

Corporate and Community Services Department

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Date: 29 November 2019

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

e-mail:- paul.o'neil@eastrenfrewshire.gov.uk

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

PLANNING APPLICATIONS COMMITTEE

A meeting of the Planning Applications Committee will be held in the Council Offices, Main Street Barrhead on **Wednesday, 4 December 2019 at 2.00pm.**

The agenda of business is as shown below.

PLEASE NOTE THE CHANGE OF VENUE FOR THE MEETING

Caroline Innes

C INNES

DEPUTY CHIEF EXECUTIVE

1. **Report apologies for absence.**
2. **Declarations of interest.**
3. **Application for planning permission for consideration by the committee continued from the meeting on 6 November 2019 - Report by Director of Environment (copy attached, pages 3 - 22).**
4. **Application for planning permission for consideration by the committee - Report by Director of Environment (copy attached, pages 23 - 46).**

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Application continued from the Planning Applications Committee dated 6th November 2019 to be considered by the Planning Applications Committee dated 4th December 2019

Reference No: 2019/0295/TP

Ward: 4

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Applicant:

Mr Andrew Fulcher
99 East Kilbride Road
Busby
G76 8JE

Agent:

George Buchanan Architects Ltd
Maryhill Burgh Halls
10-24 Gairbraid Avenue
Glasgow
G20 8YE

Site: 99 East Kilbride Road, Busby, East Renfrewshire, G78 8JE

Description: Erection of one and a half storey side extension, upper storey rear extension and single storey side and rear extensions

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EAST RENFREWSHIRE COUNCIL
PLANNING APPLICATIONS COMMITTEE

4th DECEMBER 2019

Report by Director of Environment

Planning application for the erection of one and a half storey side extension, upper storey rear extension and single storey side and rear extensions at 99 East Kilbride Road, Busby

1.0 PURPOSE OF REPORT

- 1.1 The purpose of this report is to update the committee on planning application 2019/0295/TP following the continuation of the determination of the application.

2.0 BACKGROUND

- 2.1 At the Planning Applications Committee dated 6th November 2019 the committee agreed to continue the consideration of the application to allow a site visit to take place and for the applicant be asked to provide further information regarding the existing use of the house for religious gatherings.
- 2.2 Objections to the planning application refer to the extended house being intended to be used for such gatherings.

3.0 MAIN ISSUES

- 3.1 The applicant has indicated that once or twice a month the property is used to host a Sunday dinner/entertaining friends. There are usually between 14 and 16 visitors plus the 5 members of the household. The visitors park their cars in the driveway and not on the main road. The applicant has indicated that no religious activity or worship occurs during these occasions.
- 3.2 The applicant has indicated that the hosting of the dinners/entertaining friends will continue in the same manner however has no intention of using the property (if extended) for anything other than a family residence and for family occasions. The applicant has also indicated there are no plans for the property to be used for other purposes such as a B&B, nursing home or to operate a business.
- 3.3 The applicant has also indicated the proposed development is to improve the accommodation for their children as well as being able to accommodate visiting family members, who visit on a regular basis.
- 3.4 As indicated in the Report of Handling the use of the house for religious gatherings (if they occur) would not be considered to be a material change of use as it does not change the overall character of the house as a place of residence.

3.5 In addition the hosting of dinners/entertaining friends at this property is not considered to be a material change of use as it does not change the overall character of the house as a place of residence.

4.0 RECOMMENDATION

4.1 It is recommended that the committee approve the application with the same condition as on the attached Report of Handling.

Director of Environment
27th November 2019.

REPORT OF HANDLING

Reference: 2019/0295/TP

Date Re-registered: 17th September 2019

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 258726/:656227

Applicant/Agent:

Applicant:

Mr Andrew Fulcher
99 East Kilbride Road
Busby
G76 8JE

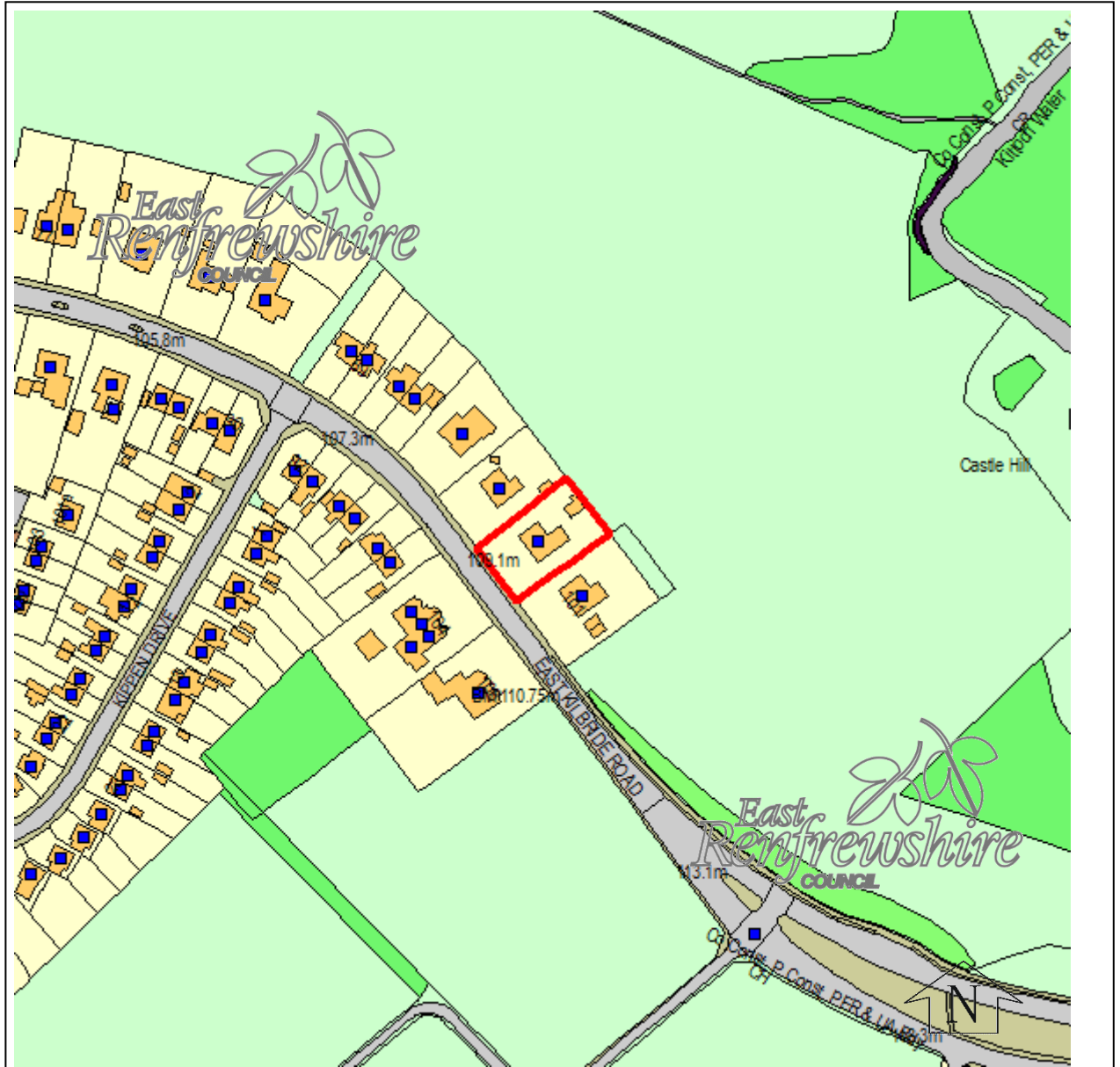
Agent:

