

**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
7th August 2019

Reference No: 2018/0730/TP

Ward: 1

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Applicant:

Bellway Homes Ltd
Bothwell House
Caird Street
Hamilton Business Park
Hamilton
Scotland
ML3 0QA

Agent:

Hypostyle Architects
49 St Vincent Crescent
Glasgow
Scotland
G3 8NG

Site: Land at the junction of Blackbyres Road and Grahamston Road, Barrhead

Description: Erection 84 dwellinghouses with associated roads, parking, SUDS and open space (major)

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7 REPORT OF HANDLING

Reference: 2018/0730/TP

Date Registered: 7th December 2018

Application Type: Full Planning Permission

This application is a Major Development

Ward: 1 -Barrhead, Liboside And Uplawmoor

Co-ordinates: 250034/:660446

Applicant/Agent:

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Bellway Homes Ltd

Bothwell House

Caird Street

Hamilton Business Park

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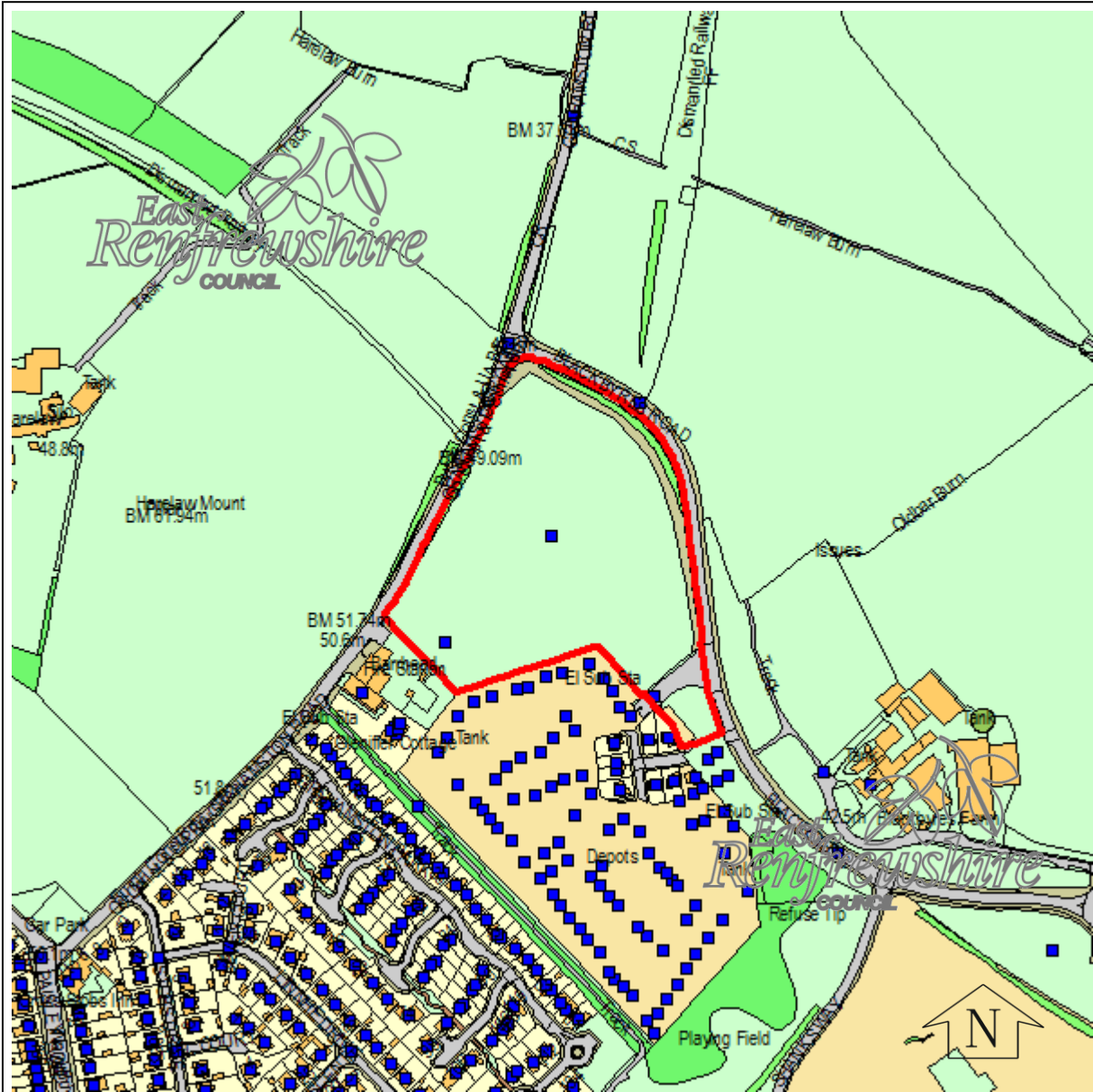
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CONSULTATIONS/COMMENTS:

