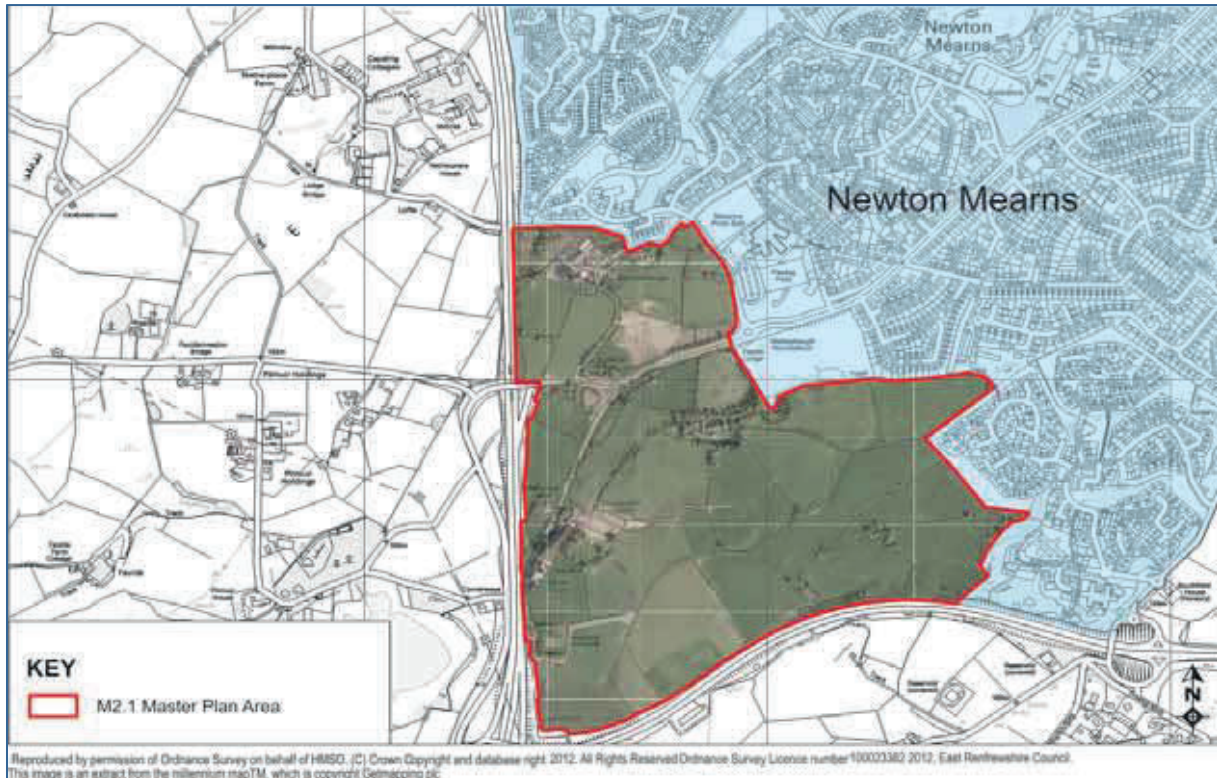
Figure 5: Policy M2, M77 Strategic Development Opportunity



**4.5. Policy M2.1: M77 Strategic Development Opportunity - Malletsheugh/Maidenhill Newton Mearns**

- 4.5.1. Development within the area west of Newton Mearns as defined on the Proposals Map will be permitted in accordance with Policy M1 and M2, to be defined further through the preparation of a comprehensive master plan.
- 4.5.2. The master plan will be prepared by the Council in partnership with landowners, developers and key agencies and will be adopted by the Council as Supplementary Planning Guidance. The Council will not consider any applications favourably prior to the adoption of the master plan (M2.1) to ensure a co-ordinated approach to delivery.
- 4.5.3. The whole area will be removed from the green belt and identified as a master planned area on the Proposals Map. The detailed phasing and delivery of sites will be determined through the preparation of the master plan.
- 4.5.4. In addition the master plan will have to address the following requirements:
  - Integration of Maidenhill/Malletsheugh as a sustainable urban expansion with Newton Mearns accommodating:
    - Mixed housing comprising a range of house types and tenures including affordable;
    - A high quality environment that will attract a variety of employment generating uses including high tech businesses and the potential for live/work units to assist with the creation of a dynamic and competitive local economy, boost local job and improve inward investment opportunities;
    - Neighbourhood scale retail;
    - Community/leisure facilities (including allotments and a potential site for a religious facility) and
    - Education facilities - On site provision of a non-denominational primary school and associated pre-five provision required as an early priority. The requirement for a denominational primary school is provided under Proposal D13.22, South Waterfoot Road, Newton Mearns. Capacity can be managed within other schools subject to provision of appropriate development contributions.
  - Approximately 1060 homes to be phased 450 homes by 2025 and 610 homes post 2025;
  - Provision for a sustainable transport strategy comprising:
    - Public transport upgrades;
    - Upgrades to Aurs Road,; and
    - Investigate improvements to connectivity between Barrhead and Newton Mearns including, in the long term, the 'Balgray Link' route.
  - Enhancement of the Dams to Darnley Country Park by improving access, tourism activity and by encouraging appropriate commercial and leisure activity on key sites.

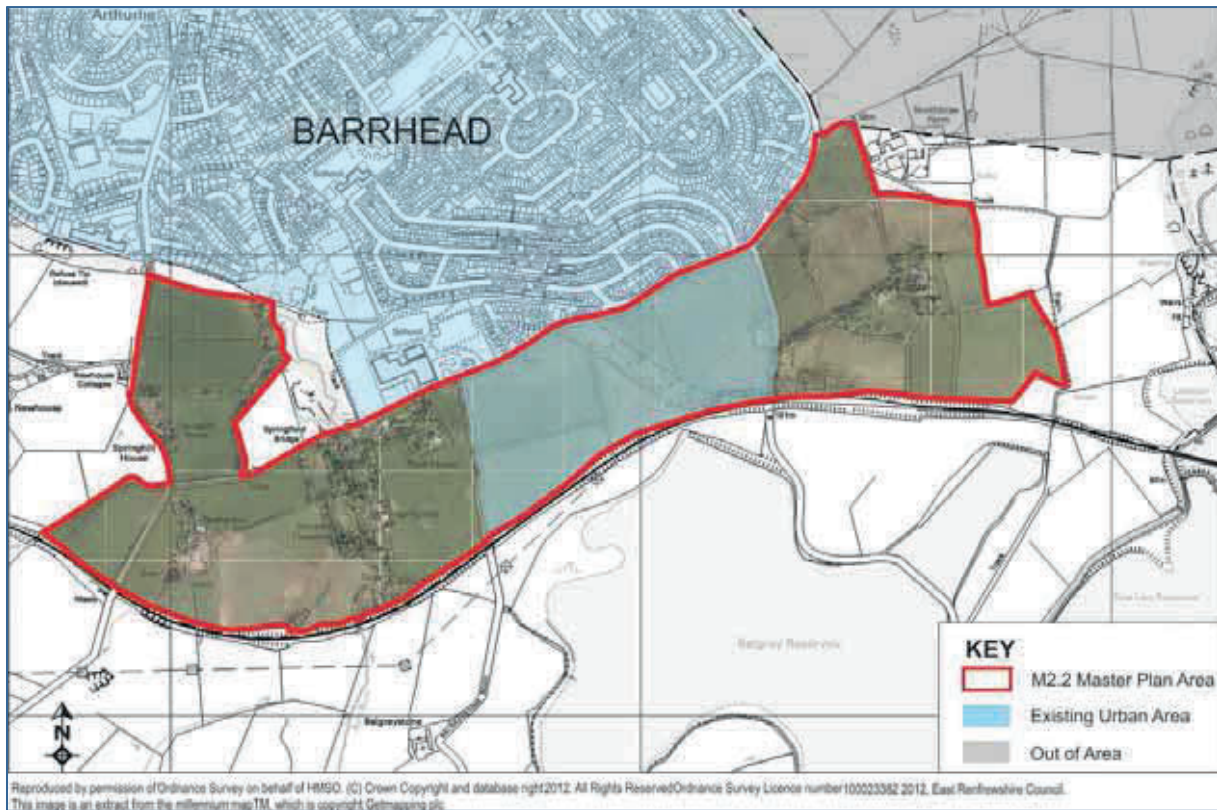
Figure 6: Policy M2.1, M77 Strategic Development Opportunity – Malletsheugh/Maidenhill Newton Mearns



#### 4.6. Policy M2.2: M77 Strategic Development Opportunity - Barrhead South – Springhill, Springfield, LyonCross

- 4.6.1. Development within the area South of Barrhead as defined on the Proposals Map will be permitted in accordance with Policy M1 and M2, to be defined further through the preparation of a comprehensive master plan.
- 4.6.2. The master plan will be prepared by the Council in partnership with landowners, developers and key agencies and will be adopted by the Council as Supplementary Planning Guidance. The Council will not consider any applications favourably prior to the adoption of the master plan (M2.2) to ensure a co-ordinated approach to delivery.
- 4.6.3. The whole area will be removed from the green belt and identified as a master planned area on the Proposals Map. The detailed phasing and delivery of sites will be determined through the preparation of the master plan.
- 4.6.4. In addition the master plan will have to address the following requirements:
- Integration of areas at Springhill, Springfield and Lyon Cross as a sustainable urban expansion with Barrhead accommodating:
    - Mixed housing comprising a range of house types and tenures including affordable;
    - A high quality environment that will attract a variety of employment generating uses including high tech businesses and the potential for live/work units to assist with the creation of a dynamic and competitive local economy, boost local job and improve inward investment opportunities;
    - Neighbourhood scale retail;
    - Community/leisure facilities (including allotments and a potential site for a religious facility); and
    - Education facilities – Provision of pre-five education facility required as an early priority. Capacity can be managed within other schools subject to provision of appropriate development contributions.
  - Approximately 1050 homes to be phased 470 homes by 2025 and 580 homes post 2025;
  - Provision for a sustainable transport strategy comprising:
    - Public transport upgrades;
    - Provision of a new rail station at Springfield is investigated and land safeguarded;
    - Upgrades to Aurs Road,; and
    - Investigate improvements to connectivity between Barrhead and Newton Mearns including, in the long term, the 'Balgray Link' route.
  - Enhancement of the Dams to Darnley Country Park by improving access, tourism activity and by encouraging appropriate commercial and leisure activity on key sites.

Figure 7: Policy M2.2, M77 Strategic Development Opportunity – Barrhead South – Springhill, Springfield, LyonCross

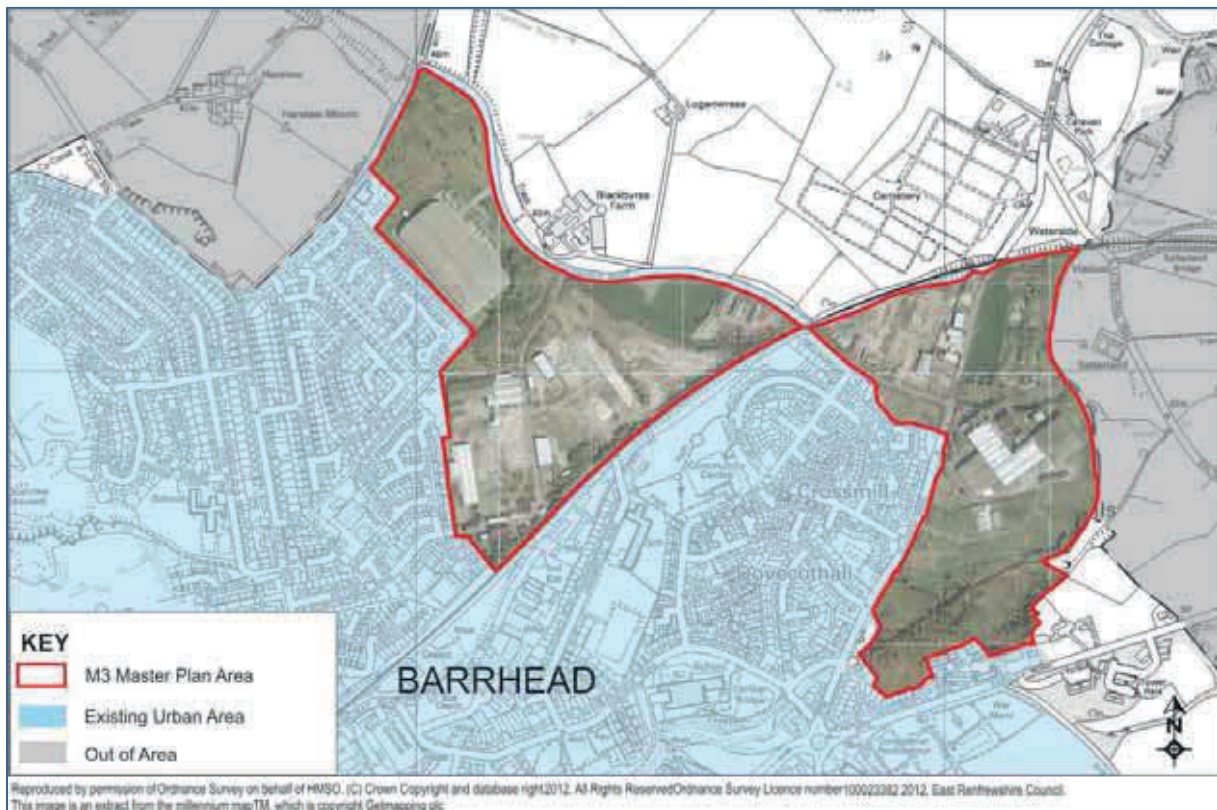




**4.7. Shanks/Glasgow Road Barrhead**

4.7.1. The Shanks/Glasgow Road master plan area is located immediately to the north of Barrhead town centre. It is centred around the former Shanks industrial park, Blackbyres Road, and Glasgow Road. Glasgow Road is a strategic location linking Barrhead to Renfrewshire, Ayrshire and Glasgow, whilst the Shanks area contains a significant area of derelict and contaminated land.

Figure 8: Policy M3, Shanks/Glasgow Road



**4.8. Policy M3: Strategic Development Opportunity – Shanks/Glasgow Road Barrhead**

4.8.1. Development within Shanks/Glasgow Road area of Barrhead as defined on the Proposals Map will be permitted in accordance with Policy M1, to be defined further through the preparation of a master plan.

4.8.2. The master plan will be prepared by the Council in partnership with landowners, developers and key agencies and will be adopted by the Council as Supplementary Planning Guidance. The Council will not consider any applications favourably prior to the adoption the master plan to ensure a co-ordinated approach to delivery.

- Former Shanks industrial site:
  - Mixed housing comprising a range of house types and tenures including affordable phased to deliver approximately 400 housing units by 2025;
  - Implementation of an appropriate remediation strategy to address any contamination of the Shanks site;
  - Promotion of temporary and advanced greening of Shanks to improve the environmental quality of derelict and contaminated sites and bring them back into productive use; and
  - Community/leisure facilities.
- Glasgow Road:
  - Concentration of employment generating uses to the east of Glasgow Road, centred around the former Nestle factory site and the Bowerwalls business area to assist with the creation of a dynamic and competitive local economy, boost local jobs and improve inward investment opportunities;
  - Community/leisure facilities;
  - Release of smaller scale sites along Glasgow Road for housing development opportunities:
    - Blackbyres Court – 15 housing units phased by 2025; and
    - North Darnley Road – 60 housing units phased beyond 2025.
- Grahamston Road/Blackbyres Road:
  - Redevelopment for employment use with limited enabling residential development of approximately 35 units. The residential development offers potential for “live-work” units. Exceptionally, development in this area will be permitted to progress prior to the adoption of the master plan subject to there being no prejudice to providing improved connections to the surrounding road network.
- Provision for a sustainable linked transport strategy comprising:
  - Public transport upgrades; and
  - Improved connections to surrounding road network.

**4.9. Braidbar Quarry**

4.9.1. Braidbar Quarry lies to the north east of Giffnock town centre and is currently open space with associated woodland areas and sports facilities. The remediation of the site remains a priority for the Council and options, including housing and other uses, will continue to be investigated.

**4.10. Policy M4: Braidbar Quarry**

4.10.1. The site will be retained as protected open space under Policy D5 and identified as a longer term development opportunity on the Proposals Map until an appropriate remediation strategy can be implemented. Appropriate development will be supported in accordance with Policy M1, to be defined further through the preparation of a comprehensive development brief. The Development brief will be adopted as Supplementary Planning Guidance.

Figure 9: Policy M4, Braidbar Quarry



**4.11. Drumby Crescent**

4.11.1. The site comprises the former Isobel Mair School and Williamwood High School playing fields. The site was previously allocated for residential development in the 2011 Adopted Local Plan. The Council is now seeking to promote a mixed use development opportunity comprising market and affordable housing and health care/community use, alongside the retention of the existing park and ride facility. The Council, in partnership with the local NHS Board, is aiming to bring forward a modern health facility to serve Clarkston and the wider Eastwood area.

**4.12. Policy M5: Drumby Crescent**

4.12.1. The Council will support proposals for the development of a mixed use healthcare centre and housing development of the site, alongside the retention of the existing park and ride facility as shown on the Proposals Map. Appropriate development will be supported in accordance with Policy M1, to be defined further through the preparation of a comprehensive development brief. The Development brief will be adopted as Supplementary Planning Guidance.

Figure 10: Policy M5, Drumby Crescent



### 4.13. Regeneration Areas

4.13.1. As stated under Strategic Policy 1 a key strand of this Local Development Plan is the continued emphasis on regeneration and consolidation of existing communities. The Council's priorities will be focused on the following areas:

#### 4.14. Policy M6: Regeneration Areas

4.14.1. The Council will continue to support the regeneration and environmental enhancement and public realm improvements in the following locations:

- M6.1 Barrhead Town Centre;
- M6.2 Giffnock Town Centre;
- M6.3 Clarkston Town Centre;
- M6.4 Newton Mearns Town Centre;
- M6.5 Neilston Neighbourhood Centre;
- M6.6 Thornliebank Neighbourhood Centre;
- M6.7 Busby Neighbourhood Centre.

4.14.2. The proposed plan's schedules contain details of various proposals that have been identified for a number of these locations. Appropriate complementary uses and any future proposals for these locations will also be supported when considered to be in accordance with other policies of the plan.

### 4.15. Rural Settlement Strategies

4.15.1. Each rural settlement provides a centre for services which support the local community. It is therefore important their role and vitality is reinforced.

4.15.2. A detailed analysis of each of the 4 rural settlements, namely Neilston, Waterfoot, Eaglesham and Uplawmoor has been undertaken. The results and conclusions are set out in the Monitoring Statement. Development in the rural settlements will be more limited in scale to reflect local character and function, although some further limited growth has been identified for the village of Neilston (see Policy M8) which could assist with delivering the Infill Development Strategy.

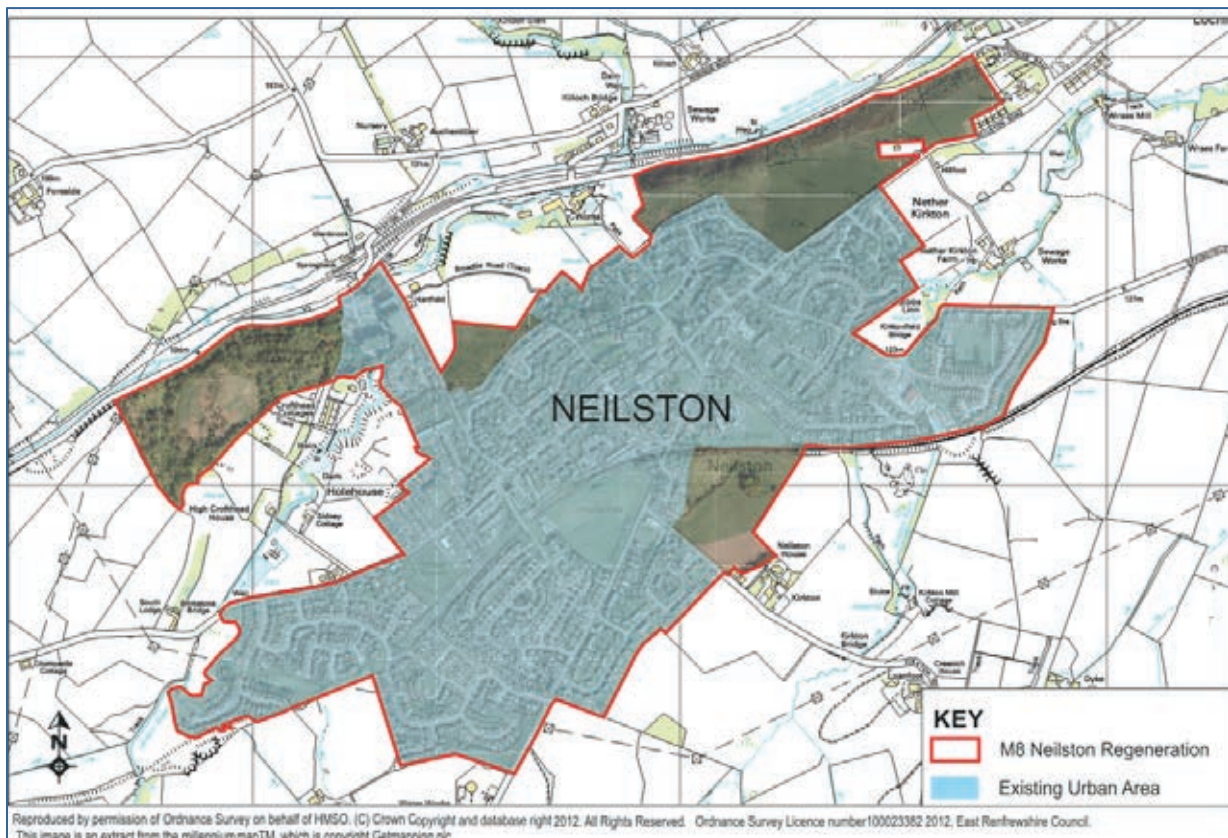
#### 4.16. Policy M7: Rural Settlements

4.16.1. Development in the rural settlements will be limited to infill development only, compatible with the character and amenity of the area and will focus on meeting locally identified needs and to reinforce their roles and functions.

**4.17. Neilston Village Regeneration**

- 4.17.1. Neilston is a large village located approximately 2 miles from the larger settlement of Barrhead. It has good road and rail links to surrounding areas with Glasgow City Centre a short train journey away. The village has an industrial past as evidenced by Crofthead Mill. Access to open space is very high with Cowdenhall Woodland, Neilston Pad and the countryside providing good leisure opportunities.
- 4.17.2. The Neilston Renaissance Town Charter was prepared by the Town Team in 2010 and illustrates the long-term vision for the settlement. This includes limited infill development and a range of other proposals. An Infill Development Strategy has been prepared as Supplementary Planning Guidance to expand upon the land use aspirations of the Charter and once Adopted will form part of the Local Development Plan.
- 4.17.3. The Local Development Plan also seeks to promote additional development opportunities for Neilston, to aid the village’s long term sustainability. A number of green belt sites are identified and are subject to phased and controlled release in accordance with Policy SG3 to ensure they do not take the focus away from the aspirations of the Infill Development Strategy and to ensure the Council’s housing requirements are satisfied. Cross funding and the Development Contributions Supplementary Planning Guidance could assist with providing infrastructure improvements and assist with delivering the infill strategy.

Figure 11: Policy M8, Neilston Village Regeneration



**4.18. Policy M8: Neilston Village Regeneration**

- 4.18.1. Development within the village of Neilston as defined on the Proposals Map will be permitted in accordance with Policy M1 to be defined further through the preparation of an Infill Development Strategy.
- 4.18.2. The Infill Development Strategy will be prepared by the Council in partnership with the Neilston Town Team, landowners, developers and key agencies and will be adopted by the Council as Supplementary Planning Guidance.
- 4.18.3. The following proposals will be supported in accordance with the Infill Development Strategy:
- Environmental improvements to public realm areas in the village centre;
  - Infill development opportunities compatible with the Charter and the character and amenity of the village;
  - Community/leisure facilities;
  - Restoration of Crofthead Mill (Policy D11 and Schedule 5) with the potential for a mixed use development of housing and employment focussed on the mill buildings (200 units phased post 2025);
  - Cowdenhall access / woodland management improvements associated with the restoration of Crofthead Mill;
  - Improved park and ride at Neilston Train Station (Policy SG10 and Schedule17); and
  - Relocation of Neilston Juniors Football Club to Kingston Playing Field with the redevelopment of the Brig o' Lea football ground for residential development of approximately 35 homes phased by 2025. The possibility of incorporating the new stadium within a wider sports/community hub at Kingston playing field will be explored. Depending on the scale of proposals, there may be some limited scope for enabling residential development.
- 4.18.4. The Council is also supportive of residential development at the following locations as shown on the Proposals Map and Schedule 10 and in accordance with Policy SG3:
- Neilston Road – 60 homes phased by 2025 and 90 homes phased post 2025 as safeguarded for longer term development. Requirement to provide appropriate open space and landscaping within the east of the site to prevent coalescence;
  - Kirkton Road – 78 homes phased post 2025 as safeguarded for longer term development; and
  - Holehouse Brae – 65 homes phased post 2025 as safeguarded for longer term development.
- 4.18.5. The outer boundaries to the above developments should provide a robust green belt boundary which provides a defence to further development.

## 5. PLACEMAKING AND DESIGN

### 5.1. Guidance

- 5.1.1. The vision, strategy and objectives of this Plan aim to ensure that East Renfrewshire has a successful urban environment which provides a sense of place and community. There is considerable scope for new development to improve the character and quality of place, by promoting buildings, spaces and infrastructure which is high quality, integrated and lasting. Establishing high standards of design in new development is key to successful placemaking and creates opportunities to enhance the existing built environment, contribute to the green network, improve local distinctiveness and make areas more attractive, accessible, sustainable and safe.
- 5.1.2. Principles of good urban design are not just applicable to the quality of individual buildings, but to the arrangement of buildings in their environment, how they relate to their context, the spaces they create and also to the way an area functions. The design of new development should be informed by local characteristics including topography, setting and landscape features and The Scottish Government's 'Designing Places' and 'Designing Streets'. The Council intends to prepare future Supplementary Planning Guidance on this subject.
- 5.1.3. The Council requires the submission of a Design Statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building. Design statements are not required where development involves the alteration or extension of an existing building, however, relevant supporting information may be appropriate where design is a key factor. The format and detail of a design statement should follow the advice contained in Planning Advice Note 68: Design Statements.





## 5.2. Policy D1: Detailed Guidance for all Development

5.2.1. Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;

14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways soliums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

### 5.3. General Urban Areas

- 5.3.1. This policy applies to the predominantly residential built-up area. It seeks to resist proposals, both large and small, which would be out of keeping with and detrimental to the surrounding area. However, proposals that complement or even enhance an area will be supported in principle, provided other policies of the Plan can be satisfied.

