

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY30 September 2020Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2020/10

ERECTION OF 18 FLATS FOLLOWING DEMOLITION OF EXISTING DWELLINGHOUSE
WITH ASSOCIATED FORMATION OF ACCESS OFF MALLETSHEUGH ROAD, PARKING
AND LANDSCAPING AT REAR AT TREESIDE COTTAGE,
AYR ROAD, NEWTON MEARNES

PURPOSE OF REPORT

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

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref: No: 2019/0606/TP).
- Applicant: Panacea Property.
- Proposal: Erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh road, parking and landscaping.
- Location: Treeside Cottage, Ayr Road, Newton Mearns.
- Council Area/Ward: Newton Mearns South and Eaglesham (Ward 5).

REASON FOR REQUESTING REVIEW

3. The applicant has requested a review on the grounds of the non-determination of the application.

RECOMMENDATIONS

4. The Local Review Body is asked:-
- (a) to consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that it proceeds to determine the application under review; or
- (b) that in the event that further procedure is required to allow it to determine the review, consider:-
- (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;

- (ii) what procedure or combination of procedures are to be followed in determining the review.

BACKGROUND

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

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

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

NOTICE OF REVIEW – NON-DETERMINATION OF APPLICATION

8. Members will recall that at the meeting of the Local Review Body on 2 September 2020, consideration was given to a report about the non-determination of the application for planning permission.

9. The report explained the timescale within which the Local Review Body was required to make a determination on the ‘Notice of Review’ given that it related to the non-determination of the application. The Local Review Body was also asked to decide what procedure(s) should be followed to allow the review to be determined.

10. At that meeting, it was agreed that consideration of the review be continued to allow the Planning Service to prepare a review statement giving an assessment of the proposal and for this statement to be circulated to the applicant and their agent giving the applicant the opportunity to submit comments to the Local Review Body within 14 days.

11. In accordance with the relevant regulations, the review statement was sent to the applicant seeking their comments within 14 days. The review statement and the comments submitted by the applicant in response are attached as Appendix 3.

12. In view of the restrictions associated with COVID-19, it will not be possible for the Local Review Body to carry out a site inspection in accordance with the decision it made at its meeting on 10 August 2016. As an alternative, and as intimated in the report considered at the meeting of the Local Review Body on 2 September the Planning Adviser to the Local Review Body was due to visit the site with a view to making a video and for the recording to be made available to the Local Review Body in advance of the meeting on 30 September. However, the owner of the site has refused permission for the site to be filmed. As a result, there will be no recording for the Local Review Body to view.

13. A copy of the applicant's Notice of Review and Statement of Reasons is attached as Appendix 4.

14. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is the assessment of the review documents only, with no further procedure.

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

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

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

17. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the appointed officer:-

- (a) Application for planning permission – Appendix 1 (Pages 7 - 18);
- (b) Copies of Consultations – Appendix 2 (Pages 19 - 138);
- (b) Review Statement prepared by the Planning Service (i.e. Statement of Observations) and applicant's response to it – Appendix 3 (Pages 139 - 174); and
- (d) A copy of the applicant's 'Notice of Review' and Statement of Reasons - Appendix 4 (Pages 175 - 196).

18. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 5 (Pages 197 - 226):-

- (a) Location Plan;
- (b) Block Plan as Existing;
- (c) Block Plan as Proposed;
- (d) Block Plan Existing showing previous consent;
- (e) View 1;
- (f) View 2;
- (g) Existing Street Elevations;
- (h) Proposed Street Elevations;
- (i) Block A – East and North Elevations;
- (j) Block A – West and South Elevations;
- (k) Block A – Lower Ground Floor;
- (l) Block A – Typical 1st and 2nd Floor;

- (m) Block A – 3rd Floor;
- (n) Block B – East and North Elevations;
- (o) Block B – West and South Elevations;
- (p) Block B – Ground Floor;
- (q) Block B – Typical 1st and 2nd Floor;
- (r) Block B – 3rd Floor;
- (s) Pergola Plan;
- (t) Pergola Elevations;
- (u) Bench Details;
- (v) Bin Store Details;
- (w) Site Levels;
- (x) Site Constraints;
- (y) Drainage Profiles and Manhole Schedules;
- (z) Site Drainage – Proposed Layout; and
- (aa) Development Access Visibility Splay.

RECOMMENDATIONS

19. The Local Review Body is asked to:-

- (a) to consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that it proceeds to determine the application under review; or
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author:

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

Director - Caroline Innes, Deputy Chief Executive

Date:- September 2020

**APPLICATION
FOR
PLANNING PERMISSION**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100178496-001

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

Type of Application

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

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

Description of Proposal

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

Demolition of an Existing Dwelling and The Erection of a Flatted Development Comprising 2 No. Blocks Containing 18no 3-Bedroom Flats, with Formation of On-Site Parking, Landscaping, Common/Private Amenity Space and Associated On Site Infrastructure

Is this a temporary permission? *

Yes No

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

Yes No

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

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

No Yes – Started Yes - Completed

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Convery Prenty Architects		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Steve	Building Name:	<input type="text"/>
Last Name: *	Convery	Building Number:	231
Telephone Number: *	0141 258 3100	Address 1 (Street): *	St Vincent Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G2 5QY
Email Address: *	steve@cparch.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text"/>	Building Number:	1
Last Name: *	<input type="text"/>	Address 1 (Street): *	Royal Crescent
Company/Organisation	Panacea Property	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G3 7SL
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

TREESIDE COTTAGE

Address 2:

AYR ROAD

Address 3:

NEWTON MEARNS

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 6RT

Please identify/describe the location of the site or sites

Northing

655017

Easting

252550

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Pre-application feedback received from Derek Scott at East Renfrewshire Planning Office. His comments were on two proposed option schemes for the application site, stating relevant planning policy and initial comments on the proposals. Feedback from officer was that more detail would be needed to give a more full assessment.

Title:

Mr

Other title:

First Name:

Derek

Last Name:

Scott

Correspondence Reference Number:

PREAPP/2019/0087

Date (dd/mm/yyyy):

25/03/2019

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

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

Access and Parking

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

Yes No

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

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

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

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

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

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

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

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

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

- Yes
 No, using a private water supply
 No connection required

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

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

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

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

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

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

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

Waste collection to be at site entrance, with collection from existing road (Malletsheugh Road). Access into site not required for waste collection. Refer to Block Plan as Proposed for details.

Residential Units Including Conversion

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

Yes No

How many units do you propose in total? *

18

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

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

Yes No

Schedule 3 Development

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

Yes No Don't Know

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

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

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

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

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

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Are you able to identify and give appropriate notice to ALL the other owners? * Yes No

Certificate Required

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

Certificate B

Land Ownership Certificate

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

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mrs J McGeever

Address:

Treeside, Ayr Road, Newton Mearns, G77 6RT

Date of Service of Notice: *

19/09/2019

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Steve Convery

On behalf of: Panacea Property

Date: 19/09/2019

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

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

design & access statement

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

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

Flood risk assessment and habitat survey to follow after registration

Declare – For Application to Planning Authority

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

Declaration Name: Mr Steve Convery

Declaration Date: 19/09/2019

Payment Details

Pay Direct

Created: 19/09/2019 13:15

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COPIES OF CONSULTATIONS

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**Roads Service
OBSERVATIONS ON
PLANNING APPLICATION**

Our Ref: 2019/0606/TP(3)
D.C Ref Derek Scott
Contact: Jim McCubbin
Tel: 0141-577-3489



Planning Application No:	2019/0606/TP	Dated:	10.10.19	Received:	10.10.19
Applicant:	Panacea Property				
Proposed Development:	Erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping				
Location:	Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT				
Type of Consent:	Full Planning Permission				
Ref No. of Dwg.(s) submitted:	As per IDOX - Drawing Number – 635_050 Rev B and 19168-SK-10				

REFERENCE

Proposals Acceptable Y/N or N/A	Proposals Acceptable Y/N or N/A	Proposals Acceptable Y/N or N/A
1. General	3. New Roads	4. Servicing & Car Parking
(a) General principle of development	(a) Widths	(a) Drainage
Y	Y#	Y#
(b) Safety Audit Required	(b) Pedestrian Provision	(b) Car Parking
N	Y#	Y#
(c) Traffic Impact Analysis Required	(c) Layout (horizontal/vertical alignment)	(c) Layout of parking bays / garages
N	Y#	Y#
2. Existing Roads	(d) Turning Facilities (Circles / hammerhead)	(d) Servicing / Refuse collection
(a) Type of Connection (junction / footway crossing)	NA	Y#
#	(e) Junction Details (locations / radii / sightlines)	5. Signing
(b) Location(s) of Connection(s)	Y#	(a) Location
Y	(f) Provision for P.U. services	NA
(c) Pedestrian Provision	NA	(b) Illumination
Y#		NA
(d) Sightlines		
Y#		

INTRODUCTION

Site Location:

The development site is located adjacent to the A77, Ayr Road, Newton Mearns at its junction with Malletsheugh Road close to the M77 overbridge. The site is bounded to the south by Ayr Road, to the West by Malletsheugh Road and to the North by an open site currently being developed by Mactaggart and Mickel Housing.

Proposed Development:

The development currently proposed is the demolition of the existing house and the erection of 18 no. 3-bedroom flats in 2 blocks. Also included is the provision of on-site parking with associated landscaping and the formation of a vehicle access (footway crossover) from Malletsheugh Road.

Previous Applications:

This Service has previously commented on proposals for housing at this location under reference PREAPP/2016/0539, 2017/0576/TP, PREAPP/2018/0069 and PREAPP/2019/0087. Observations were provided, predominately on Road Safety, functionality and the required car parking for the type and size of the proposed development.

COMMENTS ON PROPOSED DEVELOPMENT

Ref:	Section 1 - General
1(a)	<p><u>General Principle of Development:</u></p> <p>The proposed development is being served by what is effectively a parking courtyard with no formal or separate turning facility. It should be noted therefore that East Renfrewshire Council Roads Service <u>will not</u> adopt the proposed access road, footways / footpaths or car parking areas.</p> <p>East Renfrewshire Council Roads Service has no objection in principle to the proposed residential development however the following recommendations should be considered as part of the design.</p>
1(b)	<p><u>Safety Audit Required:</u> Not required</p>
1(c)	<p><u>Traffic Impact Analysis Required:</u> Not required</p>
Ref	Section 2 – Existing Roads
2(a)	<p><u>Type of Connection (junction / footway crossing):</u></p> <p>Vehicular access to this private development should be by means of a dropped kerb footway crossover, constructed to the satisfaction of East Renfrewshire Council Roads Service. Refer to comment 2(c) below regarding pedestrian provision.</p> <p>The work will include the installation of new ‘drop kerbing’, alteration to the footway (where appropriate) and the provision of a delineation kerb along the property boundary line, across the driveway access, to distinguish between the future public and private responsibility.</p> <p>Please Note – There is currently no footway at the location of the proposed new access however it should be conditioned that a footway should be provided. (see below)</p> <p>Existing Vehicle Access Crossing from Ayr Road:</p> <p>The existing (former) vehicle access crossing (drop kerbs), to the existing cottage, on the Ayr Road, A77 frontage should be reinstated to full height kerbs.</p>
2(b)	<p><u>Location(s) of Connection(s):</u></p> <p>Location of Access:</p> <p>The proposed access to this development from Malletsheugh Road is to be located approximately 47 metres North east of its junction with Ayr Road (Ayr Road channel to Access centre-line).</p> <p>It was previously recommended that the junction spacing between the new vehicle access into the Treeside development and the new Barret Homes development must be a minimum of 25 metres kerblines to kerblines. The spacing between the Barret Homes junction and the proposed new vehicle access to Treeside is now 25 metres (or thereby); centre-line to centre-line.</p> <p>It is recommended that the proposed new access is provided as a footway crossover and not</p>

	a full road junction; the departure from the Roads Service recommendation above would therefore be acceptable.
2(c)	<p><u>Pedestrian Provision:</u></p> <p>New Footway:</p> <p>A new 2 metre wide footway will have to be provided along the entire frontage of the development on Malletsheugh Road and on Ayr Road between Malletsheugh Road and the existing provision on Ayr Road. This will help provide a continuous and safe means of access to nearby schools and local facilities.</p> <p>The applicant should be advised that this new footway will require Road Construction Consent and will have to be provided to the satisfaction of East Renfrewshire Council as Roads Authority.</p> <p>Full details of this provision and how it integrates with the existing vehicle safety fence on Ayr Road should be provided with any application for Road Construction Consent.</p> <p>Please Note – Should this development be granted approval the applicant should be advised to contact the adjacent developer regarding the provision of this footway?</p>
2(d)	<p><u>Sightlines:</u></p> <p>Clear sightlines, from any new access, are essential to enable drivers to check in both directions for vehicular traffic and pedestrians before safely joining the adjacent public road. That is, from a point 'x' metres back from the road edge there should be an unrestricted view, above a height of 1.05 metres, for a distance of 'y' metres in both directions.</p> <p>Malletsheugh Road was, until recently, subject to the national speed limit therefore the visibility splay at the proposed new access to this development should have been 2.5 metres x 215 metres x 1.05 metres.</p> <p>However, the recent residential developments either side of Malletsheugh Road, will result in a reduction in the speed limit due to the proposal to introduce a series of street lighting. Roads Service 'Good Practice Guide for Residential Roads' recommends a visibility splay of 2.5 metres x 90 metres x 1.05 metres from a new junction onto this type of road, with a speed limit of 30 mph.</p> <p>From the evidence provided by Dougall Baillie Associates, including the altered road alignment at the access, the 2.5 metre x 90 metre sightline to the centreline of Malletsheugh Road can be achieved and is therefore acceptable to Roads Service.</p>
Ref	Section 3 – New Roads
<u>Note</u>	ERC Roads Service <u>will not</u> adopt any new internal roads / footpath infrastructure, however, in the interest of road safety, the following comments should be considered as part of the overall design.
3(a)	<p><u>Widths:</u></p> <p>The main access road also serves 16 no. perpendicular parking bays and should be considered as a car parking aisle which should be a minimum of 6 metres wide. The other</p>

	<p>two aisle widths should also be a minimum of 6 metres wide.</p> <p>The minimum size of all perpendicular parking bays should be 2.5 metres x 5.0 metres.</p>
3(e)	<p><u>Junction Details - Sightlines:</u></p> <p>It is recommended that a visibility splay of 2.0 metres x 20 metres x 1.05 metres be achieved between the smaller parking courtyards and the adjacent access road.</p> <p>Landscaping and other boundary treatments should also be carefully considered to ensure that relevant visibility splays are not compromised. Future, long term, maintenance of any landscape areas should also be considered.</p>
Ref	Section 4 – Servicing & Car Parking
4(a)	<p><u>Drainage:</u></p> <p>The applicant would be required to demonstrate / provide evidence from Scottish Water / SEPA that the proposed surface water / land drain / sewerage treatment / discharge will be acceptable and can be accommodated within the current infrastructure. After attenuation / treatment, the recommended maximum outflow from the development site into any relevant outfall should not exceed 8 Litres / sec. / ha.</p> <p>It is an offence under Section 99 of The Roads (Scotland) Act 1984 to discharge water from a private area onto the public road network. Therefore, surface water run-off must be contained within the development site at the immediate point of access from Malletsheugh Road.</p>
4(b)	<p><u>Car Parking:</u></p> <p>It has been assumed that all flats will have 3 bedrooms which mean that each flat would require 2.25 spaces; that figure includes the necessary provision for visitors.</p> <p>The total provision required for 18 flats would therefore be 41 no. car parking spaces.</p> <p>The submitted drawing indicates a total of 41 spaces which is acceptable to the Roads Service.</p>
4(c)	<p><u>Driveways and Parking Bays:</u></p> <p>The design and layout of the access aisles and parking areas should be functional to allow safe manoeuvrability of vehicles, particularly to and from the individual parking bays.</p> <p><u>Vehicle Charging Points:</u></p> <p>The UK Government has a ‘Road to Zero’ strategy that has set targets that will end the sale of new conventional petrol and diesel cars and vans by 2040 and a longer term ambition that will see almost every car and van with zero emissions by 2050.</p> <p>The Scottish Government also has an ambition to phase out the need for new petrol and diesel cars and vans by 2032 and to do this they need to widen access to ultra-low emission vehicles (ULEV’s). It is recommended therefore that consideration is given to providing electric vehicle charging point(s) infrastructure within this proposed private courtyard parking area.</p>