George Buchanan Architects Ltd
Maryhill Burgh Halls
10-24 Gairbraid Avenue
Glasgow
G20 8YE

Proposal: Erection of one and a half storey side extension, upper storey rear extension and single storey side and rear extensions

Location: 99 East Kilbride Road
Busby
East Renfrewshire
G76 8JE

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CONSULTATIONS/COMMENTS: None.

PUBLICITY:

31.05.2019 Glasgow and Southside Expiry date 21.06.2019
Extra

04.10.2019 Evening Times (re- Expiry date 25.10.2019
advertised)

SITE NOTICES:

Development within a Date posted 31.05.2019 Expiry date 21.06.2019
Conservation Area

Development within a Date posted 04.10.2019 Expiry date 25.10.2019
Conservation Area (re-posted)

SITE HISTORY:

2019/0151/TP Erection of two storey rear Withdrawn 01.05.2019
extension, upper storey
extension at rear and
single storey rear
extension

REPRESENTATIONS: 13 representations had been received to the application as originally submitted in May 2019 of which one is in support and 12 are objecting.

These representations can be summarised as follows:

Objections

Contrary to policy
Scale and design of proposal not in keeping with conservation area
Dominance of proposal
Overshadowing and overlooking
Over-development
Increase in traffic and parking
Reference to the intended use of the extended property by a religious group

In support

Considers the development to be well designed and appropriate for this location

Following receipt of amended drawings altering the design of the development and re-notification, 3 representations have been received from parties who have already submitted comments. The further representations can be summarised as follows:

Objections

The revised drawings do not address previous objections

Contrary to policy

Scale and design of proposal not in keeping with conservation area

Dominance of proposal

Overshadowing and overlooking

Over-development

Increase in traffic and parking

Reference to the intended use of the extended property by a religious group

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS: No reports have been submitted for consideration as part of this application.

ASSESSMENT:

This is a Local Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. However as more than 10 objections have been received the application has to be presented to the Planning Applications Committee for determination.

The application relates to a two storey detached house located on the north-east side of East Kilbride Road within the Busby Conservation Area. In an area of a variety of house types and styles the property is externally finished in render/natural sandstone, slates, timber windows at the front and upvc windows and doors at the rear. The site has a relatively large garden. A driveway exists along the front and runs up the side of the house and leads to a garage in the rear garden. The site is enclosed by tall, dense hedging and shrubbery.

It is proposed to erect a one and a half storey extension at the side positioned towards the rear of the side elevation facing towards 101 East Kilbride Road. This extension is to have a pitch roof with two rooflights on its front roof slope and a wall head dormer window at the rear. This extension is to measure approximately 4m in width and 5.7m in depth and the dormer window is 2.2m wide. The ridge line of this extension is to be at a lower level than the ridge line of the house.

There is an extension at the rear that has a monopitch roof and incorporates a dormer window. It is proposed to erect an upper floor extension above this and in doing so to form a pitch roof with a gable end and its ridge line running at right angles to the rear roof slope of the house. The ridge line of this extension is again to be at a lower level than the ridge line of the house.

A flat roof extension incorporating a raised rooflight is proposed at the rear and this extension extends to the north-west side of the property towards the boundary with 97 East Kilbride Road. Measuring 10.4m in width and 6.8m in depth the extension will incorporate a garage at the side where this extension extends towards the boundary with 97 East Kilbride Road. Bi-folding doors will allow access into the rear garden from a dining area and double doors will allow access to and from the rear of the garage.

The plans accompanying the application indicate that the main external materials on the extension are to be slates, render, sandstone, facing brick on the base course and a membrane roof on the flat roof extension.

An existing detached garage is to be demolished to accommodate the proposed development. Due to its size a separate Conservation Area Consent is not required to demolish the garage.

The application is required to be assessed against the relevant policies of the adopted East Renfrewshire Local Development Plan (LDP). The relevant policies are D11 and the Supplementary Planning Guidance (SPG) – Management and Protection of the Built Heritage as well as Policies D1 and D14 and the Supplementary Planning Guidance (SPG) - Householder Design Guide.