### 5.4. Policy D2: General Urban Areas

- 5.4.1. Development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Plan.

### 5.5. Green Belt and Countryside Around Towns

- 5.5.1. As referred to under Strategic Policy 1 the purpose of the green belt policy is to direct planned growth to the most appropriate locations and support regeneration; protect and enhance the quality, character, landscape setting and identity of towns and cities; and to protect and give access to open space within and around towns and cities. Policy D3 seeks to restrict development in the green belt and countryside around towns to appropriate uses. Non-conforming proposals will only be considered favourably in exceptional or mitigating circumstances and where the terms of Strategic Policy 2 can be satisfied.

**5.6. Policy D3: Green Belt and Countryside Around Towns**

- 5.6.1. Development in the green belt and countryside around towns as defined in the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area.
- 5.6.2. Where planning permission is sought for development proposals, within the green belt or countryside around towns and these are related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area, the Council will consider them sympathetically subject to compliance with other relevant policies of the Plan. Any decision will, however, take into consideration the impact the proposals will have on the function of the green belt and countryside around towns and the viability of important agricultural land. Development must be sympathetic in scale and design to the rural location and landscape.
- 5.6.3. Further detailed information and guidance is provided in the Rural Development Guidance Supplementary Planning Guidance.

**5.7. Green Network and the Natural Environment**

- 5.7.1. Well planned and well designed green networks are a fundamental component of successful placemaking and help deliver better, more sustainable places. They can provide a wide range of benefits to the urban environment including opportunities for physical activity, biodiversity, walking, cycling, sustainable urban drainage systems and carbon storage. They also provide an attractive backdrop for new development and encourage economic investment.
- 5.7.2. The Central Scotland Green Network of which East Renfrewshire is a part, is identified in National Planning Framework 3 as a national development. It recognises the role of the green network in delivering environmental, economic and social benefits and highlights the planning system as a key method of delivery.
- 5.7.3. The East Renfrewshire green network, as shown in the Green Network and Environmental Management Supplementary Planning Guidance and on the Proposals Map, is a local network of natural, semi natural and manmade greenspace, active travel and recreational routes, watercourses, woodland and other habitats. It is centred around the urban area and provides connectivity to the surrounding green belt and countryside around towns and links habitat through the protection of a network of sites.
- 5.7.4. Outwith the green network the natural environment remains equally important and provides an array of assets which help slow the effects of climate change, encourage health and wellbeing and provide an attractive environment for people to live, work and visit.

- 5.7.5. The Council will protect key components of the natural environment which meet the aims and objectives of this Plan and will support proposals which enhance these assets.

#### **5.8. Policy D4: Green Network**

- 5.8.1. The Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the green networks shown on the Proposals Map.
- 5.8.2. Proposals for development that are likely to destroy or impact adversely on the character or function of the green network will be discouraged.
- 5.8.3. Where proposals are likely to adversely impact upon the green network, appropriate mitigation will be required.
- 5.8.4. The provision of the green network will be a core component of any master plan.
- 5.8.5. Further detailed information and guidance, which all proposals require to reflect, is set out in the Green Network and Environmental Management Supplementary Guidance.

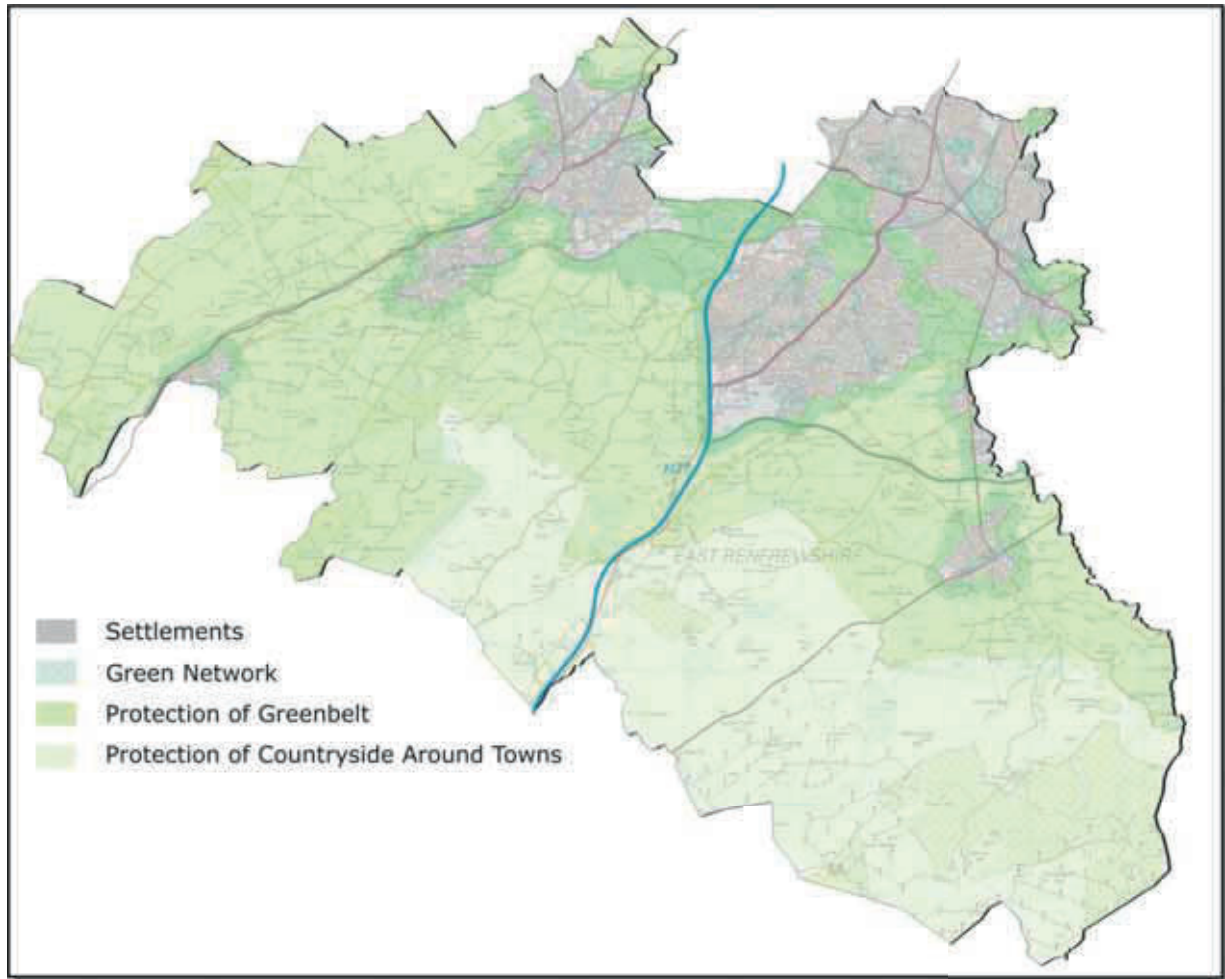
**5.9. Policy D5: Protection of Urban Greenspace**

5.9.1. Urban greenspace, including outdoor sports facilities, identified on the Proposals Map, will be safeguarded. Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

- There is no significant adverse impact on the landscape character and amenity of the site and surrounding area;
- There will be no loss of public access;
- There will be no or limited impact on nature conservation and any loss would be mitigated through enhanced provision elsewhere in the vicinity;
- The proposed loss would result in a community use, the benefit of which would outweigh the loss of urban greenspace.
- Additionally, for outdoor sports facilities, the following will have to be demonstrated:
  - The proposal is ancillary to the principal use of the site as an outdoor sports facility;
  - The proposal involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;
  - The outdoor sports facility would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or
  - The relevant strategy, prepared in consultation with Sportscotland, shows that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.

5.9.2. Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

Figure 12: Green Network



### 5.10. Policy D6: Protection of Local Urban Greenspace

- 5.10.1. Areas of local urban greenspace, not identified on the Proposals Map will be safeguarded. The criteria used within Policy D5 will be utilised to assess the impact of development proposals on these areas.
- 5.10.2. Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

**5.11. Policy D7: Green Infrastructure and Open Space Provision within New Development**

- 5.11.1. New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage, wildlife habitat and landscaping. This infrastructure should not only form an integral part of the proposed scheme but should complement its surrounding environment.
- 5.11.2. Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

**5.12. Policy D8: Natural Features**

- 5.12.1. There will be a strong presumption against development where it would compromise the overall integrity of Local Biodiversity Sites, Tree Preservation Orders and ancient and long established woodland sites. Development that affects a site of special scientific interest will only be permitted where:
  - The objectives of designation and the overall integrity of the area will not be compromised; or
  - Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

The location of Sites of Special Scientific Interest, Local Biodiversity Sites and Tree Preservation Orders are identified on the Proposals Map and referred to under Schedule 1.

- 5.12.2. Planning permission will not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.
- 5.12.3. Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Guidance, including criteria against which development proposals within or in close proximity to the natural features outlined above will be assessed.
- 5.12.4. Through Dams to Darnley Country Park the Council will promote the designation of a Local Nature Reserve at Waulkmill Glen as shown on the Proposals Map. This will be undertaken in partnership with Glasgow City Council and in conjunction with Scottish Natural Heritage.

**5.13. Outdoor Access**

- 5.13.1. The Council places great importance on the health and wellbeing of its residents and acknowledges the key role that outdoor access and informal recreation opportunities have to play in encouraging regular exercise and social inclusion.
- 5.13.2. A considerable amount of work has already been undertaken to create and support access and recreational opportunities within both the urban and rural areas. The Council’s Core Paths Plan promotes a network of key routes across East Renfrewshire which complements other local walking and cycling provision.
- 5.13.3. In addition, Dams to Darnley Country Park and the Whitelee Access Project provide a range of walking, cycling and orienteering routes together with a well established events programmes run by the Countryside Ranger Service, which aim to increase activity levels and environmental knowledge and understanding amongst the public and school children. At Rouken Glen Park the plans and projects coming forward may require the submission of a flood risk assessment, depending on their nature and location.

**5.14. Policy D9: Protection of Outdoor Access**

- 5.14.1. There will be a strong presumption against proposals which have an adverse impact upon outdoor access including core paths, rights of way as shown on the Proposals Map and referred to under Schedule 1 and other important access provision unless a satisfactory alternative route is provided.
- 5.14.2. Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

**5.15. Policy D10: Environmental Projects**

- 5.15.1. The Council will continue to support Dams to Darnley Country Park (D10.1) and Whitelee Access Project (D10.2), as shown on the Proposals Map and Schedule 1, and the implementation of agreed priorities set out in the relevant management/ access plans for each project.
- 5.15.2. The Council will also support and promote plans and projects at Rouken Glen Park (D10.3) as shown on the Proposals Map and Schedule 1, as part of the Heritage Lottery Fund.
- 5.15.3. The Council will seek improvements to Dams to Darnley Country Park through Policies M2 and Policy M2.1 and M2.2. Future Supplementary Planning Guidance will be prepared for the Country Park to reflect the aspirations of Policies M2, M2.1 and 2.2.





## 5.16. Management and Protection of the Built Heritage

- 5.16.1. In seeking to achieve a high-quality built environment the Council will ensure that the area's historic environment is sustainably managed, enhanced and protected.
- 5.16.2. East Renfrewshire's built heritage is of particular value bringing many social, cultural and economic benefits to communities, whilst also contributing to sustainable development and regeneration through adaption and reuse of buildings.
- 5.16.3. The Netherlee Article 4 Direction Area affords control over certain building works which it was considered could affect the character of the area. As a result of recent changes to the planning legislation, it is proposed that the most effective way to ensure that Netherlee continues to be protected from inappropriate development is to designate it as a conservation area and revoke the now outdated Article 4 Direction
- 5.16.4. In addition, the Council proposes a new conservation area designation in Crookfur, specifically to cover the Crookfur Cottage Homes designed by Sir Basil Spence. Conservation area appraisals will be carried out for these areas before any formal designation is sought.
- 5.16.5. The Local Development Plan seeks to protect and enhance built heritage including listed buildings, conservation areas and scheduled monuments.

**5.17. Policy D11: Management and Protection of the Built Heritage**

- 5.17.1. The Council will safeguard the special character of conservation areas and the Netherlee Article 4 Direction Area; sites included on the Inventory of Gardens and Designed Landscapes; scheduled monuments and archaeological sites; and listed buildings and their settings. Development likely to adversely affect these assets will be resisted.
- 5.17.2. Further detailed information and guidance is provided in the Management and Protection of the Built Heritage Supplementary Planning Guidance.
- 5.17.3. The Council will seek to secure the implementation of the environmental protection projects shown on the Proposals Map and listed in Schedule 5.



**5.18. Policy D12: New Conservation Areas**

- 5.18.1. The Council will promote the designation of the following new conservation areas as shown on the Proposals map and Schedule 6:
  - Netherlee Conservation Area - D12.1
  - Crookfur Cottage Homes Conservation Area – D12.2
- 5.18.2. Further guidance and control will be set out in a conservation area appraisal which will be prepared for each area.

## 5.19. Community, Leisure and Educational Facilities

- 5.19.1. The Strategic Policies aim to ensure that the provision of community (including religious), leisure and educational facilities keeps pace with development and that the range and availability of facilities are suited to the different needs of the whole community. The Development Contributions Supplementary Planning Guidance, the Action Programme, master plans and development briefs will be key to delivering new facilities resulting from development proposals. The Plan also seeks to protect existing community, leisure and educational uses across the Council area and ensure new facilities are in locations accessible by walking, cycling and public transport.
- 5.19.2. Any increased pressure on the school estate which results in additional requirements, and future needs, for both secondary and primary provision and/or extensions, will continue to be monitored through the Action Programme and review of the Local Development Plan. Options will also continue to be explored for a new primary school in Newton Mearns and potential extensions to secondary schools in the Eastwood area post 2025.
- 5.19.3. Schedule 7 sets out proposals for new community, leisure and educational facilities. The requirements for the master planned areas are also referred to under Policies M2, M2.1, M2.2, M3 and Policy M8. Options to provide new religious facilities will also continue to be investigated.

## 5.20. Policy D13: Community, Leisure and Educational Facilities

- 5.20.1. The Council will safeguard and, where appropriate, undertake improvements to existing facilities. New facilities should be located where they are accessible by a range of transport modes. The provision of community, leisure and educational facilities will be a core component of any master plan.
- 5.20.2. Proposals which would result in the loss of existing community/leisure/educational facilities will only be supported where it can be clearly shown that:
- Appropriate alternative local provision of at least equivalent suitability and accessibility will be provided; or
  - That the existing use is no longer required/viable; or
  - There is no demand and the facility is incapable of being made viable or adapted for other community, leisure or educational uses.
- 5.20.3. The Council will support the implementation of the projects listed in Schedule 7.

## 5.21. Alterations to and Redevelopment of Existing Dwellinghouses

5.21.1. The policy provides the framework for assessing developments that do not meet the requirements of the Householder Permitted Development Rights contained in The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011. Householders should check this legislation prior to submitting an application for planning permission.

5.21.2. In addition to the criteria listed in Policy D1 Detailed Guidance for all Development, proposals for

- alterations and extensions to existing residential properties,
- the development of outbuildings or garages,
- the sub-division of the curtilage of a dwellinghouse for a new house(s), and
- the redevelopment of existing buildings,

will be assessed against the following criteria.

## 5.22. Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages

- Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.
- The size, scale and height of any development must be appropriate to the existing building.
- In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.
- Side extensions should not create an unbroken or terraced appearance.
- The development should avoid over-development of the site by major loss of existing garden space.
- Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

### 5.23. Policy D15: Sub-division of the Curtilage of a Dwellinghouse for a New Dwellinghouse and Replacement of an Existing House with a New House

- The proposed plot should reflect the established pattern of development and should be of a size and shape capable of accommodating a dwellinghouse. There should also be sufficient land to provide garden ground that is of a scale and character compatible with the locality.
- Any new house must reflect the scale and character of the surrounding residences and the established pattern of development in the area. It should be designed to contribute to the visual character of the area.
- Existing building lines should be respected.
- Development should provide safe vehicular access and parking in accordance with the Council's roads and parking standards.

### 5.24. Advertisements

- 5.24.1. The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 allow planning authorities to exercise control over the display of advertisements but only in the interests of amenity and public safety.



**5.25. Policy D16: Advertisements**

5.25.1. In exercising this control, the Council will assess applications for the display of advertisements against the following guidelines:

5.25.2. Amenity

- The siting and design of advertisements are important considerations. If an advertisement is proposed to be attached to a building, then it must respect the design of the building and the character and amenity of the surrounding area. This means that the advertisement must be of a suitable size, be in proportion to and be suitably positioned on the building. It must not visually dominate the building.
- Signs which lie outwith the boundaries of the premises or land to which they relate are generally not acceptable. A potential exception to this is when there is clear evidence of overriding concerns of public safety and convenience. In these circumstances, the signs must be of the minimum size required to serve their purpose.
- Advertisement signs should not detract from the character, appearance or amenity of the rural area, conservation areas, the Netherlee Article 4 Direction area and other predominantly residential areas. Consent will not be granted in these circumstances.
- Advertisement hoardings should not compromise the amenity of the area. Where the erection of a hoarding would result in an environmental improvement to the area, perhaps by screening a vacant site or a construction site, this may be considered favourably, but if consent is granted it will be for a time limited period.
- Where a building has a direct frontage onto a road or footpath, consent will not normally be granted for more than one projecting sign on the face of the building.

5.25.3. Public Safety

Public safety is a paramount consideration and advertisements must not compromise the safety of pedestrians or drivers. The following points should be considered:

- Advertisements should not obscure traffic signs or signals;
- Advertisements should not create potential confusion with traffic signs or signals;
- Advertisements should not impede the visibility or distract the attention of drivers or pedestrians at any access road, junction or point where special care is needed.

## 5.26. Telecommunications

- 5.26.1. The Scottish Government is seeking to encourage the efficient development of telecommunications infrastructure whilst minimising the impact on the environment. Scottish Planning Policy states clearly that it is not necessary for planning authorities to treat radio frequency emissions as a material consideration in assessing planning applications.

### 5.27. Policy D17: Telecommunications

- 5.27.1. Development will be acceptable where:
- The developer can demonstrate that all discounted alternatives, including sharing of existing installations, have been fully investigated;
  - The developer can demonstrate that the smallest suitable equipment commensurate with technological requirements, is being installed;
  - A solution has been proposed in order to minimise any possible visual or physical impact on the surrounding built and natural environment;
  - The development does not prejudice traffic safety or pedestrian safety.
- 5.27.2. In addition, where applicable, Telecoms operators should provide a written statement that indicates how they arrived at the selected application site. They will be required to provide written evidence that demonstrates proof of search for alternative sites and why these alternatives have been discounted. They should explain the alternative design solutions that have been considered for the application site, address the cumulative effects of the proposal in combination with existing equipment in the area, and explain how the proposed equipment fits into the wider network
- 5.27.3. Applications should be accompanied by a declaration that the equipment and installation is designed to be in full compliance with the appropriate International Commission on Non-Ionizing Radiation Protection guidelines.

## 5.28. Airport Safeguarding

- 5.28.1. All of East Renfrewshire lies within safeguarded areas for the operations of airports. Accordingly in line with Circular 2/2003 the Council is required to take into account the potential impact of proposals on the safe operation of nearby airports.

### 5.29. Policy D18: Airport Safeguarding

- 5.29.1. The Council supports the requirement to protect safeguarded areas for Glasgow and Prestwick Airports and will consult BAA or NATS as appropriate on proposals in line with Circular 2/2003 to ensure that development proposals do not adversely impact on the safe and efficient operation of the airports. Proposals which interfere with visual and electronic navigational aids of airports and/or increase bird hazard risk will be resisted unless accompanied by agreed mitigation measures, including a hazard management plan.

## 6. SUSTAINABLE ECONOMIC GROWTH

### 6.1. Purpose

- 6.1.1. The central purpose of the Scottish Government is to increase sustainable economic growth. This key purpose is reflected in the Local Development Plan within the development strategy set out in Strategic Policy 1. As stated under this policy the Plan aims to direct development to sustainable locations that can be accessed by a variety of transport modes, create a competitive and dynamic local economy that is sustainable, innovative and inclusive and to meet housing needs across all tenures.

### MEETING HOUSING NEEDS

### 6.2. Housing Supply Delivery and Distribution

- 6.2.1. Scottish Planning Policy states that it is the role of Local Development Plans to deliver the scale of house completions required across all tenures in the period from now until 2025. Local Development Plans are required to ensure that a 5 year effective housing land supply is maintained at all times throughout the plan period and to allocate land on a range of sites which is effective up to year 10 from the predicted year of adoption ensuring a continuous generous supply at all times.





- 6.2.2. To accord with Scottish Planning Policy and the Strategic Development Plan there is a need to plan for housing growth in East Renfrewshire. The Housing Requirement for East Renfrewshire is set out in Schedule 11A of the Strategic Development Plan (Table 4 refers) and is a combination of the private sector requirement (2500) and the affordable housing requirement including backlog need (3200). Strategy Support Measure 10 'Housing Development and Local Flexibility' of the Strategic Development Plan is also important, as it allows Local Development Plans to identify private sector sites where they could address housing needs in the affordable sector provided that such proposals do not compromise the fundamental strategy of the Strategic Development Plan or Local Development Plan.
- 6.2.3. In meeting long-term housing targets, it is recognised that there is an overall shortage within the housing land supply to meet the Strategic Development Plan requirements by 2025. Whilst the emphasis of the Plans strategy is on the use of brownfield sites, there is insufficient supply from such sources to meet the Strategic Development Plan requirements. There is therefore a need for green belt release over the plan period as referred to under Strategic Policy 1.
- 6.2.4. There is no guarantee that sites promoted through the Local Development Plan will be built in the timescales anticipated. It is therefore important that mechanisms are in place to ensure land comes forward for development in a planned way, in order to provide a consistent supply of land over the Plan period, to ensure that any infrastructure requirements or upgrades are delivered and to ensure that a 5-year effective land supply is maintained at all times. The phasing of sites is therefore a critical element of the Plan's approach. Policy SG3 includes a phasing mechanism which will be used to govern the timing of release of sites. The Plan period has been divided into two phasing periods:
- Phase 1: 2012-25; and
  - Phase 2: post 2025.
- 6.2.5. A detailed assessment of the Strategic Development Plan Housing Requirements and the current housing land supply within East Renfrewshire has been undertaken to identify a realistic and achievable housing land supply target for the Plan. This process also provided an opportunity to review the Housing Supply Targets set out in the Local Housing Strategy (2012-17). The justification and explanation of how the target has been arrived at is set out in the Monitoring Statement and summarised in Table 4. The analysis clearly states that it is unlikely that the affordable housing requirements of the Strategic Development Plan, including backlog need (3200 units), could be met in full, resulting in a reduction in the setting of affordable targets. This reduction can largely be attributed to the significant reduction in public subsidy levels. This means that 'developer led' affordable housing will have an increasingly important role in addressing affordable housing needs in the area over the life of the Plan. To meet the affordable targets shown in table 4, and to meet the requirements of Scottish Planning

Policy, a target in excess of the Strategic Development Plan private sector requirements has been set.

- 6.2.6. The Monitoring Statement clearly demonstrates that the Plan will provide in excess of the Strategic Development Plan requirements for the private sector and the All Tenure target of 4100 units. To provide further flexibility and generosity to the supply an additional 1821 units are programmed post 2025 and safeguarded for longer term development (Schedule 11 refers). No allowance has been made for windfall and small sites which may come forward in the Plan period which will add to the supply once gaining consent. This would effectively add further flexibility and generosity to the supply.

Table 4: Housing Requirements and Targets 2008/09-2025

	Strategic Development Plan Requirements	Housing Supply Target	Local Development Plan Potential Housing Supply *
<b>Private</b>	2500	3200	3220
<b>Affordable</b>	3200	900	1020
<b>Total</b>	<b>5700</b>	<b>4100</b>	<b>4240</b>

**Notes:**

- \* *The housing supply figures are based upon a theoretical exercise where potential affordable housing contributions, i.e. 25% requirement, from sites without a planning consent have been made. However, until consent is granted on any particular site, it is not always possible to confirm the tenure of affordable housing that will be delivered i.e. social rented or private tenures such as shared equity and therefore the supply figures may be subject to change once the 25% affordable requirement is applied, although the total supply remains unchanged. The land supply and tenure of sites will be kept under review through the annual Housing Land Audit and Local Development Plan review process.*

- 6.2.7. The Council's approach to meeting housing needs is therefore to identify sufficient locations to meet the targets shown in Table 4, including allowing a degree of flexibility. Established housing sites shown in Schedules 8 and 9 and the new sites in Schedules 10 and 11 will contribute to meeting these targets. Phase 1 sites will be shown as formal allocations in the Plan. Sites in Phase 2 will be identified as meeting longer term development needs and are regarded as safeguarded locations which are likely to be required for development after 2025. Sites over and above the target are promoted through the Plan to assist with the delivery of the required number of housing completions, provide flexibility and generosity to the supply and allow for the reality that some Brownfield sites will take longer to come forward.

### 6.3. Policy SG1: Housing Supply

- 6.3.1. The Council has identified sufficient land for a minimum of 4100 homes and associated infrastructure to be delivered in East Renfrewshire between 2009 and 2025 to comply with the Strategic Development Plan requirements. Sites listed under Schedules 8 to 11 (including past completions 2008/09-2012) will contribute towards meeting these targets.
- 6.3.2. The land supply will be monitored annually through the Housing Land Audit, Housing Trajectory and the Action Programme. At all times a 5 year continuous effective land supply will be maintained.
- 6.3.3. The Council will support housing development on the established housing sites as shown on the Proposals Map and listed under Schedule 8. All proposals will require to comply with the terms of Policy SG5 Affordable Housing and Strategic Policy 3.
- 6.3.4. Sites listed under Schedule 9 and as shown on the Proposals Map are allocated exclusively for affordable housing, including housing for particular needs. Proposals for private housing on these sites will not be supported.
- 6.3.5. The council will prioritise the early delivery of sites within the established land supply. If the audit identifies a shortfall in the five year effective housing land supply, the council will support housing proposals which:
- are capable of delivering completions in the next five years;
  - can address infrastructure constraints;
  - are in a sustainable location as guided by Diagram 4 of the Glasgow and Clyde Valley Strategic Development Plan.

### 6.4. Policy SG2: Distribution of New Housing

- 6.4.1. The Council will support the additions to the established housing land supply as shown on the Proposals Map and as listed in Schedules 10 and 11 and the master plan areas under Policies M2 to M8. All proposals will require to comply with the terms of Policy SG5 Affordable Housing and Strategic Policy 3.