4(d)	<p><u>Refuse Collection:</u></p> <p>Consultation with Neighbourhood Services:</p> <p>With specific reference to refuse collection, particularly with regards to the size of the bin stores, it is recommended that East Renfrewshire Council Neighbourhood Services should be consulted on the proposals.</p> <p>Service Requirements and Storage:</p> <p>East Renfrewshire Council operates a four bin collection policy in order to meet its obligations under the <u>Waste (Scotland) Regulations 2012</u> and the National Charter for Household Recycling and as a result of these requirements arranges an uplift of two bins per week. Waste collection / bin locations should be considered at an early stage in the design of new residential developments and should be able to accommodate a minimum of 4 x 2-wheeled bins per household.</p> <p>In addition, it should also be noted that flatted developments and communal properties generally use communal, larger bins for waste and recycling. It is therefore recommended that bin stores or bin storage areas are also considered in the design of all new residential developments.</p> <p>Refuse Collection:</p> <p>In accordance with the British Standard 5906:2005 "<i>Waste Management in Buildings Code of Practice</i>" refuse collectors should not normally be required to move 2-wheeled waste storage containers (240 litre bins) for a distance of more than 15 metres from the collection point to the Refuse Collection Vehicle (RCV). This distance is reduced to 10 metres for 4-wheeled waste storage containers larger than 240 litres.</p> <p>It should also be noted that bin storage areas and bin stores should not be located more than 30 metres from any dwelling.</p> <p>Private Access Collection Points:</p> <p>For all properties which will be served by a private road / access it should be noted that the collection point for waste storage containers will be from an area close or adjacent to the nearest adopted public road taking account of the requirements for refuse collection above. Collection vehicles will not access private roads / accesses or driveways; in these circumstances a road-end collection point should be designed to store the bins awaiting collection.</p>
	<p>It should be noted at this stage that there is an obligation in terms of Section 95 of The Roads (Scotland) Act 1984 for the construction site contractor to ensure that any material, of whatever nature, deposited from their vehicles onto the public road is removed as soon as reasonably practicable.</p> <p>It should also be noted that, in terms of Section 96 of The Roads (Scotland) Act 1984 the Operator shall be responsible for the expense of any repairs required to any road as a result of any damage caused to it by the excessively heavy or additional traffic from the proposed construction work.</p> <p>The Construction site should include an appropriate level of off-road car parking for all vehicles associated with the project during the extent of the building works. Under no circumstances should any of the aforementioned vehicles be allowed to stop or park on the adjacent Malletsheugh Road or Ayr Road.</p>

Notes for Intimation to Applicant:

(i) Construction Consent (Section 21) *	Required
(ii) Road Bond (Section 17) *	Required
(iii) Road Opening Permit (Section 56) *	Required

* Relevant Section of the Roads (Scotland) Act 1984

Signed: *John Marley*
pp. Roads & Transportation Controller

Date: 26.02.20



Internal Memo

Our Ref: DS/RM
Your Ref 2019/0606/TP
Date: 08th November 2019
From: Richard Mowat, Environmental Health
To: Derek Scott, Development Management

PROPOSAL: ERECTION OF 18 FLATS FOLLOWING DEMOLITION OF EXISTING DWELLINGHOUSE WITH ASSOCIATED FORMATION OF ACCESS OFF MALLETSHEUGH ROAD, PARKING AND LANDSCAPING

LOCATION: TREESIDE COTTAGE, AYR ROAD, NEWTON MEARN, EAST RENFREWSHIRE

I have reviewed the above planning application and would comment as follows:

1. No activities in connection with demolition and/ or construction (including deliveries and offloading) which are liable to cause disturbance to occupiers of nearby existing properties shall be carried out:
 - Prior to 08.00 hours or after 19.00 hours Monday – Friday
 - Prior to 08.00 hours or after 13.00 hours Saturday,
 - with no such activities carried out on Sundays.
2. I would advise that as the site may be affected by road noise, a noise impact assessment is required to determine the suitability of the site for residential development, in accordance with the principles of Planning Advice Note 1/2011: Planning and Noise.
3. A Phase 1 or Desk Study, to review all currently available information about the historical uses of this site, shall be carried out to determine any types of contamination likely to be encountered and possible pathways to sensitive receptors. Development shall not begin until the report of this investigation has been submitted to and approved in writing by the planning authority.

If this investigation gives any indication of the potential for contaminants to be present, development shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved in writing by the planning authority. This survey shall investigate all aspects of potential contamination of the site including the land under the current buildings. The report of the investigation shall clearly document the methodology, findings and results. The risk posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate recommendations *made* for further investigations or remediation options to reduce *those* risks identified.

Analytical and investigatory work used to support the conclusions of the survey shall include all results, logs etc. and information regarding the methodology and Quality Assurance Systems used.

Guidance is given in: CIRIA C552 – ‘Contaminated Land Risk Assessment. A Guide to Good Practice’ by the DETR and CIRIA ‘Guidance for the Safe Development of Housing on Land Affected by Contamination’ by the NHBC & Environment Agency and “Land Contamination and Development” by Environmental Protection Scotland .

The developer’s reports of ‘Site Investigation’, ‘Risk Assessment’ and ‘Remediation Options and the final Remediation Plan’ shall be submitted to the planning authority, for written approval, prior to commencement of development works on the site.

Changes to the approved Remediation Plan may only be made with the written agreement of the planning authority. Occupation of premises shall not be permitted until remediation/control measures are fully implemented.

On completion of all remediation works, a Completion Report shall be submitted to the planning authority confirming the works have been carried out to the agreed plan.

4. No burning of waste should be allowed to take place on site. All waste must be removed by a suitably licensed contractor and mitigation measures must be in place to prevent any dust nuisance being caused to nearby residents during the demolition and construction process.
5. The applicant should submit and air quality assessment
6. Noise from the proposed development and any associated equipment shall not exceed residential Noise Rating Curve 25 (as described in BS 8233 2014) between the hours of 2300 and 0700 and NR Curve 35 between 0700 and 2300 hrs, as measured from any neighbouring residential property.

I trust that this information is of use. If you wish to discuss any of the matters raised in this memo, please do not hesitate to contact me.

SENIOR ENVIRONMENTAL HEALTH OFFICER

From: Clyde, Ann
Sent: 14 Oct 2019 11:05:23 +0100
To: Boyle, Carla
Subject: FW: Planning Application 2019/0606/TP Consultation (SG28816)

Hi Carla
Fya
Thanks
Ann

-----Original Message-----

From: NATS Safeguarding [<mailto:NATSSafeguarding@nats.co.uk>]
Sent: 14 October 2019 10:05
To: Building Standards Planning <BuildingStandards.Planning@eastrenfrewshire.gov.uk>
Cc: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Subject: RE: Planning Application 2019/0606/TP Consultation (SG28816)

Dear Sir/Madam

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Please note our email address is now natssafeguarding@nats.co.uk, we would be grateful if you could update your records.

Yours faithfully

NATS Safeguarding

E: natssafeguarding@nats.co.uk

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk

-----Original Message-----

From: gmb-bdn-000913 <gmb-bdn-000913@nats.co.uk>
Sent: 10 October 2019 13:50
To: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Subject: FW: Planning Application 2019/0606/TP Consultation

From: buildingstandards_planning@eastrenfrewshire.gov.uk
Sent: 10 October 2019 13:49:34 (UTC+00:00) Dublin, Edinburgh, Lisbon, London
To: gmb-bdn-000913
Subject: Planning Application 2019/0606/TP Consultation

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Please see attached document

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FAO Derek Scott
East Renfrewshire Council
By Email

12th November 2019

Dear Maria

**Re: 2019/0606/TP Erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping at Treeside Cottage Ayr Road Newton Mearns East Renfrewshire
Our Ref: GLA3738**

I refer to your consultation request received in this office on 10th October 2019.

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <https://www.aoa.org.uk/policy-campaigns/operations-safety/>)

Yours sincerely

Kirsteen MacDonald

Safeguarding Manager
Glasgow Airport
07808 115 881
Kirsteen.MacDonald@glasgowairport.com

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Observations of Strategic Services

January 22, 2020

Application Ref: 2019/0606/TP

Site address: Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT

Proposal: Erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping.

Applicants: Panacea Property

This consultation response focuses on Policies D1: Detailed Guidance for All Development; D2: General Urban Areas; M2: M77 Strategic Development Opportunity; and M2.1: M77 Strategic Development Opportunity – Malletsheugh /Maidenhill Newton Mearns of the Council’s adopted Local Development Plan (2015).

The site also features in the Proposed Local Development Plan 2, which continues the master planned approach and is a material consideration in the determination of this application.

Assessment

This proposal is for the erection of 18 flats (in two 4 storey blocks), following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping.

This site is subject to Local Development Plan Policies D2: General Urban Areas, M2 and M2.1 M77 Strategic Development Opportunity Maidenhill / Malletsheugh and the supporting Supplementary Planning Guidance: Maidenhill Master Plan.

Policy D2: General Urban Areas sets out a requirement for compliance with other appropriate policies of the plan and for proposals to be compatible with the character and amenity of the locality and surrounding land uses. Policy D1 sets out more detail in advising that the development should not result in a significant loss of character or amenity to the surrounding area; 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;

There is a concern that the proposed scale and massing of the proposed flatted blocks and the proximity to the site boundaries would have a significant visual impact and would be out of character with the existing and planned development at this location.

Policy D1 also states that 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.

The Maidenhill Masterplan sets out more detail in this regard and underpins the proposal to create an attractive and sustainable new neighbourhood. The urban design requirements are similarly focused at achieving a development that is ‘green and leafy’ and not overdeveloped.

The Master Plan provides the key issues that this development site requires to take account of (as part of wider master plan site 2), which includes the following:

- At the western edge of the site, where this particular proposal is located, the rural character of Malletsheugh Road is important and should not be lost by new development. The existing trees, woodland

and planted area on site is identified to be retained as part of the green network and part of the overall landscape framework;

- What the development looks like from existing roads and places within Newton Mearns is highly important;
- Site 2 is required to provide a 'green' entrance and at Malletsheugh Road the rural character should be retained and priority given to retaining existing trees with new trees and hedging planted;
- New development should sit as clusters within the landscape and should not present as dense connected area of roofs. Holistic neighbourhood design should be adopted ensuring a connected approach to housing and landscape design within and between development sites; and that
- Key urban and landscape design concepts, important in delivering the Maidenhill Master Plan Vision, include:
 - An attractive designed landscape: a strong landscape framework to define the new neighbourhood and provide a meaningful landscape structure that can have a defining influence on the character and function of the development; and
 - Retaining Existing Features: retaining existing water courses, trees and woodland areas and using them as the basis of streets and road layouts; expanding them to establish a comprehensive. Neighbourhood structure integrating existing water courses and SuDS with proposed greenspace and woodland structure ; and
 - Good siting / visual sensitivity: Keeping development off the highest and most visually prominent area of the site. Acknowledging rock outcrops as key features within the landscape and providing them with an appropriate landscape setting, as well as integrating these features as key recreational destinations within the proposed development; Providing extensive screening to development from adjacent road corridors and existing residential areas.

The Green Network has been given a high profile in the Maidenhill Master Plan area and is intended to provide recreational and functional benefits and add considerably to the setting and amenity of the new houses. There is concern that this proposal would be contrary to the key urban and landscape design concepts of the Master Plan. It would also detract significantly from the rural character of Malletsheugh Road, would both be out of character with the other planned and existing development within this area and contrary to the requirement for this site to provide a 'green' entrance to the area.

One of the most critical landmark trees is the large beech, south of the current driveway – this tree forms the entrance to the Malletsheugh Road and is the first in a row of 8 large beeches that give this area a strong sense of place, therefore with any future development of this site it is important that this tree is retained.

The above is the view of the Environment Department's Strategic Service and does not prejudice the determination of any application submitted to the Planning Authority. It is for the Case Officer handling the application to arrive at a recommendation based on the individual merits of the application proposal and any other material considerations.

Strategic Services

Environment Department

Planning Obligations – Finalised Consultation Response

August 24, 2020

Application Ref: 2019/0606/TP

Site address: Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT

Proposal: Erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping

Applicants: Panacea Property

This consultation response focuses on **Policy SG5: Affordable Housing and Strategic Policy 3: Development Contributions** of the Council's Local Development Plan.

Affordable Housing

LDP Policy and Supplementary Planning Guidance:

This site is subject to Local Development Plan **Policy SG5** Affordable Housing and the adopted Supplementary Planning Guidance on Affordable Housing (June 2015). The Council's policy requires a minimum 25% affordable housing contribution where planning permission is sought for residential developments of 4 or more dwellings. For the avoidance of doubt the affordable housing policy will be applied to the **gross** number of units proposed within the planning application.

Affordable Housing Assessment:

The application of the min 25% affordable housing policy would result in a contribution based on a 4.5 unit requirement.

The applicants were sent a summary of planning obligation policy requirements which set out that in terms of affordable housing, given the specific circumstances of the development being proposed in this particular case, the payment of a commuted sum may be acceptable. The information provided set out that in line with Scottish Government Planning Advice Note 2/2010: Affordable Housing & Housing Land Audits (PAN 2/2010), the commuted sum required would be of a value equivalent to the cost of providing the percentage of serviced land required by the policy; and that unless the applicant requests otherwise, the valuation would be determined by the District Valuer.

The summary of policy requirements set out a number of details around the affordable housing requirement and valuation process and asked that the applicants to respond to the Council in writing, advising whether they agreed to meet these policy requirements.

To date no formal response has been received to these policy requirements.

As a result, we can only advise that at this point the requirements of Policy SG5 have not been met.

However should the Local Review Body be minded to grant this proposal, we would recommend that any decision was subject to the successful conclusion of a Section 75 legal agreement, in order to secure an appropriate affordable housing contribution from this proposal under Policy SG5. We would suggest that in this case it would be appropriate for this contribution to take the form of a commuted sum (based on the 4.5 unit requirement) and that in line with PAN 2/2010, the Council commission the District Valuer (as per the terms set out in the Summary of Policy requirements already issued to the applicants) to carry out an independent valuation to determine the appropriate sum from this development. This sum, once agreed with the applicants, would then be reflected in the agreement along with other planning obligation requirements.

Development Contributions

LDP Policy and Supplementary Planning Guidance:

This summary is provided under the terms of the Council's Local Development Plan Strategic Policy 3 and the adopted SPG on Development Contributions (June 2015) and the Council's Development Contributions SPG's Education Addendum 2019.

Development Contributions Assessment:

This application proposes the erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping. As the existing residential dwellinghouse is still in fully in place and occupied at this time, the development contributions policy would apply to the **net gain** in unit numbers applied for, being 17 units.

The applicants were sent a summary of policy requirements which set out what the development contributions policy requirements from this proposal would be, but also importantly highlighted a significant Education infrastructure capacity issue, to which there is no viable Education solution at present, and a high school catchment issue. To date no formal response has been received from the applicants.

Specific Note on Education constraints:

Sufficient education places for the resident population, a legislative duty, must be provided by East Renfrewshire Council. This proposed development at Newton Mearns is not included within LDP 1. If windfall proposals were to go ahead in this area, **cumulatively there would be a significant impact on the educational estate**, particularly as this is an area where schools and early years establishments occupancy rates are already extremely high. In terms of the catchment schools for this proposal:

- Mearns Primary currently has occupancy above 100% planning capacity (Sept 2018 rolls) and is projected to continue to be above 100% planning capacity by 2025;
- St Clare's Primary is projected to have occupancy above 100% planning capacity by 2025;
- Mearns Castle High School and Eastwood High Schools – based on 2018 rolls their census occupancy is above 85% planning capacity (Sept 2018 rolls) and both are projected to have occupancy above 90% planning capacity by 2025;
- St Ninian's High School currently has occupancy above 100% planning capacity (Sept 2018 rolls) and is projected to continue to be above 100% planning capacity by 2025;
- Newton Mearns Early Learning & Child Care is projected to have occupancy above 100% planning capacity by 2025; and
- Isobel Mair (ASN) currently has occupancy above 100% planning capacity (Sept 2018 rolls) and is projected to continue to be above 100% planning capacity by 2025.

[Further background information on Education Infrastructure capacity constraints is available in the Proposed LDP2 Education Background Paper BR4.]

At this stage, without the appropriate education infrastructure in place the **proposal is premature**. As previously reported to Council, current demand through the approved LDP developments, will be managed through a planned and phased process. **Further housing over and above that previously agreed requires extensive planning and a**

comprehensive solution to generate the additional Education capacity required. The Council has no viable Education solution, at present.

Given this and the significant education infrastructure capacity issue, to which there is no viable solution at present, we would recommend that this application be resisted at this time.

However should the Local Review Body be minded to grant this proposal, we would recommend that any decision was subject to the successful conclusion of a Section 75 legal agreement, in order to secure appropriate development contributions from this development. Contributions would be required towards the following: Education (ASN, Primary and Secondary and Early Years); Community Facilities (Community Halls & Libraries and Sports); and Parks and Open Space, as outlined in the Summary of Policy Requirements previously issued to the applicants.

Legal Agreement

As aforementioned should the Local Review Body be minded to grant this proposal, we would suggest that a legal agreement (Section 75) would require to be entered into to secure the agreed planning obligations (affordable housing and development contributions).

Planning Obligations Recommendation:

At this stage the applicants have not agreed to the requirements of Policy SG5 and Strategic Policy 3. In addition there is a significant education infrastructure capacity issue, to which there is no viable solution at present. This application is therefore premature and as such at this stage it is **recommended that this application is refused.**

If however the Local Review Body was minded to grant this application, it is recommended that any decision should be subject to the satisfactory conclusion of a S75 legal agreement to secure relevant planning obligations (both affordable housing and development contributions).