Policy D11 and the supporting SPG - Management and Protection of the Built Heritage indicate that the Council will seek to safeguard the special character of the Conservation Areas and ensure the appropriate protection, enhancement and management of East Renfrewshire's built heritage. The site is located within the Busby Conservation Area that is characterised by a variety of house types of differing architectural styles.

The architectural detailing of the original house has been continued in the design including pitched roofs, vertically aligned windows and the use of similar external materials. If the application is approved a planning condition can be attached requiring the submission of details of the actual materials to be used. The proposal is considered to maintain the qualities and character of the house and to have a limited visual impact on the conservation area.

Policy D1 requires that proposals should not result in a significant loss of character or amenity to the surrounding area and 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. Furthermore, there should be no adverse impact on the amenity of neighbouring properties by unreasonably restricting their sunlight or privacy.

The proposal is not considered to result in overdevelopment of the house or the application site. Due to the distance between properties and the robust boundary treatments at the site the amenity of neighbouring properties will not be adversely affected. The proposal is therefore considered to comply with Policy D1 of the LDP.

Policy D14 and its supporting SPG require that any extension must complement the character of the property, particularly in terms of style, form and materials. The size, scale and height must be in proportion to the original house and should not exceed 100% of the footprint of the original house. Over-development of the site should be avoided and useable private garden ground should be retained. In addition developments should have the same roof design as the house particularly when visible from public view.

The size, scale and height of the proposal is considered appropriate to the existing building and does not result in over-development of the house or the site. The proposal is secondary in appearance to the original house and set well back from the principal elevation. The proposal does not exceed 100% of the footprint of the original house and a reasonably large garden remains. The gable features of the house have been continued to the side and rear and the flat roof is considered acceptable at the rear where it is proposed to preserve a stained glass window at upper floor level. The proposal is also considered to comply with the Policy D14 of the adopted LDP.

The proposed Local Development Plan 2 (LDP2) is a material consideration and maintains a similar policy position in Policies D1, D1.1 and D14 to Policies D1, D14 and D11 respectively of the adopted LDP.

In terms of the objections received that have not been addressed above the following comments are made. The submitted drawings show a dining room at ground floor level adjacent to a re-configured kitchen with an attached garage on one side and a utility room on the other side. At upper floor level a bedroom is to be re-configured and an additional bedroom provided. There is nothing on these drawings to suggest that the proposal is for any other than an extension to the house. It is therefore considered that no additional parking is required.

The existing use of the house for religious gatherings would not be considered to be a material change in use of the existing house as it does not change the overall character as its use as a place of residence. Should the extended house however be used for religious gatherings/services and the extent of which changes the character of the property away from a place of residence this would have to be investigated separately to determine whether planning permission would be required.

Overall conclusion

The proposal is of a scale, size and design that is considered acceptable and will not have a detrimental impact on the streetscape or the character of the conservation area. It is therefore considered that this proposal accords with the relevant policies of the adopted Local Development Plan and proposed LDP2 and it is recommended that planning permission is approved.

RECOMMENDATION: Approve Subject to Conditions

PLANNING OBLIGATIONS: None.

CONDITION:

1. Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

ADDITIONAL NOTES:

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Warrant approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable,

expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

ADDED VALUE:

Design, layout and/or external material improvements have been achieved during the processing of the application to ensure the proposal complies with the Council's Local Plan policies.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Ms Fiona Morrison on 0141 577 3895.

Ref. No.: 2019/0295/TP
(FIMO)

DATE: 30th October 2019

DIRECTOR OF ENVIRONMENT

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Reference: 2019/0295/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 (adopted June 2015)

Policy D11

Management and Protection of the Built Heritage

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.

Further detailed information and guidance is provided in the Management and Protection of the Built Heritage Supplementary Planning Guidance.

The Council will seek to secure the implementation of the environmental protection projects shown on the Proposals Map and listed in Schedule 5

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. 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.

Proposed Local Development Plan 2

Policy D1: Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access

and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 – D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;

12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
13. Backland development should be avoided;
14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces 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 Guidance;
16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

Policy D1.1: Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. Should complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials;
3. The size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building;
4. Should not create an unbroken or terraced appearance;
5. Where additional bedrooms are proposed or a garage/driveway is being converted to another use other than for the parking of a vehicle, proposals will be required to provide parking in accordance with the Council's Roads Development Guide; and
6. Should avoid over-development of the site by major loss of existing front and rear garden space. No more than 50% of the rear garden should be occupied by the development.

Further detailed information and guidance will be set out in the Householder Design Guide Supplementary Guidance.

Policy D14: Management and Protection of the Built Heritage

The Council will seek to positively manage the historic built environment through engagement with landowners and other organisations to ensure that heritage assets are safeguarded, preserved and enhanced, have appropriate viable uses and have a sustainable future for the benefit of future generations. Development likely to adversely affect these assets will not be supported.

All proposals should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.

Proposals involving the sensitive introduction of energy efficiency measures and/or micro-renewables installations to listed buildings and in conservation areas will be supported, where the proposals ensure that the character and appearance of the listed building, conservation area and their settings are preserved or enhanced.

Further guidance and information will be set out in the Placemaking and Design Supplementary Guidance.

GOVERNMENT GUIDANCE:

Scottish Planning Policy on Conservation Areas indicates that proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. Where the demolition of an unlisted building is proposed through Conservation Area Consent, consideration should be given to the contribution the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution the presumption should be to retain it.