### 6.5. Policy SG3: Phasing of New Housing Development

- 6.5.1. The new allocations of land for housing development listed in Schedules 10 and 11 will be subject to phased release to ensure that a 5 year continuous effective land supply is maintained at all times.
- 6.5.2. The locations listed in Schedules 10 and 11 will be removed from the green belt. Sites contributing to Phase 1 will be shown as formal allocations in the Plan. Sites safeguarded in Phase 2 will be identified as meeting longer term development needs.
- 6.5.3. Phase 2 safeguarded locations will be released before 2025 where required to maintain a 5 year land supply or where levels of affordable housing significantly in advance of the 25% requirement are being promoted.

## 6.6. Housing Mix In New Developments

- 6.6.1. The Council's Local Housing Strategy aims to ensure that new housing delivered across all tenures, includes properties suitably designed and of a size and type to meet the needs of a range of households within the area, including older people and those with a disability. This is an important factor in delivering mixed and inclusive communities.
- 6.6.2. East Renfrewshire has a diverse, growing population, with significant changes expected in future years. The Strategic Housing Need and Demand Assessment estimates that East Renfrewshire will continue to see new household formation, which could mean a reduction in the average household size. The Strategic Housing Need and Demand Assessment highlights the increasing trend for people living on their own, and in part reflects the increasing ageing population.
- 6.6.3. The requirements of households for housing and support to meet their needs can be wide ranging, especially when considering those who have particular needs. Those which are significant in East Renfrewshire include older people, those with a disability, young people with complex needs and ethnic minorities. As a result it is important that new developments include homes built to adaptable and accessible standards, while recognising that Scottish Building Standards mean that all new houses are now built to cater for a variety of particular needs.
- 6.6.4. Individual site characteristics, housing needs, character of the area and scale of proposal will dictate the mix required on each site. Information will be provided in master plans and development briefs, as required.

## 6.7. Policy SG4: Housing Mix in New Developments

- 6.7.1. All new housing proposals should include in their design a mix of house types, sizes and tenures to accord with the Council's Local Housing Strategy and the Strategic Housing Need and Demand Assessment. The design should include smaller house types and an element of accessible and adaptable properties to meet the needs of our ageing population and households with particular needs. This mix is in addition to affordable housing contributions.

## 6.8. Affordable Housing

- 6.8.1. Within East Renfrewshire there has been an affordability issue in the housing market for many years. The Strategic Housing Need and Demand Assessment identified East Renfrewshire as an area of ongoing significant pressure for affordable housing with a projected shortfall clearly demonstrated. Estimates of current and future need show that the most significant levels of unmet need, particularly for social rented housing will be within the Eastwood area. This is described in detail in the Monitoring Statement.
- 6.8.2. Policy SG5 aims to address this situation by requiring private sector housing developments to make provision for an element of affordable housing, thereby increasing the supply of affordable housing throughout East Renfrewshire. It seeks to improve housing choice and deliver affordable housing in compliance with Scottish Planning Policy and Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits.
- 6.8.3. The Policy is considered to set a realistic and achievable framework that will maximise provision to meet identified local housing need without threatening the viability of sites or delivery of affordable and private housing in general. As indicated under Strategic Policy 1 and the Monitoring Statement, the Council will continue to investigate innovative solutions that deliver affordable housing without the need for public subsidy. Potential applicants for planning permission affected by Policy SG5 are encouraged to contact the Council for discussions at the earliest opportunity.

## 6.9. Policy SG5: Affordable Housing

- 6.9.1. Throughout East Renfrewshire, where planning permission is sought for residential developments of 4 or more dwellings, including conversions, the Council will require provision to be made for a minimum 25% affordable housing contribution. This contribution may be made on site; or by means of a commuted sum payment; or off site. The affordable housing should be well integrated into the overall development. For all proposals viability will be a key consideration when determining the suitable level of contributions. All proposals will require to comply with Strategic Policy 2 and Policy D1.
- 6.9.2. Further detailed information and guidance is provided in the Affordable Housing Supplementary Planning Guidance.

## 6.10. Economic Development

- 6.10.1. A key requirement of the Plan is to facilitate economic development of the right type and in the right location to support the Council's priorities as referred to under Strategic Policy 1. The Council proposes to support sustainable growth by ensuring that there is a good supply of effective and marketable sites for employment generating uses in the Local Development Plan. Protecting and safeguarding the existing business and employment locations, providing significant opportunities for mixed use development at master planned areas in Barrhead and Newton Mearns, and enabling businesses to grow and expand through a positive and flexible policy framework, are key components of the strategy. The significant economic benefits arising from the master planned areas are referred to under Policies M2, M2.1, M2.2 and M3.
- 6.10.2. The Plan aims to support the local economy ensuring continued access to local work opportunities. Seeking higher skilled and higher value jobs close to where people live will also help to reduce out-commuting of the workforce and attract inward investment. In addition the quality and accessibility of existing employment areas should be enhanced. Given the unique skills and knowledge base within East Renfrewshire, the Council will continue to promote the development of innovative local workspaces, live/work units, good quality office developments and incubation space.
- 6.10.3. Proposals for non-employment generating uses on allocated employment sites may be supported but only where they offer community benefits which outweigh the loss of economic activity. In considering the loss of existing employment sites the Council will take account of prevailing economic conditions. During economic downturns the retention of employment sites to aid long term recovery will be important despite evidence of any perceived lack of short term demand.
- 6.10.4. Opportunities to grow the local economy have been identified in a number of areas. These include the potential to expand leisure and tourism at a range of locations such as Dams to Darnley Country Park, Rouken Glen Park and Whitelee Wind Farm. Allied to this, green technologies offer growth potential for further wind and renewable energy growth. The sustainability of the rural economy is also important, and the Council will seek to support appropriate development in the rural areas subject to compliance with Policy SG6.
- 6.10.5. Overall, the strategy will allow the Plan to remain flexible and able to respond to economic recovery and ensure that the local economy remains competitive over the life of the Plan.

**6.11. Policy SG6: Economic Development**

6.11.1. The Council will support a flexible approach to sustainable economic growth to meet the development needs of established and emerging employment sectors.

1. The Council seeks to safeguard business and employment areas listed in Schedule 12. In association with the local business community and other relevant agencies the Council will seek to enhance the quality of existing employment areas.

Proposals for non-employment generating development including housing on the safeguarded business and employment areas will not be supported, except where:

- there is no current or likely future demand for employment uses on the land;
  - it can be demonstrated that the site or premises are not reasonably capable of being used or redeveloped for employment purposes; or
  - where development would bring wider economic, environmental, community or amenity benefits.
2. The Council will support the development of employment generating uses at the locations listed in Schedule 13. New employment areas will be a core component of the master plans.
  3. The Council will encourage the relocation of inappropriately sited industrial and business uses to the safeguarded Business / Employment Areas listed in Schedule 12.
  4. New tourism related developments will be supported provided they can satisfy the requirements of Strategic Policy 2 and other policies of the Plan.



## 6.12. Town and Neighbourhood Centre Uses

- 6.12.1. Town and neighbourhood centres make an important contribution to sustainable economic growth and provide a source of employment and services for local communities. Town centres play an important economic and social role, however, are subject to many social and economic pressures and changes. Healthy town centres provide a focus for communities. Not only do they have a retail function but they also offer a range of other services and facilities. Homes have a role to play in ensuring that town centres remain successful places. New residential development of an appropriate scale will be supported where proposals do not result in a significant loss of retail frontage or floor space and complement the shopping function. It is important, therefore, that town centres can adapt to change while not jeopardising their function providing retail shops and services for local communities. The Plan also aims to protect the neighbourhood centres, which provide a complementary service to the town centres and fulfil an important local retailing function.
- 6.12.2. The Plan seeks to resist the introduction of non Class 1 uses to protect the retail character and function of the town and neighbourhood centres and ensure their continued viability. Proposals for change of use away from retail are considered against a flexible framework shown in Policy SG9 that recognises change of use can add to the vitality and vibrancy of a centre. Proposals for new retail and commercial development outwith a town or neighbourhood centre, requires to be assessed against Policy SG7.
- 6.12.3. The Plan aims to ensure that town and neighbourhood centres continue to perform their role in the face of competition from neighbouring centres including Silverburn. Important initiatives include the designation of the Clarkston and Giffnock Business Improvement Districts, and the ongoing activities under the Barrhead Regeneration project. The potential to apply the Business Improvement District model to the other town centres will be explored.





**6.13. Policy SG7: Town and Neighbourhood Centre Uses**

- 6.13.1. The town and neighbourhood centres, as shown on the Proposals Map and listed in Schedule 14, will be the focus for new retail (Class 1 use), leisure, community, residential, and other relevant, complementary uses in accordance with the sequential approach to site selection. Proposals will be supported where of an appropriate scale and design quality, in order to contribute to the quality of the environment and the role and function of the centre.
- 6.13.2. Proposals for change of use away from retail within these centres require to comply with Policy SG9.
- 6.13.3. Proposals for new retail (Class 1 use) and leisure development outwith the town and neighbourhood centres will be assessed against Strategic Policy 2 and the following criteria:
- A sequential approach to site selection has been followed. Proposals must demonstrate why more sequentially preferable sites have been discounted as unsuitable or unavailable;
  - There will be no significant individual or cumulative adverse impact on the vitality and viability of any town and neighbourhood centre;
  - The proposal will help to meet identifiable qualitative and quantitative deficiencies in existing provision; and
  - The proposal is of scale which is commensurate with the size of the local community.

**6.14. Policy SG8: New Development and Business Improvement Districts**

- 6.14.1. The Council will support new retail and complementary development at the locations shown on the Proposals Map and as listed in Schedule 15. Proposals will be supported where of an appropriate scale and design quality, in order to contribute to the quality of the environment and the role and function of the centre.
- 6.14.2. The Council will also continue to support the Business Improvement Districts at Clarkston and Giffnock and support the establishment of Business Improvement Districts for the other town centres as shown on the Proposals Map and Schedule 16. The Council will also support the establishment of a Rural Business Improvement District and a Tourism Business Improvement District.

**6.15. Policy SG9: Protecting the Retail Function of the Town and Neighbourhood Centres**

6.15.1. The Council seeks to protect the predominantly retail function (i.e. Class 1 use) of the town and neighbourhood centres. Proposals for change of use away from retail (Class 1 use) to non-retail at ground floor level within these centres will only be acceptable if it can be demonstrated that they comply with all of the criteria listed below:

- It can be documented through appropriate marketing from a professionally qualified agent that the premises have lain vacant or been marketed for not less than 6 months and that there is no reasonable prospect of Class 1 use being resumed.
- In any single continuous retail frontage the proposed use should not result in:
  - more than two non Class 1 use units adjacent to each other; or
  - the proportion of non Class 1 uses exceeding 40% of the total number of units.
- Avoiding the concentration of similar uses, whose cumulative impact would adversely alter the overall retail function, environmental quality, affect the amenity of local residents, or result in bad neighbour development.
- That a suitable ground floor window display is provided to avoid the creation of a 'dead frontage'.

**6.16. Sustainable Transport Network**

6.16.1. As stated under Strategic Policy 1 the Local Development Plan seeks to direct development to sustainable locations that are accessible by a range of modes of transport and which minimise the need to travel. The development of East Renfrewshire requires to be supported by a comprehensive transport system in order to achieve a sustainable pattern of growth and meet the needs of a growing economy and increasing demand for travel. New housing and employment developments require to be served by public transport services and walking and cycling infrastructure to ensure that a range of sustainable and healthy travel choices are available to people who live, work and visit East Renfrewshire. This approach will need to reflect the themes and messages from the national, regional and local transport strategies.



- 6.16.2. In turn this will assist in the growth of the economy, ensuring that jobs, shops and services are accessible to all, leading to a reduced reliance on the car for travel and will assist in reducing carbon emissions.
- 6.16.3. There are opportunities for enhancing public transport and levels of public transport usage within East Renfrewshire. Opportunities for increasing connectivity by use of public transport, and by walking and cycling will continue to be promoted. New and improved footpaths and cycleways will be provided in conjunction with proposed development. 'Designing Places' and 'Designing Streets' should be reflected in all new proposals with pedestrians and cyclists given priority within developments.
- 6.16.4. The master planned areas also provide key opportunities for improving the transport network and public transport provision across the Council area. These are shown under Policies M2, M2.1, M2.2 and M3.
- 6.16.5. Proposals for new developments that have significant transport implications will be required to include a transport assessment.



**6.17. Policy SG10: Sustainable Transport Network**

- 6.17.1. The Council will support a sustainable and integrated transport system that supports the economy and meets the development needs of the area through to 2025 and beyond, by facilitating efficient movement of people and goods within the area. Opportunities for improving the walking and cycling network, public transport and the health benefits of proposals will be key components of the master plans.
- 6.17.2. The Council seeks to direct new developments to locations which promote a choice between transport modes to reduce the overall need to travel and reliance on the private car.
- 6.17.3. Proposals should:
- Ensure the required upgrades to infrastructure resulting from development are provided (Strategic Policy 3);
  - Safeguard the existing and proposed transportation infrastructure from development that could prejudice its ability to function. In particular the Glasgow Southern Orbital and M77 will be reserved as transport corridors;
  - Ensure new development is designed to prioritise accessibility, safety and sustainable modes of travel through a choice of walking, cycling and public transport and are integrated as part of the green and core path networks (see Policy D4);
  - Ensure walking and cycling enhancements by improving community links and utilising and maximising the existing networks;
  - Ensure that opportunities to promote walking and cycling along linear routes are not lost, the soliums of any former railway lines with such potential will be safeguarded for this purpose;
  - Ensure new transport infrastructure is compatible with local environment, amenity and public safety;
  - Ensure new development, where appropriate, identifies land capacity and road layouts to provide public transport infrastructure and services; and
  - Prioritise improvements to public transport including the need for enhancements to bus and rail infrastructure and services to maintain or increase patronage within the area.
- 6.17.4. Major proposals require to be accompanied by transport assessments and/or travel plans to assess impact upon the road and rail network and on public transport.
- 6.17.5. The Council will support the implementation of the key infrastructure projects listed in Schedule 17.

## 7. MANAGING THE WIDER ENVIRONMENT

### 7.1. Renewable Energy

- 7.1.1. The Scottish Government's commitment to energy reduction and developing the renewables agenda as a major component of its policy, is established in the Climate Change (Scotland) Act 2009.
- 7.1.2. The Scottish Government has set targets to meet the equivalent of 100% of electricity demand from renewables by 2020; 30% overall energy demand from renewables by 2020; and 11% heat demand from renewables by 2020. It also seeks to significantly increase recycling and reduce waste to landfill.
- 7.1.3. Whilst wind energy is likely to make the most substantial contribution to renewable energy targets, Scottish Planning Policy (2014) advises that the Planning System should support the development of a diverse range of electricity generation from renewable energy technologies at appropriate locations. It also advises that development plans should seek to ensure an area's full potential for electricity and heat from renewable sources is achieved in line with national climate change targets, giving due regard to relevant environmental, community and cumulative impact considerations.
- 7.1.4. The 2010 Scottish Planning Policy guidelines for a spatial framework for onshore wind farms have been superseded by the terms of Scottish Planning Policy (2014). The council's proposed supplementary guidance on renewable energy, including its proposed spatial framework, was published in December 2012 and consulted on between February and May 2013, and does not comply with the new guidelines. Scottish Planning Policy (2014) sets out a new approach to the spatial framework based on 3 groups – (1) areas where wind farms will not be acceptable, (2) areas of significant protection where wind farms may be appropriate in some circumstances, and (3) areas beyond groups (1) and (2) where wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria. The spatial framework will include national and international designations (e.g. sites of special scientific interest and sites in the inventory of gardens and designed landscapes), nationally important mapped environmental interests (e.g. carbon rich soils), and community separation distances as group (2) areas. The Scottish Planning Policy (2014) indicates that the spatial framework is to be complemented by a more detailed and exacting development management process where the merits of an individual proposal will be carefully considered against the full range of environmental, community, and cumulative impacts.

- 7.1.5. Policy E1 Renewable Energy sets out the overall approach to the assessment of proposed renewable energy infrastructure developments. It also deals with the preparation of statutory supplementary guidance, which will provide further detailed information and guidance on renewable energy, including wind energy, biomass, combined heat and power, ground source heating, and devices which can be mounted on existing buildings. The supplementary guidance will contain the spatial framework for wind energy and the policy considerations for assessing all proposed developments, as well as offering advice on methods of energy reduction in relation to both new and existing development.
- 7.1.6. In addition, East Renfrewshire Council recognises the impact that the location, siting, orientation, design, materials and insulation can have on the energy efficiency of buildings. The Energy Efficient Design Supplementary Planning Guidance has been prepared to offer advice to homeowners, developers and businesses on how to achieve a higher level of energy efficiency and gain benefits through doing so.



## 7.2. Policy E1: Renewable Energy

- 7.2.1. The council will support renewable energy infrastructure developments, including micro-renewable energy technologies on individual properties, wind turbine developments, hydro electric, biomass and energy from waste technologies in appropriate locations. The assessment of applications for such developments will be based on the principles set out in Scottish Planning Policy (2014), in particular, the considerations set out at paragraph 169 and additionally, for onshore wind developments, the terms of Table 1: Spatial Frameworks. Where appropriate, the applicant will be required to submit satisfactory mitigation measures to alleviate any adverse environmental impacts.
- 7.2.2. The council will prepare statutory supplementary guidance which accords with the Scottish Planning Policy (2014), and which contains the full spatial framework for onshore wind energy, sets policy considerations against which all proposals for renewable energy infrastructure developments will be assessed, and provides further detailed information and guidance on renewable energy technologies.

## 7.3. Policy E2: Energy Efficiency

- 7.3.1. All new buildings must be designed so that at least 10% of the carbon dioxide emissions reductions standard, set by Scottish Building Standards, is met by the installation and operation of low and zero carbon generating technologies. This percentage will increase to 15% by the beginning of 2015, and may be changed again during the lifetime of this plan following any reviews of Scottish Building Standards.
- 7.3.2. Other solutions will be considered where:
- an applicant is able to demonstrate that there are significant technical constraints in using on-site low and zero-carbon generating technologies; or
  - where there is likely to be an adverse impact on the historic environment; or
  - where development of the following types is proposed: extensions to existing buildings, buildings which have an intended life of less than two years, stand-alone ancillary buildings with an area of less than 50 sq.m, or buildings which will not be heated or cooled other than for the purposes of frost protection.
- 7.3.3. Further detailed information and guidance is provided in the Energy Efficient Design Supplementary Planning Guidance.

## 7.4. Water Environment

### Flooding, water and drainage

- 7.4.1. On a national level, population growth and climate change are likely to mean that we will all need the water environment – rivers, lochs, and groundwater – to be healthy and well managed. At a local level, the Council is responsible for the protection and improvement of the water environment. It can pro-actively support water management and assist with flood risk management through appropriate land use planning policies. Scottish Environment Protection Agency and Scottish Water as key agencies have contributed to the preparation of this Local Development Plan.
- 7.4.2. The Water Framework Directive became law in Scotland through the Water Environment and Water Services (Scotland) Act 2003, which sets out new arrangements in Scotland to prevent deterioration of the water environment and, where possible, aims to restore surface waters and groundwater to ‘good’ ecological status by 2015.
- 7.4.3. River basin planning is a system that promotes sustainable water use in a way which protects and improves the water environment and protects it from any further deterioration. Local authorities can support river basin management planning by taking a pro-active approach in their land use planning policies. River basin management plans are a material consideration in development planning.





- 7.4.4. The Flood Risk Management (Scotland) Act 2009 introduced a co-ordinated, plan-led approach to the management of flood risk in Scotland. It places a statutory duty on local authorities to reduce flood risk overall from all sources. East Renfrewshire lies within two flood risk management areas and the Council will contribute actively to the Clyde and Loch Lomond District. Each district will prepare a flood risk management strategy and local flood risk management plans. These may raise potential issues for development and will inform development decisions.
- 7.4.5. The Council will refer to the Scottish Environment Protection Agency's Indicative River and Coastal Flood Map (Scotland). It will also consider the evolving flood risk management plan for the Clyde and Loch Lomond District. Developers should also be mindful that other local features may have an impact on their site and that the Scottish Environment Protection Agency's indicative plans contain only high level information. Consideration should also be given to other features such as proximity to culverts and small watercourses.
- 7.4.6. Scottish Planning Policy distinguishes between areas of low to medium flood risk and medium to high risk with recommendations on development restrictions for both categories. The recommendations vary between built-up areas and undeveloped and sparsely developed areas. The Local Development Plan will adhere to the risk framework set out in Scottish Planning Policy when considering development proposals affected by flooding issues.
- 7.4.7. The policies of the Council in respect of the water environment follow below. They will seek to prevent flooding, to safeguard areas that are at risk from flooding and to promote sustainable urban drainage.

## **7.5. Policy E3: Water Environment**

- 7.5.1. There will be a strong presumption against development that is likely to have an adverse effect on the water environment. Development should not compromise the objectives of the Water Framework Directive. In assessing proposals, the Council will take into account the River Basin Management Plan for the Scotland River Basin District.

**7.6. Policy E4: Flooding**

- 7.6.1. At all times, avoidance will be the first principle of flood risk management. Development which could be at significant risk from flooding, and/or could increase flood risk elsewhere will be resisted. A flood risk assessment taking account of climate change will be required for any development within the Scottish Environment Protection Agency functional flood plain.
- 7.6.2. Development that will reduce the likely incidences of flooding or vulnerability to flooding will be supported subject to compliance with other policies of the Plan.
- 7.6.3. There will be a presumption against development within functional flood plains. The functional flood plain equates to the 'medium to high risk' category. Water attenuation areas are designed to reduce the incidence of flooding in other locations and there will be a presumption against development within these areas. The Council will resist development within areas that are at risk of flooding, in accordance with the risk framework contained in Scottish Planning Policy.
- 7.6.4. Infrastructure developments may be permitted in areas of flood risk in the circumstances, and subject to the requirements, set out in the flood risk framework in Scottish Planning Policy.



**7.7. Surface Water Drainage and Water Quality**

- 7.7.1. The adoption of sustainable urban drainage systems makes an important contribution to limiting surface water run-off and limiting off-site flood risk and helps to improve the water quality and manage the water environment generally. Scottish Water supports the principle of sustainable urban drainage systems as part of a design which will be required to meet the specifications as detailed in the current edition of Sewers for Scotland.

**7.8. Policy E5: Surface Water Drainage and Water Quality**

- 7.8.1. Sustainable urban drainage systems will require to be incorporated into all new development, with the exception of smaller scale proposals (such as applications for single houses, householder or shop frontage alterations). It should also form a major part of all master planning exercises. This will moderate surface water run-off from the site and mitigate any impacts on water quality.
- 7.8.2. There will be a general presumption against the culverting of watercourses as part of new development. Culverts may be acceptable as part of a grant aided flood prevention scheme or where they are necessary to carry water under a road or railway. Advice on culverts can be accessed on the Scottish Environment Protection Agency website [www.sepa.org.uk](http://www.sepa.org.uk)
- 7.8.3. The Council will encourage the adoption of an ecological approach to surface water management through habitat creation or enhancement by, for example, forming wetlands or ponds and opening up culverted watercourses. Invasive non-native species should not be introduced and their removal is encouraged. New planting must be with native species. The physical area of any development covered by impermeable surfaces, should be kept to a minimum to assist with flood risk management.

**Waste Water Treatment****7.9. Policy E6: Waste Water Treatment**

- 7.9.1. Connection to the public sewerage system is required for all new development proposals. The only exceptions are:
- In rural areas where no public sewerage system exists and connection into a public sewerage system is not physically or economically viable;
  - If a development cannot connect to an available public drainage infrastructure directly, possibly through a lack of capacity or through the timing of completion of works, planning permission may be granted on the basis that the development will be served by a private treatment plant on a temporary basis but will be required to connect to the public drainage infrastructure when capacity becomes available;
  - Proposed development should be effectively served by the foul sewerage network and where possible discharge to the public system. A private system will only be acceptable in exceptional circumstances and, in this instance, Scottish Environment Protection Agency's guidelines and policies must be adhered to.
- 7.9.2. In all circumstances the proposals should not pose or add to an environmental risk as a result of cumulative development.

## 7.10. Waste Management

7.10.1. The Scottish Government launched Scotland's first Zero Waste Plan in 2010. The Zero Waste Plan sets out the Scottish Government's vision for a zero waste society. This vision describes a Scotland where all waste is seen as a resource; through application of a waste hierarchy which ensures prevention, reuse, recycling and recovery before considering waste disposal.

7.10.2. The Zero Waste Plan sets out its vision for a zero waste society by focusing on a waste hierarchy with a target of 70% recycling and a maximum 5% to landfill for all Scotland's waste by 2025. Much of the wider agenda lies outwith the scope of planning however the Government has produced Annex B to the Zero Waste Plan outlining the role of planning in the aspiration towards a zero waste society.

The Local Development Plan has a part to play in minimising the impact that new and emerging waste facilities have on the public and the environment, ensuring that land provision supports the move towards sustainable waste management.

## 7.11. Policy E7: Waste Management

7.11.1. Existing waste management facilities, listed in Schedule 18 and shown on the Proposals Map shall be safeguarded for waste management use and any development on, or adjacent to, these sites, which would adversely affect the operation of the use concerned, will not be considered favourably.

7.11.2. Proposals for new and extended waste management facilities will be considered against the following criteria:

- Accord with the objectives of the Scottish Government's current Zero Waste Plan;
- Can be accommodated within the business/employment areas identified under Policy SG6 and Schedule 12, as identified on the Proposals Map; or where they can be located beside an existing (or on the site of a previous) waste management facility; or are on contaminated or Brownfield land, where they are consistent with other policies of the Plan;
- Include amongst other elements, decommissioning, site restoration arrangements and environmental improvements, implemented following cessation of the use. Where appropriate, planning permission will only be granted following securing of a financial bond and/or conclusion of a section 75 obligation;
- In the case of small scale waste management facilities, located close to the source of waste arisings which can be accommodated without detriment to residential or environmental amenity, not be in proximity to a potentially conflicting use and provide potential to provide a local energy source.

**7.12. Minerals**

7.12.1. Scottish Planning Policy states that local development plans should safeguard all workable mineral resources which are of economic or conservation value and ensure that these are not sterilised by other development, and requires plans to set out the factors that specific proposals will need to address. The approved Glasgow and Clyde Valley Strategic Development Plan sets out a strategy on minerals, and defines broad search areas for new workable reserves. While no search areas were identified within East Renfrewshire, the Council will take into account the potential benefits of protecting known mineral deposits when considering development proposals that could affect such deposits. Where proposals for mineral extraction are put forward, the Council will apply the criteria listed in Policy E8 below.

**7.13 Policy E8: Minerals**

7.13.1 Proposals which would sterilise workable mineral resources which are of economic or conservation value will not be supported, unless there are significant benefits which outweigh those of protecting the resources for the future.