Scottish Environment Protection Agency	No objection.
East Renfrewshire Council Roads Service	No objection subject to conditions.
East Renfrewshire Council Environmental Health Service	Comments that the findings of the Air Quality Assessment are acceptable; suggests a condition to control construction hours; comments that the daytime noise levels are acceptable but that the night time internal noise levels do not meet the requirements on open windows; comments on ground conditions and the presence of Japanese Knotweed.
East Renfrewshire Council Contributions Officer	The applicant has agreed to the on-site provision of ten affordable housing units and to the payment of a commuted sum for the remaining eleven unit requirement. The applicant has agreed to the payment of a development contribution towards education; community facilities; parks and open space; green network and access; and roads and transportation.
Scottish Water	No objection.
Coal Authority	No objection.
Barrhead Community Council	No response at time of writing.

PUBLICITY:

04.01.2019 Barrhead News Expiry date 18.01.2019

SITE NOTICES: None.

SITE HISTORY: None.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Ground Investigation Report – The Report provides an appraisal of the site in terms of previous land uses, invasive species, hydrogeology, geology and mining and contamination. It provides a description of remedial works that would be required to be undertaken by the developer both prior to development commencing and as part of the development.

Planning Statement – The Statement describes the application site and the proposed development. It provides an assessment against the development plan.

Flood Risk Statement – Considers the risk of flooding to the site from a range of sources including fluvial flooding, pluvial flooding, overland flows and groundwater. Concludes the site is not at risk from fluvial flooding or groundwater flooding. There is a low risk of pluvial flooding or overland flows along the north-western area of the site. Recommends that post development overland flow paths are clearly identified and that finished plot levels are set 150mm above surrounding ground levels.

Design and Access Statement – Describes the site and the proposed development. Provides the design context, referencing other residential development in the area. Explains how the proposed development takes account of the site's constraints and opportunities.

Noise Assessment – Provides an assessment of the impact of surrounding noise sources on the proposed development. Concludes that daytime predicted external noise levels will be acceptable with mitigation in the form of acoustic barriers. It also concludes that night time predicted noise levels will exceed the target noise criteria of 30dB(A) when assessed with windows open. An addendum to the Noise Assessment has been submitted which states that acceptable internal night time noise levels can be achieved with trickle ventilators which allow ventilation with windows closed.

ASSESSMENT:

This is a Major Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and has therefore to be determined by the Planning Applications Committee.

Site

The application site comprises an irregular shaped area of land measuring approximately 3.68 hectares on the northern edge of Barrhead. It is bounded to the north-west by Grahamston Road, to the north-east by Blackbyres Road, to the south-west by Barrhead Fire Station and to the south by a residential development that is currently under construction by the same developer. The land is largely scrubland and falls gradually from the south-west to the north-east and includes areas of infilled land. Historically the site was in agricultural use until the early 20th century. Three railway lines traversed the site from the early 20th century and were removed by the 1970s. From the mid-20th century refuse tips were present on the site and may have been associated with the former railway lines. The site is considered to be an urban brownfield site as there has been previous development on the site. The site has been disused for a number of decades and in its current condition it has little amenity value.