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Index of applications under the above acts to be considered by Planning Applications Committee on
4th December 2019

Reference No: 2019/0442/TP

Ward: 4

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Applicant:

Williamwood Golf Club and Mactaggart and Mickel Homes
Ltd
(c/o Mactaggart & Mickel)
Atlantic Quay
1 Robertson Street
Glasgow
G2 8JB

Agent:

North Planning and Development Ltd
Tay House
300 Bath Street
Glasgow
Scotland
G2 4LH

Site:

Land at Williamwood Golf Club (south of 730 Clarkston Road), Clarkston Road, Clarkston, East Renfrewshire G44
3YR

Description:

Erection of 14 flats, formation of access, parking and associated landscaping

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REPORT OF HANDLING

Reference: 2019/0442/TP

Date Registered: 29th July 2019

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 257542/:658377

Applicant/Agent:

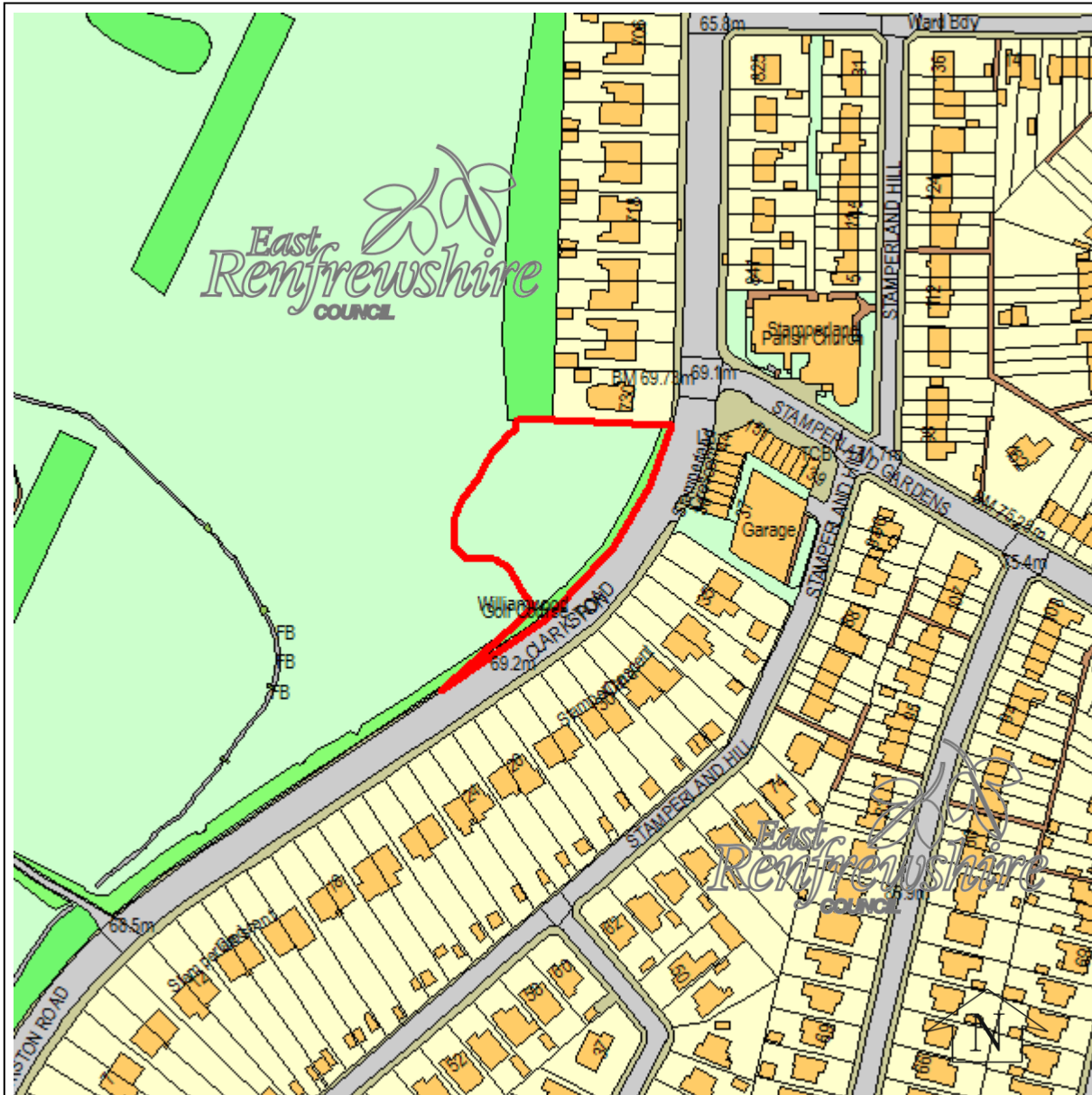
Applicant:
Williamwood Golf Club and
Mactaggart and Mickel Homes Ltd
(c/o Mactaggart & Mickel)
Atlantic Quay
1 Robertson Street
Glasgow
G2 8JB

Agent:
North Planning and Development Ltd
Tay House
300 Bath Street
Glasgow
G2 4LH

Proposal: Erection of 14 flats, formation of access, parking and associated landscaping

Location: Land at Williamwood Golf Club (south of 730 Clarkston Road)
Clarkston Road
Clarkston
East Renfrewshire
G44 3YR

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CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service	No objection subject to conditions.
East Renfrewshire Council Contributions Officer	The applicant has agreed to the payment of developer contributions and to the payment of a commuted sum for the off-site provision of affordable housing.
Sport Scotland	No objection subject to a condition relating to the implementation of a mitigation scheme to minimise the risk of golf balls going beyond the golf course area.

PUBLICITY:

09.08.2019 Evening Times Expiry date 23.08.2019

SITE NOTICES: None.