The above is the view of the Council's Principal Strategy Officer responsible for the implementation of the Council's Development Contributions and Affordable Housing policies and does not prejudice the determination of any application submitted to the Planning Authority. It is for the Case Officer handling the application to arrive at a recommendation based on the individual merits of the application proposal and any other material considerations.

Strategic Services

Environment Department

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Design & Access Statement

Treeside

Residential Development

Newton Mearns

for Panacea Property

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Design Proposals
Architectural Approach
External Materials

Landscape and Open Space

Landscape and Boundary Proposals

Vehicular Access and Storage

Parking, Access and Storage

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Energy Use, Waste & Recycling Strategy

Appendix

Schedule of Accommodation
Application Drawing Set

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Introduction



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Introduction

This design statement has been prepared in support of the proposal for a residential development comprising 18 new flatted dwellings and associated landscaping, parking and access.

The site is currently occupied by a single dwelling and comprises privately owned land within the curtilage of 'Treeside'. There are numerous trees within the site whose positions have been plotted on the associated drawings.

These proposals also make reference to and benefit from a previously consented scheme (ref 2017/0576/TP), for the erection 4 dwellings with associated infrastructure, landscaping and tree removals. This indicates ERC's acceptance of the site being used for residential development. The proposals do not generally exceed the scope and scale of this development as shown in the site context drawings (refer pages 5 & 6).

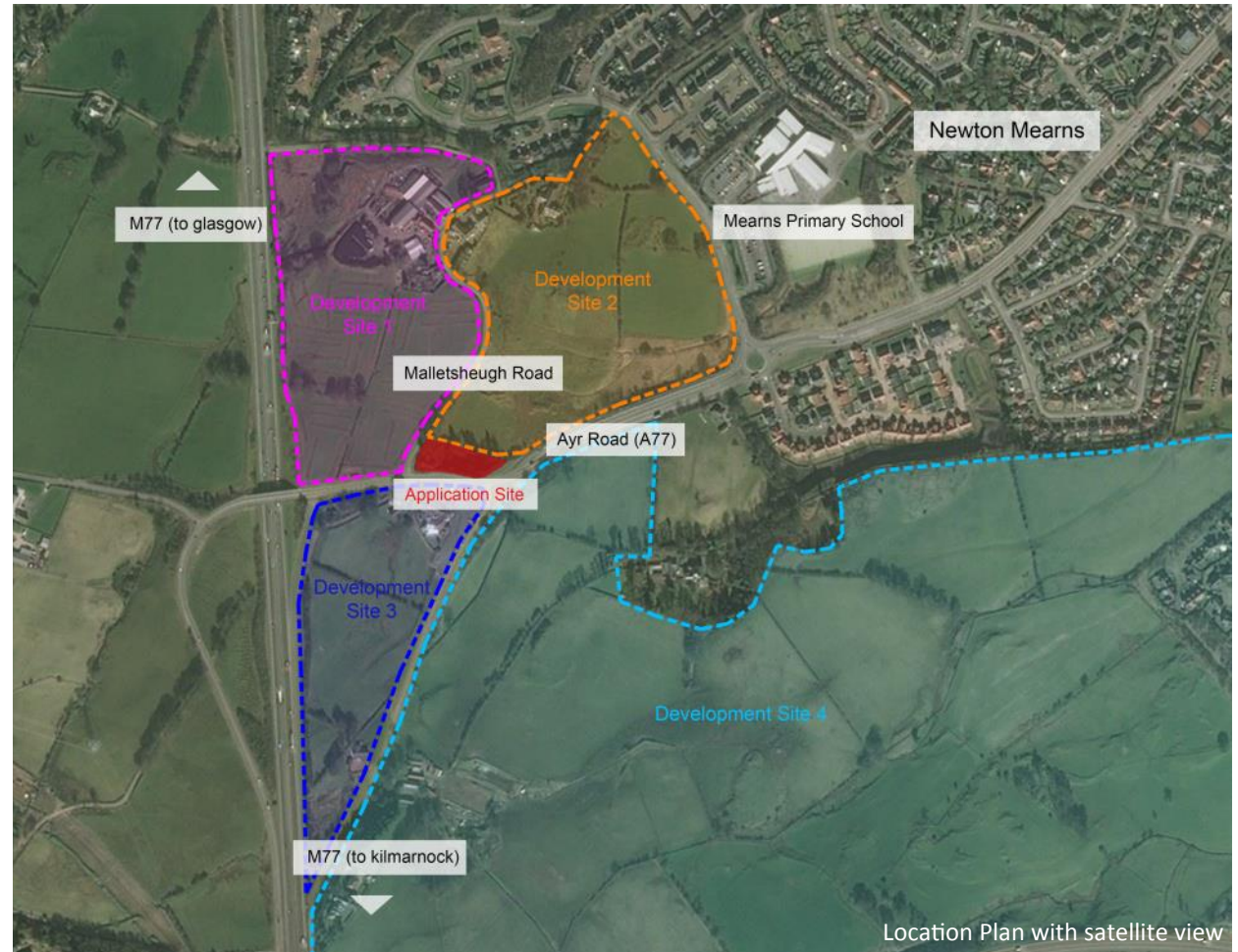
The Maidenhill masterplan area surrounds the site, as shown in the Maidenhill Masterplan Supplementary guidance (2015). The site is also included East Renfrewshire Council Local Development Plan.

The site is serviced by access to Malletsheugh Road, an adopted highway to the west which connects to Ayr Road (A77). The A77 forms the southern and eastern boundary to the site with northern boundary abutting a site with planning permission in place for a residential development. Ayr Road is a principle arterial route linking Newton Mearns to the M77 to the east and runs through neighbouring settlements to the east.

As part of the proposals it is intended that the site entrance position is altered to allow a better flow through the site and permit better utilisation of space for amenity and pedestrian routes. We propose that vehicular access to the site continues to be off Malletsheugh Road.

The language of the proposals seeks to bring a robust but contemporary approach whilst not visually intruding on or overbearing on the scale of the surrounding developments.

Given the established development pattern within the Maidenhill Masterplan, the adopted local plan, the existing land use zoning and the existing planning consent, this site presents satisfactory criteria so as to be considered as appropriate development under local planning policy.



Location Plan with satellite view



Local Development Plan Extract

Development Site 1: Barratt Homes Development (consented, under construction). Planning consent: 2016/0847/TP

Development Site 2: MacTaggart & Mickel Homes Development (consented). Planning consent: 2016/0643/TP

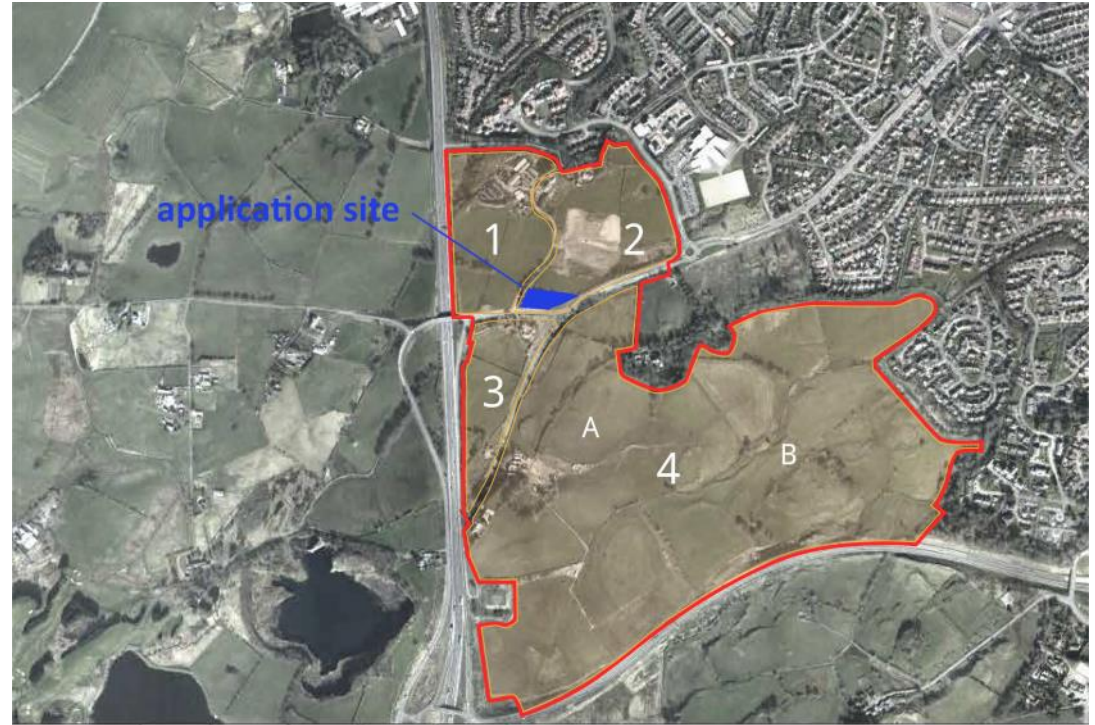
Development Site 3: Robertson Homes Development (application under consideration). Planning ref: 2018/0791/TP

Development Site 4: Wimpey Taylor Homes and Cala Homes Development (consented). Planning ref: 2016/0712/TP

Site Context

The wider masterplan as published in the Maidenhill Masterplan SPG is shown opposite. It can be seen that development is occurring on all sides of the application site, with planning permission in place for sites 1,2 and 4A. Applications for sites 3 and 4B are under consideration by the planning authority.

Taking into consideration the type of development, we would consider our proposals to be fitting within the overall masterplan and the proposed flats would not constitute over development given the context.



Mr Pollok 1 Mactaggart and Mickel 2 Mr Chall 3 Cala 4a Taylor Wimpey 4b
 (Barratt Homes) (Mansell Homes)

Maidenhill Masterplan area (extract from East Renfrewshire SPG) with site ownership (as of 2015) undernoted



Excerpt from Barratt Homes Development site plan (to west of application site)



Recently completed 2 Storey Houses (neighbouring Barratt Homes site to west)

Application Context

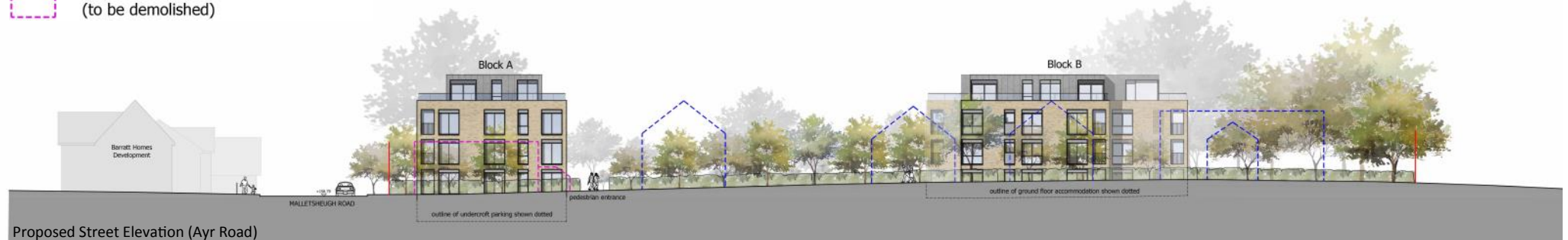
The adjacent site plan and below street elevation make reference to the previously consented proposals (ref: 2017/0576/TP) for the erection of 4no. dwellings. It can be seen that the height and massing of the previous dwelling proposal (outlined in blue) accords with the parapet edge of the proposed flats.

The overall building footprint is also comparable (consented = 638m², proposal = 707m²). This includes the dwelling 'Treeside'.

The overall massing and scale of the proposed flats is therefore not considerably greater than the previously consented proposals and should be considered a suitable level of development for the site when also taking into consideration the surrounding developments.



- KEY**
- Outline of dwellings previously consented (2017/0576/TP)
 - Outline of existing 'Treeside' dwelling (to be demolished)



Proposed Street Elevation (Ayr Road)

Site Analysis

The application site benefits from an existing Planning Permission consent (ref: 2017/0576/TP), for residential redevelopment of the land. The site is also zoned within the Maidenhill Masterplan as outlined in the East Renfrewshire Local Development Plan. This outlines that the site is zoned for residential development.

The area surrounding the application site is presently being developed and will become part of the fabric of the new Maidenhill residential area on the fringes of Newton Mearns. The site will also benefit from an established community within Newton Mearns with access to local facilities including schools, shops and public transport links.

The site area for this application is formed by the title boundary of the 'Treeside' dwelling and its associated garden/amenity space. The site has been in residential use for many years in a well established residential area.

Presently the site has become overgrown with vegetation and does not currently have a strong relationship with the Ayr Road or Malletsheugh Road street frontages. It appears 'closed off' through a screen of thick vegetation and would benefit from better communication with the surrounds through a reduction in tree and vegetation cover. This would also allow better daylighting into the proposed dwellings, as well as encourage views in/out. The site benefits from excellent views to the North as the topography grades down to the rear (north) of the site.

However, much of the 'green space' is suitable for retention to provide for common amenity space. The usable common amenity space is highlighted on the following page.

The site is serviced by an adopted road and is surrounded by residential developments to the south, west and north. The primary means of access is presently from Malletsheugh Road, where we intend for it to remain.

Pedestrian routes through the site will receive attention and allow for flowing common space with prominent features and points of interest. A new adopted footpath is proposed from the vehicle entrance on Malletsheugh road leading up to Ayr Road.



Site Plan as Existing

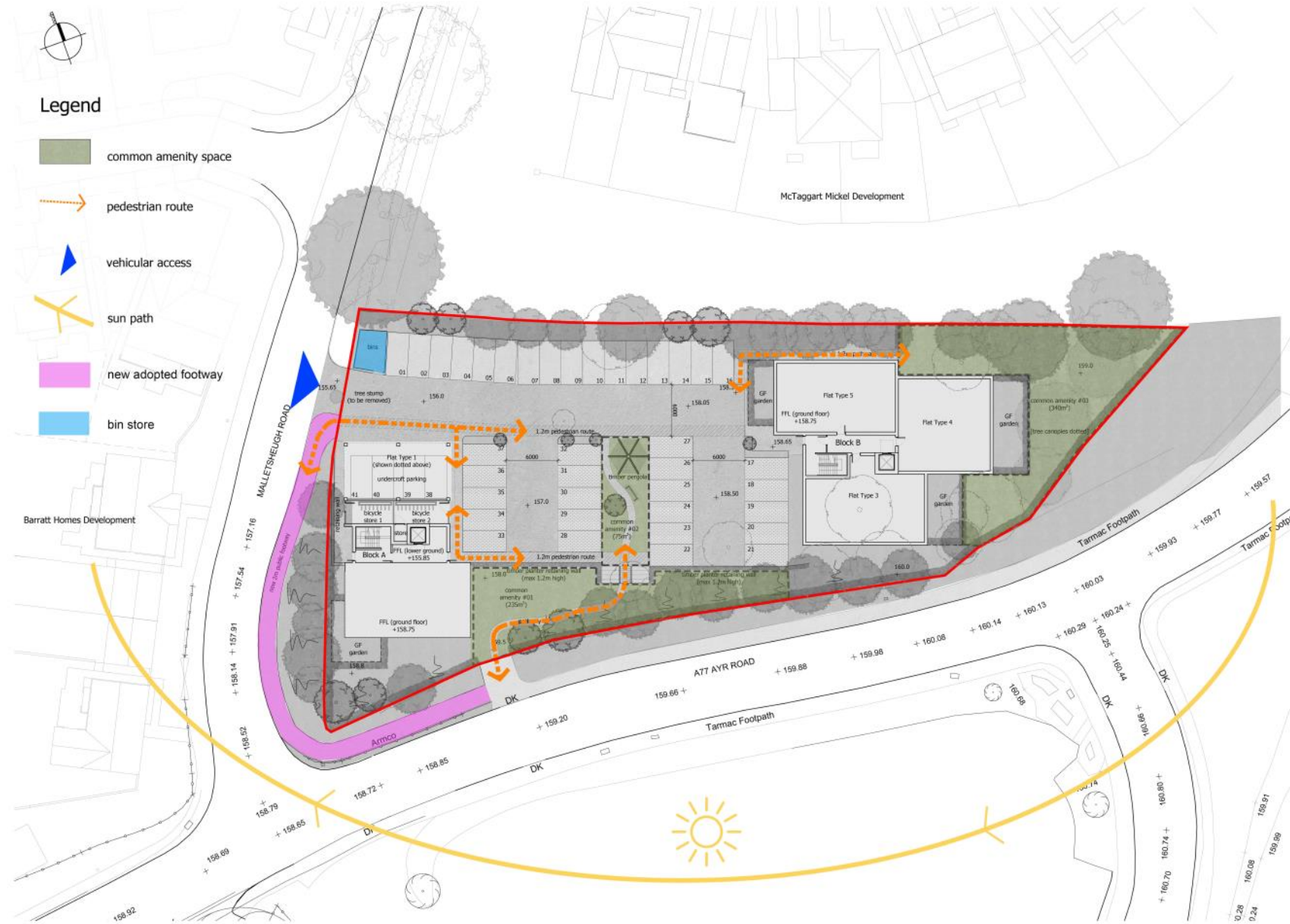


View from junction of Malletsheugh Rd / Ayr Rd



Aerial View of Site

Site Analysis Plan (showing proposals)



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Planning Statement



Proposed view from Malletsheugh Road / Ayr Road junction (looking northeast)

Planning Statement

[Refer to separate statement as prepared by MH Planning Associates]

Planning Proposals

Introduction

This assessment considers planning policy in terms of the design principles established at the outset through discussion between designer and client. These discussions aimed to establish the constraints of the site and its environs, with a solution which best addresses the needs of the client while respecting the local environment in relation to the relevant planning policies.