7.13.2 Proposals for new and/or extended mineral extraction require to comply with Strategic Policy 2 and Policy D1 and will be assessed against Strategy Support Measure 9 of the Glasgow and Clyde Valley Strategic Development Plan and the accompanying Background Report 10: Minerals Search Areas, and against the following criteria:

- disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water;
- impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy;
- benefits to the local and national economy;
- cumulative impact with other mineral and landfill sites in the area;
- effects on natural heritage, habitats and the historic environment;
- landscape and visual impacts, including cumulative effects;
- transport impacts; and
- restoration and aftercare (including any benefits in terms of the remediation of existing areas of dereliction or instability).

A financial bond or legal agreement may be required to ensure appropriate decommissioning and site restoration arrangements are secured.

## 8. LOCAL DEVELOPMENT PLAN SCHEDULES

### 8.1. Placemaking and Design

#### Schedule 1: Natural Environment and Projects

Site Ref	Location	Description
D8.1	Waulkmill Glen	Local Nature Reserve
D8.2	Council area wide	Sites of Special Scientific Interest
D8.3	Council area wide	Tree Preservation Orders
D8.4	Council area wide	Local Biodiversity Sites
D9.1	Council area wide	Core Paths Plan
D9.2	Council area wide	Rights of Way
D10.1	Dams to Darnley Country Park	Implementation of priorities set out in management/access plans.
D10.2	Whitelee Access Project	Implementation of priorities set out in management/access plans.
D10.3	Rouken Glen, Giffnock	Promote plans and projects as part of the Heritage Lottery Fund.

#### Schedule 2: Conservation Areas and Article 4 Direction Area

Site Ref	Location
D11.1	Busby Conservation Area
D11.2	Eaglesham Conservation Area
D11.3	Giffnock Conservation Area
D11.4	Lower Whitecraigs Conservation Area
D11.5	Upper Whitecraigs Conservation Area
D11.6	Netherlee Article 4 Direction Area

Schedule 3: Inventory of Gardens and Designed Landscapes

Site Ref	Location
D11.7	Greenbank House Garden, Clarkston
D11.8	Rouken Glen Park, Giffnock

Schedule 4: Scheduled Monuments

Site Ref	Location	Description
D11.9	Arthurlie Cross, Springhill Road, Barrhead	Crosses and Carved stones
D11.10	Duncarnock Fort, South of Barrhead	Hillfort, Prehistoric domestic and defensive
D11.11	Polnoon Castle, near Eaglesham	Remains, Secular
D11.12	Cairn 330m South West of North Kirktonmuir, near Eaglesham	Prehistoric Ritual and Funerary
D11.13	Dells Wood, Cairn 250m East of Bonnyton	Prehistoric Ritual and Funerary
D11.14	Dunwan Hill, Fort	Prehistoric domestic and defensive
D11.15	Hut Circle and enclosure, 540m West South West of Middleton	Prehistoric domestic and defensive
D11.16	Hut Circle 965m West North West of Bannerbank	Prehistoric domestic and defensive
D11.17	Cairn 930m East of Moyne, near Neilston	Prehistoric Ritual and Funerary
D11.18	Cairn 420m North of East Revoch, near Eaglesham	Prehistoric Ritual and Funerary
D11.19	Cup-marked stone 485m North of East Revoch, near Eaglesham	Prehistoric Ritual and Funerary

### Schedule 5: Environmental Protection Projects

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Site Ref	Location	Proposal
D11.20	Crofthead Mill, Neilston	Restoration of listed building and associated enabling development
D11.21	Caldwell House, Uplawmoor	Limited Development to secure listed building restoration

### Schedule 6: New Conservation Areas

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Site Ref	Location	Proposal
D12.1	Netherlee	New conservation area
D12.2	Crookfur Cottage Homes	New conservation area



Schedule 7: New and Improved Community, Leisure and Educational Facilities

Ref	Location	Description
<b>BARRHEAD</b>		
D13.1	St Marks Primary School, Barrhead	Extension
D13.2	Barrhead High School	Replacement school and associated greenspace enhancement
D13.3	Barrhead South Expansion Area	Community/leisure facilities (including allotments and a potential site for a religious facility). Details to be determined through the preparation of a comprehensive master plan shown by Policy M2.2.
D13.4	Barrhead South Expansion Area	Education facilities – Provision of pre-five education facility required as an early priority. Capacity can be managed within other schools subject to provision of appropriate development contributions. Details to be determined through the preparation of a comprehensive master plan shown by Policy M2.2.
D13.5 *	Barrhead to Pollok	Levern Walkway route
D13.6 *	Centenary Park/Carlubar Park, Barrhead	Consolidation and enhancement of existing greenspaces, including further improvements
D13.7	Cowan Park, Barrhead	Improvements to include community sports hub and further park and recreational improvements
D13.8	St Luke’s High School, Barrhead	All weather pitch
<b>CLARKSTON</b>		
D13.9	Busby Glen/Overlee Park, Clarkston	Extension of White Cart Walkway
D13.10	Drumby Crescent, Clarkston	New healthcare centre (Policy M5)
<b>EAGLESHAM</b>		
D13.11	Eaglesham-Darvel	Long distance/cycling walking route
<b>GIFFNOCK</b>		
D13.12	Huntly Park, Giffnock	Improvement of soccer facilities and new build pavilion
D13.13	Rouken Glen	Park improvement works
D13.14	St Ninians High School, Giffnock	New synthetic grass pitch

Ref	Location	Description
<b>NEILSTON</b>		
D13.15	Cowdenhall adj. to Crofthead Mill, Neilston	Access/woodland planting/management of Cowdenhall
D13.16	Kingston Playing Field, Neilston	Community/sports hub
D13.17	Neilston Library	Redevelopment
<b>NEWTON MEARNS</b>		
D13.18	Maidenhill, Malletsheugh, Newton Mearns, Expansion Area	Community/leisure facilities (including allotments and a potential site for a religious facility). Details to be determined through the preparation of a comprehensive master plan shown by Policy M2.1.
D13.19	Maidenhill, Malletsheugh, Newton Mearns, Expansion Area	Education facilities - On site provision of 2 primary schools (non-denominational & denominational) and associated pre-five provision required as an early priority. Capacity can be managed within other schools subject to provision of appropriate development contributions. Details to be determined through the preparation of a comprehensive master plan shown by Policy M2.1.
D13.20	Crookfur Playing Field, Newton Mearns	Extension to pavilion
D13.21 *	Broomburn Drive, Newton Mearns	New health centre/nursery school
D13.22	South Waterfoot Road, Newton Mearns	The provision of a new denominational Primary School, subject to the requirement for a robust and defensible green belt boundary.
<b>THORNLIEBANK</b>		
D13.23	Thornliebank Library	Relocation
D13.13	Rouken Glen	Park improvement works
<b>UPLAWMOOR</b>		
D13.24	Uplawmoor Primary School	Conversion of former janitor's house for Information Technology/Library provision.

**Notes:-**

\* Development proposals will require to be subject to a flood risk assessment.

### 8.2. Sustainable Economic Growth

Schedule 8: Housing Sites

Site Ref	Location	HMA	Type	Notional/Remaining Capacity #	Phase 1 Delivery by 2025 (Allocated land / Sites)		Phase 2 Delivery Post 2025 (safeguarded land / sites)	Notes
					2012-20	2020-25		
<b>SG1.1</b>	Barnes Street/ Cogan Street/Robertson Street, Barrhead	LV	BF	50	0	50	0	*
<b>SG1.2</b>	Chappellfield, Barrhead	LV	BF	120	20	100	0	*
<b>SG1.3</b>	Dealston Road, Barrhead	LV	BF	43	43	0	0	
<b>SG1.4</b>	Dunterlie Park, Carlibar Road, Barrhead	LV	GF	48	0	12	36	*
<b>SG1.5</b>	Glen Street / Carlibar Road, Barrhead	LV	GF	15	0	8	7	*
<b>SG1.6</b>	Glen Street/Walton Street, Barrhead	LV	BF	60	0	10	50	*
<b>SG1.7</b>	Kelburn Street / Neilston Road, Barrhead	LV	BF	58	58	0	0	
<b>SG1.8</b>	Montford House, Barrhead	LV	GF	8	8	0	0	

<b>SG1.9</b>	Oakbank Drive / Fenwick Drive, Barrhead	LV	GF	6	3	3	0	0
<b>SG1.10</b>	Paisley Road, Barrhead	LV	BF	7	4	3	0	
<b>SG1.11</b>	Robertson Street / Cross Arthurlie Street, Barrhead	LV	BF	20	0	20	0	
<b>SG1.12</b>	82-84 Cross Arthurlie St, Barrhead	LV	BF	9	4	5	0	
<b>SG1.13</b>	Main Street, Busby	EW	BF	16	0	16	0	
<b>SG1.14</b>	Drumby Crescent Playing Fields, Clarkston	EW	GF	40	0	40	0	
<b>SG1.15</b>	Williamwood High School, Clarkston	EW	BF	53	53	0	0	
<b>SG1.16</b>	Bonnyton Dr - Polnoon 1	EW	GF	114 (7)	114 (7)	0	0	
<b>SG1.17</b>	St. Roddams Lane	EW	GF	4	2	2	0	
<b>SG1.18</b>	Burnfield Road, Giffnock	EW	BF	20	0	20	0	
<b>SG1.19</b>	Crawford Court, Milverton Road, Giffnock	EW	BF	20	20	0	0	
<b>SG1.20</b>	Fenwick Road/ Burnfield Road/Dalmeny Ave, Giffnock	EW	BF	45	0	0	45	
<b>SG1.21</b>	Robslee Drive, Giffnock	EW	BF	60	10	50	0	**** excluding flood risk area

<b>SG1.22</b>	Crofthead Mill, Neilston	LV	BF	200	0	0	0	0	200	*
<b>SG1.23</b>	Station Yard, Neilston	LV	BF	10	0	0	10	0	0	
<b>SG1.24</b>	Ayr Road, Newton Mearns	EW	GF	44 (14)	44 (14)	0	0	0	0	
<b>SG1.25</b>	Broom Road/Mearns Road, Newton Mearns	EW	GF	11	0	0	11	0	0	
<b>SG1.26</b>	Broom Road East/Waterfoot Rd, Newton Mearns	EW	GF	153	101	52	0	0	0	
<b>SG1.27</b>	Broompark Drive, Newton Mearns	EW	GF	12	0	12	0	0	0	
<b>SG1.28</b>	Broom Park Drive/Windsor Avenue, Newton Mearns	EW	GF	8	4	4	0	0	0	**
<b>SG1.29</b>	Capelrig Road, Newton Mearns	EW	GF	32	32	0	0	0	0	
<b>SG1.30</b>	Capelrig Road (Hillcrest), Newton Mearns	EW	GF	11	11	0	0	0	0	
<b>SG1.31</b>	Craigie Dr, Newton Mearns	EW	GF	17	17	0	0	0	0	
<b>SG1.32</b>	Greenlaw, Newton Mearns	EW	GF	166	166	0	0	0	0	
<b>SG1.33</b>	Patterton Farm, Newton Mearns	EW	GF	5	0	5	0	0	0	
<b>SG1.34</b>	School Road (1-5), Newton Mearns	EW	BF	9	4	5	5	0	0	
<b>SG1.35</b>	42 Stewarton Rd, Newton Mearns	EW	BF	18	18	0	0	0	0	

		LV	GF	9	5	4	0	
<b>SG1.36</b>	Pollick avenue, Uplawmoor	LV	GF					
<b>SG1.37</b>	Uplawmoor east, Uplawmoor	LV	GF	39	39	0	0	
<b>Total</b>				<b>1560</b>	<b>780</b>	<b>442</b>	<b>338</b>	

Schedule 9: Affordable Housing and Housing for Particular Needs

Site Ref	Location	HMA	Type	Notional/Remaining Capacity #	Phase 1 Delivery by 2025 (Allocated land / Sites)	Phase 2 Delivery Post 2025 (safeguarded land / sites)	Notes
				2012-20	2020-25		
<b>SG1.38</b>	Easterton Avenue, Busby	EW	GF	20	20	0	****
<b>SG1.39</b>	Darnley Road, Barrhead	LV	BF	8	8	0	
<b>SG1.40</b>	Barrhead Road, Newton Mearns	EW	GF	20	20	0	
<b>Total</b>				<b>48</b>	<b>48</b>	<b>0</b>	

**Notes Schedules 8 and 9:**

Data in brackets indicate known social rented delivery on sites with planning consent

Further information on programming is available within the Monitoring Statement and the Action Programme.

Schedules exclude sites in the Housing Land Audit nearing completion. Detailed information on all sites contributing to the supply targets is set out in the Monitoring Statement.

\* Development proposals will require to be subject to a flood risk assessment.

\*\* A substantial part of the area has an annual flood probability of 0.5 percent (1 in 200 years) or greater. Development proposals will require to be subject to a flood risk assessment and should provide an area of urban greenspace at least equal to that of the former playing field that forms the southern part of the site.

\*\*\* Part of the site has an annual flood probability of 0.5 percent (1 in 200 years) or greater. Development proposals will require to be subject to a flood risk assessment.

\*\*\*\*Green belt release exclusively for affordable housing and ancillary purposes. The green belt designation will be retained until an appropriate affordable housing development is implemented.

Schedule10: Distribution, Capacity and Phasing of Additions to the Housing Land Supply

Site Ref	Location	HMA	Type	Notional Capacity/Remaining Capacity	Phase 1 Delivery by 2025 (Allocated land / Sites) 2012-20	Phase 2 Delivery Post 2025 (safeguarded land / sites)	Notes
SG2.1	Neilston Juniors, Neilston	LV	GF	35	0	0	
SG2.2	Holehouse Brae, Neilston	LV	GF	65	0	65	
SG2.3	Neilston Road, Neilston	LV	GF	150	30	90	
SG2.4	North Kirkton Road, Neilston	LV	GF	78	0	78	
SG2.5	Greenlaw Business Park, Newton Mearns	EW	GF	158	0	0	*
<b>Total</b>				<b>486</b>	<b>30</b>	<b>233</b>	



Schedule 11: Distribution, Capacity and Phasing of Additions to the Housing Land Supply – Master Planned Sites

Site Ref	Location	HMA	Type	Notional Capacity/ Remaining Capacity	Phase 1 Delivery by 2025 (Allocated land / Sites) 2012-20	Phase 2 Delivery Post 2025 (safeguarded land / sites) 2020-25	Notes	
M2	M77 SDO	EW/ LV	GF	2336	636	510	1190	M2.1 M2.2 SG2.6 SG2.7
SG2.6 SG2.7	Hillfield/ Barcapel	EW	GF	212	212	0	0	
SG2.6	Hillfield, Newton Mearns	EW	GF	95	95	0	0	**
SG2.7	Barcapel, Newton Mearns	EW	GF	117	117	0	0	**
M2.1	Malletsheugh/Maidenhill, Newton Mearns SDO	EW	GF	1060	240	210	610	****
SG2.8	Malletsheugh East , Newton Mearns	EW	GF	160				
SG2.9	Malletsheugh West , Newton Mearns	EW	GF	100				
SG2.10	Maidenhill Newton Mearns	EW	GF	800				
M2.2	Barrhead South SDO	LV	GF	1050	170	300	580	****
SG2.11	Lyoncross, Barrhead	LV	GF	170				
SG2.12	Springfield Road, Springhill Road, Barrhead	LV	GF	300				
SG2.13	Springfield Road, Balgraystone Road Barrhead	LV	GF	100				
SG2.14	Springhill Road, Barrhead	LV	GF	200				
SG2.15	Springfield Road, Aurs Road Barrhead	LV	GF	280				****

Site Ref	Location	HMA	Type	Notional Capacity #	Phase 1 Delivery by 2025 (Allocated land / Sites)		Phase 2 Delivery Post 2025 (safeguarded land / sites)	Notes
					2012-20	2020-25		
M3	Shanks/ Glasgow Road Barrhead	LV	BF/ GF	510	230	220	60	
SG2.16	Shanks Park, Barrhead	LV	BF	400	180	220	0	*** *****
SG2.17	Blackbyres Court, Barrhead	LV	BF	15	15	0	0	
SG2.18	N Darnley Road, Barrhead	LV	GF	60	0	0	60	
SG2.19	Grahamston Road/Blackbyres Road, Barrhead	LV	BF	35	35	0	0	Enabling residential development (potential for live-work units)
<b>Total</b>				<b>2832</b>	<b>852</b>	<b>730</b>	<b>1250</b>	

**Notes Schedules 10 and 11:**

# Notional capacity unless unit numbers known through granting of detailed planning consent

Data in brackets indicate known social rented delivery on sites with planning consent

\* Site secured under the former Supplementary Planning Guidance on Unallocated Housing Sites and subject to delivery within a specified period. If planning permission lapses the continued suitability of these sites will be reviewed through the next revision to the Plan.

\*\* Housing site only

\*\*\* Reprogramming of housing delivery of existing site within the Adopted Local Plan

\*\*\*\* Flood risk assessments required throughout the areas of Malletsheugh/Maidenhill, Newton Mearns SDO and Barrhead South SDO.

\*\*\*\*\* Development proposals will require to be subject to a flood risk assessment.

HMA Housing Market Area

BF – Brownfield

GF- Greenfield

### 8.3. Economic Development

#### Schedule 12: Safeguarded Business and Employment Areas

Site Ref	Location
SG6.1 *	Field Road, Busby
SG6.2	Blackbyres Road, Barrhead
SG6.3 *	Glasgow Road East, Barrhead (Policy M3)
SG6.4	Glasgow Road West, Barrhead (Policy M3)
SG6.5 **	Grahamston Road/Blackbyres Road, Barrhead (Policy M3)
SG6.6	Muriel Street, Barrhead
SG6.7	Barrhead South, Barrhead (Policy M2.2)
SG6.8	Burnfield Road, Giffnock
SG6.9	Crofthead Mill, Neilston
SG6.10	Greenlaw Business Park, Newton Mearns
SG6.11	Kirkhill House, Newton Mearns
SG6.12	Maidenhill, Newton Mearns (Policy M2.1)
SG6.13 *	Netherplace Works, Newton Mearns (Policy M2)
SG6.14 *	Spiersbridge Business Park, Thornliebank

#### Schedule 13: Business Proposals

Site Ref	Location
SG6.15	Centenary Park , Barrhead
SG6.16 **	Grahamston Road/Blackbyres Road, Barrhead (Policy M3)
SG6.17 *	Glasgow Road East, Barrhead (Policy M3)
SG6.18	Barrhead South, Barrhead (Policy M2.2)
SG6.19	Crofthead Mill, Neilston
SG6.20	Greenlaw Business Park, Newton Mearns
SG6.21	Maidenhill, Newton Mearns (Policy M2.1)
SG6.22 *	Netherplace Works, Newton Mearns (Policy M2)
SG6.23 *	Spiersbridge Business Park, Thornliebank

#### Notes:

- \* Development proposals will require to be subject to a flood risk assessment.
- \*\* Enabling residential development (potential for live-work units)

## Schedule 14: Town and Neighbourhood Centres

Site Ref	Location
<b>TOWN CENTRES</b>	
SG7.1 *	Barrhead
SG7.2	Clarkston
SG7.3	Giffnock
SG7.4	Newton Mearns
<b>NEIGHBOURHOOD CENTRES</b>	
SG7.5	Aurs Drive, Barrhead
SG7.6	Newton Avenue, Barrhead
SG7.7	Main Street, Busby
SG7.8	Seres Road / Cathkin Drive, Clarkston
SG7.9	Seres Road / Vardar Avenue, Clarkston
SG7.10	Sheddens, Eaglesham Road, Clarkston
SG7.11	Stamperland Crescent, Clarkston
SG7.12	Glasgow Road, Eaglesham
SG7.13	Braidholm Road, Giffnock
SG7.14	Eastwoodmains Road, Giffnock
SG7.15	Fenwick Place, Giffnock
SG7.16 *	Fenwick Road, Merrylee, Giffnock
SG7.17	Orchard Park Avenue, Giffnock
SG7.18	Main Street, Neilston
SG7.19	Clarkston Road / McLaren Place, Netherlee
SG7.20	Clarkston Road / Muirend, Netherlee
SG7.21	Clarkston Road / Netherburn Ave, Netherlee
SG7.22	Ayr Road, Newton Mearns
SG7.23	Broom Road East, Newton Mearns
SG7.24	Greenlaw, Newton Mearns
SG7.25	Harvie Avenue, Newton Mearns
SG7.26	Mearns Road, Newton Mearns
SG7.27	Carnwadric Road/Kennishead Road, Thornliebank
SG7.28	Main Street, Thornliebank

**Notes:**

\* Development proposals will require to be subject to a flood risk assessment.

### Schedule 15: New Shopping Development

Site Ref	Location	Description
SG8.1	Barrhead South Expansion Area	Retail development
SG8.2	Cross Arthurlie Street, Barrhead	Retail development
SG8.3	Oakbank Drive, Barrhead	Retail development
SG8.4	Former Station Yard, Clarkston Road, Clarkston	Town centre development
SG8.5	Greenlaw, Newton Mearns	Retail development
SG8.6	Maidenhill/Malletsheugh Expansion Area	Retail development
SG8.7	Mearns Cross, Newton Mearns	Town centre development and retail provision

### Schedule 16: Business Improvement Districts

Site Ref	Location	Description
SG8.8	Barrhead Town Centre	Establishment of Business Improvement District
SG8.9	Clarkston Town Centre	Existing Business Improvement District
SG8.10	Giffnock Town Centre	Existing Business Improvement District
SG8.11	Newton Mearns Town Centre	Establishment of Business Improvement District

## 8.4. Transport

### Schedule 17: Sustainable Transport

Site Ref	Location	Description
SG10.1*	Council area Wide	Creation of core path network/cycling walking facilities linked to the green network (Policy D4) and wider transport network including promotion of cycling/walking and Safer Streets and Smarter Choices, Smarter Places Schemes.
SG10.2*	Council area Wide	Public transport upgrades including promotion of Sustrans and Strathclyde Partnership for Transport (SPT) funded schemes.
SG10.3	Balgray Link - Balgraystone Road, Barrhead to J5/M77	Investigate improvements to connectivity between Barrhead and Newton Mearns (long term) (Policy M2, M2.1 and M2.2)
SG10.4	Springfield, Barrhead	New rail station (Policy M2.2)
SG10.5**	Glen Street, Barrhead	Realignment and new relief road – phase 2
SG10.6	Blackbyres Road / Glasgow Road, Barrhead	Improved connections to surrounding road network (Policy M3)
SG10.7	Blackbyres Road / Grahamston Road, Barrhead	Construction of roundabout
SG10.8	Aurs Road , Newton Mearns	Realignment and local improvements (Policy M2, M2.1 and M2.2)
SG10.9	Crookfur Road / M77, Newton Mearns	Junction 4 enhancement
SG10.10	M77 / GSO, Newton Mearns	Potential for motorway service area
SG10.11	Newton Mearns Town Centre, Newton Mearns	Car parking and traffic improvements

#### Notes

\*Not shown on the Proposals Map

\*\* Subject to assessments of flood risk and residential noise impact.

## 8.5. Managing the Wider Environment

### Schedule 18: Waste Management Facilities

Site Ref	Location	Description
E7.1	Carlibar Road, Barrhead	Waste transfer station and the household waste recycling centre
E7.2	Greenhags, Newton Mearns	Waste transfer station and the household waste recycling centre
E7.3	East Capellie, Neilston	Landfill operation



## APPENDIX 1: ACCOMPANYING DOCUMENTS

### Strategic Environmental Assessment

Strategic Environmental Assessment is a statutory requirement and is a systematic approach to the identification of the significant environmental effects of development planning policies and proposals. In the preparation of this Plan, an environmental report has been prepared which has been a fundamental consideration in identifying the environmental impacts of policies and site specific proposals and in the consideration of all alternative options.

### Action Programme

An Action Programme accompanies the Local Development Plan setting out the main actions required to implement and monitor the Plan's key policies, proposals and strategy. It is essential that a range of organisations work together to align priorities and ensure that the objectives and policies in the development plan can be delivered.

### Monitoring Statement

The Monitoring Statement reflects the most up to date evidence base on which to predicate this plan. The Monitoring Statement presents background survey information and analysis on the physical, economic, social and environmental characteristics of the area allowing the Local Development Plan to be more focused and succinct. Regular monitoring will be important in identifying the impact of changing circumstances on policy effectiveness. It will also allow the Council to adjust the nature and application of policies where appropriate and, if necessary, bring forward alternative approaches or guidance.

### Site Evaluation

In addition to the Strategic Environmental Assessment, the Council has developed a site evaluation methodology based on principles of sustainable development, in order to objectively assess site specific land use proposals. The methodology applied is fully documented in the introduction to the Strategic Environmental Assessment and Site Evaluation and builds upon Strategic Policy 2.

### Equalities and Human Rights Impact Assessment

An Equalities and Human Rights Impact Assessment assesses the impact of policies and functions of the Local Development Plan on particular identified equality groups, identifying negative and positive impacts.

### Supplementary Planning Guidance

Provision is made under Section 22 of the Planning etc Scotland Act 2006 for the preparation of supplementary guidance in connection with a Local Development Plan.

Supplementary Planning Guidance has been prepared to support the Local Development Plan and provide more guidance on specific policy areas. These documents have been subject to public consultation alongside the Local Development Plan. A number of other SPG, master plans and development briefs will also be prepared. Once Adopted each Supplementary Planning Guidance will form part of the Local Development Plan.

The Development Contributions Supplementary Planning Guidance (2012) was reviewed and updated during 2014. The Renewable Energy SPG was published in December 2012 and consulted upon alongside the Proposed LDP. This SPG will be reviewed to accord with the requirements of Scottish Planning Policy (2014) (Policy E1 Renewable Energy refers).

### **Publicity Strategy**

The Participation Strategy sets out how the Council will consult with all stakeholders and promote the Proposed Plan. An Action Plan accompanies this document. In addition the range of consultation that has taken place over previous stages of Plan Preparation is shown.

### **Schedule of Council Land Ownership**

A schedule of land owned by the Council and affected by any of the policies, proposals, or views relating to specific build developments on specific sites within the Plan will be published alongside the Local Development Plan.

### **Framework for Assessing Unallocated Proposals Technical Document**

The criteria in Strategic Policy 2 are expanded upon in the Local Development Plan Framework for Assessing Unallocated Proposals. This was produced as a technical document to support the Local Development Plan and provides a framework to assess the suitability of individual development proposals on non-allocated sites.