Proposed development

Planning permission is sought for the erection of 84 dwellings with associated roads, parking, SUDS area and open space. The proposed dwellings are two storey with 2, 3 and 4 bedrooms and are either detached, semi-detached or terraced. They are characterised by pitch roofs with gable walls and are proposed to be finished in render, reconstituted stone and roofing tiles. 35 visitor car-parking spaces are proposed. Open space is proposed towards the centre of the site and at the south east as well as landscaping strips along the boundaries with Grahamston Road and Blackbyres Road. At the south east there is proposed to be a joint Sustainable Urban Drainage System (SUDS) area with the adjacent development site to the south. Vehicular access is proposed to the site from Blackbyres Road and from the residential development to the south that is currently under construction. In order to mitigate daytime external noise levels from the adjacent road network, six sections of acoustic barrier, with heights varying between 1.8 metres and 2.4 metres are proposed to be erected between the gardens adjacent to Grahamston Road and Blackbyres Road.

Planning status

The site is covered by Policy SG6 in the adopted East Renfrewshire Local Development Plan as being safeguarded for employment uses with enabling residential development of up to 35 units. An assessment against this policy is carried out later in this report.

It should be noted the Local Development Plan Examination Report, January 2015, has some relevance to the application. In reference to the application site, the Reporter acknowledged that the loss of some employment land was justified as i) there is a generous allocation both throughout the plan area and in Barrhead; ii) the site has not been identified by the Council as a “quality” employment site in the East Renfrewshire context; iii) limited residential development could act as a stimulus in the light of many years of inactivity on the site; iv) the potential provision of live-work units would in any event provide employment opportunities; and v) residential development would compensate for the loss of residential land elsewhere.

The Main Issues Report, November 2016 (MIR) also has relevance to this application. The MIR is the starting point and the main consultative stage in the preparation of Local Development Plan 2 (LDP2). It is intended to stimulate discussion and concentrates on the key changes that have happened since the adoption of the East Renfrewshire Local Development Plan (LDP). The MIR is about the big ideas and challenges for future development in East Renfrewshire and options for the way they could be addressed.

In terms of the Meeting Housing Need and Demand issue and how many homes are needed by 2029, a revised Regional Housing Need and Demand Assessment has been prepared to support the Strategic Development Plan 2 and LDP2 and replace the current housing targets set out in the adopted LDP. Two development strategy options have been identified to explore how and where future development can be best accommodated. One option does not promote any new development outside the current urban areas (option 2B – consolidation and regeneration) and the other promotes limited expansion of settlements through the identification of a number of small to medium scale sites (option 2A – consolidation and regeneration; and controlled edge of settlement growth).

The MIR indicates the preferred option is 2A. The current application site is identified in the MIR as continuing to deliver live/work units in accordance with the adopted LDP although the number of residential live/work units on the site has been increased from 35 in the adopted LDP to 60. Until the capacity of the site is changed through the adoption of LDP2, it remains at 35 residential units.

Planning Policy

Scottish Planning Policy

Scottish Planning Policy (SPP) introduces a presumption in favour of development that contributes to sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not at any cost.

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 housing land requirements across all tenures, maintaining at least a 5 year supply of effective housing land at all times; enable the 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. 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.

Scottish Planning Policy on Placemaking indicates that planning's purpose is to create better places through a design-led approach, with planning supporting development that is designed to a high quality, which demonstrates that six qualities of successful place: distinctive; safe and

pleasant; welcoming; adaptive; resource efficient; and easy to move around. This policy position is reinforced by Scottish Government planning policy document Designing Streets.

Strategic Development Plan (approved July 2017) (SDP)

Policy 7 of the SDP on Joint Action Towards the Delivery of New Homes indicates that in order to enhance housing delivery and contribute towards the creation of high quality places, Local Authorities, Community Planning Partners and the housebuilding and development industry will work to ensure the delivery of homes needed to support the Vision and Strategy. The joint action should seek to prioritise activities including the allocation of resources and development of initiative mechanisms, which improve housing delivery across all sectors. This should focus on the existing housing land supply and public sector estate whilst bringing forward new opportunities in accordance with Policy 8.

The long term strategic planning for housing in the city region is informed by a Housing Need and Demand Assessment (HNDA) which estimates the number of additional homes required to meet existing and future demand. The HNDA provides estimates of the amount and likely tenure of additional housing required to meet existing and future need and demand. To accord with Scottish Planning Policy the appropriate time periods are 2024 and 2029 which provide the context for establishing the land requirement for the 5 and 10 year land supplies for Local Development Plan purposes as well as a broad indication of requirements over the longer term of 20 years.