These proposals have been considered in the context of the adopted local plan policy and the existence of current Planning Permission regarding the proposed residential redevelopment of the site. Consideration has also been given to the wider development in the area, particularly the pattern of development in the Maidenhill Masterplan site.

Land Use and Density

The application site is serviced from the A77, an arterial route through Newton Mearns, then connecting to Malletsheugh Road which forms current access to the site. The proposals seek to retain a vehicle access point from Malletsheugh Road while slightly adjusting its location to provide a controlled, safe residential access while respecting the current topography which best benefits the proposed layout and use of the site.

The existing land use comprises predominantly of garden/amenity space to the existing single dwelling on the site named 'Treeside'.

The neighbouring area is presently in the process of being developed as outlined in the Maidenhill Masterplan supplementary guidance and the local development plan. With various planning consents either in place or currently under consideration, the majority of the surrounding developments can be seen to mostly comprise of detached and semi-detached private dwellings. The majority of the neighbouring residential properties are to be 2 storeys in height with simple gables and a pitched roof. There also is some variation in density and form with some terraced housing and flats ranging between three and four storeys.

The pattern of development and density of the neighbouring proposals therefore gives merit for the proposed application site to continue this established development trend in the Maidenhill masterplan area.

Variety

The proposed flats provide an additional accommodation type within the context of the Maidenhill masterplan, of which there seems to be little (3-4 storey flats) according to the various consented housing schemes.

We therefore propose to improve the variety of housing mix within the masterplan area. The associated common green space will also be an asset to the area in terms of both positive use and appearance, with the majority of amenity in neighbouring housing schemes to be privately owned gardens.

Structure, Grain and Built Form

Structure, and Grain

As previously noted, the site is included within the settlement boundary highlighted within the Maidenhill masterplan SPG and within the East Renfrewshire Council Local Development Plan. The application seeks to successfully integrate the proposed built form and massing with the surrounding developments in proximity to Ayr Road, thus creating a coherent and visually pleasing street environment.

This would be achieved through improvement to the landscape setting and a bettered adopted road and footpath network in the immediate area surrounding the application site.

There are many other established properties in the immediate area, themselves as a result of previous and recent development, and again new proposals will seek to compliment their character and appearance in the wider context.

Working within the context of the surrounding settlement, and being mindful of the qualities that make this a successful living place, the design proposals have been developed to be consistent and harmonious with the new local developments. This is in effort to not adversely affect the character and surrounding landscape and countryside amenity.

Given the location there is a presumption for the introduction of high quality of building materials and landscaping within the site, and also a desire to see the development linked to the broader area by the improvement of the adopted roads and footpath network.

Built form

The proposed flats are comprised of 4 floors with recessed balconies and simple regular openings positioned to maximise views and make best use of natural lighting. The top floor is set back from the floors below to give visual relief and prevent any dominating elevation treatment arising. The also allows substantial private amenity space to be formed on the roof.

The applicant recognises that the neighbouring houses facing onto Malletsheugh Road are smaller in scale with two storey with varying pitched roofs. However, due to the topography of the site, up to a full storey of this application's proposals sit below the road level (of Ayr Road). When also taking into the account the height of the pitched roof of the two storey houses, the leading edge of the proposed flats is no higher than the adjacent newly built dwellings. As mentioned, the top most level is set back and follows a different treatment to reduce it's impact.

It can also be seen that the previously consented application (2017/0576/TP) attains a similar height and massing thus not causing any further visual intrusion when compared to the previous building forms.

The proposed built form is therefore designed to be respectful to the local environment and responds to the surrounds whilst allowing a suitable scale of development.

Open Space, Access and Movement

The design approach has sought to develop proposals that respect the existing landscape that bounds the site and delivers quality of amenity and space to the site.

Public Open Space is to be provided as green landscaped areas, with a meeting point in the central common amenity space. These 'green' amenity spaces have been designed to integrate well with the existing topography, and provide key central meeting points and areas to play.

The site is to be fully accessible with 2no. pedestrian routes into the site and one vehicular access. Various pedestrian through routes cross the proposed site, to connect within and allow ease of passage through the site.

Refer to pages 18 –20 for further details on Landscape, Open Areas and Access.

Conclusion

In summary the proposals:

- Respect the context of the location
- Respect and retain the existing landscape of the site and maintain the local identity of the site
- Provide a modern built form which seeks to harmonise with the location
- Building mass accords to the site topography and building heights adjacent in the vicinity. Flat Block A responds to the sloping topography at the site entrance and Flat Block B maintains the same visuals at the same height.
- The frontage to the development will see a defined and considered building form and public realm aspect to Ayr Road and Malletsheugh Road.

The proposals are considered to be compliant with relevant planning policy, and furthermore would compliment and improve this site bringing much, needed residential properties to this highly sought after area.

Design Proposals



Proposed view from Ayr Road junction (looking west)

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Design Proposals

Design philosophy

The application site is located near the edge of the established Newton Mearns settlement with an recognised identity. The majority of development and built form within the context of the application site is successful, attractive, sustainable in the traditional sense and is distinctive. The majority of the local housing has been created through the recent surrounding developments within the Maidenhill Masterplan. The overall effect creates positive qualities that deliver a high quality environment.

Most of the factors that contribute to the success of an area are unchanged by the passage of time from the original settlement within an area. Some new challenges do, however, need to be taken into account. These are primarily travel, requirements of modern family life, and sustainability in the holistic sense.

The traditional built form of the area and the surrounding new developments – solid walls pierced with simple windows; simple roof form; simple plan form and room proportions – is the most sustainable type. When combined with modern advances in insulation, space / water heating and micro energy generation, maintaining the existing simple building typology provides the most sustainable solution for a modern family dwelling.

The architectural detail of the proposals has been designed and executed with the same level of literacy in architecture whilst translating this into a contemporary approach .

Predominant architectural characteristics to be presented in the proposals:

- Pattern of use and density: the fundamentals of clear delineation between public, semi-public / shared & private is clearly delineated, coupled with the extent and quality of amenity space. This is a key requirement of a successful development.
- Building design: simple elevation treatment with appropriately scaled features in the grain of a contemporary style. The simple detailing is functional and economic but is used to create a coherent and attractive frontage, particularly to the existing two roads. The use of window design, proportion and spacing provides a consistent rhythm that is varied to accommodate and reflect the variations and hierarchy of accommodation within the dwelling, without disrupting the architectural consistency.



Block B
West Elevation



Block B
South Elevation

0 5 10 15
metres

Architectural Approach

Building Features

The proposals introduce a linear form with clean cut openings and junctions with crisp eaves / roof lines to the perimeter of the building. Flat roofs are proposed to limit the building volume and to better respond to the local surroundings. This also is representative of the contemporary building design approach. Some roof areas are to be used to maximise private amenity space as terraces to the top-floor flats. Where possible, wide glazed openings have been introduced to maximise outward vistas and encourage natural light and solar gains. The location of the site allows excellent views out these expanded window openings.

The proposals have therefore been designed to present a composition of building elements with varied storey heights, building planes, simple proportions and rhythmic openings. In response to the surrounds, the proposed façade arrangement assumes the proportion of recognisable form.

Parking

It is proposed that all car parking, private and visitor, will be contained and screened within the application site so as not be a dominant factor in the street scene. These parking areas will be further broken up by green space interspersed throughout to maintain a pleasing environment not dominated by rows of parked cars.

Shared Amenity / Green Space

The variation of building mass has allowed the introduction of shared and private amenity areas throughout the development, whilst allowing natural light to penetrate through the block plan arrangement. In conjunction with a reduction in the amount of overgrown vegetation, greater use of existing green space is achieved (specifically in comparison to the previously consented residential proposals on this site).

Public / Private space

The existing trees and copses within and around the application site will be retained where possible and enhanced to reinforce the character and parkland setting of the proposed development. Additional planting has also been included within the proposals to maintain privacy at street level and provide a buffer to delineate between public and private space. Boundary walls and fences are to respect the neighbouring built form and are to be unobtrusive with a mixture of 'soft' and 'hard' materials.

Materials

Roof and wall materials for use on the external elevations have been carefully selected to deliver a high quality of materiality and longevity of appearance, again continuing the approach of the original and successful established developments in the surrounding area.



View from Malletsheugh Road / Ayr Road junction showing materials

External Materials

External Walls

Facing brick, with selected protruding brick features. colour: buff multi
Zinc (or other metal) cladding, vertical standing seam. colour: dark grey
Timber cladding (at feature common entrances).

Balconies

Aluminium flat bar balcony barriers, colour: dark grey
Composite Flooring deck to balconies
Timber soffits to balconies
Aluminium and glass protective barrier to rooftop terraces. colour: grey

Roof

Single Ply Membrane
Brick parapets
Cappings / trims - pressed aluminium. colour dark grey
Rainwater goods - upvc dark grey

Windows & Doors

uPVC framed double glazed, external frame colour dark grey
uPVC composite door sets, colour dark grey
Aluminium framed, timber faced common entrance doors

Boundaries

medium & low level hedging
low stone wall, using recycled stone from 'Treeside' dwelling

All external materials to be confirmed with the local authority by manufacture name, reference name and RAL colour at point of discharging of associated planning conditions.

All landscape products to be confirmed with the local authority development management by provision of landscape schedules and planting schedules where relevant.

Material sample panels to be provided on site for discussion and agreement with the local authority



Block A
East Elevation



Block A
North Elevation

0 5 10 15
metres

Landscape and Open Space



Proposed Site Plan

Landscaping and Boundary Proposals

Landscaping

It is the intent of the proposals to merge sympathetically with the existing environment with minimal intrusion to the established landscape and character it delivers. The development intends to create a structured green space to be shared among residents whilst maintaining as many of the existing trees and natural landscape as possible.

The landscape proposal seeks to enhance the character and longevity of the setting by retention of majority of existing tree specimen and selective introduction of tree specimens, soft landscaping and a palette of hard landscape finishes that would be expected in such an environment. Landscape protection measures will be put in place throughout the works to ensure that appropriate vegetation is retained. It is proposed to predominantly use soft materials for boundaries, with trees and hedging mostly proposed.

The majority of trees are now to be retained, in comparison to the previous consent 2017/0576/TP, which proposed the removal of approx. 34 trees. To carry out development, the removal of some tree species is unavoidable, however the proposed flats have been planned to minimise the impact on existing trees. We therefore propose the removal of only 14 trees. It should also be noted that most of these removals occur along the frontage with Ayr Road where the foliage is very dense and overgrown. The site will therefore benefit from reduced vegetation with more light and views made available.

A low stone wall is to be formed along the boundary with Malletsheugh Road to reinforce the vernacular character of this road. The dressed stone recovered from the proposed demolition of the 'Treeside' dwelling is to be used for creating feature corners and capping for the low wall.

The topography of the site means a form of retention will be needed to allow formation of the parking spaces and central amenity space. It is proposed to integrate any such retaining wall into the landscaping to provide a unified approach which successfully blends elements together.

Construction of the proposed dwellings will require regrading of the site as indicated on the elevation (sectional) drawings. The proposals endeavour to create minimal intrusion to the lie of the land, with the natural topography being followed where possible. Minimal ground material to be removed from site where possible.

A SUDS strategy will be employed on site to best respond the situation and the existing environs, as outlined in the Structural Engineer's report and drawings.





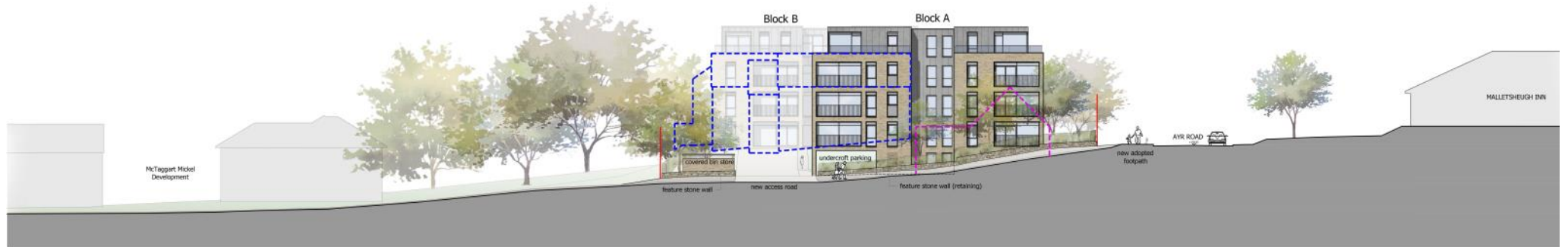
Proposed site plan showing landscaping

Note: Refer to Tree Survey for verification on tree locations and number of proposed removals

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Vehicle and Pedestrian Access

-  Outline of dwellings previously consented (2017/0576/TP)
-  Outline of existing 'Treeside' dwelling (to be demolished)



Proposed Street Elevation (Malletsheugh Road)

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Access, Parking and Refuse Provision

Vehicle Access

Vehicle access to the proposed residential development will be via the newly formed entrance from Malletsheugh Road, whose position is only marginally different from the existing access. It is proposed that there is no adopted road within the site. Roads within the site are to be private and used as a shared surface for pedestrian and domestic traffic. The proposed junction with Malletsheugh Road provides the required geometry and visibility splays for compliance with roads guidance.

Pedestrian Access

A new adopted footpath is proposed to connect the new site entrance to Ayr Road, where there was no previous provision. This is located on the adopted verge facing Malletsheugh Road and Ayr Road as shown opposite.

All properties can be accessed via accessible routes from the parking court and street, with level access to all common areas at ground floor. A lift is proposed for accessibility to flats above ground floor.

Parking

Car parking provision for the proposed development is in-line with the provision to the current consent and comprises:-

- 200% private allocated parking spaces to be provided on site
- 25% visitor parking spaces to be provided within the site

Refuse Provision

Domestic refuse will be dealt with per the requirements of the local authority. It is currently proposed that wheeled refuse and recycling containers will be provided within a purpose built bin store at the access point from Malletsheugh Road for uplift by the local authority. Provision for recycling will also be provided for the 2 flatted developments. Provision will be made for general waste, general recycling and food waste.

Full details are to be agreed with the local authority.



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Sustainable Development

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Energy & Sustainability, Waste & Recycling

Sustainable development & energy use

In line with current best practice, future energy trends and SPPG 6 Renewable Energy, the following measures are being considered:-

- Responsibly sourced materials to be used, obtained from sustainable sources (local where possible), coupled with off site fabrication – all demonstrating clear chain of custody to sustainable sources.
- Introduction of high performance insulants and primary heat source to minimise fuel wastage and heat loss through external walls, roofs and floors.
- Introduction of highly efficient boiler to provide the primary heat source and to run low temperature heating system, (underfloor heating / radiators) with multi zone controls and external temperature compensator
- Use of renewable energy source (solar panels, Air Source Heat Pump, Heat Recovery etc) to offset energy demand and provide feedback to the grid where appropriate. Renewable options to be explored at technical design stage.
- Introduction of building mass and increased glazing (south, east and west elevations) to maximise use and retention of natural solar gain, and to minimise heat loss to the north and east elevations through minimal openings.
- Introduction of internal and external low energy light fittings and passive lighting controls throughout the development. This will be coupled with a design strategy to attempt to provide natural lighting to all circulation spaces and apartments within the flatted properties.
- Introduction of common amenity area centrally within the development to be used for outdoor play & recreation, in addition to the private amenity.

Waste & recycling

Domestic refuse will be dealt with per the requirements of the local authority. It is currently proposed that wheeled refuse and recycling containers will be provided within a proposed refuse store at the site entrance.

To encourage recycling within the flatted developments individual waste and recycling containers will be located within the kitchen areas of the dwelling, for general waste, plastics and glass – all for transfer to the common refuse store for collection.

In addition, it is proposed that water butts be provided within the garden area of flats which have private garden space to provide limited catchment of storm water for re-use in watering gardens, and washing windows, cars, bikes etc.