SITE HISTORY:

2001/0648/TP	Erection of storage shed, formation of hardstandings and alterations to existing buildings (amendment to 2001/0276/TP)	Approved Subject to Conditions	08.11.2001
2003/0992/TP	Installation of rear dormer window	Approved Subject to Conditions	02.02.2004
2007/0860/TP	Installation of gates in association with formation of bell mouth entrance and repositioning and erection of fencing	Approved Subject to Conditions	10.12.2007
2019/0600/TP	Erection of golf swing studio building (in retrospect)	Approved Subject to Conditions	19.11.2019

REPRESENTATIONS: 60 representations have been received, 41 of which object to the application and 19 are in support. Representations can be summarised as follows:

Objections

Detrimental to the character and amenity of the area
Loss of green space/trees

Impact on public road safety/inadequate car-parking
 Set a precedent
 Overshadowing/loss of daylight
 Overdevelopment/inadequate amenity space
 Disruption during construction phase
 Impact on wildlife
 Contrary to local development plan policies
 Questions in respect of the applicant's justification
 Visual impact
 Overlooking
 Existing services are overstretched
 Loss of view

In support

The proposal will secure the long term future of the golf club by providing funds to improve facilities
 Does not affect the playing surface of the golf course
 No further land will be sold

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Design and Access Statement – Describes the site and the surrounding context. Describes the proposed development with specific reference to the scale and massing of the flatted block. Provides diagrams to show how it relates to the adjacent built form. Concludes that the site provides an opportunity to deliver a high quality flatted development.

Drainage Design Statement – Describes two options for the treatment of surface water run-off and explains that foul drainage will be directed to the Scottish Water infrastructure.

Ecological Appraisal – Provides a preliminary ecological assessment of the site. Habitats and plant species on the site are widespread and common throughout the central belt. The site has negligible suitability for roosting bats although there is scope for foraging. There is suitable habitat for nesting birds. Non-native evasive snowberry is present.

Planning Statement – Assesses the proposal against the terms of the adopted East Renfrewshire Local Development Plan and the proposed East Renfrewshire Local Development Plan. Concludes that the proposal complies with the terms of the Local Development Plan, Scottish Planning Policy and Sport Scotland policy.

Transport Statement – The statement describes the site and its location. It concludes that the adequate visibility can be achieved at the proposed access to the site onto Clarkston Road and the site is in a sustainable location, not reliant on heavy car use.

Tree Survey – Explains that 8 trees will require to be removed to accommodate the development and the required re-grading of ground levels.

Williamwood Golf Club Need Statement – The applicant has provided a statement that outlines the challenges facing the golf club in terms of declining membership and revenue. It provides a summary of what improvements could be made to the club following the sale of the land.

ASSESSMENT:

This is a Local Development under the Town and Country Planning Hierarchy of Developments (Scotland) Regulations 2009. However the application is required to be determined by the Planning Applications Committee as more than 10 objections have been received.

The application site is an irregular shaped area of land that forms part of Williamwood Golf Course. It lies on the eastern side of the golf course adjacent to Clarkston Road and immediately south of 730 Clarkston Road. The site is approximately 0.35ha in area and sits below Clarkston Road. The site is generally rough grass with dense thickets of bushes and trees to the north and south and along its eastern edge with Clarkston Road where there is also a metal fence. According to the Supporting Statement submitted with the application, the site does not form part of the playing surface of the course and this was confirmed at a recent site visit. To the north of the site is a row of detached and semi-detached two storey houses, running northwards and parallel to Clarkston Road. To the east, on the opposite side of Clarkston Road is a row of shops and commercial units and a row of semi-detached two storey houses known as Stamperland Crescent. These houses sit elevated above Clarkston Road. The remainder of the golf course lies to the west. The site is identified in the adopted East Renfrewshire Local Development Plan as urban greenspace and forms part of the green network.

Planning permission is sought for the erection of a five storey block containing 14 flats. The block is to be approximately 15 metres high above the ground level of the site and in turn 12 metres high above the level of Clarkston Road. The block is to be 11.5 metres wide by 46 metres long. The block is characterised by a high eaves level and a shallow sloped hipped roof. The uppermost floor is recessed back from the principal wall heads. The block is curved following the sweep of Clarkston Road. It is proposed to be externally finished in red/brown facing bricks, aluminium cladding panels and composite cladding panels. Balconies are proposed on the rear elevation overlooking the golf course. Pedestrian access is to be taken from Clarkston Road. Vehicular access is proposed to be taken to the south of the block from Clarkston Road. A turning area is proposed to be located to the rear of the flats and 30 car-parking spaces are to be provided. The remaining areas of open space within the site comprise a low-lying strip between Clarkston Road and the proposed block and an embankment between the proposed car-park and the golf course.

The applicant states that the development is required to raise funds that will secure the long term future of the golf club and would not affect the wider golf course layout. It has been indicated that the funds to be raised through the sale of the application site will allow investment in: multi-use function areas; permanent indoor practice studios; improved/expanded kitchen facilities; junior room; café/bar area; gym/fitness studio; course accessibility improvements; and course improvements to allow playability and sustainability for all golfing levels. It should however be noted that a detailed financial appraisal was not submitted with this planning application and in particular detailing why 14 flats is the amount required to generate the funds to carry out the aforementioned indicated improvements.

The application is required to be assessed against Strategic Policy 2 and Strategic Policy 3 as well as Policies D1, D2, D4, D5, D7 and SG5 of the adopted East Renfrewshire Local Development Plan (LDP).

Strategic Policy 2 promotes a sequential approach to development giving priority to brownfield sites within the urban area, then to greenfield land within the urban area and finally to land adjacent to the urban area.

Strategic Policy 3 states that the Council will seek to secure community, infrastructure and environmental benefits to mitigate the impact of new developments.

Policy D1 indicates that all development should not result in a significant loss of character or amenity to the surrounding area including visual impact, overlooking, overshadowing or loss of daylight. It also states that proposals should be of a size, scale and massing that is in keeping with the buildings in the

locality and should respect local architecture, building form, design and materials and that the Council's access and parking requirements are met.

Policy D2 supports development within the general urban area where compatible with surrounding land uses and where it complies with other appropriate policies of the Local Development Plan.

Policy D4 indicates that the Council will protect the wildlife, recreational, landscape and access value of the green network. Proposals for development that are likely to destroy or impact adversely on the character or function of the green network will be resisted.