The application site falls within the Renfrewshire central conurbation housing market area.

In order to provide flexibility, support the housebuilding industry and provide for long term growth, a generosity level of 15% has been applied to the Housing Supply Target (Schedules 6 and 8).

Policy 8 of the SDP on Housing Land Requirement indicates that in order to provide a generous supply of land for housing and assist in the delivery of the Housing Supply Targets in support of the Vision and Spatial Development Strategy, Local Authorities should:

- Make provisions in Local Development Plans for the all tenure Housing Land Requirement by Local Authority set out in Schedule 8, for the Private Housing Land Requirement by Housing Sub-Market Area set out in Schedule 9 and for the Private Housing Land Requirement by Local Authority set out in Schedule 10;
- Allocate a range of sites which are effective or expected to become effective in the plan periods to meet the local housing land requirements for each Housing Sub-Market Area and for each local authority of the SDP up to 10 years from the expected date of adoption;
- Provide for a minimum of 5 years effective land supply at all times for each Housing Sub-Market area and for each local authority;
- Undertake annual monitoring of completions and land supply through Housing Land Audits.

Policy 9 indicates that in order to support the delivery of affordable housing, including social and specialist provision housing, and meet housing need, in support of the Vision and Spatial Development Strategy, local authorities should, through appropriate mechanisms;

- Develop appropriate policy responses where required, including affordable housing, specialist housing, and development contributions policies, to deliver housing products taking account of the HNDA as well as local evidence and circumstances; and
- Ensure that any affordable housing, specialist housing and development contributions policies are applied in the manner that enables the delivery of housing developments.

The proposed development is considered to be of a strategic scale as the site area exceeds 2 hectares on a brownfield site and requires to be assessed against Box 1 of Diagram 10. Box 1

considers whether the proposed development supports the vision and spatial development strategy and the placemaking policy. Any development that fails to meet the relevant criteria in Box 1 will be regarded as a departure from the SDP.

The proposed development is located within the existing urban area and it is in general terms considered to support the Vision and Spatial Development Strategy of the SDP. As a consequence, the proposal is subject to Local Development Plan assessment.

Adopted East Renfrewshire Local Development Plan - June 2015

The following Local Development Plan (LDP) policies are relevant to the consideration of this application.

Strategic Policy 1 sets out a two strand approach to development focusing on the regeneration and consolidation of urban areas with an emphasis on brownfield sites and controlled growth on the three master planned areas. The adopted LDP has a generous housing land supply and is in excess of what is required by the SDP. The proposal is for residential development on a brownfield site within the urban area. It also falls within the Barrhead North master plan area and is therefore broadly in line with this policy. The additional number of dwellings proposed over and above that provided for in Policy SG6.5 would effectively add further flexibility and generosity to the housing land supply. The Barrhead North Master Plan Supplementary Planning Guidance is a key document against which this application must also be assessed.

Strategic Policy 2 sets out a series of criteria of which criterion 1, 2, 3, 7 and 13 are particularly relevant. The application would meet the requirements of the sequential approach being a brownfield site within the urban area (criterion 1); and a mix of house types and sizes including affordable housing (criterion 2). Community and economic benefits (criterion 3) as discussed further under Policy SG6 below. Criterion 7 deals with the impact on the road network and 13 the cumulative impact of the development. This is discussed under Policy M3.

Strategic Policy 3 relates to developer contributions. The applicant has agreed to the payment of developer contributions in respect of Education (Pre-Five, Primary and Secondary); Community Facilities (Community Halls & Libraries and Sports); Parks and Open Space; Green Network and Access; and Roads and Transportation and has agreed to the requirement for a legal agreement to secure the future payment of the contributions. The proposal therefore complies with Strategic Policy 3.

The Shanks/Glasgow Road master plan area (Policy M3) is centred around the redevelopment of the former Shanks industrial area for residential development, employment development including on this site, industrial and live/work residential development. The master plan states that the cumulative impact on the wider road network needs to be considered. A traffic impact analysis of the impact of proposed development in the Barrhead North area was carried out to support the master plan. It considered the cumulative impact of the proposed development within the Barrhead North master plan area and found that the Grahamston Road/Blackbyres Road junction would be operating at capacity. It suggested localised improvement measures for the junction. However, the housing numbers from this current application were not factored into the transport analysis.