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Appendix

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Schedule of Accommodation

Flats

Block A

Plot	flat type	floor	accommodation	terrace (sqm)	GIA (sqm)	GIA (sqft)
Plot 1	1	Ground	3 bedrooms, master ensuite	8 (86 sqft)	103	1109
Plot 2	2	Ground	3 bedrooms, master ensuite	8 (86 sqft)	102	1098
Plot 3	1	First	3 bedrooms, master ensuite	8 (86 sqft)	103	1109
Plot 4	2	First	3 bedrooms, master ensuite	8 (86 sqft)	102	1098
Plot 5	1	Second	3 bedrooms, master ensuite	8 (86 sqft)	103	1109
Plot 6	2	Second	3 bedrooms, master ensuite	8 (86 sqft)	102	1098
Plot 7	6	Third	3 bedrooms, master ensuite, 2nd ensuite	85 (914 sqft)	125	1345
				133 (1431 sqft)	740	7965
					Total GIA (sqm)	Total GIA (sqft)

total common circulation area = 172 sqm (across five floors)

Block B

Plot	flat type	floor	accommodation	terrace (sqm)	GIA (sqm)	GIA (sqft)
Plot 1	3	Ground	3 bedrooms, master ensuite	8 (86 sqft)	102	1098
Plot 2	4	Ground	3 bedrooms, master ensuite	8 (86 sqft)	104	1119
Plot 3	5	Ground	3 bedrooms, master ensuite	8 (86 sqft)	100	1076
Plot 4	3	First	3 bedrooms, master ensuite	8 (86 sqft)	102	1098
Plot 5	4	First	3 bedrooms, master ensuite	8 (86 sqft)	104	1119
Plot 6	5	First	3 bedrooms, master ensuite	8 (86 sqft)	100	1076
Plot 7	3	Second	3 bedrooms, master ensuite	8 (86 sqft)	102	1098
Plot 8	4	Second	3 bedrooms, master ensuite	8 (86 sqft)	104	1119
Plot 9	5	Second	3 bedrooms, master ensuite	8 (86 sqft)	100	1076
Plot 10	7	Third	3 bedrooms, master ensuite, 2nd ensuite	30 (322 sqft)	115	1238
Plot 11	8	Third	3 bedrooms, master ensuite, 2nd ensuite	37 (398 sqft)	115	1238
				139 (1496 sqft)	1148	12357
					Total GIA (sqm)	Total GIA (sqft)

total common circulation area = 132sqm (across four floors)

Application Drawing Set

The drawings noted below form the application drawing set:

635_001 Location Plan

635_005 Block Plan as Existing

635_006 Block Plan as Existing showing previous consent information

635_007 Site Constraints Plan

635_020 Street Elevations as Existing

635_050 Block Plan as Proposed

635_110 Flat Block A – Lower Ground Floor Plan

635_111 Flat Block A – Ground Floor Plan

635_112 Flat Block A – Typical First & Second Floor Plan

635_113 Flat Block A – Third Floor Plan

635_120 Flat Block B – Ground floor Plan

635_121 Flat Block B – Typical First & Second Floor Plan

635_122 Flat Block B – Third floor Plan

635_201 Flat Block A – Elevations (west & south)

635_201 Flat Block A – Elevations (east & north)

635_211 Flat Block B – Elevations (west & south)

635_212 Flat Block B – Elevations (east & north)

635_220 Street Elevations as Proposed

635_901 3D view 1 (from Ayr Road Junction)

635_902 3D view 2 (from Ayr Road / Malletsheugh Road Junction)

Reports to be submitted with this application:

- Planning Statement (as prepared by MH Planning Associates)
- Primary Ecological Appraisal
- Tree Survey Report
- Drainage Proposals
- Site Level Proposals



Ref:17653

TREESIDE, NEWTON MEARNS

ECOLOGICAL APPRAISAL

PANACEA PROPRTY LTD

17653-REP-001

September 2019

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Revision History

Date	Rev. No.	Detailed Description of Change	Ref. Section

TREESIDE, NEWTON MEARNS**ECOLOGICAL APPRAISAL****PANACEA PROPRTY LTD****CONTENTS**

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FIGURES

Figure 1 Site Location

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Figure 3 – Bat Survey Surveyor Locations

APPENDIX

Appendix 1 – Photographs

Appendix 2 – Legislative Context

File name: 17653-REP-001 rev1

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Prepared By:	Sandy Craig	Date:	23/09/19	Initials:	SC
Checked By:	Simon Inger	Date:	25/09/19	Initials:	SI

SUMMARY

IKM Consulting Ltd were appointed by Panacea Property Ltd. to undertake a Preliminary Ecological Appraisal and detailed bat assessed of Treeside Cottage, Ayr Road, Newton Mearns, Glasgow, G77 6RT.

A desk study, a Phase 1 habitat survey and a protected species walkover survey were undertaken to inform an assessment of the nature conservation value of the Site and to identify any potential constraints to the development proposals. Following the confirmation of bat roost potential within the Site, species specific surveys in the form of dusk emergence and dawn return surveys were undertaken to complete the assessment in terms of roosting bats.

The Site is composed of a residential dwelling with a house, outbuildings, and gardens. The habitats comprised of amenity grassland, mature trees and shrubs and buildings. Overall, the habitats identified within the site boundary are considered to be of low ecological value and their loss would not have a significant impact on local nature conservation. Where possible, the mature trees should be retained, and any planting proposals should include locally native species.

The residential building within the Site was assessed as having moderate potential for roosting bats in accordance with current best practice guidance (Collins, 2016). The nocturnal surveys have not identified the presence of roosting bats within the Site, though evidence of low levels of commuting and foraging pipistrelle bats was recorded. Suitability for roosting bat however remains. During any demolition works it is recommended that all site staff are made aware of the potential for bats to be present, and that emergency procedure should be in place should a bat or evidence of be discovered. An appropriate lighting plan should be in place in order to minimise light spill on to the retained areas of trees and landscaped ground.

The Site will likely support nesting passerines. Any de-vegetation work, soil stripping or the demolition of buildings should be undertaken outside of the nesting bird season (April – August inclusive) or have nesting bird checks undertaken not more than 48 hours prior to works.



1. INTRODUCTION

1.1 Background

IKM Consulting Ltd (IKM) was commissioned by Panacea Property Ltd to undertake a Preliminary Ecological Appraisal (PEA) of Treeside Cottage, Ayr Road, Newton Mearns, Glasgow, G77 6RT OS Grid Reference NS 52552 55018 (Figure 1), hereafter referred to as the Site.

The aims of the study were to assess the ecological value of the Site, investigate the likely presence of protected, rare or locally important species, identify the presence of non-native and invasive species; and to identify any features, habitats or species which would constitute a potential constraint to development in this location.

The field survey was undertaken on 27th August 2019 with detail nocturnal bats surveys completed on the 27th August 2019 and the 13th September 2019. This report presents the results of the surveys. Photographs are presented in Appendix A and the relevant legislation pertaining to each species in Appendix B.

1.2 Disclaimer

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2. METHODS

2.1 Desk Study

A desk study was undertaken in order to identify any existing ecological information relating to the Site and its surroundings. Information on statutory designated sites located within 2km of the Site was obtained from Scottish Natural Heritage's SiteLink website. Glasgow Museums Biological Record Centre (GMBRC) was contacted for records of protected or invasive species within 2km of the Site.

2.2 Field Survey

2.2.1 Phase 1 Habitat Survey

The Phase 1 habitat survey involved identifying and mapping the dominant habitat types following the Phase 1 Habitat survey methodology recommended by SNH (JNCC, 2010). The habitats and any features of note were recorded and mapped, using the PhaseOne app on an iPad Air. Dominant plant species were noted, as were any uncommon species or species indicative of particular habitat types, but there was no attempt to compile exhaustive species lists. Non-native and invasive species such as Japanese knotweed (*Fallopia japonica*) and giant hogweed (*Heracleum mantegazzianum*) were also identified and mapped, as well as other non-native plant species relevant to the Wildlife and Natural Environment (Scotland) Act (WANE) 2011.

2.2.2 Protected Species Survey

The habitats within the Site were assessed in terms of their suitability for species such as great crested newts (*Triturus cristatus*), reptiles, birds, bats, red squirrels (*Sciurus vulgaris*), water voles (*Arvicola amphibius*), otters (*Lutra lutra*) and badgers (*Meles meles*) and to record and document evidence of presence or potential present of these species.

The residence, sheds, out houses, and any mature trees, were assessed in terms of suitability for roosting bats. These features were scrutinised with binoculars and the buildings were thoroughly searched externally. Any signs of roosting bats such as staining, and droppings were recorded. Each building and tree were assigned a qualitative rating of Negligible, Low,



Moderate or High potential for supporting roosting bats according to the Bat Conservation Trust guidelines (Collins, 2016).

The site visit included the Site and all land to a distance of 50m where potentially suitable habitat is present to support the species included within the scope of works, and access was available. Private land and properties were not accessed as part of the survey.

2.2.3 Nocturnal Bat Survey

The main residence was considered to provide moderate potential to support roosting bats in accordance with current best practice guidance (Collins, 2016).

Two separate surveys were undertaken comprising one dusk emergence survey completed on the 27th August 2019 and a dawn return survey completed on the 13th September 2019.

Surveyors were positioned in suitable locations to cover all aspects of the building and located at ground level. For the dusk emergence surveys, surveyors were in position at least 15 minutes before sunset until approximately 1.5 hours after sunset. For dawn return surveys, the surveyors were in position at least 1.5 hours before sunrise and running to dawn or when bat activity had ceased (whichever is later). Bat activity, including passes, foraging, roosting locations and species type were recorded, along with other incidental bat activity observed on the Site.

Table 1: Survey visit data

Data / Time	Survey Type	Air Temperature	General Conditions
Visit 1 – 27 th August 2019 Start: 20:10 Finish: 21:55	Dusk Emergence Sunset: 20:24	Start: 21°C End 15°C	40% cloud cover (CC), very light breeze (Beaufort Scale (BF):1, dry.
Visit 2 – 13 th September 2019 Start: 05:10 Finish: 06:50	Dawn Re-entry Sunrise: 06:44	Start: 10°C End: 9°C	90% CC, still, dry with little to no wind (BF1).



3. RESULTS

The Site is located within the town of Newton Mearns in East Renfrewshire. The wider area has undergone recent changes, with the construction of new residential developments surrounding the Site. The 0.29 hectares Site consists of a single property; a detached 4-bed house with large private garden.

The results of the field surveys are presented on Figures 1 and 2. Mapping conventions and codes follow those described by the Joint Nature Conservation Committee (JNCC, 2010).

The main characteristics of the Site are described in the following sections, with habitats or features of particular conservation value, detailed as appropriate.

3.1 Appraisal Limitations

3.1.1 Desk Study

Biological records were obtained from Glasgow Museums Biological Record Centre for the area 2km around the Site. However, it should be noted that this should not be viewed as a comprehensive list of all species present within the Site nor does lack of records confirm a species absence. Only data from the last ten years have been included as part of the appraisal.

In terms of the designated sites, location and site names are only included within the data consultation. This location is generally a centre point and no boundaries have been provided. Professional judgement has been used to conclude a likely site boundary in determining the distance from the Site. All distances should be considered approximate.

In addition to the ten-year limitation on the data period, the bird survey data, due to the volume of records, was restricted to those species with enhanced statutory protection (Schedule 1 / annex 1) and red listed species of conservation concern.

3.1.2 Field Survey

As the survey was undertaken during August many plants are in flower and some will have begun to set seed. The results should be viewed as an overview of the habitats present within each site and do not provide a full plant species list.



Internal access to the cottage was deemed unnecessary as the loft space was too small to access and inspect internally, and therefore a full internal inspection could not be undertaken for evidence of bats or nesting birds. It is however considered that any roosting bats utilising the internals of a building would be identified during the emergence/re-entry survey.

3.2 Designated Sites

There are no statutory designated sites within the site boundary or 2km buffer, though 8 non-statutory designated sites have been identified with information presented in **Table 1** below.

Table 1: Designated Sites Within 2km

Site	Designation	Location and distance from the site.
Faside House woodland	SINC	NS529547, 0.5km
Capelrig Burn: marshy grassland	SINC	NS525560, 0.9km
Mearnskirk Hospital	SINC	NS537545, 1.2km
Pilmuir Reservoir	SINC	NS517540, 1.3km
Harelea Moss	SINC	NS522532, 1.8km
Humbie Road Grasslands	SINC	NS543544, 1.8km
D2D: West Lodge Woods	SINC	NS524569, 1.8km



Site	Designation	Location and distance from the site.
Brock Burn 09.1: Fingalton Bridge marshy grassland	SINC	NS5065555, 2.00km

3.3 Plants and Habitats

The Site comprises of a residential property with a large garden with landscaped ground with grassland, mature trees and shrubs.

3.3.1 Amenity Grassland/ Semi-Improved Neutral Grassland

The Site included an area of amenity grassland within the garden area. This has been allowed to go unmanaged in small areas and has gone through succession to semi-improved neutral grassland with species such as annual meadow-grass (*Poa annua*), cock's-foot (*Dactylus glomerata*) and red fescue (*Festuca rubra*) growing through. Some herbaceous species were found bordering this habitat such as cleavers (*Galium aparine*), ground elder (*Aegopodium podagraria*), and common nettle (*Urtica dioica*).

3.3.2 Mixed Woodland Plantation

The Site is surrounded by a beech (*Fagus sylvatica*) hedge to the south and a bordered of mixed woodland plantation. This consists of cypress, cherry (*Prunus avium*), spruce (*Picea spp.*), rowan (*Sorbus aucuparia*), pedunculate oak (*Quercus robur*), sycamore (*Acer pseudoplatanus*) and silver birch (*Betula pendula*).

3.4 Protected Species

3.4.1 Amphibians

The desk study identified no records of great crested newts within 2km of the survey area.

One pond was identified within 500m of the Site at grid ref: NS 52192 54895. However, due to the physical migratory barrier of the M77 motorway which lies between the Site and the pond, it is considered that there is no connectivity between the Site and any potential great crested



newt breeding habitat. This species is therefore not considered a likely receptor to the scheme and will not be considered further in this appraisal. The habitats with the Site provide some opportunity for common amphibians such as common toad (*Bufo bufo*).

3.4.2 Reptiles

No records of reptiles from within the Site or within 2km were identified during the desk study. Suitable habitat for reptiles commonly distributed within the region was not present and therefore it was deemed unlikely that reptiles occupy this Site. As such, reptiles will not be considered further in this appraisal.

3.4.3 Badgers

The desk study identified a total of 13 records of badger located within 2 km of the Site, though due to confidentiality, the location and nature of these records are not provided.

No evidence of badger was recorded during the survey, though it is considered that the Site offers some potential foraging as part of a wider resource, but is not considered that, given the size of the available habitat, that this would be of critical importance to any single badger or group.

3.4.4 Bats – Preliminary Appraisal

Desk study

The desk study result contains no records for bat within the past ten years. This does not exclude the potential for bats to use the Site and a bat roost appraisal was undertaken on the buildings and mature trees within the Site.

Buildings

The main building is a cottage of sandstone construction, with a pitched slate roof and dormer windows on the second floor. This had two gable ends with timbers and overhanging wooden fascia boards. A chimney was present with lead flashing on where the joins meet the slates. A two-storey extension had been installed on the north face of the building. This had a flat, felt roof with wooden cladding and barge-boards and white painted stone chip harling. A wooden porch had been constructed on the north-eastern side of the building. This building as a whole



was deemed to have **Moderate** potential for bats in accordance with current best practice guidance (Collins, 2016). This was concluded from the presence of more than one bat roost feature. It was found that the slate roof had several slates raised or missing, the lead flashing was lifted, and a single hole was located on the wooden fascia boards between the porch and original structure.

In addition to the cottage there were three sheds located within the grounds of the Site. After inspection it was concluded that these were not more than of **Negligible** potential to support roosting bats.

Trees

There were no trees identified within the Site or adjacent to, with features suitable for use by roosting bats identified with more than **Negligible** potential.

The areas of unmanaged amenity grassland, trees and shrubs provided suitable foraging habitat.

3.4.5 Bats – Nocturnal Assessment

No evidence of roosting bats was recorded as part of the nocturnal survey, but relatively low levels of foraging activity recorded during each survey and is summarised below.

27th August 2019 – Dusk Emergence Survey

No evidence of roosting bats was recorded as part of the survey. Common pipistrelle and soprano pipistrelle bats were recorded foraging with the first bat recorded at 2047 (22 minutes after dusk) with sporadic and occasional activity recorded for the remainder of the survey. The activity was concentrated within the garden area to the east of the property using the area for foraging. A maximum of three individuals were recorded at one time at any of the survey points.

13th September 2019 – Dawn Return Survey

No evidence of roosting bats was recorded as part of the survey. Occasional bat activity was recorded at all survey positions with low numbers of soprano pipistrelle registrations recorded.



This included concentrations of foraging on the eastern side of the site with apparent commuting behaviour heading south using Mallatsheugh Road and heading to the tree lined areas on the opposite side of the road. No return passes were then recorded.

First recorded bat activity was at 0534 (70 minutes before dawn) with the last recorded activity 0611 (33 minutes before dawn).