Policy D5 states that urban greenspace, including outdoor sports facilities, will be safeguarded. Proposals that will result in a 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 provision elsewhere;
- The proposed loss would result in a community use that would outweigh the loss of the urban greenspace;
- The proposal involves only a minor part of the outdoor sports facility and would not affect its use.

Policy D7 indicates that new development proposals should incorporate a range of green infrastructure including open space provision. This expanded upon in Appendix 1 of the Green Network and Environmental Management Supplementary Planning Guidance (SPG) where it indicates the minimum open space standards for flatted developments.

Policy SG5 indicates that for development of 4 or more dwellings or flats, the Council will require a minimum provision of 25% affording housing contribution.

The application site is specifically identified in the adopted LDP as urban greenspace and forms part of the green network and the proposal does not therefore fully comply with the overall aims of Strategic Policy 2.

In terms of Strategic Policy 3, the applicant has agreed to the payment of development contributions. If the application is approved, the payment of the contributions can be secured through a legal agreement.

As noted, the application site forms part of Williamwood Golf Course and lies adjacent to the residential area of Stamperland. The golf course functions as a large area of open space that provides a visual gap between Clarkston and Giffnock. When travelling along Clarkston Road, the open boundary with the golf course to the west provides a sense of openness that contributes towards the spacious character of the area. This is despite the presence of the sandstone dwellings that form Stamperland Crescent to the east and which sit at a higher level than Clarkston Road. The proposed flatted block would present four storeys above the level of a carriageway to Clarkston Road along a distance of 46 metres. This would be a significant and dominant presence on the streetscape, creating a sense of enclosure along this part of Clarkston Road by virtue of its height and length. The proposed block would detract from the spacious and open character of the area irrespective of any architectural merits the block may have.

The boundary of the site with Clarkston Road is characterised by a metal rail fence and trees, shrubs and bushes. This boundary treatment provides a visual break between the urban fabric to the east and north and the open space to the west. The proposed development would introduce a large block to the

site contrasting with the golf course to the west. The proposed block would be a visually dominant feature when viewed from either the golf course or Clarkston Road. Furthermore the proposed five storey flatted block would have considerably more scale and massing bulk than the two storey detached and semi-detached houses that characterise the immediate urban area. As such, the proposed block is not in keeping with the character of the surrounding lower density detached and semi-detached houses.

The dwelling immediately to the north of the site is a detached two storey house with a hipped roof and sits 13 metres from the proposed block. As a result of its scale, massing, height and position the proposed block would significantly impact on the setting and amenity of the adjacent dwelling. A significant degree of additional overlooking would result towards the adjacent house from the uppermost floor and balcony.

The proposal is therefore contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan.

The application site is identified as urban greenspace and forms part of the green network. Development that would adversely affect or lead to the loss of such areas would be contrary to Policies D4 and D5. However, in this instance, only a small part of the green network and the area of urban greenspace would be affected. In terms of the green network, the recreational and access value would not be affected given the size of the area proposed to be developed relative to the wider golf course. In terms of the urban greenspace, there would be no loss to public access as such access would in general be restricted to golf club members. The applicant has also confirmed that the development would not affect the playing surface of the course or the functioning of the course.

This latter point has been indicated by Sport Scotland in their consultation response. The proposal would not therefore impact on the function of the green network or lead to a significant loss of urban greenspace. Whilst Policies D4 and D5 also require consideration of impact on amenity, which has been considered in terms of Policy D1 above, the principle of the development at this specific location, given the relative size of the site, would not be contrary to the overall aims of Policies D4 and D5.

In terms of the function of the golf course, Sport Scotland has stated that it has no objection to the proposal subject to a condition requiring a mitigation scheme to minimise the risk of golf balls going beyond the golf course area. In response it is the applicant's view that such a condition would not be necessary given the design of the golf course and the location of the proposed development. Given the proximity of the development to the playing surface of the golf course, it is considered that such a condition is necessary. However, given the agent's response as indicated, there has been no discussion as to what such mitigation measures might entail. It should be noted under the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 if the Committee is minded to approve the application without such a condition the application is required to be notified to the Scottish Ministers before the planning permission can be issued.

In terms of Policy D7 and the accompanying Green Network and Environmental Management SPG, the proposal is required to provide a minimum of 30sqm of amenity open space per flatted dwelling. This would amount to at least 420sqm. There is to be around 400sqm of space provided to the west of the car-park area however this is mainly embanked ground sloping down towards the golf course and it is considered would be of limited use given its topography. Again, around 400sqm of space would be provided between the proposed block and Clarkston Road. However this would be considered to have very limited amenity value to the residents of the proposed development given its low level and location.

In terms of Policy SG5, the applicant has agreed to the payment of a commuted sum for the off-site provision of affordable housing. If the application is approved this can be secured by a legal agreement.

Whilst Policy D2 supports residential development within the general urban area, this is subject to proposals being of an appropriate scale and design. As noted above, the proposal is contrary to Policies D1 and therefore does not meet the terms of Policy D2.

The applicant's reason for the development is noted. However the application has been assessed with regard to all the relevant policies of the adopted East Renfrewshire Local Development Plan and is contrary to Policy D1 for the reasons set out above. The reason for the development does not outweigh the assessment against these policies.

The Proposed Local Development Plan 2 is a material consideration and with regard to this application, the relevant policies are considered to be Strategic Policies 1 and 2, Policies D1, D2, D4, D5, D6 and SG4. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed works do not accord with Policy D1 in the Proposed Local Development Plan.