Notwithstanding, the Council's Roads Service has been consulted and has no objection to the proposal subject to appropriate conditions to be included on any planning permission granted. As noted above, a portion of the developer contributions that will be secured by a legal agreement if the application is approved, will contribute towards the improvements identified in the traffic impact analysis.

Policy SG1 indicates that 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 Strategic Development Plan requirements. The sites listed in Schedules 8 to 11 contribute towards meeting these targets. Whilst the site is identified in Schedule 11, it is identified as having a capacity of 35 units.

Policy SG2 states that the Council will support the additions to the established housing land supply listed in Schedules 10 and 11.

Policy SG3 relates to the phasing of new housing development and states that the sites identified in Schedules 10 and 11 will be removed from the green belt for that purpose.

Policy SG4 indicates that all new housing proposals should indicate a mix of house types, sizes and tenures to comply with the Council's Housing Strategy and the Strategic Housing Demand and Need Assessment. The proposed development includes detached, semi-detached and terraced houses ranging from 2 to 4 bedrooms. The provision of affordable housing has also been agreed. The proposed development therefore accords with the terms of Policy SG4.

Policy SG5 requires a minimum 25% affordable housing contribution where planning permission is sought for residential development of 4 or more houses. In this instance, 21 affordable units would be required. Following discussion with the Council and Barrhead Housing Association, the applicant has agreed to provide 10 affordable units on site. These are to be:

4x2 bed 4 person mid-terrace houses
 4x3 bed 5 person end terrace houses
 2x3 bed 5 person semi-detached houses.

The remaining 11 unit requirement is to be provided by means of a commuted sum for provision off-site.

A legal agreement will require to be entered into to secure both the commuted sum and the on-site provision of affordable housing. Subject to the conclusion of the legal agreement the proposal accords with Policy SG5.

The site is covered by Policy SG6.5 as a business and employment area albeit with enabling development of 35 residential (live/work) units. This policy indicates the Council will support a flexible approach to sustainable economic growth to meet the development needs of established and emerging employment sectors. There is therefore an element of flexibility within this policy and it has to be considered how the development accords with the following criteria:

- There is no current or likely future demand for employment uses on the land;
- It can be demonstrated that the site is not reasonably capable of being used or redeveloped for employment purposes; and
- Development would bring wider economic, environmental, community or amenity benefits.

As indicated above, the site has lain vacant for a substantial period of time. During this period no proposals for business or employment uses have come forward. The inclusion of the 35 live/work units was suggested by the site owner during the LDP preparation stage as enabling development although what this actually entailed was not specified. Notwithstanding the inclusion of enabling development, the site remains undeveloped. It is therefore considered that there is no current demand for employment uses on the site and that there is no reasonable prospect of the site being used for employment purposes in the foreseeable future.

It is indicated in the adopted Supplementary Planning Guidance: Barrhead North Master Plan that employment uses are better placed within the Glasgow Road corridor, approximately 1km to the south-east, where the Council has constructed new industrial units at Crossmills Business Park. In addition, the intended re-development of the former Nestle site will generate employment. Planning application 2018/0302/TP is currently being considered by the Council in respect of the former Nestle site.

It should be noted that in respect of this current application, the Council's Economic Development Service has not objected to the proposal.

The site in its current condition offers little amenity value. The development of the site for residential purposes would be an opportunity to improve the amenity of the site, including the provision of public open space and enhance the appearance of the site when viewed from

Grahamston Road or Blackbyres Road. It would also be an opportunity to remove any contaminants from the site which would be an environmental benefit. In addition the provision of affordable housing within the site would be considered to be a community benefit to the wider area.

In support of this current application, the applicant has referred to the approval of planning permission 2017/0237/TP for the erection of 96 dwellings on the site immediately adjacent to the south. Given the proximity of that site to the current application site and the similarity of the development, the approval of the site to the south for residential purposes is considered to be a material consideration. In making comment on planning application 2017/0237/TP, the Economic Development Service indicated that the loss of the site to the south for business use may not be significant given the proximity of other employment generating sites. The comments by the Economic Development Service are also considered to be relevant to this application.