3.5 Birds

Desk Study

Desk study records were provided for six Schedule 1 bird species within 2km of the Site, hen harrier (*Circus cyaneus*), peregrine falcon (*Falco peregrinus*), brambling (*Fringilla montifringilla*), black-tailed godwit (*Limosa limosa*), red kite (*Milvus milvus*) and green sandpiper (*Tringa ochropus*). The habitats within the Site were not considered to provide potential breeding habitats for the majority of these species, though considered to be suboptimal for red kite.

Table 2: Bird Species Included within the data consultation results

Species	Status	Species	Status
<i>Charadrius hiaticula</i> – ringed plover	Red list – Bird of Conservation Concern	<i>Circus cyaneus</i> – hen harrier	WCA – Schedule 1 Red list – Bird of Conservation Concern
<i>Falco peregrinus</i> – peregrine falcon	WCA – Schedule 1	<i>Fringilla montifringilla</i> – brambling	WCA – Schedule 1
<i>Larus argentatus</i> – herring gull	Red list – Bird of Conservation Concern	<i>Limosa limosa</i> – Black-tailed godwit	WCA – Schedule 1 Red list – Bird of Conservation Concern
<i>Linaria cannabina</i> – linnet	Red list – Bird of Conservation Concern	<i>Linaria flavirostris</i> – twite	Red list – Bird of Conservation Concern



Species	Status	Species	Status
<i>Milvus milvus</i> – red kite	WCA – Schedule 1	<i>Motacilla cinerea</i> – grey wagtail	Red list – Bird of Conservation Concern
<i>Tringa ochropus</i> – green sandpiper	WCA – Schedule 1	<i>Vanellus vanellus</i> – lapwing	Red list – Bird of Conservation Concern

The Site provides foraging and nesting habitat for common species of breeding birds particularly within the trees and denser vegetation bordering the garden. Several species were identified on Site during the survey including; wren (*Troglodytes troglodytes*), robin (*Erithacus rubecula*), woodpigeon (*Columba palumbus*) and blackbird (*Turdus merula*).

No nesting birds were identified during the survey, though evidence of previous nesting attempts were uncovered. A wood pigeon nest was found within a pollarded tree in the front (southernly) garden. A wren's and song thrush's nest were found in the Cyprus bordering the garden to the south.

3.6 Other Species

The desk study produced two records of otter within 2km of the Site. However, no sign of current use on or near the Site was identified. The habitats within the survey area were considered to offer suboptimal habitat with low connectivity for otters, water voles and red squirrels and these species are unlikely to be present.



4. RECOMMENDATIONS FOR MITIGATION AND FURTHER SURVEY

The proposed layout of the development is shown on figure Block Plan as Proposed (Figure reference 635_050) produced by Convery Prenty Architects. The proposals will include the loss of all buildings on Site and a proportion of the trees. Where possible trees have been retained with additional planting proposed where appropriate.

4.1 Designated Sites

Though the nearest non-statutory designated site to the proposed development is located within c. 500m, it is not considered that there would be any direct impacts on the site (farm woodland) with no direct connectivity to the site and separated by a main road.

4.2 Plants and Habitats

The habitats described above are considered to be of low ecological value and their loss would not be considered to have a significant effect on the local nature conservation resources. Where possible, any mature / semi - mature trees should be retained and any new planting proposed for the Site should comprise an appropriate mixture of locally-native trees and shrubs from local provenance.

Non-native plant species

Given the urban/suburban nature of the Site it contains numerous horticultural species and cultivars within the Site boundary. As such If any materials are to be taken off Site, consideration should be given to separating any soils that contain non-native species in line with the Non-native Species Code of Practice. Any spread of non-native species into the wild is deemed an offense under the Wildlife and Countryside Act 1981 (as amended by the Wildlife and Natural Environment (Scotland) Act 2012.)

4.3 Protected Species

4.3.1 Bats

The detailed bat surveys have shown no evidence of roosting bats being present, though bats are utilising the Site on occasions for foraging and / or commuting but a small number of individuals.



Though no roosting evidence was recorded, the potential still remains, and site workers should be made aware of the potential presence of bats and emergency procedure in place should bats or presence of bats be identified.

It is recommended that the site layout should consider the use of appropriate lighting and ensure minimal light spill on to areas of retained trees and landscape planting to minimise any impact on foraging bats. Lights should be directional to the area required with the use of cowls or other devices to restrict light to these areas only.

4.3.2 Protected Species - Birds

Any removal of vegetation/soil stripping and the demolition of any buildings should be undertaken out with the bird breeding season (that is, not between March and September). Where works in this season are unavoidable, the Site should be cleared during the preceding winter, or a nesting bird survey undertaken by an ecologist to confirm the absence of nesting birds no more than 48 hours ahead of works. If nesting birds are confirmed to be present then all works in the vicinity of any nest must be delayed until the young birds have fledged, and an ecologist has confirmed that the nest is no longer in use.



5. CONCLUSIONS

The habitats recorded within the survey area comprised of mixed plantation, scattered trees, amenity grassland, hard standing and buildings. Overall, the habitats identified within the Site were considered to be of low ecological value and their loss is unlikely to have a significant impact on local nature conservation. Where possible, mature trees should be retained, and any planting proposals should include locally native species.

No evidence of protected or invasive non-native species was identified within the Site, though non-native species were recorded.

Treeside Cottage is assessed as having moderate potential to support roosting bats, though the dusk emergence / dawn return bat surveys recorded no evidence of roosting bat, and only low levels of foraging / commuting by pipistrelle bats. It is recommended that an appropriate lighting plan should be in place to minimise light spill on to the retained areas of woodland and other potential foraging habitats.

The Site offers nesting and foraging opportunities for common species of birds. Any de-vegetation work, soil stripping or the demolition of buildings should be undertaken outside of the nesting bird season or have had a nesting bird check undertaken by a suitably qualified ecologist.



6. REFERENCES

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FIGURES

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Figure 1 – Site Location

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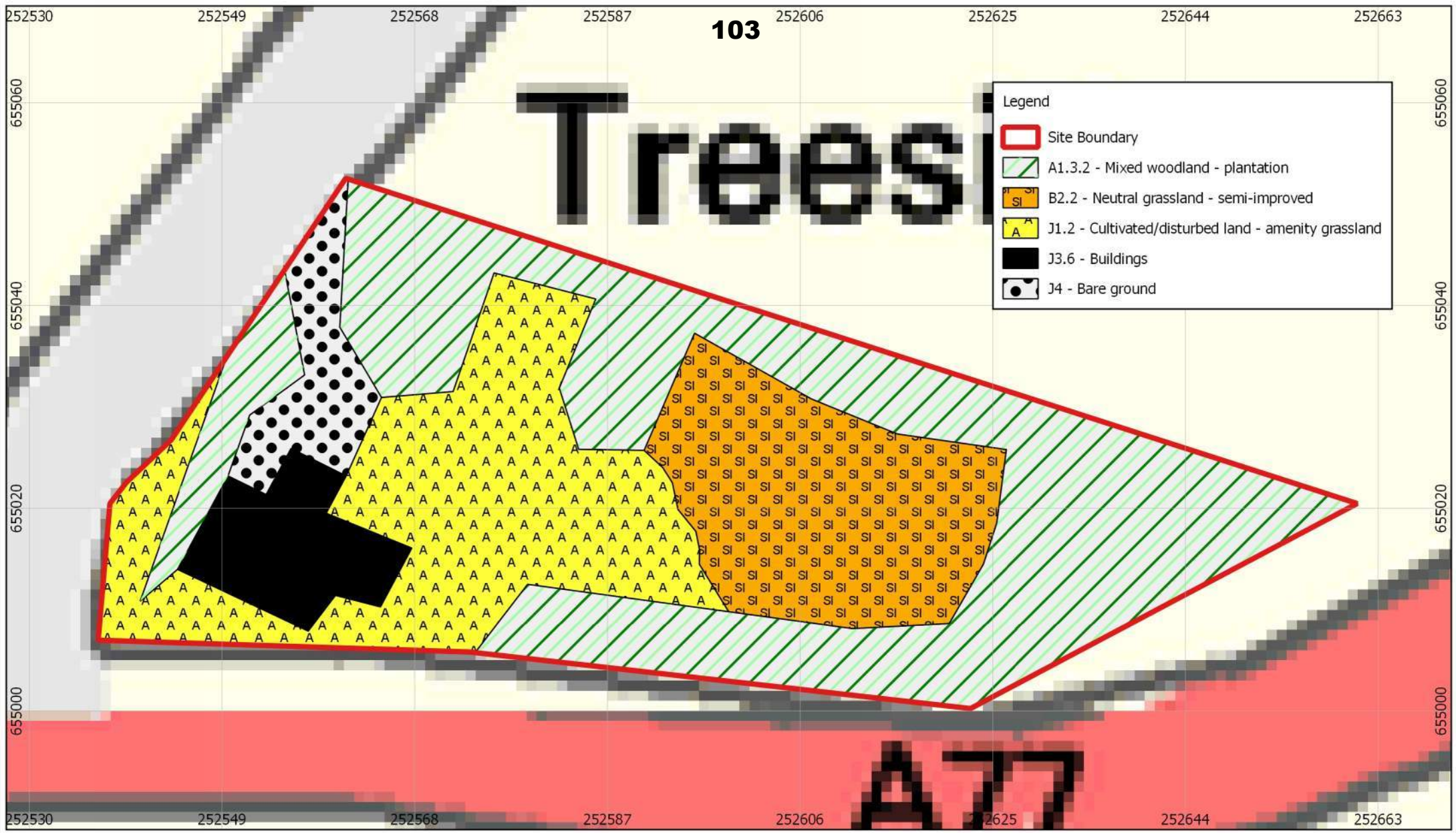
Project 17653	Drawing Title Site Location	Scale 1:20,000	Status ISSUE	Rev	Date	By	App	Details
Project Title Treeside Development	Client Pancea Property Ltd.	Drawing Figure 1	This document is the property of IKM Consulting Ltd and is covered by © IKM Consulting Ltd. This document may not be copied or reproduced except with their written expression, nor may the design, or any information shown thereon, be disclosed to any third party.	-	-	-	-	Contains OS data © Crown copyright and database right 2019
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


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Figure 2 – Phase 1 Habitat Survey

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Legend

-  Site Boundary
-  A1.3.2 - Mixed woodland - plantation
-  B2.2 - Neutral grassland - semi-improved
-  J1.2 - Cultivated/disturbed land - amenity grassland
-  J3.6 - Buildings
-  J4 - Bare ground

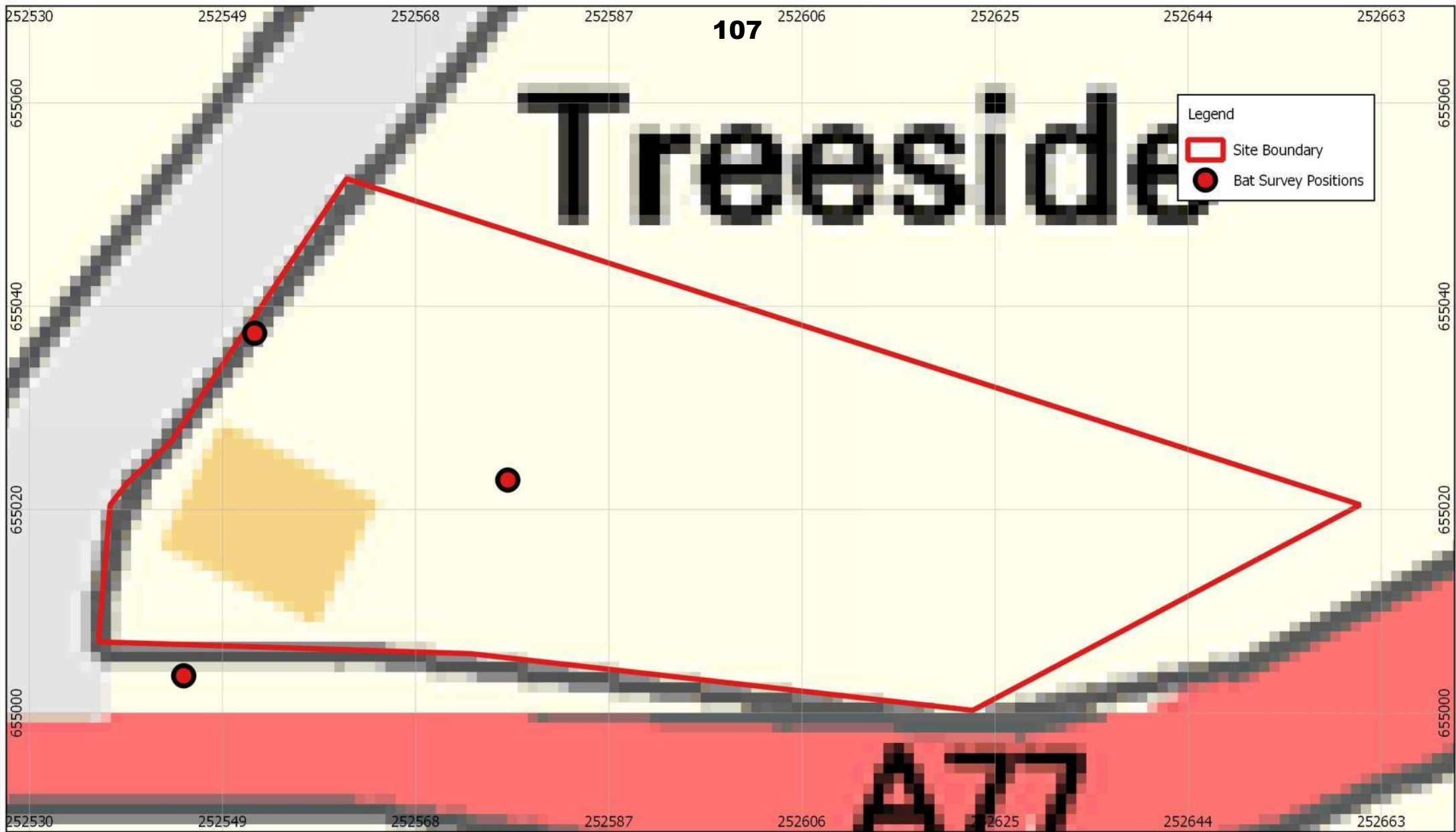
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Figure 3 – Bat Survey Surveyor Locations

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APPENDIX 1 – PHOTOGRPAHS

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Plate 1 – South elevation of cottage



Plate 2 – East elevation of cottage



Plate 3 – North elevation of cottage



Plate 4 – North elevation garage



Plate 5 – Amenity grassland and mixed plantation.



Plate 6 – Mixed plantation



Plate 7 – Playhouse



Plate 8 – Shed



Plate 9 – Shed



Plate 10 – Beech hedge western boundary



APPENDIX 2 – LEGISLATIVE CONTEXT

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APPENDIX B – PROTECTED SPECIES LEGISLATION

Badger

Badgers and their setts are protected by the Protection of Badgers Act 1992 (as amended by the Nature Conservation (Scotland) Act 2004). The purpose of the legislation is to protect badgers from deliberate cruelty such as badger baiting and from the incidental result of otherwise lawful activities. As such, it is an offence to:

- Wilfully kill, injure, take or attempt to kill a badger;
- Possess a dead badger or any part of a dead badger; or
- Cruelly ill-treat a badger.

Badger setts are also offered protection and it is therefore a crime to interfere with a badger sett by intentionally or recklessly causing or allowing:

- Damage to a sett or any part of it;
- Destruction of a sett;
- Obstruction of a sett or any entrance of a sett; or to
- Disturb a badger whilst it is occupying a sett.

Licenses can be issued to experienced individuals to allow activities that would otherwise be illegal, i.e. damage or destruction of a sett or disturbance of a badger whilst occupying a sett. SNH advises that any work within 30m of a badger sett could disturb badgers and therefore a license would be required.

Bats

All species of bat in the UK are protected under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Under this legislation, it is an offence to deliberately or recklessly:

- Capture, injure or kill a wild bat;
- Harass a wild bat or group of bats;
- Disturb a wild bat in a roost (any shelter or place it uses for shelter or protection);
- Disturb a wild bat while it is rearing or otherwise caring for its young;
- Obstruct access to a bat roost or to otherwise deny the animal use of the roost;
- Disturb a wild bat in a manner that is, or in circumstances which are, likely to significantly affect the local distribution or abundance of that species;

APPENDIX B – PROTECTED SPECIES LEGISLATION

- Disturb a wild bat in a manner that is, or in circumstances which are, likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for its young;
- Damage or destroy a breeding site or resting place of such an animal.

For the purposes of bat protection, a bat roost is defined as “any structure or place, which is used (by bats) for shelter or protection”, regardless of whether it is currently in use by bats or not. Provision is made within the legislation to allow works to take place under a derogation license from SNH that would otherwise contravene the legislation.

Birds

Breeding birds are protected by the Wildlife and Countryside Act (WCA) 1981 (as amended) and the Nature Conservation (Scotland) Act 2004, whereby it is illegal to intentionally or recklessly:

- Kill, injure or take any wild bird;
- Damage or destroy or otherwise interfere with the nest of any wild bird;
- Take or destroy an egg of any wild bird.