In terms of the grounds of objection not addressed above the following comments are made. The site is not covered by a Tree Preservation Order or a nature heritage designation. The Council's Roads Service has no objection to the proposal. If the development is approved this does not set a precedent as any future application will be assessed against the relevant development plan policies and any material planning considerations at that time. It is not considered that the proposed development would give rise to significant additional overshadowing or loss of daylight to any of the adjacent properties or to significant additional overlooking towards the properties on Stamperland Crescent. If the application is approved, a condition can be attached to control the hours of operation/construction on site. If the application is approved, developer contributions would be secured through a legal agreement to address any deficiencies in local services/infrastructure. If approved separate consent from utilities/infrastructure providers will be required to connect to their existing infrastructure. Loss of view is not a material planning consideration.

The grounds in support are noted and have been addressed in the assessment above.

Overall conclusion

Whereas the reason for the proposed development is noted the proposal is however contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan given its impact on the character and amenity of the area; the setting and residential amenity of the closest adjacent property at 730 Clarkston Road; and inadequate amenity open space. There are no material planning considerations that outweigh the development plan policies in this instance and it is therefore recommended that the application is refused.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: If approved a legal agreement would be required relating to the delivery of affordable housing and developer contributions (payments towards education; community facilities; and parks and open space).

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed flatted block: i) would be a dominant and incongruous feature on the streetscape, detracting from the open character of this section of Clarkston Road by virtue of its size and massing; ii) would visually dominate and overwhelm the setting of the adjacent dwelling to the north at 730 Clarkston Road by virtue of its massing and proximity to the boundary; iii) would be a dominant and incongruous feature when viewed from the south on Clarkston Road and from the golf course, to the detriment of visual amenity; and iv) would give rise to significant additional overlooking towards the

adjacent property to the north at 730 Clarkston Road, all to the detriment of the character and visual amenity of the area and to the residential amenity of the adjacent dwelling.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3034.

Ref. No.: 2019/0442/TP
(DESC)

DATE: 27 November 2019

DIRECTOR OF ENVIRONMENT

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Reference: 2019/0442/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

Strategic Policy 2

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 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.

Strategic Policy 3

Development Contributions

The Council wishes to secure community infrastructure and environmental benefits arising from new developments to mitigate their impacts.

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.

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.

For all proposals viability will be a key consideration when determining the suitable level of development contributions.

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

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 D2

General Urban Areas

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.

Policy D4

Green Network

The Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the green networks shown on the Proposals Map.

Proposals for development that are likely to destroy or impact adversely on the character or function of the green network will be discouraged.

Where proposals are likely to adversely impact upon the green network, appropriate mitigation will be required.

The provision of the green network will be a core component of any master plan.

Further detailed information and guidance, which all proposals require to reflect, is set out in the Green Network and Environmental Management Supplementary Guidance.

Policy D5

Protection of Urban Greenspace

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.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance

Policy D7

Green Infrastructure and Open Space Provision within New Development

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.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

Policy SG5

Affordable Housing

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.

Further detailed information and guidance is provided in the Affordable Housing Supplementary Planning Guidance.

Proposed Local Development Plan 2

Strategic Policy 1

Development Strategy

Proposals will be required to meet the objectives of the Proposed Plan and contribute to the delivery of the Development Strategy in order to create sustainable, well designed, connected, healthy, safe and mixed communities and places. Proposals should be designed to promote the health and wellbeing benefits of the development for people of all ages, abilities and backgrounds and demonstrate economic, social and environmental benefits. Proposals should not result in a significant adverse loss of character or amenity to the surrounding area.

The Council's approach to development is as follows:

1. Regeneration, consolidation and environmental enhancement of the urban areas through the provision of an efficient and sustainable use of land, buildings and infrastructure that encourages the re-use of brownfield and vacant sites, in keeping with a sequential approach and in accordance with other relevant policies of the Proposed Plan;
2. Master planned approach to development at the following Strategic Development Opportunity locations:
 - a. Maidenhill/Malletsheugh, Newton Mearns (Policy M2.1);
 - b. Barrhead South - Springhill, Springfield, Lyoncross (Policy M2.2);
 - c. Barrhead North - Shanks/Glasgow Road, Barrhead (Policy M3);
3. Infill development within the rural settlements compatible with the character, amenity and settlement pattern;
4. Phased release of sites to make efficient use of existing infrastructure and ensure the coordinated delivery of new infrastructure and investment, including schools; green infrastructure; transport infrastructure; community and leisure facilities; and health and care facilities all in accordance with Strategic Policy 2. Proposals for windfall sites will be required to provide the required infrastructure resulting from development in accordance with Strategic Policy 2 and not prejudice the delivery of allocated sites. Where infrastructure constraints cannot be overcome, including any impacts of additional residential development upon education infrastructure, proposals will not be supported;
5. Implementation of City Deal strategic infrastructure projects set out in Strategic Policy 3 and Schedule 1 and other major infrastructure programmes;
6. Protection and enhancement of the green belt and landscape character and setting and the distinct identity of towns and villages in accordance with Policies D2 and D3;
7. Protection, creation and enhancement of an integrated multi-functional green network and connected green spaces within and around the urban areas which actively contribute to local amenity, recreation, active travel and biodiversity objectives in accordance with Policies D4 and D6;
8. Protection and enhancement of the built, historic and natural environment in accordance with Policies D7 and D14 to D20;
9. Provision of homes to meet the all tenure housing requirements of Clydeplan (Table 1)

in accordance with Policies SG1, SG2 and SG4. The sites listed in Schedules 15 and 16 will provide a range and choice of housing sizes, types and tenures across the Council area to meet these requirements in accordance with the Strategic Housing Need and Demand Assessment and the Council's Local Housing Strategy;

10. Sustainable and inclusive economic growth and community benefits, including the creation of new employment opportunities through the provision of a range of sites and areas to provide a strong and diverse economy in both the urban and rural areas, in accordance with Policies SG5, SG6 and SG7;
11. Maintaining and enhancing the vitality and viability of the town and neighbourhood centres by adopting a town centre first approach that directs development and investment to town and neighbourhood centre locations in accordance with Policies SG10 and SG11; and
12. The contribution to energy reduction and sustainable development in accordance with Policies E1 and E2.