Policy D1 includes a number of criteria for assessing development in order that it is well designed and sympathetic to the local area. It also requires that the Council's access and parking requirements are met. The proposed development would be in keeping with the residential development to the south that is presently under construction and is considered to be acceptable in appearance. There would be no significant additional overlooking, overshadowing or loss of daylight and, as noted above, the Council's Roads Service has no objection to the proposal. As such, the proposal is considered to comply with the terms of Policy D1.

Policy D2 states that development will be supported in the general urban area where it is compatible with the character and amenity of the area and where it complies with other relevant policies of the plan. The proposed development is located adjacent to a residential development under construction. In general terms the proposal is considered compatible with the area and would therefore comply with Policy D2.

Policy D7 indicates that new development proposals should incorporate a range of green infrastructure including open space provision multi-use access, SUDS, wildlife habitat and landscaping. It is supported by the adopted Supplementary Planning Guidance: Green Network and Environmental Management (Green Network SPG). The Green Network SPG at Appendix 1 provides the minimum private open space criteria for gardens with which all new residential development should comply. Appendix 1 requires that private rear gardens should be at least 1.5 times the footprint of the dwelling; and that each dwelling should be set at least 2 metres off each side boundary. There are a few occasions within the proposed development where the minimum requirements are not met in terms of the distance to the side boundaries. Those instances do not however compromise the overall amenity of the area. The proposal therefore generally complies with the terms of Policy D7. Where it does not, there are material considerations that would justify granting planning permission as an exception to Policy D7 if the application is otherwise acceptable.

Scottish Planning Policy (SPP) on Placemaking and National Guidance: Designing Streets

Scottish Planning Policy on Placemaking indicates that planning's purpose is to create better places through a design-led approach, with National Guidance: Designing Streets promoting hierarchy of movement. Both also outline the importance of a sense of place through the need for local distinctiveness. The proposed development provides a hierarchy of roads with various pedestrian connections to the site. The roads are generally in short lengths that will restrict vehicle speeds. The proposal in general terms complies with those policies.

Noise

The Council's Environmental Health Service has indicated that acceptable internal night time noise levels at first floor level will only be achieved with windows closed at all 21 perimeter plots modelled (ie the dwellings closest to Grahamston Road and Blackbyres Road). Environmental Health states this is not in line with the preference that for new housing developments satisfactory internal night time noise levels should be achieved with windows open.

The applicant has indicated alternative mitigation measures: 5 metre high acoustic barrier; revised house orientation; increased stand-off distances (circa 350 metres); and the use of passive trickle ventilators. The 5 metre high acoustic barrier, revised orientation and stand-off of 350 metres have been discounted in terms of visual amenity, viability and the size of the site by the applicant. Due to the lack of feasibility of those measures, the applicant considers that closed windows incorporating trickle ventilators is the most appropriate mitigation option for the most exposed properties within the development.

Scottish Government Guidance, Planning Advice Note 1/2011: Planning and Noise states that where satisfactory noise levels with open windows are not achievable, practicable mitigation solutions should be explored, taking into account their possible impact on the built environment. Design solutions may be possible, such as locating living rooms and bedrooms on the opposite side of the dwelling to the noise source or the use of windows designed to provide for ventilation while providing improved sound reduction. PAN 1/2011, however goes on to state that in some cases, closed windows with an alternative means of ventilation may be unavoidable.

In accordance with the advice contained within PAN 1/2011, the applicant has explored alternative mitigation measures and has opted for the use of closed windows with trickle ventilators. Again, PAN 1/2011 indicates that this may be an acceptable means of addressing a noise issue. It should also be noted that Grahamston Road and Blackbyres Road form part of the local road network. Given the applicant proposes to mitigate the noise impact with the use of appropriate windows on the plots closest to Grahamston Road and Blackbyres Road the noise levels on the site from the adjacent road network is considered to be acceptable. Details to ensure the internal night time noise levels do not exceed 30dBA can be submitted and approved prior to work commencing. This can be addressed by a planning condition.

Overall conclusion

It is acknowledged that the proposed development is a departure from the development plan being land not solely identified for residential development.