Some species are listed on Schedule 1 of the Wildlife and Countryside Act (WCA) 1981 (as amended). For these species, it is an offence to:

- Intentionally or recklessly disturb on or near an active nest.

The Wildlife and Natural Environment Act 2011 affords further protection to particular Schedule 1 species by protecting their nests outwith the breeding season.

Invasive Non-Native Species

The law on non-native species is covered by the Wildlife and Countryside Act 1981 (as amended by the Wildlife and Natural Environment (Scotland) Act 2012.)

Under this legislation in Scotland, it's an offence to:

- release an animal to a location outside its 'native range'¹;
- allow an animal to escape from captivity to a location outside its 'native range';
- otherwise cause an animal not in the control of any person to be at a location outside its 'native range'; and
- plant, or otherwise cause to grow, a plant 'in the wild'² at a location outside its native range.

Definitions

¹'Native range' is defined in the 1981 Act as:

APPENDIX B – PROTECTED SPECIES LEGISLATION

“the locality to which the animal or plant of that type is indigenous, and does not refer to any locality to which that type of animal or plant has been imported (whether intentionally or otherwise) by any person.”

²The Code of Practice on Non-Native Species defines ‘in the wild’ as almost all other areas with the exception of (but not exclusive to):

- arable and horticultural land;
- improved pasture;
- settlements;
- private and public gardens; and
- Roadside verges and railway embankments in built-up areas. Elsewhere verges and embankments are deemed as wild.

In addition the term ‘release’ of a non-native animal is defined in the Code of Practice as when an animal is released so that it is no longer under human control.

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**APPLICATION FOR PLANNING
PERMISSION FOR THE DEMOLITION OF AN
EXISTING DWELLING AND THE ERECTION
OF A FLATTED DEVELOPMENT
COMPRISING 2 NO. BLOCKS
CONTAINING 18 NO. 3-BEDROOM FLATS,
WITH FORMATION OF ON-SITE PARKING,
LANDSCAPING, COMMON/PRIVATE
AMENITY SPACE AND ASSOCIATED ON
SITE INFRASTRUCTURE, LAND AT TREESIDE
COTTAGE, AYR ROAD, NEWTON MEARNs**

SUPPORTING PLANNING STATEMENT

Submitted on behalf of Panacea Properties by



MH Planning
Associates

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APPLICATION FOR PLANNING PERMISSION FOR THE DEMOLITION OF AN EXISTING DWELLING AND THE ERECTION OF A FLATTED DEVELOPMENT COMPRISING 2 NO. BLOCKS CONTAINING 18 NO. 3-BEDROOM FLATS, WITH FORMATION OF ON-SITE PARKING, LANDSCAPING, COMMON/PRIVATE AMENITY SPACE AND ASSOCIATED ON SITE INFRASTRUCTURE, LAND AT TREESIDE COTTAGE, AYR ROAD, NEWTON MEARNS

SUPPORTING PLANNING STATEMENT

1. Site Description:

- 1.1 The site the subject of this application comprises Treeside Cottage and its garden grounds. It lies within the area identified in the adopted East Renfrewshire Local Development Plan as the Malletsheugh/Maidenhill Strategic Development Opportunity. The site lies to the south west of Newton Mearns at the junction of Ayr Road with Malletsheugh Road. It is currently laid out as garden ground, and is bounded by mature privet hedges, mature conifers and deciduous trees.
- 1.2 The site is currently accessed via a private driveway access from Malletsheugh Road, an adopted road to the west of the site, which connects to Ayr Road (A77). The A77 forms the southern and eastern boundaries of the application site. As part of the application proposal it is intended that the site access position will be altered, in order to allow a better flow through the site, and to also allow better utilisation of space for amenity and pedestrian routes. Vehicular access to the site will however continue to be off Malletsheugh Road, as at present.
- 1.3 Planning permission for the erection of residential development with associated landscaping, infrastructure, access roads and miscellaneous works (LPA reference 2016/0847/TP) has been granted in respect of land to the west of the current application site, and planning permission for the erection of residential development, formation of accesses and associated works (LPA reference 2014/0453/TP) has been granted in respect of land to the north and the east. A subsequent 'Matters Specified in Conditions' application (LPA reference 2016/0643/TP) for the erection of residential development, formation of accesses and associated works (approval of matters specified in conditions 1 to 12 and 14 of the planning permission in principle 2014/0453/TP) was also approved in February of this year.

2. Relevant Planning History:

- 2.1 A previous planning application for the development of the current application site, for the erection of 4 two-storey detached dwellinghouses

and the formation of an access (LPA reference 2017/0576/TP), was initially refused by Officers for the following reasons:

1. The proposal is contrary to Strategic Policies 1 and 2 of the adopted East Renfrewshire Local Development Plan as i) the development does not comply with the controlled masterplanned growth of the area and ii) the applicant has not demonstrated a sequential approach to site selection.
 2. The proposal is contrary to Policies M1, M2 and M2.1 of the adopted East Renfrewshire Local Development Plan as it does not accord with the detailed delivery of sites set out within the approved masterplan and could prejudice the delivery of the adopted Masterplan by virtue of inadequate junction spacing.
 3. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as i) the development would give rise to a significant loss of trees that contribute to the character of the masterplanned area; ii) the development would not meet the Council's access requirements in terms of junction spacing which would be detrimental to public road safety; and iii) the proposal would give rise to a significant overlooking issue that would be detrimental to the amenity of the occupants of the proposed dwellings.
 4. The proposal is contrary to Policy D7 of the adopted Local Development Plan as the proposed plots do not meet the minimum garden sizes as identified in the Council's guidelines for open space within new developments, which would be detrimental to the amenity of the occupants of the proposed dwellings.
 5. The proposal is contrary to the adopted Supplementary Planning Guidance: Green Network and Environmental Management as the garden sizes at proposed plots 2, 3 and 4 do not meet the minimum open space standards for private garden ground which would be detrimental to the amenity of the occupants of the proposed dwellings.
- 2.2 The applicant however exercised her right to seek a review of the officer's decision, provided for under the provisions of Section 43A(8) of the Town and Country Planning (Scotland) Act 1997. A meeting of the Council's **Local Review Body** was held on 11 April 2018. At this meeting, following discussion, Councillor Miller, seconded by Councillor Convery, moved that the decision of the Appointed Officer as detailed in the decision notice of 11 December 2017 be overturned and that planning permission be

granted. Provost Fletcher moved as an amendment to uphold the decision as set out in the decision notice of 11 December 2017 and refuse planning permission. In the absence of a seconder, his amendment fell. At this stage, the Local Review Body agreed that the decision of the Appointed Officer as detailed in the decision notice of 11 December 2017 be overturned and that planning permission be granted.

- 2.3 The Planning Adviser then proposed that the Local Review Body should give consideration to attaching a number of standard conditions to the planning permission and that it also be subject to the conclusion of a legal agreement to secure an affordable housing contribution and payment of development contributions. Following consideration, the Local Review Body agreed that the:
- (a) conditions, details of which were tabled at the meeting and which appear as Appendix 1 to the minute; and
 - (b) the conclusion of a legal agreement to secure an affordable housing contribution and payment of development contributions.
- 2.4 It is understood that the S75 legal agreement has now been signed and that it will be forwarded to the Register of Scotland for registration. Once confirmation of registration has been received the planning permission for the erection of 4 two-storey detached dwellinghouses, and the formation of an access, will be able to be issued. This extant permission will then become a significant material consideration.

3. Proposed Development:

- 3.1 The development currently proposed is the demolition of the existing dwelling (Treeside Cottage) and the erection of a flatted development comprising 2 no. blocks containing 18 no. 3-bedroom flats, alongside the formation of on-site parking, landscaping, common/private amenity space and associated on site infrastructure. Full details of the proposed development are contained in the submitted Design Statement, and on the submitted plans and elevations.

4. Relevant Development Plan Policies:

- 4.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that “where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise”.
- 4.2 The Development Plan relevant to the current planning application

comprises the:

- The Clydeplan Strategic Development Plan (2017); and the
- East Renfrewshire Local Development Plan (2015).

- 4.3 The application proposal is not of strategic significance in the context of the adopted Strategic Development Plan. The following strategic policies of the 2015 Local Development Plan are however directly relevant to the determination of the current application (and were referred to in the reasons for refusal of the previous application):

Strategic Policy 1, which states that 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, which states that 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, which states that the Council wishes to secure community infrastructure and environmental benefits arising from new developments to mitigate their impacts.

- 4.3 In addition to the above, the following detailed policies of the Local Development Plan are also of relevance:

Policy M1, which states that the Council will support appropriate development within master planned areas and will prepare Supplementary Planning Guidance to set the planning context for the development of these major sites and to bring forward their implementation. Development within the master planned areas as defined on the Proposals Map will be acceptable where it conforms with the master plan and is in accordance with Strategic Policies 1, 2 and 3 and Policy D1. A phasing and delivery strategy will be required for all proposals. Any application should relate to the master planned area as a whole or if less should not in any way prejudice the implementation of the whole development.

Policy M2, which states that the Council will support the master planned growth of Barrhead and Newton Mearns as defined on the Proposals Map in accordance with Policy M1 and Policies M2.1 and M2.2. Any future proposals within the master planned areas not specifically identified under these policies will be required to contribute to the overall aims set out under Policies M2.1 and M2.2.

Land not within the two master planned areas is designated green belt other than two sites at Hillfield and Barcapel, Newton Mearns which are allocated as part of the housing land supply.

Policy M2.1, which states that development within the area west of Newton Mearns as defined on the Proposals Map will be permitted in accordance with Policy M1 and M2, to be defined further through the preparation of a comprehensive master plan.

The master plan will be prepared by the Council in partnership with landowners, developers and key agencies and will be adopted by the Council as Supplementary Planning Guidance. The Council will not consider any applications favourably prior to the adoption of the master plan (M2.1) to ensure a co-ordinated approach to delivery.

The whole area will be removed from the green belt and identified as a master planned area on the Proposals Map. The detailed phasing and delivery of sites will be determined through the preparation of the master plan. In addition, the master plan will have to address the following requirements:

- Integration of Maidenhill/Malletsheugh as a sustainable urban expansion with Newton Mearns accommodating:
 - Mixed housing comprising a range of house types and tenures including affordable;

- A high-quality environment that will attract a variety of employment generating uses including high tech businesses and the potential for live/work units to assist with the creation of a dynamic and competitive local economy, boost local job and improve inward investment opportunities;
- Neighbourhood scale retail;
- Community/leisure facilities (including allotments and a potential site for a religious facility);and
- Education facilities - On site provision of a non-denominational primary school and associated pre-five provision required as an early priority. The requirement for a denominational primary school is provided under Proposal D13.22, South Waterfoot Road, Newton Mearns. Capacity can be managed within other schools subject to provision of appropriate development contributions.
- Approximately 1060 homes to be phased 450 homes by 2025 and 610 homes post 2025;
- Provision for a sustainable transport strategy comprising:
 - Public transport upgrades;
 - Upgrades to Aurs Road,; and
 - Investigate improvements to connectivity between Barrhead and Newton Mearns including, in the long term, the 'Balgray Link' route.
- Enhancement of the Dams to Darnley Country Park by improving access, tourism activity and by encouraging appropriate commercial and leisure activity on key sites.

Policy D1, which states that proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. 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 D7, which states that 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 SPG.

Policy SG5, which states that 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.

Supplementary Guidance

4.4 Supplementary Planning Guidance has been prepared by the Council in order to support the Local Development Plan and provide more guidance on specific policy areas. These documents form a statutory part of the Local Development Plan. The following are relevant:

- Affordable Housing (June 2015);
- Developer Contributions (June 2015); and
- Green Network and Environmental Management (June 2015).

5. Other Material Considerations:

National Planning Framework (2014).

5.1 The National Planning Framework (NPF) is the spatial expression of the Scottish Government's Economic Strategy. Four planning outcomes are set out in the NPF:

- A successful, sustainable place - supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places;
- A low carbon place - reducing our carbon emissions and adapting to climate change;

- A natural, resilient place - helping to protect and enhance our natural and cultural assets and facilitating their sustainable use; and
- A more connected place - supporting better transport and digital connectivity.

5.2 A key focus for NPF3 is promoting high quality development and sustainable economic growth, reducing energy demand, promoting an integrated approach to the provision of green infrastructure and reducing the need to travel and ensuring economic competitiveness.

Scottish Planning Policy (2014)

5.3 The Scottish Government have stated that planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources. The purpose of Scottish Planning Policy (SPP) is to set out national planning policies that reflect Scottish Ministers' priorities for the development and use of land and is intended to promote consistency across Scotland whilst allowing sufficient flexibility to reflect local circumstances. The SPP is also intended to support the delivery of the Scottish Government's national outcomes in respect of planning, which are that planning:

- Improves quality of life by helping to create well-designed sustainable places for Scotland's people;
- Protects and enhances Scotland's built and natural environments as valued national assets; and
- Supports sustainable economic growth and the transition to a low carbon economy.

5.4 Furthermore, the SPP now introduces a presumption in favour of development that contributes to sustainable development. This means that the planning system must support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. Policies and decisions should therefore give due weight to net economic benefit, and should support the delivery of accessible housing, business, retailing and leisure development. It is clear from this that the Scottish Government are of the firm opinion that the planning system exists to promote, not to prevent, development.

5.5 With respect to the provision of new housing, SPP notes that NPF3 aims to facilitate new housing development, particularly in areas within our cities network where there is continuing pressure for growth, and through innovative approaches to rural housing provision. House building makes

an important contribution to the economy. Planning can help to address the challenges facing the housing sector by providing a positive and flexible approach to development. In particular, provision for new homes should be made in areas where economic investment is planned or there is a need for regeneration or to support population retention.

6. Planning Assessment:

- 6.1 As noted in Section 5 above, the Scottish Government have stated that planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources (Scottish Planning Policy). With respect to the submitted application, having regard to the provisions of the adopted Local Development Plan (and its adopted Supplementary Guidance), and the relevant material considerations, the following are the key planning issues that will require to be assessed.

The Principle of the Development

- 6.2 In the extract from the master plan below the current application site falls within 'Site 2' of the Maidenhill Master Plan (see extract below):



Figure 1: Maidenhill Master Plan Area - June 2015

- 6.3 In the Officer's Report of Handing prepared in connection with the determination of application 2017/0576/TP it was stated:

“The application site occupies a prominent location at the junction of Ayr Road and Malletsheugh Road. The site is outwith the individual sites for development identified within the Maidenhill Masterplan. It is characterised by mature trees and hedgerows and the Maidenhill Masterplan seeks to protect and integrate these landscape features as they will positively contribute to the proposed urban framework and distinguish between development areas, as well as provide an important gateway feature into the area. The applicant has not demonstrated a sequential approach to site selection, nor have they demonstrated that there is any resulting community, economic, environmental benefits. As a consequence, the proposal will adversely impact on the Council's ability to deliver the masterplanned development of the area as envisaged.”

Therefore, the proposal is contrary to Policies M1, M2, M2.1 and Strategic Policies 1 and 2 of the Local Development Plan and contrary to the aims of the Supplementary Planning Guidance: Maidenhill Masterplan.”

- 6.4 Notwithstanding this initial officer assessment, the Council subsequently indicated that it was minded to grant detailed planning permission for the residential development of the application site, subject to the prior conclusion of a Section 75 legal agreement, necessary in order to secure an affordable housing contribution, and the payment of development contributions. There can therefore be no objection to the principle of the residential development of the site, and on this basis the current application proposal cannot be considered to be contrary to Policies M1, M2, and M2.1, or Strategic Policy 1, of the adopted Local Development Plan.

Design Statements

- 6.5 The Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 contain a requirement for Design Statements to accompany planning applications for certain types of development. The term “design” relates to the physical and visual impact of the built form and its external envelope on streets and public areas in towns, villages and rural areas. Qualities of a well-designed place are that it is distinctive, welcoming, connected, safe, adaptable and efficient.
- 6.6 The current application is accompanied by a detailed Design Statement prepared by **Convery Prenty Architects**. This explains and illustrates the principles and concepts of the design of the proposed development in a

structured way, and sets out the thought process that has led to the final design. It demonstrates that the site and its surroundings have been fully appraised, and that the final design solution promoted takes this context into account. It also explains how the application proposal takes into account the detailed advice on the preparation of Design Statements is contained in the Scottish Government's PAN 68: Design Statements, and the relevant design policies contained in the Local Development Plan and Supplementary Planning Guidance.

Built Form, Design and Materials

- 6.7 Local Development Plan **Policy D1** states all development proposals 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. With respect to 'built form' the Design Statement notes that the proposed flatted blocks will each be comprised of 4 floors, with recessed balconies, and simple regular openings positioned to maximise views and make best use of natural lighting. The top floor of each of the blocks will be set back from the floors below, in order to give visual relief and to prevent any dominating elevation treatment arising. This arrangement furthermore allows substantial private amenity space to be formed on the roof of each of the buildings.