**APPENDIX 2: GLOSSARY**

<b>Term</b>	<b>Description</b>
Affordable Housing	Housing that is of a reasonable quality and is affordable to local people on modest incomes.
Amenity Housing	Housing which has been specifically designed to meet the needs of older people.
Article 4 Direction Order	An order approved by the Scottish Executive under article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. This requires that works that are normally exempt from the need to obtain planning permission should obtain formal consent.
Areas for Change	Areas capable of accommodating new housing, employment, community/leisure facilities and other development linked to public transport improvements up to 2025 and beyond.
Backland Development	New housing constructed on a site which does not have a road frontage.
Biodiversity	Biodiversity is about the variety of life, protecting and enhancing a diverse range of plants, birds animals and the habitats upon which they rely (source: Scottish Natural Heritage).
Biomass	Biomass, as a renewable energy source, is biological material derived from living, or recently living organisms. As an energy source, biomass can be used directly or converted into energy products such as bio-fuel.
Brownfield	Normally sites which have previously been developed or used for some purpose which has ceased. They may encompass re-use of existing buildings by conversion; demolition and new build; clearance of vacant or derelict land and new build; infill and various other forms of intensification. It excludes private and public gardens, sports and recreation grounds, woodlands, amenity open spaces and any other land that falls under the definition of Greenfield land.
Business Improvement District	A defined area within which businesses pay an additional tax or fee in order to fund improvements within the district's boundaries.
Carbon Emissions	Carbon emissions are what are given off every time fossil fuels are burnt such as gas, coal or oil. Carbon Dioxide is released into the atmosphere, which is causing an increase in the planet's temperature and therefore causing global warming.
Carbon Sinks	These include tree planting, biomass, peat bogs and enhancements to the green network including temporary greening.
Central Scotland Green Network	National-scale project identified by Scottish Government through National Planning Framework 3 defined as 'A strategic network of woodland and other habitats, active travel routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation and cultural activity'.
Class 1 - Shops	From the Town and Country Planning (Use Classes) (Scotland) Order 1997.
Climate Change	Climate change is the long-term shift in weather patterns (such as precipitation, temperatures, cloud cover etc.) in a specific region or globally. This can be caused by solar radiation, continental drift and changes in greenhouse gas concentrations.
Carbon Dioxide Emissions	Carbon Dioxide is a greenhouse gas that is given off through the burning of fossil fuels such as coal and oil.
Consolidation	Opportunities for making better use of existing urban infrastructure by encouraging development within existing urban areas

<b>Term</b>	<b>Description</b>
Combined Heat and Power	Combined Heat and Power is a system that involves the recovery of waste energy in order to produce electricity and thermal energy in a single integrated structure.
Comparison Retail	Other shopping not classified as convenience shopping, which the purchaser will compare on the basis of price and quality before a purchase is made, e.g. clothes, fashion, gift merchandise, electrical goods, and furniture.
Conservation Area	An area designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance.
Convenience Retail	Broadly defined as food shopping, drinks, tobacco, newspapers, magazines and confectionery, purchased regularly for relatively immediate consumption.
Countryside Around Towns	The wider rural area beyond the outer edge of the Green Belt which, although not generally subject to the same level of development pressure, requires to be protected from inappropriate development. In East Renfrewshire, the Countryside around Towns area covers the higher ground generally south of Eaglesham.
Design Statement	A document that briefly explains and illustrates the design principles and design concept of the proposed development in terms of layout, landscape, scale and mix, details and materials and maintenance as described in Planning Advice Note 68 – Design Statements.
Development Brief	A document which sets out the local authority's guidelines and requirements for development of a site.
Development Contributions	Financial contributions for infrastructure and other community benefits that may be sought by the Council from applicants seeking planning permission for development.
Development Management	The process of dealing with planning applications and ensuring that new development proposals conform to the policies, regulations and standards defined by the local planning authority's Development Plan as well as Government guidance and legislation.
Development Plan	The statutory Development Plan currently comprises a two tier system of Strategic Development Plans and Local Development Plans under the "Planning etc (Scotland) Act 2006".
Development Strategy	The expression of the strategy as site specific land use proposals.
Eastwood	This covers the area which was in Eastwood District prior to local government reorganisation in 1996. (Busby, Clarkston, Stamperland, Eaglesham, Giffnock, Netherlee, Newton Mearns, Thornliebank)
Effective Housing Land Supply	That part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.
Employment Generating Uses	Development that will provide new jobs and economic development opportunities.
Environmental Impact Assessment	A process by which information about the significant environmental effects of a project is collated, impacts predicted and mitigation identified before a decision is given on whether the development should go ahead (The Town and Country Planning (Environmental Impact Assessment) (Scotland) regulations 2011)
Equalities and Human Rights Impacts Assessment	An Equality and Human Rights Impact Assessment assesses the impact of a Council's policies, procedures and functions on diverse groups.

Term	Description
Established housing land supply	The total housing land supply - including both unconstrained and constrained sites. This will include the effective housing land supply, plus the remaining capacity for sites under construction, sites with planning consent, sites in adopted Local Development Plans and where appropriate other buildings and land with agreed potential for housing development.
Examination	If representations have been made to the planning authority about the plan and any matters of dispute have not been resolved, the planning authority must submit the plan to the Scottish Ministers for its formal examination. Ministers will appoint a person, or persons (normally Scottish Government Reporters), to carry out the examination. The arrangements for the examination are made by the Directorate for Planning and Environmental Appeals.
Flood Risk Management Plan	A requirement of the Flood Risk Management (Scotland) Act 2009. A new range of plans to be prepared by the Scottish Environment Protection Agency, Local Authorities and others in partnership, to foster sustainable flood management in areas identified by the Scottish Environment Protection Agency as being potentially vulnerable to flooding.
Generous Land Supply	Identification of sufficient supply of land to meet identified housing requirements across all tenures, including affordable housing
Glasgow and the Clyde Valley	Refers to the City of Glasgow and the 7 adjoining local authority areas.
Green Belt	A policy designation used to protect the countryside around urban areas from development pressure and urban sprawl. It assists in maintaining the identity and landscape setting of urban areas. It also assists urban regeneration and traffic reduction by focusing development within existing urban areas. The green belt may also provide opportunities for outdoor recreation.
Green Infrastructure	Green infrastructure includes Sustainable Urban Drainage Systems, open space, landscaping, biodiversity, footpaths, cycleways and habitat connectivity.
Green Network	The system of Greenspaces within the urban area and links between them, from the inner city through the suburbs and out into the open countryside.
Green Technologies	A means of energy production that is less harmful to the environment than more traditional ways of generating energy, such as burning fossil fuels.
Greenfield	Sites which have never been previously developed or used for an urban use, or land that has been brought into active or beneficial use for agriculture or forestry i.e. fully restored derelict land.
Greenhouse Gas Emissions	Gases that act as a shield that trap heat in the Earth's atmosphere. Greenhouse gases include Methane and Carbon Dioxide.
Greenspace	Those parts of the urban area which are generally not developed with buildings, hardstandings and other structures. They include areas of open space, parklands, woodlands, watercourses, playing fields and other open land.
Green Transport Plan	A Plan prepared by owners and operators of existing or proposed developments to set out proposals for delivery of more sustainable travel patterns. It may include both passenger travel and business, commercial and freight traffic.
Hectare	Unit of land area equal to 10000 square meters, 107639 square feet, 11959 square yards, or 2.47 acres.
Housing for Particular Needs	Term adopted by The Scottish Government in reference to a wide range of housing, including affordable, amenity, sheltered, etc.

<b>Term</b>	<b>Description</b>
Housing Land Audit	The annual survey of housing land which records progress on housing land developed and in development. The survey records on site - units complete and occupied, complete but unoccupied and under construction.
Housing land requirement	The amount of land required to be allocated for housing to meet the identified housing requirement of the Strategic Development Plan.
Housing Market Area	This is a geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area. Within East Renfrewshire, the area is split into two distinct Housing Market Areas, these being the former Eastwood area and the Levern Valley area.
Housing Supply Target	Identified by the Local Housing Strategy in response to the outcomes of the Housing Need and Demand Assessment and reflected in the Local Development Plan.
Infrastructure	Includes transport, community and utility services, such as water and electricity, required to support development.
Key Agencies	Scottish Natural Heritage, Historic Scotland, Transport Scotland, Scottish Water, Scottish Environment Protection Agency, Scottish Enterprise (only in its area of jurisdiction), Regional Transport Partnerships (only in relevant areas of jurisdiction), Health Boards.
Landfill	Areas of land in which waste is deposited.
Levern Valley	This covers the area which was in Renfrew District prior to Local Government reorganisation in 1996 (Barrhead, Neilston and Uplawmoor).
Listed Building	A building included on the Scottish Executive's list of buildings of special architectural or historic interest which is afforded statutory protection under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
Local Biodiversity Site	A site generally identified by the local authority which warrants special protection because of its local importance for flora or fauna.
Local Development Plan	The collection of local development documents produced by the local planning authority which collectively form the spatial planning strategy for its area.
Local Housing Strategy	Refers to the housing issues and priorities for East Renfrewshire, and provides a strategic framework for future investment and management.
Local Transport Strategy	Local Transport Strategies set out how local authorities intend to meet national objectives at a local level and detail actions which will achieve local objectives.
Low and Zero-Carbon Generating Technologies	Low-carbon technologies usually use some electricity when used to generate renewable heat or electricity. Low-carbon systems include ground source heat pumps and Combined Heat & Power systems. Zero-carbon (Renewable energy) generating technologies generate clean, green energy that come from renewable energy sources such as the sun or wind.
Main Issues Report	Sets out the authority's general proposals for development in the area, for example where development should and should not occur within an area and discussion on how to address the main policy issues affecting it.
Master Plan	A planning tool that provides detailed guidance for the comprehensive development of a specific area.

Term	Description
Micro Renewables	Micro-renewable refers to renewable energy sources that can be set up within households. Technologies include wind, solar thermal, photovoltaic, heat pumps and biomass technologies. These various micro-renewable technologies can be used individually or in combination to provide renewable energy in all seasons.
Monitoring Statement	A document outlining the background work that has been completed or reviewed to identify the 'Main Issues'
National Planning Framework 3	The Scottish Government's strategy for the long-term development of Scotland's towns, cities and countryside
Neighbourhood Centre	A shopping centre, normally predominantly convenience shops, serving a local catchment.
Shared Equity	The owner pays for the majority share in a property with the Registered Social Landlord, local authority or Scottish Government holding the remaining share under a shared equity arrangement. Unlike shared ownership, the owner pays no rent and owns the property outright.
Outcome Delivery Plan	It is one of the council's key documents. It sets out how departments and services will contribute to delivering on our local outcomes and vision. The Outcome Delivery Plan focuses on the activities being carried out by departments which will help deliver on Single Outcome Agreement outcomes. This is the core strategic document for East Renfrewshire's Community Planning Partners and sets 11 outcomes which both the Council and its partners are working to achieve).
Planning Advice Note	Planning Advice Notes are prepared by the Government and provide advice on good practice and other relevant information.
Policy	Statement of the Council's attitude towards the use, treatment or development of land. Policies indicate the way in which land use and change is to be managed. There may be more than one policy relating to an area.
Proposal	Represents a particular course of action (i.e. development or change) planned for a specific location, which is likely to be implemented during the life of the Local Plan.
Proposals Map	That part of the local plan which illustrates on an Ordnance Survey base, the effect or extent of policies and proposals contained in the Written Statement.
Proposed Plan	The Proposed Plan is the Local Development Plan in the form intended for adoption.
Renewable Energy	The generation of energy using renewable sources, most commonly including technologies such as wind power, hydro-electric and biomass schemes.
Retail Use	Defined as use which falls within Class 1 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.
Right of Way	Under the terms of the Countryside (Scotland) Act 1967 this is a right of passage, open to the public, which follows a relatively well-defined route leading from one public place to another. The right of way may be a vehicular route, drove road or footpath.
Scottish Environment Protection Agency	Scotland's environmental regulator. Its main role is to protect and improve Scotland's environment.
Scottish Planning Policy (2014)	The statement of the Scottish Government's policy on nationally important land use planning matters. These should be taken into account by local planning authorities in the preparation of development plans and in Development Management.
Scottish Water	Scottish Water is a statutory corporation in Scotland that provides

Term	Description
	water and sewerage services.
Section 75 Obligation	Planning obligations made under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, and regulating the future use of the land. Such obligations are registered in the land register and are legally binding on future owners of the land.
Sequential Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield land before greenfield sites and town centres before out of centre.
Single Continuous Retail Frontage	A continuous frontage of retail and commercial properties within the Town and Neighbourhood Centres as listed in Schedule 14, usually extending between two road junctions, and including the retail and commercial properties on both the major and minor roads. It is not split by small access points or lanes.
Single Outcome Agreement	The Single Outcome Agreement is an agreement between the Community Planning Partnership and the Scottish Government on the Outcomes which are collectively desired to achieve. It includes an Action Plan to demonstrate how it will achieve these Outcomes on the ground, and a set of Performance Indicators to measure progress over time.
Site Evaluation	This is the consistent approach to the evaluation of the potential of sites as development opportunities for inclusion in the Local Development Plan. It includes a systematic approach to ranking sites.
Site of Special Scientific Interest	A site identified by Scottish Natural Heritage as requiring special protection because of its flora, fauna, geological or physiographical features under the Wildlife and Countryside Acts.
Social Rented Housing	Housing provided at an affordable rent and usually managed locally by the Council, a Registered Social Landlord such as a Housing Association, Housing Co-operative or other housing body regulated by The Scottish Housing Regulator (formerly Communities Scotland).
Strategic Development Opportunities	The most significant projects identified in the Plan at the M77 Corridor, Newton Mearns/Barrhead; Shanks Park, Barrhead;
Strategic Development Plan	The approved Plan that has replaced the Glasgow and the Clyde Valley Structure Plan, covering the eight authorities of Glasgow and the Clyde Valley.
Strategic Environmental Assessment	A Strategic Environmental Assessment is a system of incorporating environmental considerations into policies, plans and programmes. It is sometimes referred to as Strategic Environmental Impact Assessment.
Strategic Housing Need and Demand Assessment	This work was undertaken by a Housing Market Partnership and identifies housing needs and demands across the functional housing market area in order to provide robust evidence on which to base planning and housing policy interventions.
Strathclyde Partnership for Transport	The Strathclyde Partnership for Transport is a public body which is responsible for planning and co-ordinating regional transport, and especially the public transport system, in the Strathclyde area of western Scotland.
Supplementary Planning Guidance	The Council will produce Supplementary Planning Guidance to provide further detail on certain policies and proposals in the Plan.
Sustainable Development	The most widely accepted definition of this concept is 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.
Sustainable Economic Growth	The Government's Economic Strategy defines "Sustainable economic growth" as "building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future



Term	Description
	generations can enjoy a better quality of life too.”
Sustainable Urban Drainage Systems	These are designed within developments to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. Examples include attenuation ponds and permeable surfaces.
Temporary Greening	The temporary greening of land that is awaiting development in order to avoid leaving land lying vacant, and to improve the attractiveness of the land for the local community.
Town Centre	A centre which provides a range of facilities and services and which fulfils a function as a focus for both the community and public transport. (It excludes retail parks, neighbourhood centres and small parades of shops).
Transport Assessment	A study to assess the transport affects of a development proposal. The scope and content of the Assessment is determined by the scale, travel intensity and travel characteristics of the proposal. It should set out the likely effect of the proposal, particularly on reducing the level of car use, and should indicate how these measures relate to any specific targets in the development plan or in the Local Transport Strategy.
Tree Preservation Order	A Tree Preservation Order is made by the local planning authority to protect specific trees or a particular woodland from deliberate damage and destruction. In such areas, work to trees, such as topping, lopping or felling, can only be carried out with the consent of the Council.
Waste Water Treatment Works	Waste Water Treatment Works can also be referred to as sewage plants. This is where contaminants are removed from wastewater and household sewage.
Urban Expansion	Outward expansion of urban areas into the countryside.
Vitality and Viability	Vitality is a reflection of how busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs.
Viable	Able to operate or exist successfully. This may include the use of external funding such as grants and subsidies.
Windfall sites	Non-allocated sites that come forward for development and contribute to the land supply.
Zero Waste Plan	Scotland's Zero Waste Plan sets out the Scottish Government's vision for a zero waste society. This vision describes a Scotland where all waste is seen as a resource; Waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.

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इस सूचना-पत्र में उल्लेखित सूचना यदि आप हिन्दी अनुवाद में चाहे तो कृपया सम्पर्क करें।

ਜੇ ਤੁਸੀਂ ਇਸ ਲੀਫਲੈਟ ਵਿਚ ਦਿਤੀ ਜਾਣਕਾਰੀ ਦਾ ਅਨੁਵਾਦ ਚਾਹੁੰਦੇ ਹੋ ਇਥੇ ਸੰਪਰਕ ਕਰੋ।

اگر آپ اس لیفلیٹ میں درج معلومات کا ترجمہ اپنی زبان میں چاہتے ہیں تو ہم سے رابطہ کریں

如果您想得到该资料所含信息的译文，请联系：

**PROPOSALS MAP 3 - EASTWOOD AREA AND EAGLESHAM INSET**  
**KEY**

Details on Proposals and Policies can be found within the Written Statement.  
The use of symbols on the proposals map (triangles and diamonds) indicates that the detailed geographic extents and location of a Policy or Proposal has not been finalised.

**Key Areas for Change and Settlement Strategies**

- M2 M77 Strategic Development Opportunity Area
- M2.1 - M2.2, M3 - M5 Master Plan Areas
- M6, M8 Regeneration Areas

**Placemaking and Design**

- D2 D2 General Urban Areas
- D3 Green Belt
- D3 Countryside around Towns
- D4 Green Network
- D5 Protection of Urban Greenspace

**Placemaking and Design (Schedules 1 to 7)**

- D8.2 Sites of Special Scientific Interest (SSSI)
- D8.3 Tree Preservation Order (TPO)
- D8.4 Local Biodiversity Sites (LBS)
- D9.1 Core Paths
- D9.2 Rights of Way
- D10 Environmental Projects
- D11.1 - D11.6 Conservation Areas and Article 4 Direction Area
- D11.7 - D11.8 Inventory of Gardens and Designed Landscapes
- D11.9 - D11.19 Scheduled Monuments
- D8.1, D11.20 - D11.21 Environmental Protection Projects
- D12 New Conservation Areas
- D13 New and Improved Facilities

**Sustainable Economic Growth**

**Meeting Housing Needs (Schedules 8 to 11)**

- SG1.1 - SG1.40; SG2.1 - SG2.7 Housing Sites
- ▲ Sites allocated as 100% Affordable Housing Sites
- Sites including, or exclusively, safeguarded Post-2025 Programming
- SG2.8 - SG2.19 Master Plan Sites

**Economic Development (Schedules 12 to 16)**

- SG6.1 - SG6.14 Safeguarded Business and Employment Areas
- SG6.15 - SG6.23 Business Proposals
- SG7.1 - SG7.4 Town Centres
- SG7.5 - SG7.28 Neighbourhood Centres
- SG8.1 - SG8.7 New Shopping Development
- SG8.8 - SG8.11 Business Improvement Districts

**Transport (Schedule 17)**

- SG10 Sustainable Transport

**Managing the Wider Environment (Schedule 18)**

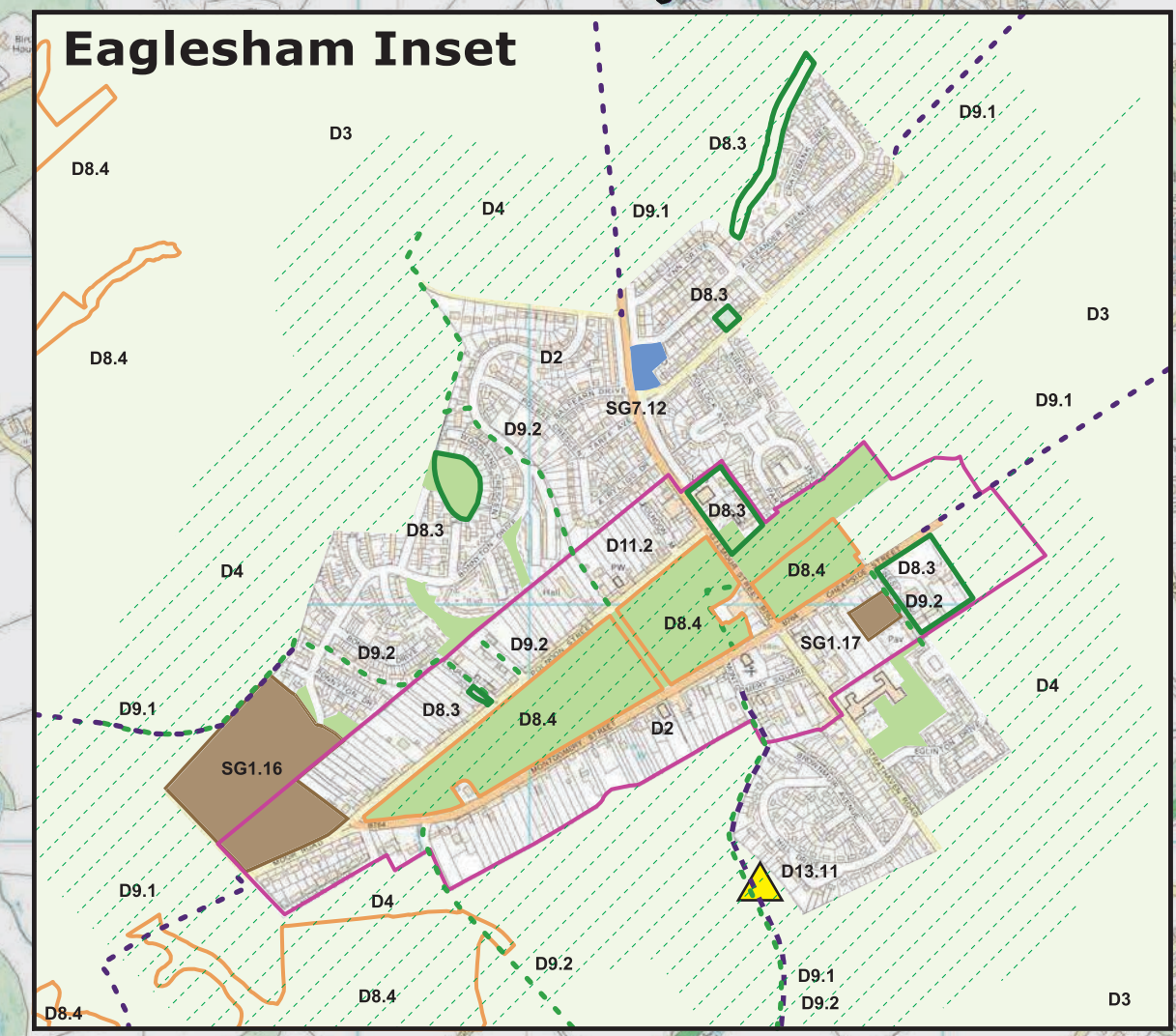
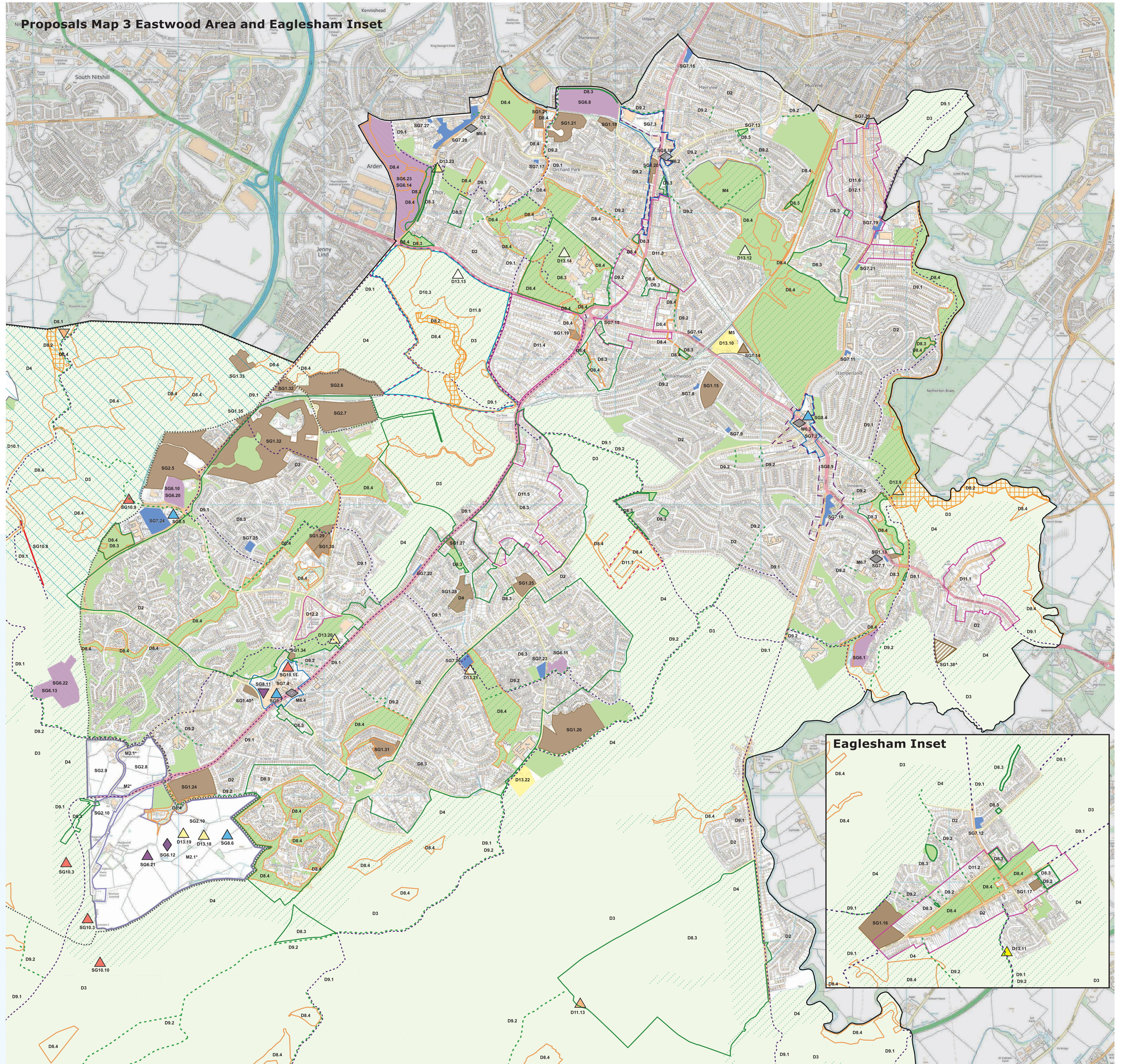
- E7 Waste Management Facilities



Scale 1:12,500  
June 2015

Director of Environment  
Andrew J Cahill BSc (Hons)

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**DP**  
**East Renfrewshire**  
**Local Development Plan**

**LOCAL DEVELOPMENT PLAN**  
**Proposals Map 2 Levern Valley Area**  
**Proposals Map 3 Eastwood Area and Eaglesham Inset**  
June 2015



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# East Renfrewshire Local Development Plan

L O C A L  
D E V E L O P M E N T  
P L A N

## Supplementary Planning Guidance: Householder Design Guide June 2015



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# Supplementary Planning Guidance

## Householder Design Guide

June 2015



**Director of Environment  
Andrew J Cahill B.Sc. (Hons.)**

Planning Contact Number: 0141 577 3001  
Email: [ldp@eastrenfrewshire.gov.uk](mailto:ldp@eastrenfrewshire.gov.uk)

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## 1. FOREWORD

### 1.1. Introduction

- 1.1.1. This Supplementary Planning Guidance has been prepared under Section 22 of the Planning etc. Scotland Act 2006 and forms part of the Local Development Plan.
- 1.1.2. East Renfrewshire Council is seen by its residents as a place to live which benefits from a high quality safe and pleasant environment. Appropriate development is central to maintaining the quality of the built environment, and in particular ensuring that extensions to existing buildings are in proportion and that the spaces between buildings are not diminished to a point that the environment and amenity are significantly affected. This guidance has been prepared to help ensure the promotion and enhancement of the high quality environment which the Council and its residents are rightfully proud of.
- 1.1.3. The content of this guide informs and guides anyone who is planning, designing and constructing house extensions, including dormer windows and domestic garages. It gives general principles which are applied to house extensions and garages and some practical guidance for their design. This guide should be read in conjunction with Policies D1 and D14 of the East Renfrewshire Local Development Plan which can be found in Appendix 1 of this document. The Local Development Plan as a whole is available at [www.eastrenfrewshire.gov.uk/local-development-plan](http://www.eastrenfrewshire.gov.uk/local-development-plan).
- 1.1.4. When designing an extension, householders should consider not just what internal space is created, but also how the extension will look from the outside and how it will complement the character of the existing house. Well designed extensions will maintain the character of the original property and the area in general. A well designed extension will also contribute to the value of the property.
- 1.1.5. It should be noted that this short note cannot cover all aspects of house extensions and the Council's Planning Service is available to discuss proposals prior to the submission of a planning application.
- 1.1.6. Any planning application will be assessed on its own merits and this guide will be used as a material consideration in determining a planning application.
- 1.1.7. Higher standards will be expected for listed buildings and buildings in conservation areas in design terms and architectural detail. Historic Scotland has produced a separate guidance note on extensions to listed buildings available to view at [www.historic-scotland.gov.uk/managingchange](http://www.historic-scotland.gov.uk/managingchange).