Having considered the proposal against Scottish Planning Policy and the relevant policies of the development plan, it accords with some and not with others. The proposal however involves the re-development of what is considered to be an urban brownfield site and strongly accords with the sequential approach to site selection and in turn would be considered a sustainable location which does not offend the aims and objectives of the Strategic Development Plan 2017 of having a compact city region. The proposed development does not result in the development of a greenfield site or a site outwith the existing urban boundary.

It should be noted that the housing land requirements were assessed in the preparation and adoption of the Local Development Plan with a generous housing land supply identified throughout the Council area. Approval for the re-development of this urban brownfield site would add further generosity to the housing supply at what is considered to be a sustainable location.

In considering whether this is an acceptable location for the proposed development it also has to be considered whether there is any realistic prospect of business/employment generating uses being proposed on the site in the foreseeable future and this is a material consideration in determining this application. The Barrhead North Masterplan aims to direct future employment to the Glasgow Road corridor and that a flexible approach should be considered for sites. The proposed development would also be viewed in the context of the on-going residential development immediately to the south and would be compatible with its surroundings.

When considering all of the matters relevant to this application and balancing the proposal against the development plan and material considerations, it is considered that this is an acceptable development at this location.

RECOMMENDATION: Grant subject to conditions following the conclusions of an agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 to secure the delivery of affordable housing and the payment of development contributions.

PLANNING OBLIGATIONS: A legal agreement relating to the delivery of affordable housing and development contributions that includes payments towards education; community facilities; parks and open space; green network and access; and roads and transportation.

CONDITIONS:

1. Development shall not commence until details of the phasing of the development have been submitted to an approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved phasing scheme.

Reason: In order to ensure a properly programmed development.

2. 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.

3. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site 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.

4. Development shall not commence until a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include (as appropriate):-

- i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
- ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
- iii) Other structures such as street furniture and play equipment;
- iv) Details of the phasing of the landscaping works;
- v) Proposed levels; and
- vi) Schedule of maintenance.

Thereafter the landscaping works shall be fully implemented as approved.

Reason: To ensure the implementation of a satisfactory scheme of landscaping to improve the environment quality of the development.

5. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the planning authority. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

6. Prior to the commencement of any work on site, a scheme to deal with Japanese Knotweed present on the site shall be submitted to and approved in writing by the planning authority, taking account of the proposed use of the site. Thereafter, the approved scheme shall be implemented prior to the occupation of any dwelling.

Reason: In the interest of environmental amenity.

7. There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Monday to Friday and 0800 to 1300

on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority. The starting up/warming up and shutting down of any construction machinery outwith these hours shall not be audible from the boundary of any noise sensitive property.

Reason: To prevent noise nuisance to the surrounding area.

8. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the planning authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to the planning authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

Reason: In order to protect any archaeological remains and to allow the planning authority to consider this matter in detail.

9. The proposed footway running parallel with Grahamston Road as shown on the approved site plan reference AL(0)101 Rev S shall be completed prior to the occupation of any dwellinghouse.

Reason: In the interest of pedestrian and public road safety.

10. Visibility splays of 4.5 metres by 90 metres shall be provided in both directions at the junction of the new access with the Blackbyres Road prior to the occupancy of any house and thereafter maintained free from any obstructions exceeding a height of 1.05m above the adjacent road.

Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

11. Visibility splays of 2.5 metres by 25 metres shall be provided in both directions at all internal junctions within the site and thereafter maintained free from any obstructions exceeding a height of 1.05m above the adjacent road.

Reason: In the interest of public road safety.

12. All driveways within the site shall be formed and surfaced such that no surface water discharges or deleterious material is carried out onto the public road.

Reason: In the interest of public road safety.

13. Prior to the commencement of any work on site, a swept path analysis shall be carried out, submitted and approved in writing by the planning authority. The swept path analysis shall demonstrate that the largest vehicle to regularly visit the site (likely a refuse collection vehicle) can negotiate the development without over-running footways, private garden ground or other landscaped areas.

Reason: In the interest of public road safety.

14. Development shall not commence until details of vehicle wheel cleaning facilities and a road cleaning strategy have been submitted to and approved in writing by the planning authority. Thereafter the approved vehicle wheel cleaning facilities and road cleaning strategy shall be implemented as approved. All construction vehicles exiting the site shall have all tyres and wheels cleaned before entering the road.