Strategic Policy 2

Development Contributions

New development must be accompanied by the appropriate infrastructure and services required to support new or expanded communities.

Where new developments individually or cumulatively generate a future need for new or enhanced infrastructure provision, services or facilities, the Council will require the development to meet or proportionately contribute to the cost of providing or improving such infrastructure. Development contributions will fairly and reasonably relate in scale to the proposed development and will be required in order to make the proposed development acceptable in planning terms, all in accordance with the policy tests of Circular 3/2012: Planning Obligations and Good Neighbour Agreements.

Planning permission will only be granted where the identified level and range of supporting infrastructure and services required to meet the needs of the new development, are already available or will be available in accordance with agreed timescales.

Where appropriate, contributions may be sought in relation to Education (including Early Years, Primary, Secondary and Additional Support Needs); Community Facilities (including Community Halls and Libraries and Sports); Parks and Open Space; Roads and Transportation; Active travel; and Green Infrastructure.

Future analysis will be carried out with our community planning partners to consider the capacity required to support future demand for healthcare infrastructure.

Further detailed information and guidance is provided in the Development Contributions Supplementary Guidance. The guidance contains details of how impacts will be assessed and how contributions will be calculated. This policy should be read in conjunction with Policy SG4: Affordable Housing.

Policy D1

Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
13. Backland development should be avoided;
14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;

15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces 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 Guidance;
16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

Policy D2:

General Urban Areas

Development will be supported within the general urban areas, shown on the Proposals Map.

Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the Proposed Plan.

Policy D4

Green Networks and Infrastructure

The Council will protect, promote and enhance a multifunctional and accessible green network across the Council area, as shown on the Proposals Map, which contributes to healthy lifestyles and wellbeing and links to the wider green network across the Clydeplan region.

Proposals will be required to protect and enhance the green and blue network, its value and multiple functions including wildlife, biodiversity, recreational, landscape and access. Proposals should also meet the requirement of Policy D7.

The provision of a green network will be required to form a core component of any master plan or development brief.

Where a proposal impacts adversely on the character or function of the green network, proposals may be required to contribute to enhancing any remaining, or create new green infrastructure and green network, in accordance with Strategic Policy 2 and D6.

The Council will support the implementation of the proposals listed in Schedule 3.

Further detailed guidance and information will be set out in the Green Network Supplementary.

Policy D5

Protection of Urban Greenspace

The Council will protect and support a diverse and multi-functional network of urban greenspace, including outdoor sports facilities, shown on the Proposals Map.

Proposals for the loss of outdoor sports will be assessed against Policy D13.

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 nature conservation/ biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area;
The loss of a part of the land would not affect its recreational, amenity or landscape function; and
Appropriate mitigation is provided as part of the development for alternative provision of at least equal biodiversity, community benefit and accessibility.

Proposals for development on other areas of greenspace not shown on the Proposals Map under Policy D5, will be considered against its biodiversity and recreational value and its contribution to the character and amenity of the area in accordance with Policy D1.

Further detailed guidance and information is set out in the Green Network Supplementary Guidance.

Policy D6

Open Space Requirements

Proposals will be required to incorporate multi-functional, integrated and accessible on-site green networks and green infrastructure, including open space provision, wildlife habitats and landscaping.

Proposals will be required to meet the following criteria:

1. Demonstrate that the provision and distribution of open space and green infrastructure has been integrated into the design approach from the outset and has been informed by the context and characteristics of the site using key natural and physical features. Proposals should be designed to accommodate users of all age groups, and levels of agility and mobility;
2. Provide a network and hierarchy of open space to create a structured and legible framework for development, which clearly distinguishes public space, semi-public space and private space using appropriate boundary treatments. Design and layout of proposals should encourage species dispersal through improving connectivity and the availability of habitats. New planting must promote and enhance the biodiversity of the area;
3. Complement, extend and connect existing open spaces and provide links to the wider green network;
4. Make provision for the long-term management and maintenance of open space. Details of maintenance requirements and arrangements must be set out, including who

is responsible for these requirements;

5. Integrate Sustainable Urban Drainage Systems (SUDs) features with open space and active travel networks as part of a multifunctional approach to landscape design. SUDs may form part of open spaces subject to their design, provided they are accessible and contribute to the amenity value of the wider open space; and
6. Meet the minimum open space requirements set out in Schedule 4.

Policy SG4

Affordable Housing

The Council will require residential proposals of 4 or more dwellings, including conversions, to provide 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 must be well integrated into the overall development. All proposals will require to comply with Strategic Policy 2 and Policy D1.

Further detailed information and guidance is provided in the Affordable Housing Supplementary Guidance.

The Council will support the implementation of the affordable housing sites listed in Schedule 16.

GOVERNMENT GUIDANCE:

Scottish Planning Policy on the Delivery of New Homes indicates the planning system should identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times; enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stakeholders.

Scottish Planning Policy on Affordable Housing indicates that local development plans should clearly set out the scale and distribution of the affordable housing requirement for their area. Where the HNDA and local housing strategy process identify a shortage of affordable housing, the plan should set out the role that planning will take in addressing this. Planning authorities should consider whether it is appropriate to allocate some small sites specifically for affordable housing. Where affordable housing is required, this should generally be for a specified proportion of the serviced land within a development site to be made available for affordable housing. Planning authorities should consider the level of affordable housing contribution which is likely to be deliverable in the current economic climate, as part of a viable housing development. The level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses. Consideration should also be given to the nature of the affordable housing required and the extent to which this can be met by proposals capable of development with little or no public subsidy. In rural areas, where significant unmet local need for affordable housing has been shown, it may be appropriate to introduce a 'rural exceptions' policy which allows planning permission to be granted for affordable housing on small sites that would not normally be used for housing, for example because they lie outwith the adjacent built-up area and are subject to policies of restraint.