## 2. GUIDANCE

### 2.1. General Principles

2.1.1. Proposals for house extensions, dormer windows and garages will be considered against the relevant Local Development Plan policies and the design principles set out below, as well as the individual circumstances of the application:

- Extensions, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered;
- Extensions should not dominate or overwhelm the original form or appearance of the house and be subordinate in scale and appearance to the original house;
- Extensions should be in proportion to the original house and should not exceed 100% of the footprint of the original house. Extensions should not dominate or overwhelm neighbouring properties;
- Direct overlooking and excessive overshadowing of neighbouring properties should be avoided. A *Design Guide on Daylight and Sunlight* SPG is available separately;
- Over-development of the site should be avoided and useable private (i.e. rear) garden ground should be retained. No more than 50% of the rear garden should be occupied by the development;
- Developments should have the same roof design as the house particularly when visible from public view;
- Window and doors should be aligned vertically and horizontally with existing windows and doors;
- No extension (other than a porch) should project beyond the front or principal elevation of the existing house;
- The external materials should be identical or closely match those on the existing property.

### 2.2. Additional Criteria

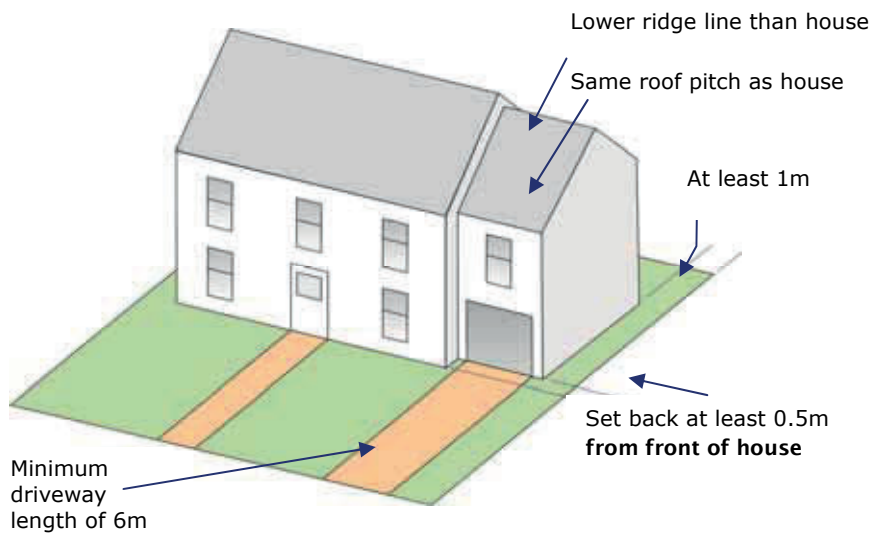
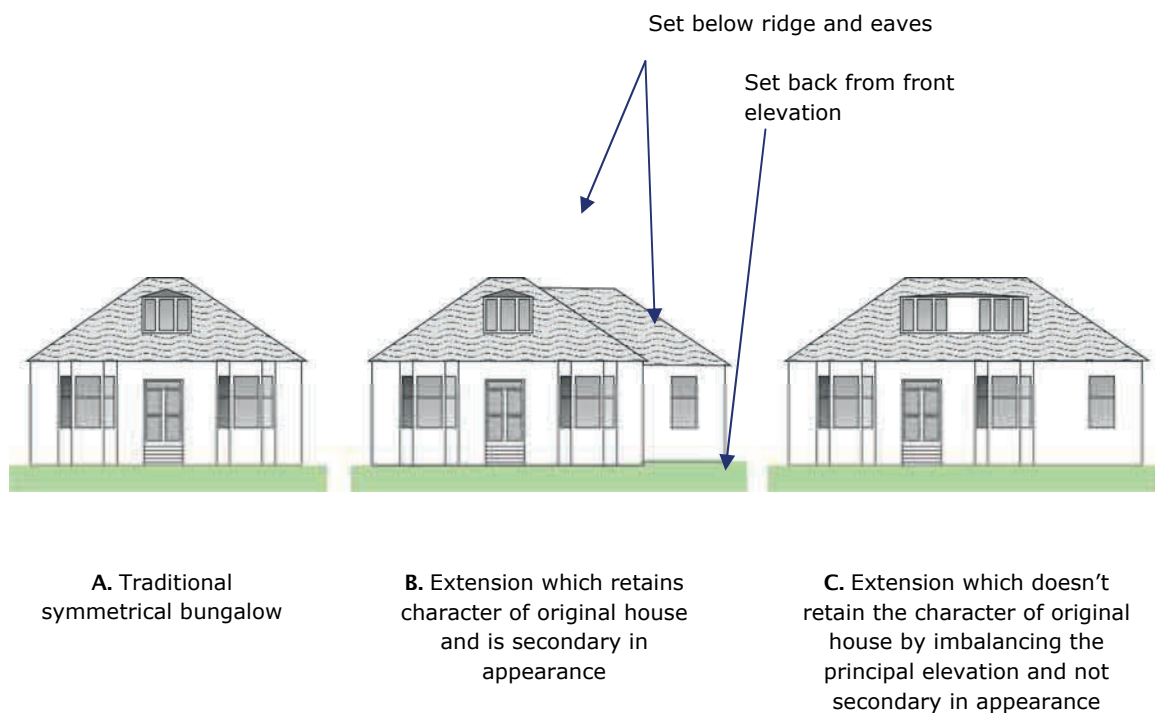
2.2.1. The following will be applied **in addition** to the general points above.

#### ***Porches should...***

- Not project more than 1.5 metres from the front elevation of house (excluding any bay window) and be no more than 2 metres wide;
- Include a significant area of glazing;
- Have a pitched roof rather than a flat roof when on the front or principal elevation of the house.

**Side extensions should...**

- Be no more than 50% of the frontage of the original house;
- Be set back at least 0.5 metres from the front elevation of the original house;
- The ridge line of the extension should be below the ridge line of the original house;
- Be set back at least 1 metre from the side boundary;
- Have a fully enclosed lower storey.

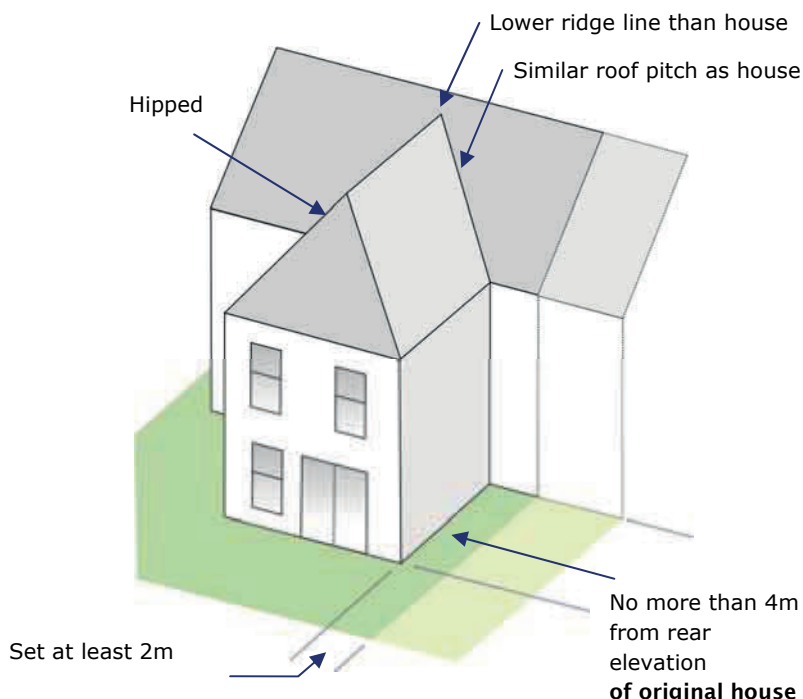
**Illustration 1 – Side Extensions****Illustration 2: Bungalow Extensions**

***Single storey rear extensions (including conservatories) should...***

- Not extend more than 4 metres down a common rear boundary.

***Two storey rear extensions should...***

- Not extend more than 4 metres from the rear elevation of the original house;
- Not be within 2 metres of the boundary on a terrace or semi-detached house.

**Illustration 3: Rear Extension*****Extensions to the rear of bungalows should...***

- Have the same roof design as the house and not form a gable end;
- Have its ridge line below the ridge of the house.

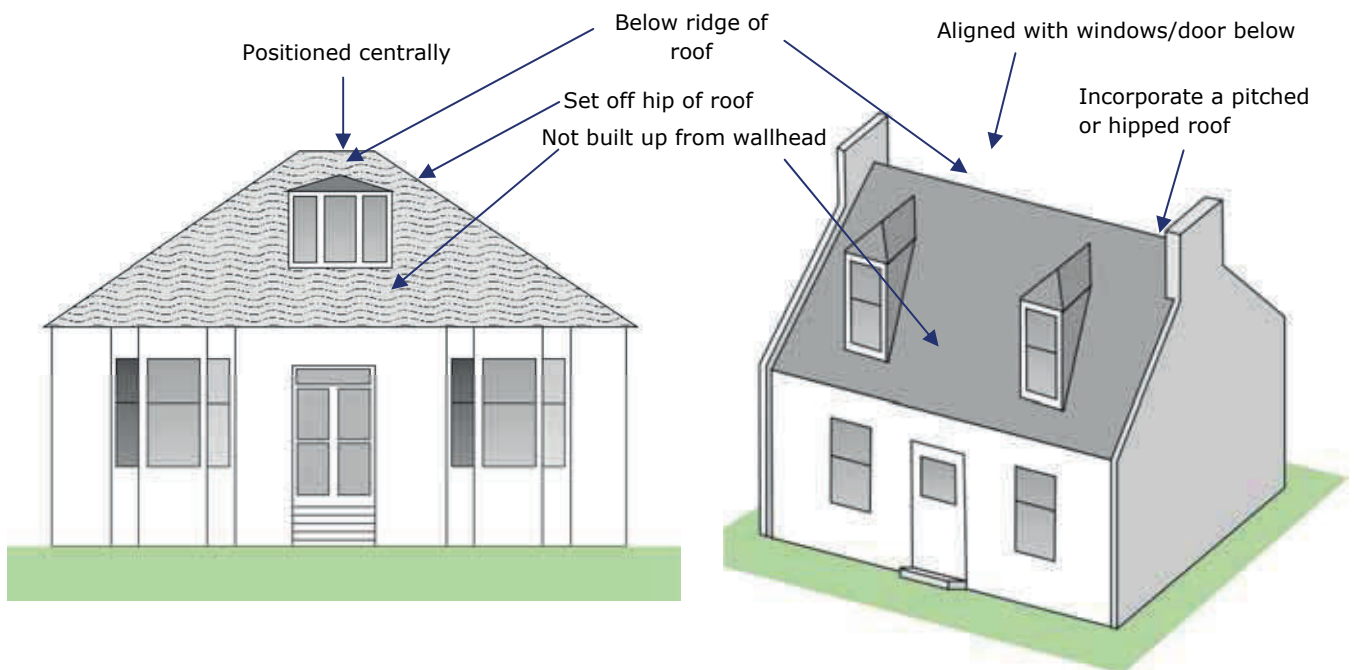
***Garages (including car ports) should...***

- Not be positioned in front of the front elevation of the house;
- Preferably have a pitched roof when visible from the road;
- Be set back a minimum of 6 metres from the inner edge of the pavement;
- Be finished in materials to match the original house;
- Garages attached to the side of the house will be treated in the same manner as a single storey side extension.

### Dormer windows should...

- Be wholly contained within the roof slope and set below the roof ridge/hip and off the side ridge/hip;
- Be aligned vertically with windows/doors below;
- Have a high proportion of glazing;
- Not built up from wallhead and be set well back from the eaves;
- Not extend right up to the gable end or shared boundary on a semi-detached or terrace house;
- Not occupy more than 50% of the area of the roof;
- Have roof, sides and front faces finished in tiles/slates to match the existing house;
- Be positioned centrally in a hipped roof.

### Illustration 4 – Dormer extensions



### 3. CONTACT DETAILS

If you have any questions regarding the above, please contact East Renfrewshire Council Planning Service at:

**Development Management**

Council Offices

2 Spiersbridge Way

Spiersbridge Business Park

Thornliebank, G46 8NG

Phone: 0141 577 3001

Fax: 0141 577 3339

Email: [Sean.McDaid@eastrenfrewshire.gov.uk](mailto:Sean.McDaid@eastrenfrewshire.gov.uk)



## APPENDIX 1

### Extract from the Local Development Plan

The Local Development Plan can be viewed at:  
[www.eastrenfrewshire.gov.uk/local-development-plan](http://www.eastrenfrewshire.gov.uk/local-development-plan).

Extracts from the Local Development Plan of Policies D1 and D14 are attached below:

### Policy D1: Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;

12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways soliums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

#### **Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages**

- Any extensions must compliment the existing character of the property, particularly in terms of style, form and materials.
- The size, scale and height of any development must be appropriate to the existing building.
- In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.
- Side extensions should not create an unbroken or terraced appearance.
- The development should avoid over-development of the site by major loss of existing garden space.
- Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

If you require this information in large print, Braille or translated, please telephone our Customer Service Officer on 0141 577 3001.

इस सूचना-पत्र में उल्लेखित सूचना यदि आप हिन्दी अनुवाद में चाहे तो कृपया सम्पर्क करें।

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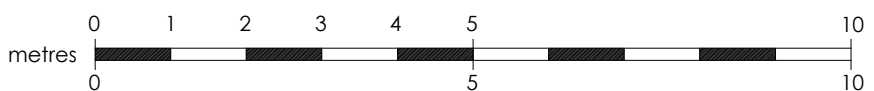
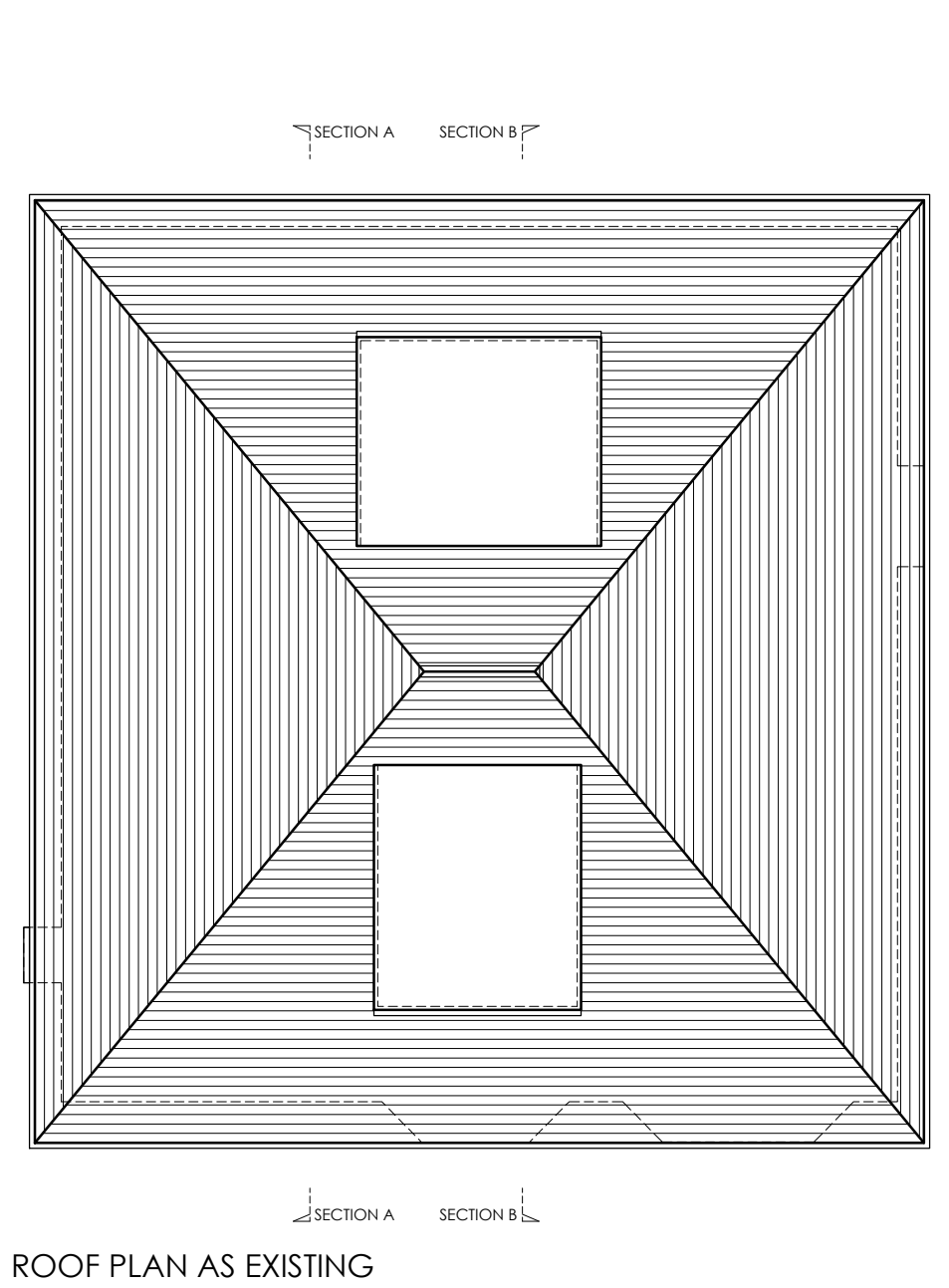
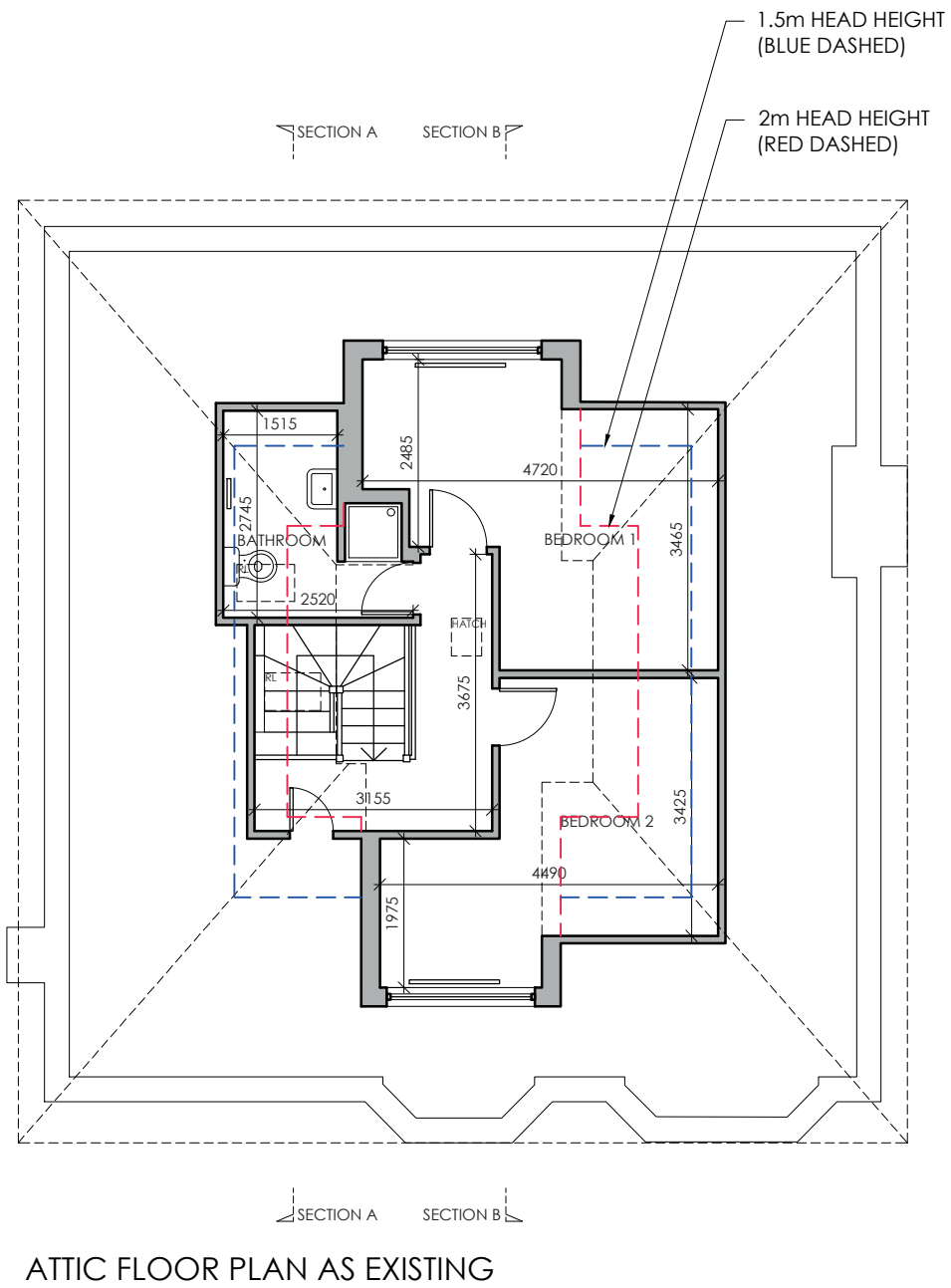
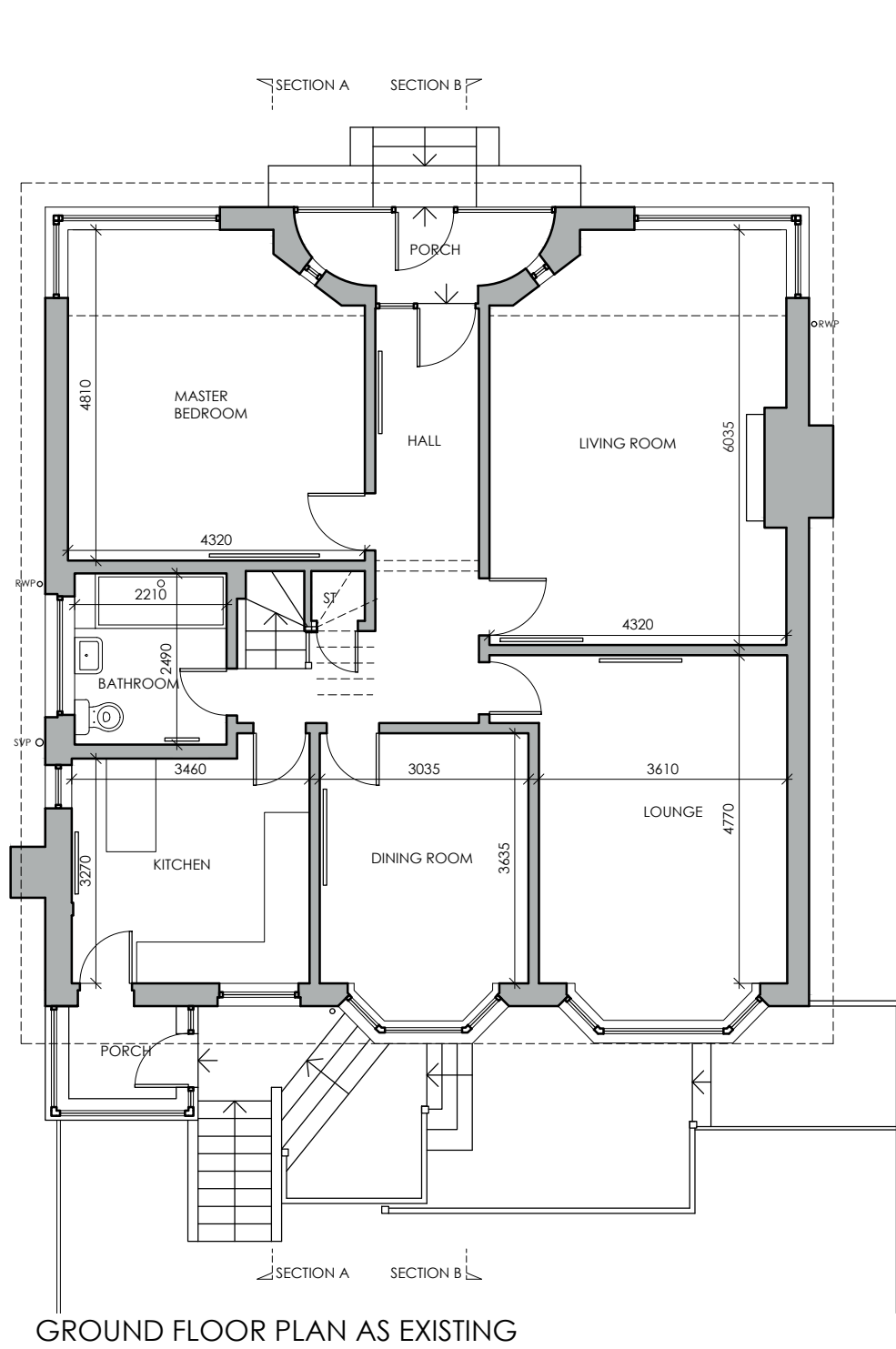
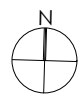
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如果您想得到该资料所含信息的译文，请联系：