Reason: To ensure mud and deleterious materials are not transferred to the road.

15. Prior to the commencement of any work on site, details of the mitigation measures to ensure the night time internal noise levels do not exceed 30 dBA shall be submitted and approved in writing by the planning authority. Thereafter, the approved mitigation measures shall be implemented prior to the occupation of each dwelling.

Reason: In the interest of residential amenity.

ADDITIONAL NOTES:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Waste materials arising from the demolition on site shall be disposed of to a licensed waste management facility or to a landfill site in accordance with the Waste Management Regulations 1994 (as amended) and the Special Waste Regulations 1996.

The Developer is required to consult with East Renfrewshire Council's Development Plans Section on 0141 577 8542 on proposed street naming and numbering at an early stage in the development.

The applicant/developer is reminded that a Construction Consent (S21) and a Road Bond (S17) under the Roads (Scotland) Act 1984 are required.

ADDED VALUE:

A legal agreement is required to secure essential aspects of the development and to ensure the proposal complies with the Council's Local Plan policies.

Conditions have been added that are necessary to control or enhance the development and to ensure the proposal complies with the Council's Local Development Plan policies.

BACKGROUND PAPERS:

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

Ref. No.: 2018/0730/TP
(DESC)

DATE: 31st July 2019

DIRECTOR OF ENVIRONMENT

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Reference: 2018/0730/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

The Strategic Development Plan (SDP) indicates housing plays a fundamental role in the overall economic, social and environmental success of the city region. Housebuilding makes an important contribution to the city region's economy and as well as creating new homes, delivers wider societal benefits through the generation of employment, and by sustaining and enhancing local community facilities such as schools, shops, recreation facilities and open spaces. The SDP is committed to supporting growth by creating high quality places which deliver the right type of homes in the right locations.

Policy 8 of the SDP on Housing Land Requirement indicates that in order to provide a generous supply of land for housing and assist in the delivery of the Housing Supply Targets in support of the Vision and Spatial Development Strategy, Local Authorities should:

- make provisions in Local Development Plans for the all tenure Housing Land Requirement by Local Authority set out in Schedule 8, for the Private Housing Land Requirement by Housing Sub-Market Area set out in Schedule 9 and for the Private Housing Land Requirement by Local Authority set out in Schedule 10;
- allocate a range of sites which are effective or expected to become effective in the plan periods to meet the housing land requirements for each housing sub-market area and for each local authority of the SDP up to year 10 from the expected year of adoption;
- provide for a minimum of 5 years effective land supply at all times for each housing sub-market area and for each local authority;
- undertake annual monitoring of completions and land supply through Housing Land Audits.

Policy 8 also indicates Local Authorities should take steps to remedy any shortfalls in the five-year supply of effective housing land through the granting of planning permission for housing developments, on greenfield or brownfield sites, subject to satisfying each of the following criteria:

- The development will help to remedy the shortfall which has been identified;
- The development will contribute to sustainable development;
- The development will be in keeping with the character of the settlement and the local area;
- The development will not undermine green belt objectives; and
- Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

Policy 9 indicates that in order to support the delivery of affordable housing, including social and specialist provision housing, and meet housing need, in support of the Vision and Spatial Development Strategy, local authorities should through appropriate mechanisms:

- Develop appropriate policy responses where required, including affordable housing, specialist housing and development contributions policies, to deliver housing products taking account of the HNDA as well as local evidence and circumstances; and
- Ensure that any affordable housing, specialist housing and development contributions policies, are applied in a manner that enables the delivery of housing developments.

Adopted East Renfrewshire Local Development Plan

Policy SG6

Economic Development

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.

Policy M3

Strategic Development Opportunity -Shanks/Glasgow Road Barrhead

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.

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.

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 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 SG4

Housing Mix in New Developments

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.

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.

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.

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).

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 SG1

Housing Supply

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.

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.

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.

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.

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.

Policy SG2

Distribution of New Housing

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.

Policy SG3

Phasing of New Housing Development

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.

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.

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.

GOVERNMENT GUIDANCE:

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.

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.

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