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**PLANS/PHOTOGRAPHS/DRAWINGS**

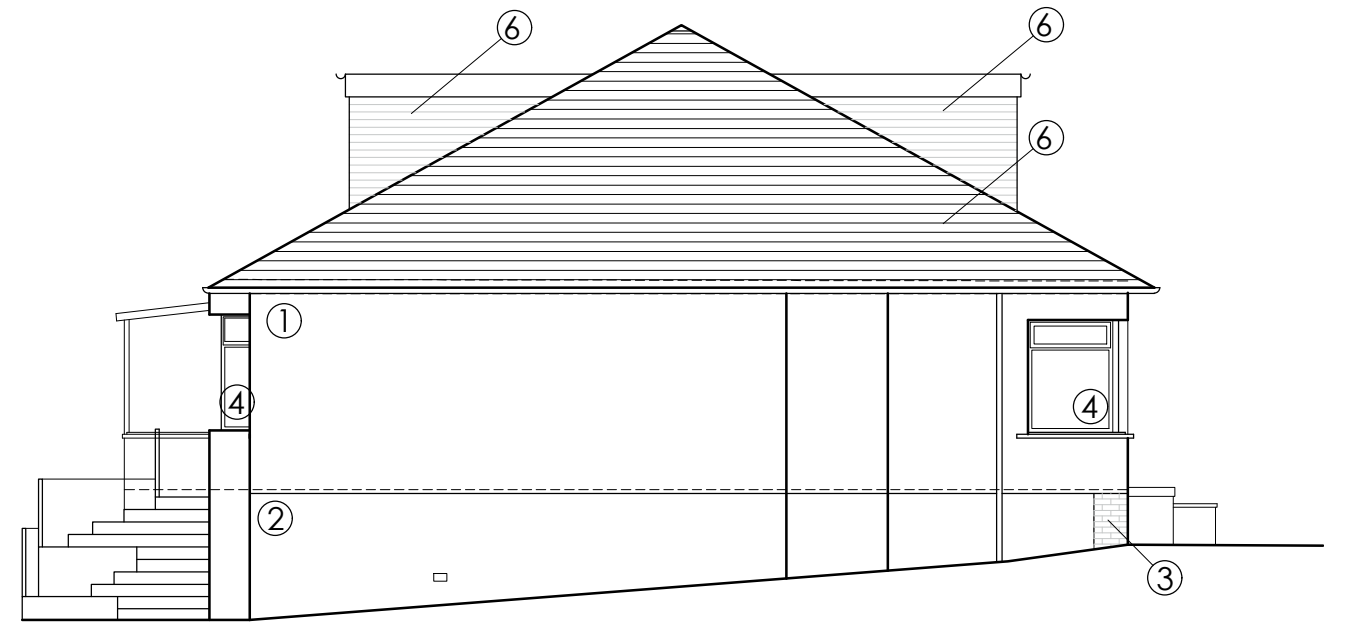
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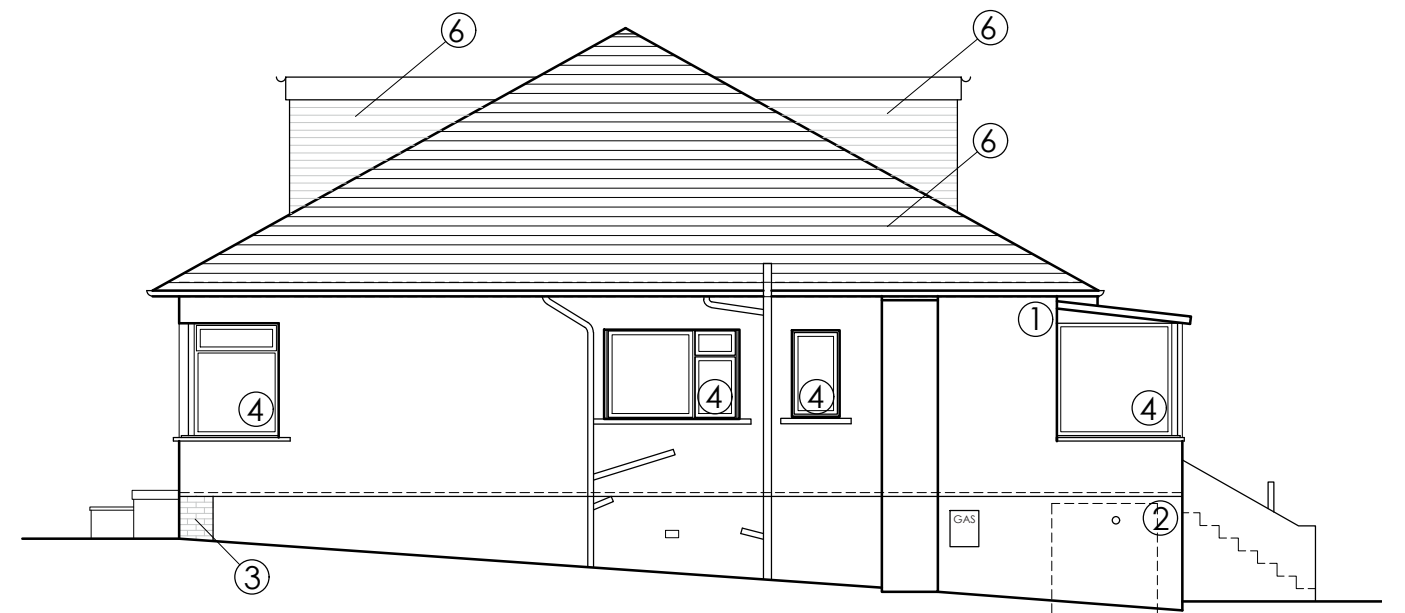
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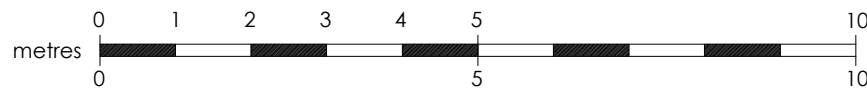


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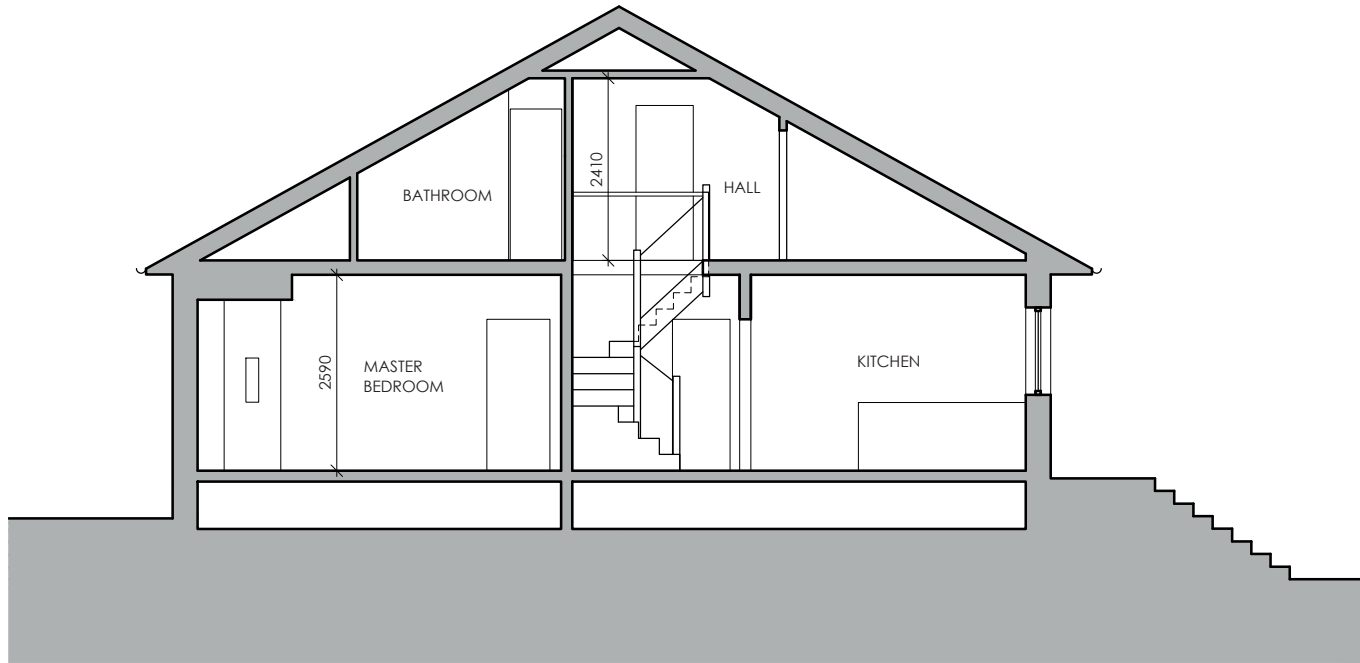
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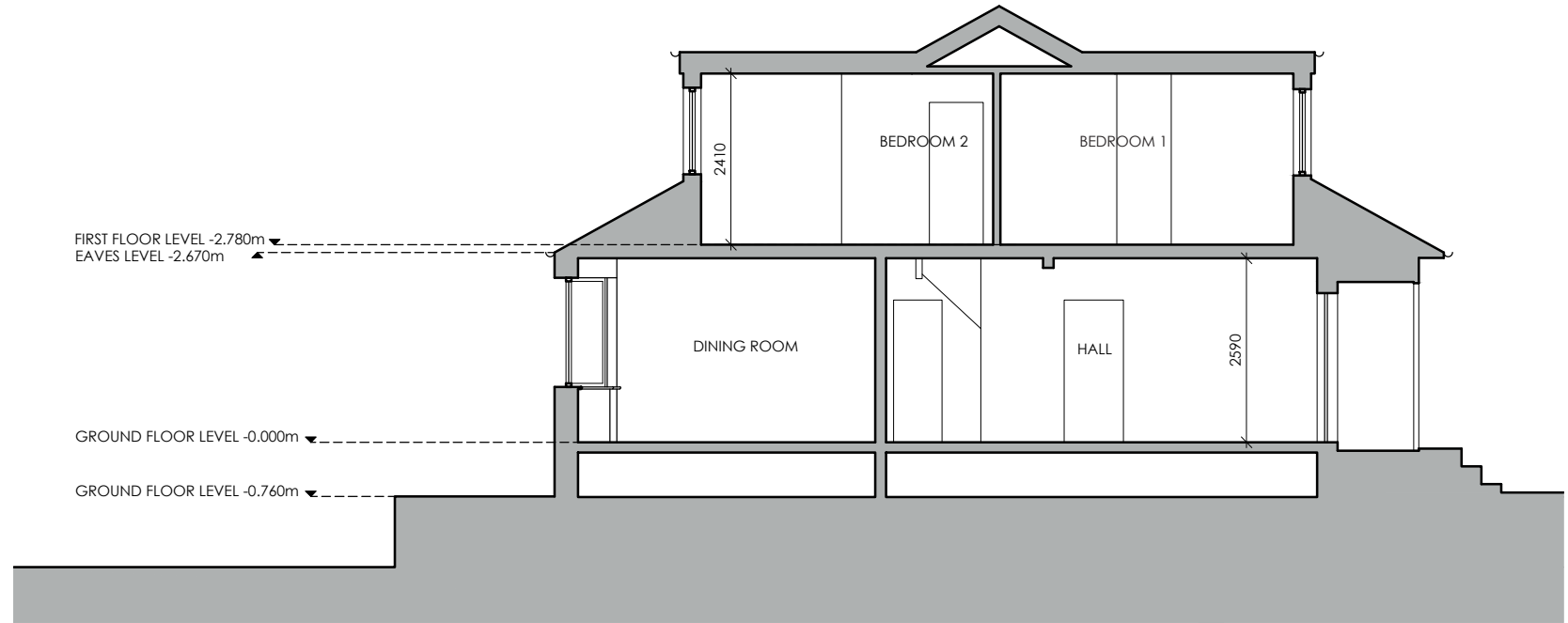
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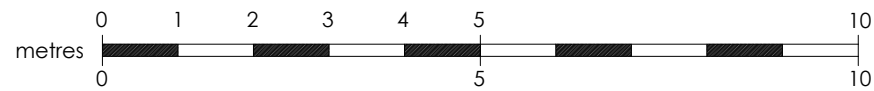
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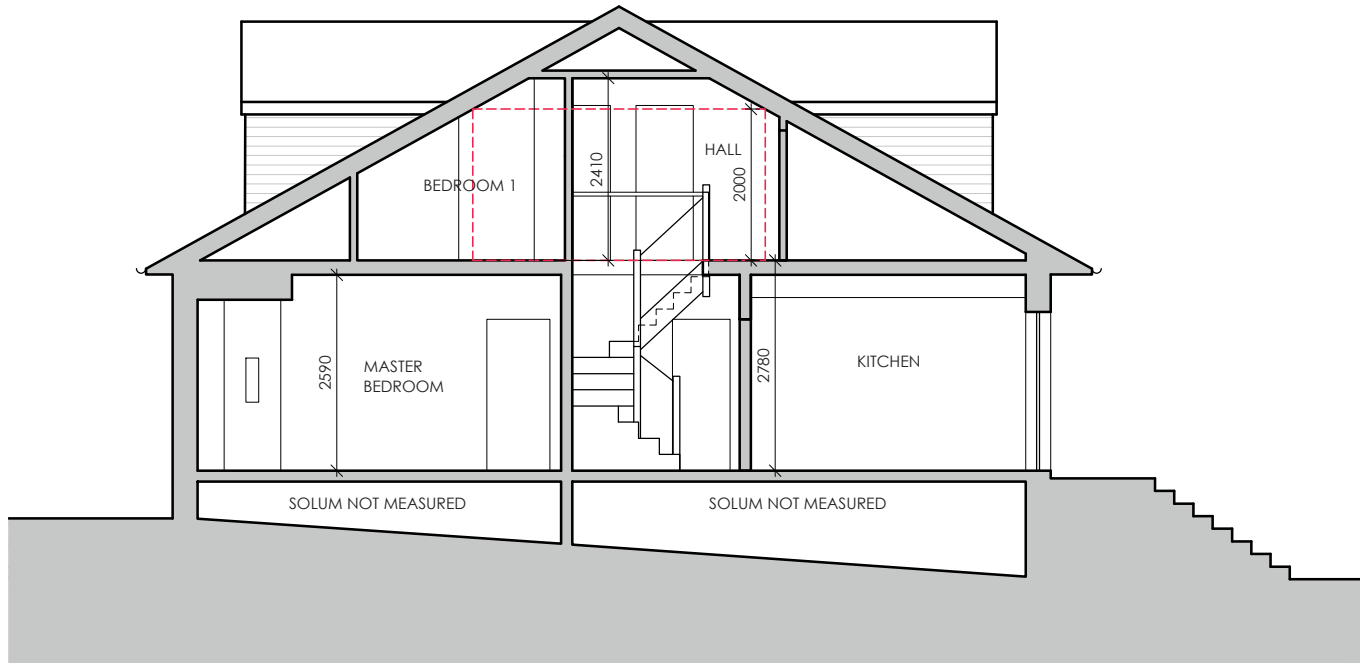
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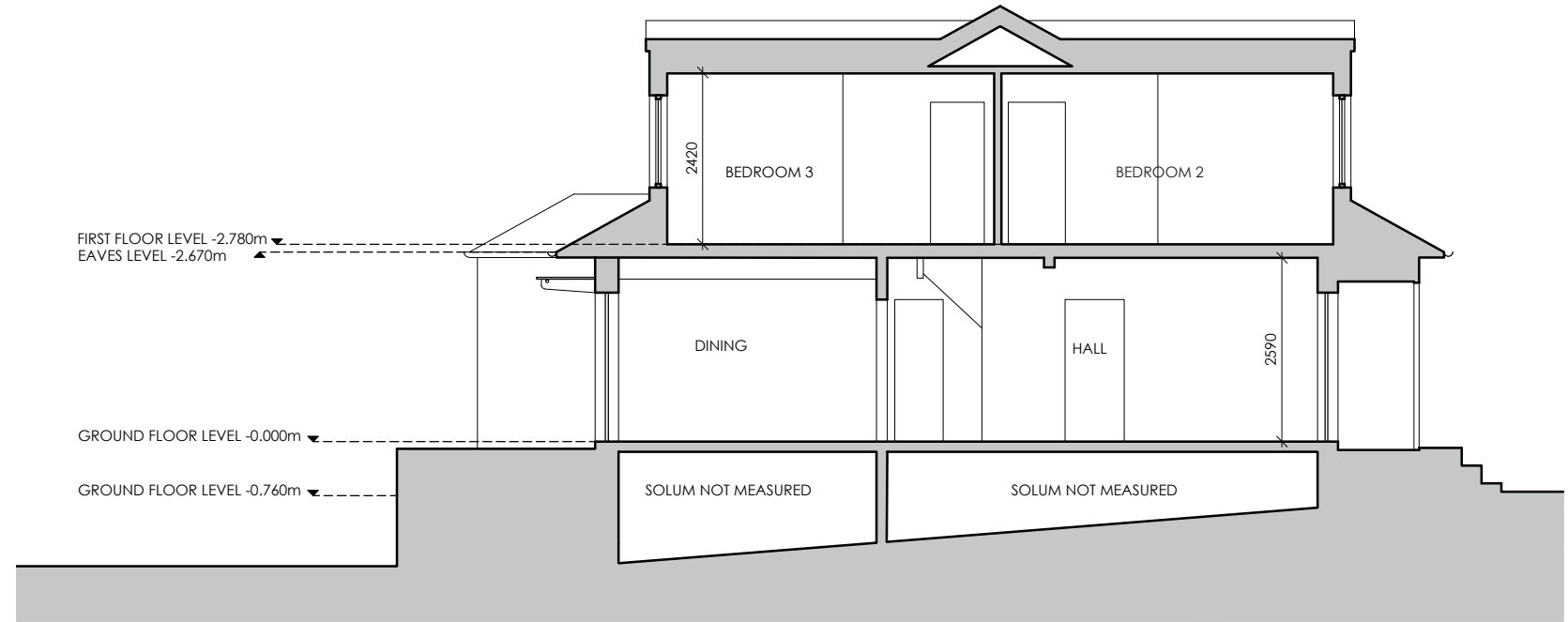
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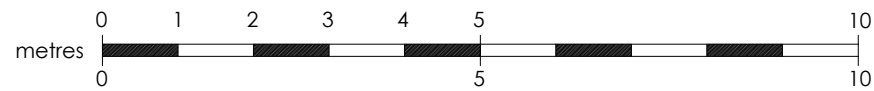
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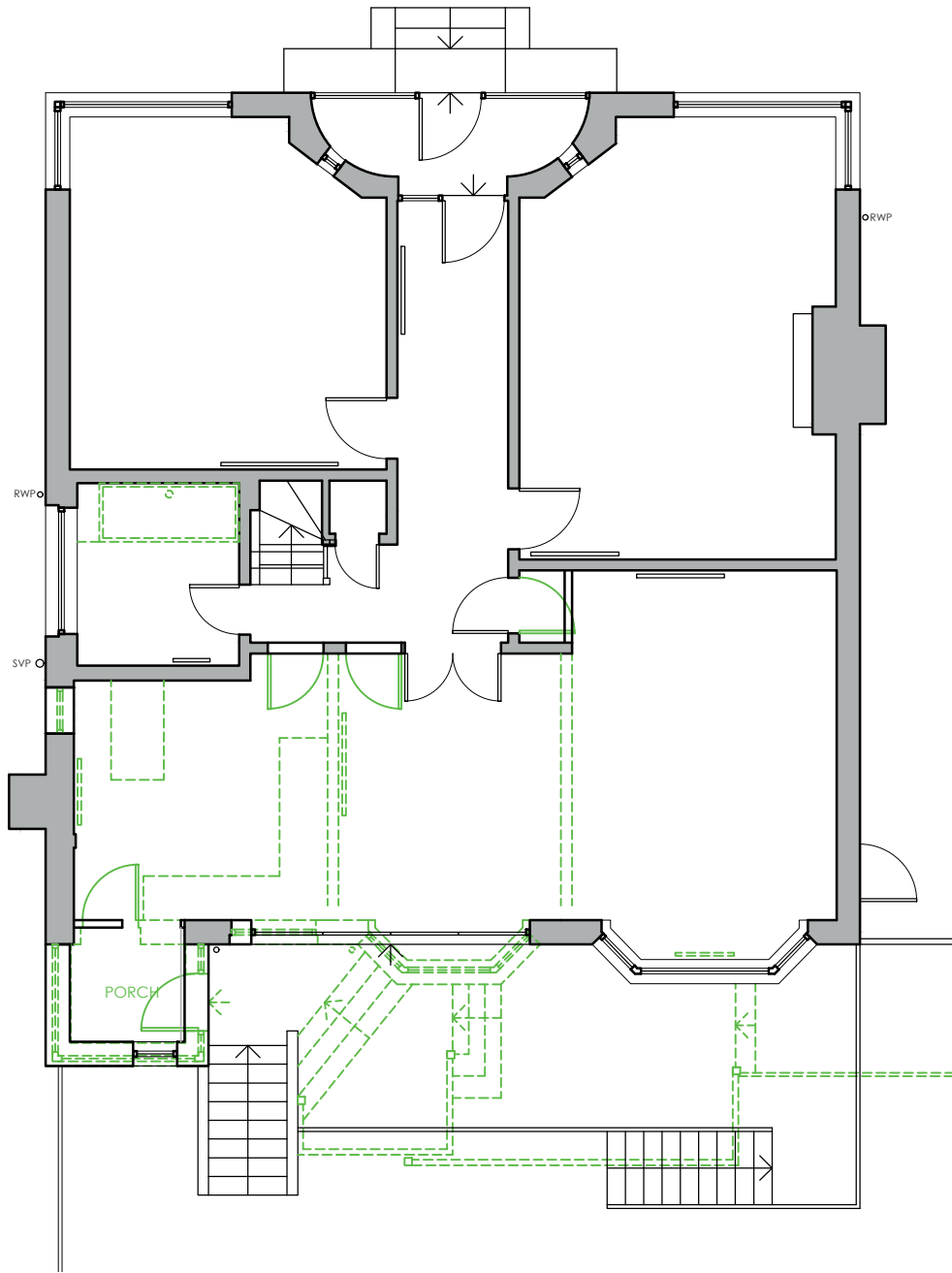
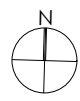
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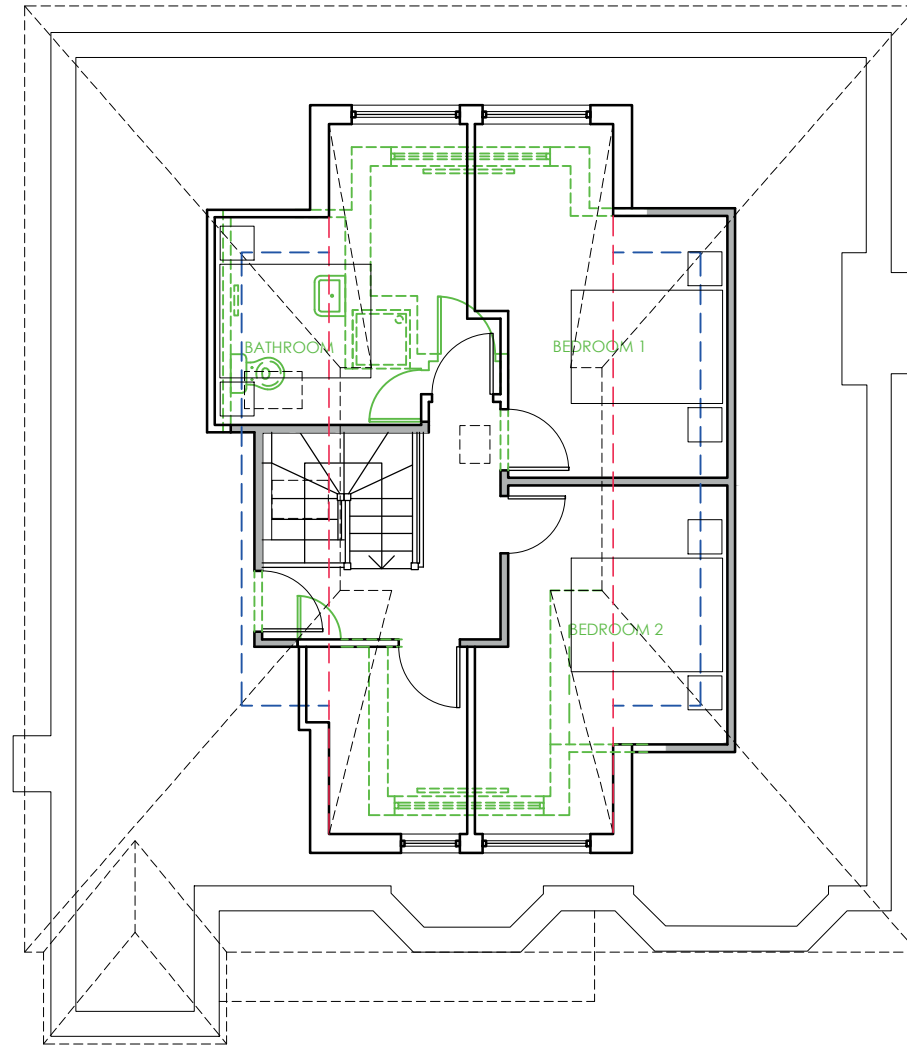
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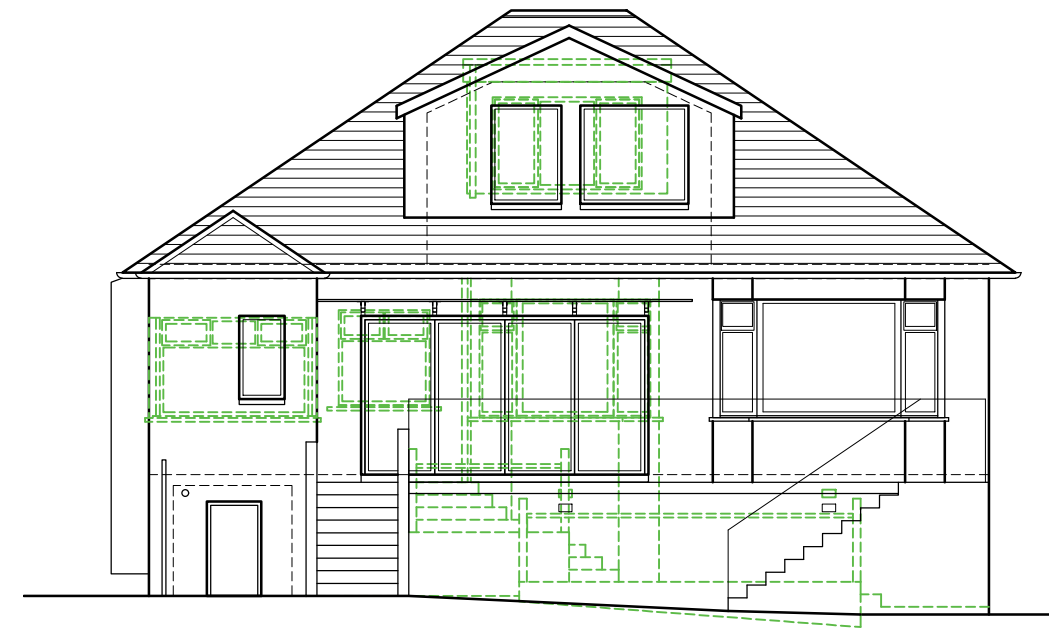
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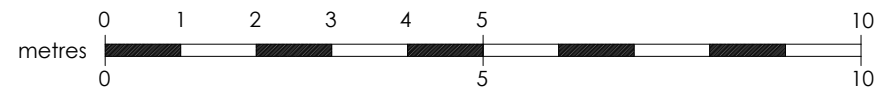
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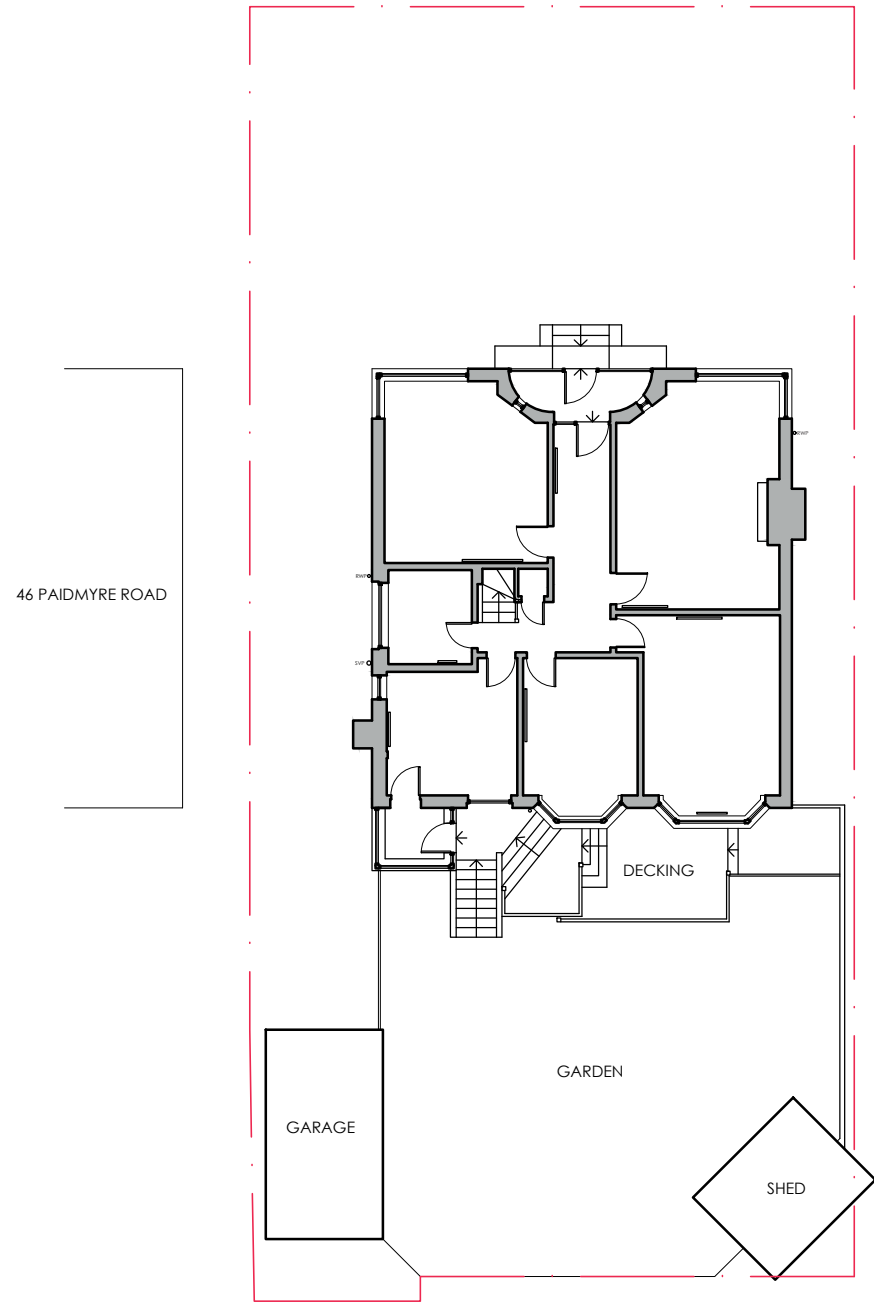


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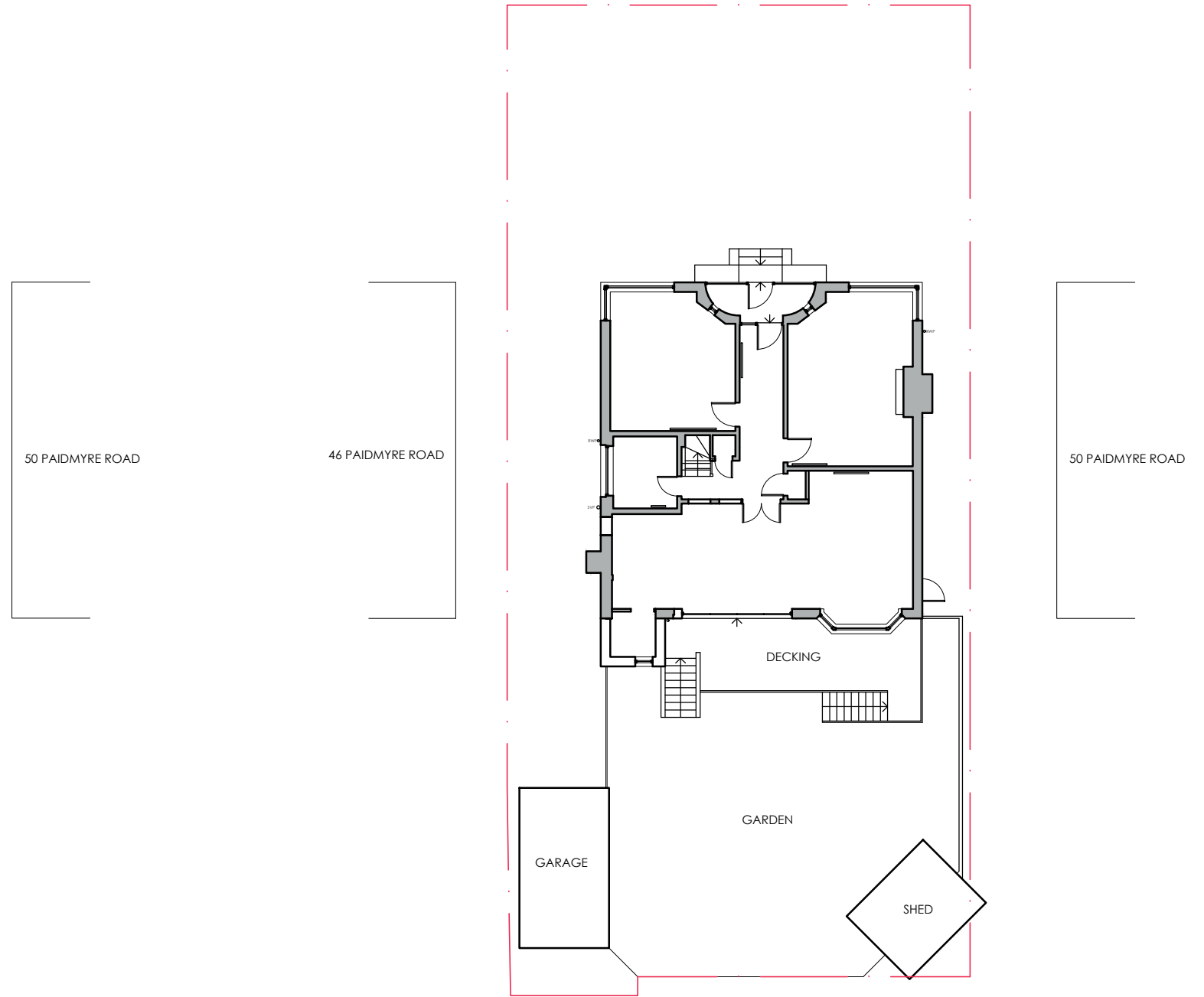
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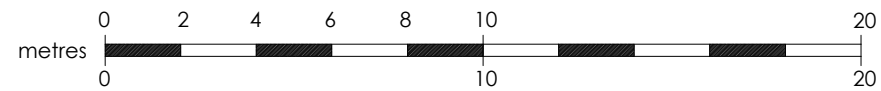
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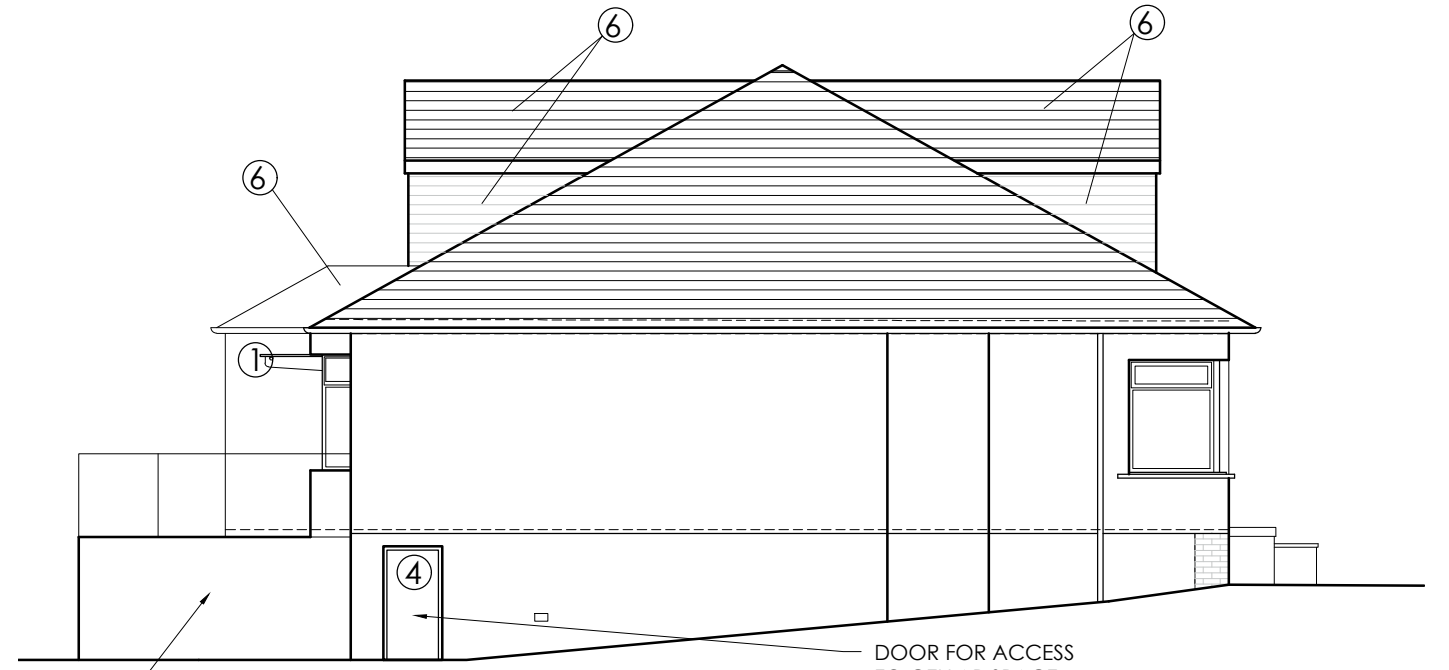
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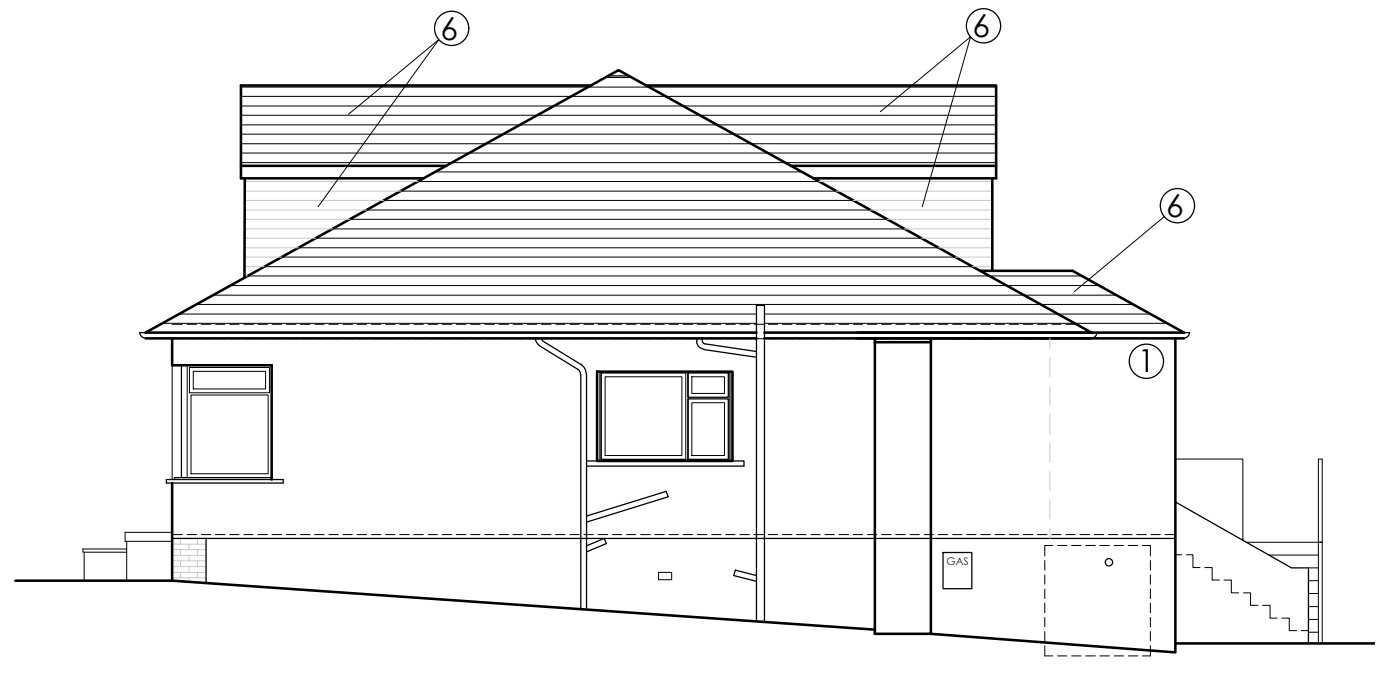
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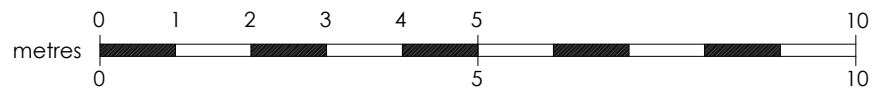


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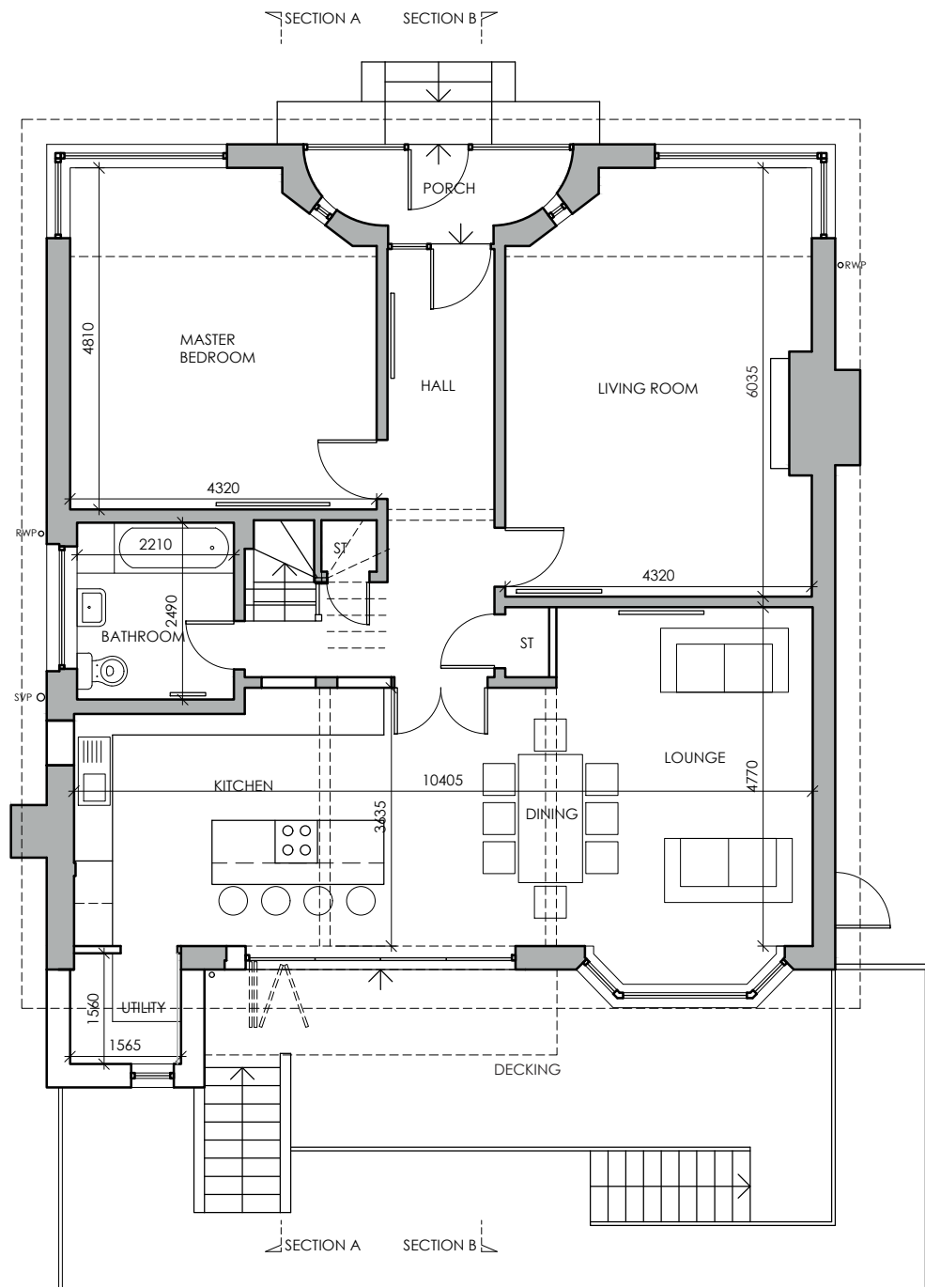
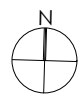
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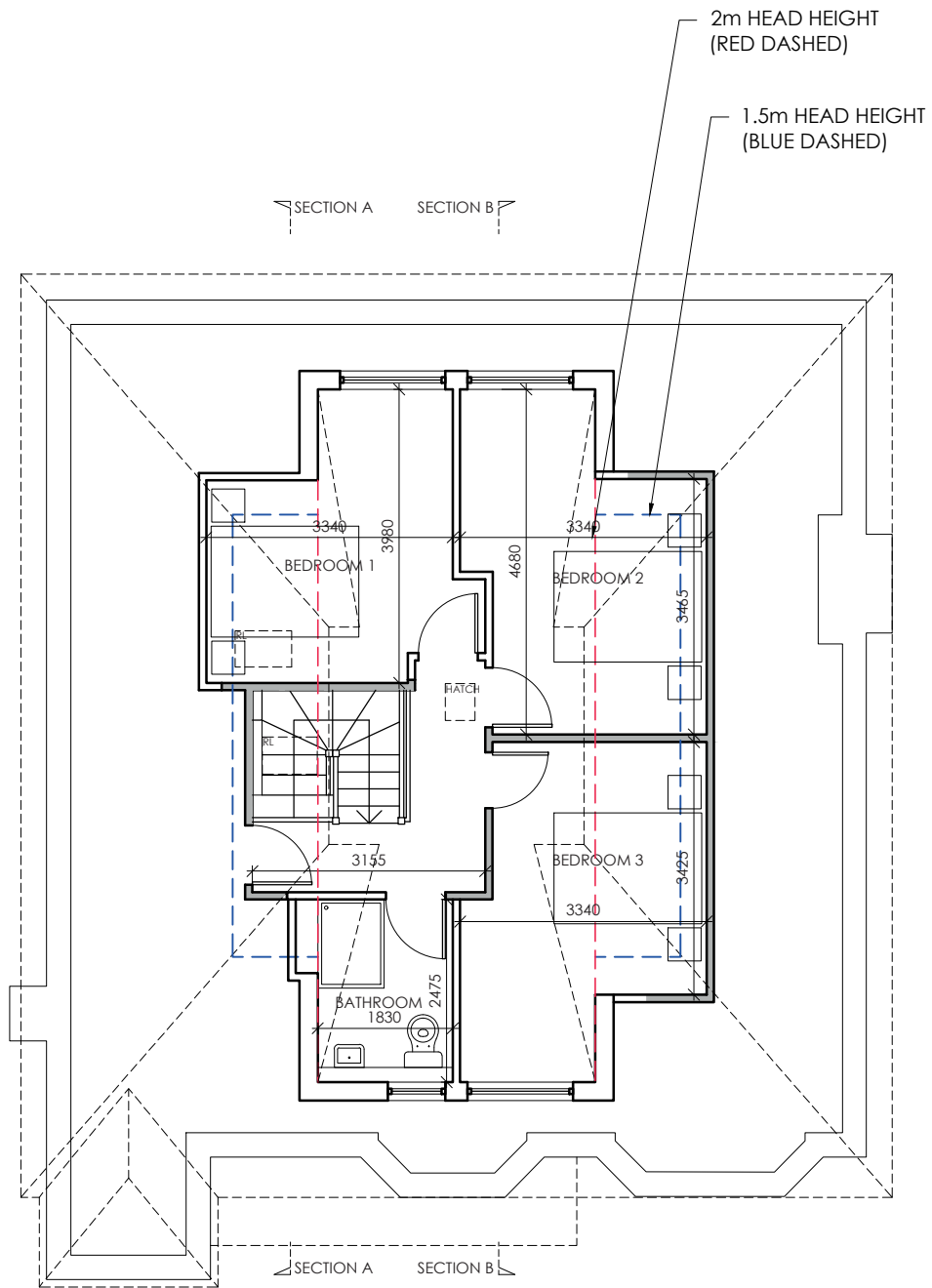


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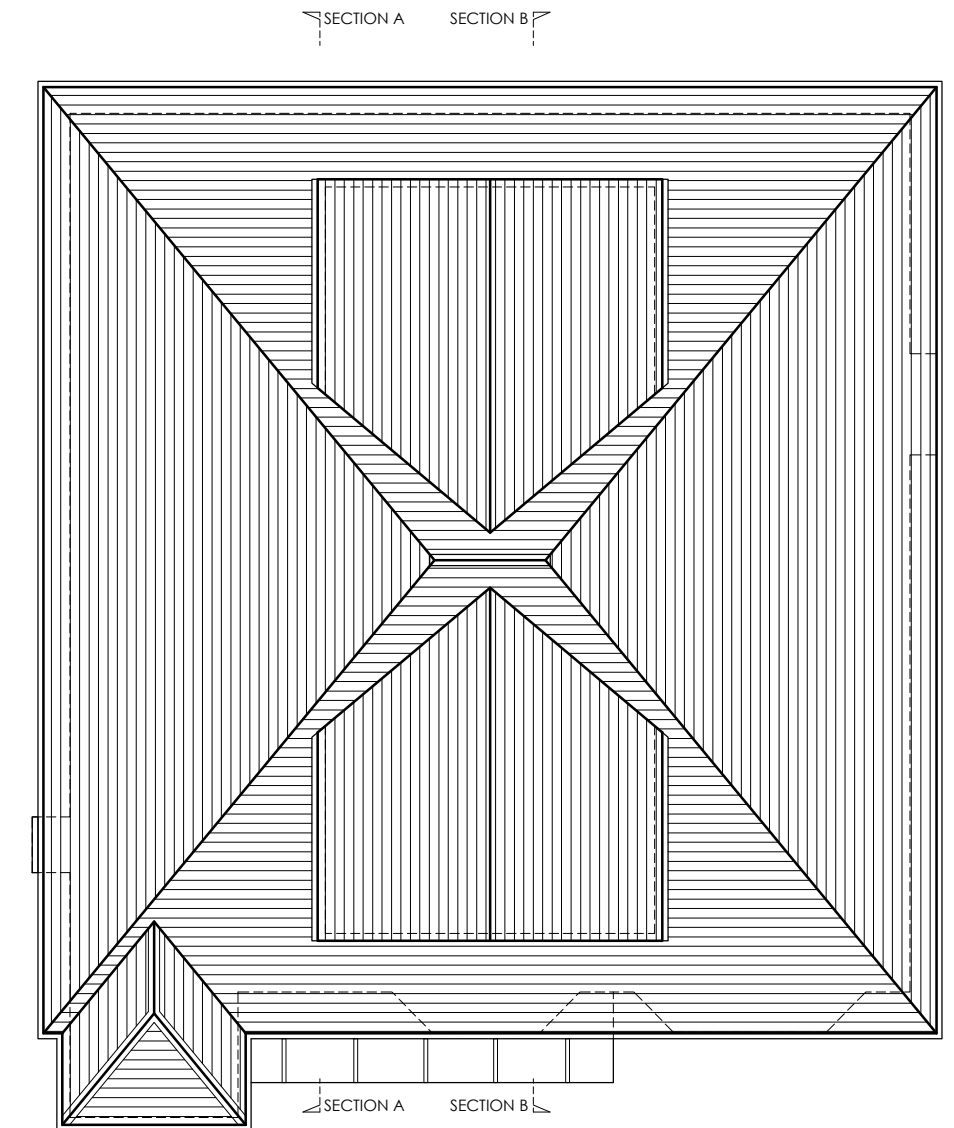
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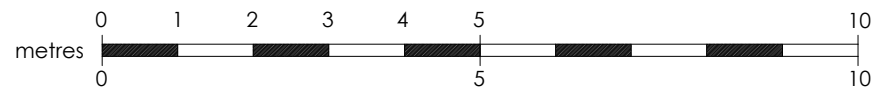
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ROOF PLAN AS PROPOSED



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