Figure 2: Extract from Convery Prenty Architects drawing number 635_220 - Elevation to A77

- 6.8 As can be seen from the extract above, whilst the proposed flatted blocks would be slightly higher than the previously approved detached dwellings a very similar percentage (approximately 22%) of the total site area will be developed. The proposed arrangement will however have a number of added benefits. Overall the site will 'feel' more open, and more of the

existing trees will be able to be retained. Furthermore, by concentrating the built development at the extremities of the site, where it will relate well to the adjoining Barratt development to the west and the Mactaggart and Mickel development to the north and east, the open central area will become available for the provision of vehicle parking, and high quality, fully landscaped, common amenity spaces.

6.9 With respect to external materials these have been carefully selected to deliver a high quality of materiality and longevity of appearance, continuing the approach of the original and successful established developments in the surrounding area. External materials will include buff coloured facing brick, with selected protruding brick features, dark grey multi Zinc (or other metal) cladding, with vertical standing seams and timber cladding (at feature common entrances).

6.10 In summary, it is considered that the application proposal:

- Respects the context of the location;
- Respects and retain the existing landscape of the site, and maintains the local identity of the site;
- Provides a modern built form which seeks to make benefit of the location for the benefit of all;
- Ensures that building mass accords to the site topography and building heights adjacent in the vicinity; and
- Ensures that the frontage to the development will create a defined and considered building form and public realm aspect to both Ayr Road and Malletsheugh Road.

Landscaping and Trees

6.11 Local Development Plan **Policy D1** also states all development proposals 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.

6.12 Under this heading the Design Statement notes that the intention is that the proposal will merge sympathetically with the existing environment, with minimal intrusion to the established landscape and character it delivers. The development will create a structured green space to be shared among residents and furthermore, in comparison to the previous permission for the development of the site, which proposed the removal of approximately 34 trees, the majority of the existing trees are now to be retained, and protected during the development phase.

- 6.13 To carry out development, the removal of some existing tree will nevertheless be unavoidable. However, the layout of the proposed flats has been planned to minimise tree loss, to the extent that the removal of in the region 14 existing trees is all that is now proposed. It should also be noted that most of this tree removal will take place along the frontage with Ayr Road, where the existing foliage is particularly dense and overgrown. Overall, the site will this benefit from reduced vegetation, with more light and views being made available. In addition, the landscape character of the site will be enhanced through the selective introduction of new specimen trees, soft landscaping and a palette of hard landscape finishes.

Potential Impact on Biodiversity

- 6.14 An **Ecological Appraisal** of the application site has been undertaken. This included a desk study, a Phase 1 habitat survey and a protected species walkover survey, all to inform an assessment of the nature conservation value of the site and to identify any potential constraints to the development proposals. The habitats within the site were assessed in terms of their suitability for species such as great crested newts (*Triturus cristatus*), reptiles, birds, bats, red squirrels (*Sciurus vulgaris*), water voles (*Arvicola amphibius*), otters (*Lutra lutra*) and badgers (*Meles meles*) and to record and document evidence of presence or potential present of these species.
- 6.15 The existing dwelling (Treetops) was initially assessed as having moderate potential for roosting bats in accordance with current best practice guidance. The follow up nocturnal (dusk and dawn) surveys have however not identified the presence of roosting bats, although evidence of low levels of commuting and foraging pipistrelle bats was recorded. Theoretical suitability for roosting bat nevertheless remains. During any demolition works it is therefore recommended that all site staff are made aware of the potential for bats to be present, and that emergency procedures should be in place should a bat (or evidence of bats) be discovered.
- 6.16 The site provides foraging and nesting habitat for common species of breeding birds particularly within the trees and denser vegetation bordering the garden. Several species were identified on site during the survey including; wren (*Troglodytes troglodytes*), robin (*Erithacus rubecula*), woodpigeon (*Columba palumbus*) and blackbird (*Turdus merula*). No nesting birds were identified during the survey, although evidence of previous nesting attempts was uncovered. A wood pigeon nest was found within a pollarded tree in the front (southernly) garden. A

wren's and song thrush's nest were found in the Cyprus bordering the garden to the south.

- 6.17 Subject to the implementation of the recommended mitigation measures, having regard to **Policy D1** of the Local Development Plan, the proposed development will not impact adversely on the biodiversity features of the site.

Parking and Access

- 6.18 Local Development Plan **Policy D1** further states that parking and access requirements of the Council should be met in all development, and that appropriate mitigation measures should be introduced to minimise the impact of new development. Vehicle parking provision for the proposed development will comprise:

- 200% private allocated parking spaces (i.e. 36 spaces); and
- 25% visitor parking spaces (i.e. 5 spaces).

- 6.19 Vehicular access to the existing dwelling is via a private driveway access from Malletsheugh Road. As part of the application proposal it is intended that the site access position will be altered, in order to allow a better flow through the site. The proposed new junction with Malletsheugh Road will provide the required geometry and visibility splays, in compliance with roads guidance. All roads within the site will be private and a shared surface, for both pedestrian and vehicular traffic.

Drainage

- 6.20 Foul drainage will be to an existing combined sewer running under Malletsheugh Road. Surface water drainage will be disposed of via a connection to an existing road drain to the north of the application site (also under Malletsheugh Road). With the boundaries of the application site there will be a 'geocellular' storage system to attenuate surface water run-off and stormwater effectively. Parking areas will be surfaced with porous paving.

Affordable Housing and Developer Contributions

- 6.21 When the Council indicated that it was minded to grant planning permission for the residential development of the application site this was subject to "the conclusion of a legal agreement to secure an affordable housing contribution and payment of development contributions". As noted in paragraph 2.4 above, it is understood that a \$75 legal

agreement has now been signed, and that this will be forwarded to the Register of Scotland for registration.

- 6.22 With respect to the provision of affordable housing Local Development Plan **Policy SG5** states that 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. The Council's adopted Supplementary Guidance then notes that on sites of 4-19 dwellings (small housing sites) Planning Advice Note 2/2010 recognises that on site provision will often be possible, however that where sites are unsuitable for affordable housing for example due to the small scale of the proposal, practical or locational circumstances, it may be advantageous to consider the payment of a commuted sum, for example where this would achieve more, higher quality, or better-located affordable housing elsewhere, help support the delivery of a preferred tenure or type of affordable housing elsewhere, or where it would support the delivery of non-new build affordable housing projects throughout the area.
- 6.23 In addition to affordable housing contributions, Local Development Plan **Strategic Policy 3** states that the Council will seek to secure further community infrastructure and environmental benefits arising from new developments in order to mitigate their impacts. The Council's adopted Supplementary Guidance then notes that there are a wide range of facilities and infrastructure requirements that may be necessary in order to make a development acceptable in planning terms, and that these might include education, roads and transportation, community facilities and libraries, sports, parks and open space, and green network and access. This list aims to capture the main contributions that may be required from developments, however individual applications will be assessed on a case by case basis and in some cases, this may result in requirements that could not have been foreseen. Not all requirements listed will be relevant to every development.
- 6.24 It is anticipated that any requirement for developer contributions will be the subject of future discussions, and that any payment will be secured via a further Section 75 Agreement, to be concluded and registered prior to the granting of planning permission.

7. Conclusions:

- 7.1 In conclusion, in 2018, the Council indicated that it was minded to grant detailed planning permission for the residential development of the application site, subject to the prior conclusion of a Section 75 legal

agreement, necessary in order to secure an affordable housing contribution, and the payment of development contributions.

- 7.2 Once confirmation of the registration of the Section 75 has been received the planning permission for the erection of 4 two-storey detached dwellinghouses, and the formation of an access, will be able to be issued. This extant permission will then become a significant material consideration, meaning that there can be no objection to the principle of the residential development of the site. On this basis the current application proposal cannot therefore be considered to be contrary to **Policy M1**, **Policy M2**, and **Policy M2.1**, or **Strategic Policy 1**, of the adopted Local Development Plan.
- 7.3 With respect to the assessment of the application proposal in the context of **Policy D1** of the Local Development Plan, the detailed Design Statement prepared by Convery Prenty Architects, in accordance with the requirements of Planning Advice Note 68, shows how the size, scale, massing and density of the proposed development is in keeping with the buildings in the locality, and how local architecture, building form, design, and materials has been respected. The proposed development layout will also ensure that many more significant trees will be retained on the site, when compared with the previous proposal for the erection of 4 new dwellings, and additional tree planting, and soft and hard landscaping, will be introduced. There will be no adverse impact on biodiversity, and the application proposal will also comply with the Council's requirements with respect to parking and access provision.
- 7.4 Finally, having regard to the requirements of **Policy SG5** (affordable housing) and **Strategic Policy 3** (developer contributions), it is anticipated that once the submitted application has been validated, these will be the subject of future discussions, and that any payment will be secured via a further Section 75 Agreement, to be concluded and registered prior to the granting pf planning permission.

REVIEW STATEMENT

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REVIEW/2020/10

Erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping at Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT

STATEMENT OF OBSERVATIONS

1. Introduction

1.1 The following is in respect of an application for a review of the non-determination of an application for planning permission Ref No 2019/0606/TP for the erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping at Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT.

2. Site Description

2.1 The application site comprises a detached cottage and its curtilage and lies within the area identified in the adopted East Renfrewshire Local Development Plan as Malletsheugh/Maidenhill Strategic Development Opportunity. The site lies to the south west of Newton Mearns at the junction of Ayr Road with Malletsheugh Road. The site is currently laid out as garden ground and is bounded by mature privet hedges, mature conifers and deciduous trees. The site is accessed via a private driveway access from Malletsheugh Road.

2.2 Facing the site, on the opposite side of Malletsheugh Road is the Barratt Homes development, which is currently under construction. When complete, there will be two detached dwellings immediately opposite that will face onto one of the blocks and a third that will sit gable end on. To the north of the site, beyond a landscaping strip, are two storey detached and semi-detached houses that are part of the on-going McTaggart and Mickel development.

3. Planning History

3.1 Planning application 2017/0576/TP for the erection of 4 detached houses on the majority of the site (excluding the area occupied by the existing cottage) with the formation of an access off Malletsheugh Road was refused on 6 December 2017.

3.2 The application proposed the retention of the existing cottage as well as the erection of four new dwellings. .

3.3 The application was refused for the following reasons:

i) The proposal is contrary to Strategic Policies 1 and 2 of the adopted East Renfrewshire Local Development Plan as i) the development does not comply with the controlled masterplanned growth of the area and ii) the applicant has not demonstrated a sequential approach to site selection.

ii) The proposal is contrary to Policies M1, M2 and M2.1 of the adopted East Renfrewshire Local Development Plan as it does not accord with the detailed delivery of sites set out within the approved masterplan and could prejudice the delivery of the adopted Masterplan by virtue of inadequate junction spacing.

iii) The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as a) the development would give rise to a significant loss of trees that contribute to the character of the masterplanned area; b) the development would not meet the Council's access requirements in terms of junction spacing which would be detrimental to public road safety; and c) the proposal would give rise to a significant overlooking issue that would be detrimental to the amenity of the occupants of the proposed dwellings.

iv) The proposal is contrary to Policy D7 of the adopted Local Development Plan as the proposed plots do not meet the minimum garden sizes as identified in the Council's guidelines for open space within new developments, which would be detrimental to the amenity of the occupants of the proposed dwellings.

v) The proposal is contrary to the adopted Supplementary Planning Guidance: Green Network and Environmental Management as the garden sizes at proposed plots 2, 3 and 4 do not meet the minimum open space standards for private garden ground which would be detrimental to the amenity of the occupants of the proposed dwellings.

3.4 A local review was lodged on 7 March 2018 against the refusal of planning application 2017/0576/TP and planning permission. The review was allowed and the Local Review Body granted planning permission on 11 April 2018 subject to conditions and a legal agreement being entered into to secure the Affordable Housing Contribution and Development Contributions in respect of education, community facilities and parks and open space.

4. The Proposal

4.1 The planning application that is the subject of this review was submitted on 10 October 2019. The applicant had been advised in writing that the proposal would be unlikely to be supported and a meeting was held to discuss matters in February 2020. The applicant was advised of the Policy considerations and education constraints at that meeting. The applicant sought further time to try to address those matters and an extension was agreed until May 2020. No resolution was received and the application remained undetermined.

4.2 The application is as outlined above, for the 'erection of 18 flats following demolition of the existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping.'

4.3 The proposed flats are laid out in two blocks. Block A, which would occupy the position of the existing cottage in the western part of the site, is 5 storeys high and comprises 7no 2/3 bedroom flats. Block B, which would occupy the eastern part of the site, is 4 storeys high and comprises 11no 2/3 bedroom flats.

4.4 Externally, the elevations are of a contemporary design with large window openings, enclosed balconies and flat roofs. Block A has a lower ground floor comprising 2no enclosed undercroft car-parking spaces, bicycle stores, bin store and circulation space. The upper-most floor on both blocks is in-set from the principal elevations. The principal elevations on both blocks are proposed to be externally finished in blonde facing brick with the upper-most floors of each block externally finished in standing seam zinc cladding. Timber cladding is also proposed at key points, for example, around the entrances. The flat roofs are proposed consist of a single ply membrane.

4.5 Access is via a single point of access from Malletsheugh Road with 41 car-parking spaces provided within the site, including the two undercroft spaces. Given the layout of the access and car-parking, the Roads Services has indicated that the Council will not adopt the access road or parking areas. Common amenity areas are proposed in the centre of the parking area; to the south of the site adjacent to Ayr Road; and in the eastern corner of the site, to the rear of block B. Some existing tree planting will be removed along the boundary with Ayr Road to accommodate the development with some additional planting also proposed.

5. Consultation Responses

<p>East Renfrewshire Council Affordable Housing and Contributions Officer.</p>	<p>The applicant has been made aware of the policy requirements for affordable housing and development contributions and was asked to respond in writing, indicating whether or not they agreed to the requirements. To date no response has been received. The proposal is therefore contrary to Strategic Policy 3 and Policy SG5 of the adopted East Renfrewshire Local Development Plan.</p> <p>The proposal is premature without appropriate education infrastructure in place.</p> <p>Should the Local Review Body be minded to grant the application, a legal Agreement under section 75 of the Town and Country Planning (Scotland) Act would be required to ensure the provision of an affordable housing contribution and development contributions.</p>
<p>East Renfrewshire Council Roads Service</p>	<p>No objection to the principle of the development subject to a number of recommendations. The internal roads, footpaths and parking areas will not be adopted. The standards for refuse collection are noted and it appears that Block B does not meet the standard i.e. the bin storage area is not within 15 metres of the collection point on a public road. The junction of the access road with Malletsheugh Road should be formed as a footway crossover.</p>
<p>East Renfrewshire Council Waste Strategy</p>	<p>No response at time of writing.</p>

East Renfrewshire Council Environmental Health Service.	No objection subject to conditions. A noise impact assessment would be required.
Glasgow Airport	No objection.
Prestwick Airport.	No response at time of writing.
Ministry of Defence	No response at time of writing.
NATS (En Route) plc	No objection.

6. Assessment against policy and any other material considerations

6.1 The review requires to be determined with regard to Policies M1, M2, M2.1, Strategic Policies 1, 2 and 3, D1, D7 and SG5 of the adopted East Renfrewshire Local Development Plan.

6.2 Policies M1 and M2 state that the Council will support the master planned growth of Newton Mearns in accordance with Policy M2.1 and that any proposal should not prejudice the implementation of the master planned area as a whole. Policy M2.1 provides that the detailed phasing and delivery of development within the Malletsheugh/Maidenhill SDO will be determined through the preparation of the Maidenhill Masterplan.

6.3 Policy D1 relates to all development and states, inter alia, that any development should not result in a significant loss of character or amenity to the surrounding area; the amenity of neighbouring properties should not be adversely affected in terms of restricting their privacy; development should not impact adversely on landscape character; and the parking and access requirements of the Council should be met in all cases.

6.4 Policy D7 relates to the provision of open space within new developments and directs developers towards compliance with the adopted Supplementary Planning Guidance: Green Network and Environmental Management for open space requirements and garden sizes.

6.5 Strategic Policy 1 outlines the Council's Development Strategy and directs that new growth should take place within the context of the Masterplans. Strategic Policy 2 details a sequential approach for new development. Strategic Policy 3 and Policy SG5 relate to developer contributions and affordable housing provision respectively where developments of four or more houses or flats are proposed.

6.6 Also of relevance are the adopted Supplementary Planning Guidance: Maidenhill Masterplan (the masterplan referred to above) and the adopted Supplementary Planning Guidance: Green Network and Environmental Management (Green Network SPG). The masterplan (section 3.3), identifies the site as part of the masterplan area's green infrastructure. The Green Network SPG sets out standards for the provision of amenity open space for flatted developments at appendix 1.

6.7 The application site occupies a prominent location at the junction of Ayr Road and Malletsheugh Road. The site is out with the individual sites for development identified within the Maidenhill Masterplan and lies within one of the areas identified as "Existing trees, woodland and planted area". It is characterised by mature trees and hedgerows and the Maidenhill Masterplan seeks to protect and integrate these landscape features as they will positively contribute to the proposed urban framework and distinguish between development areas, as well as provide an important gateway feature into the area. The applicant has not demonstrated a sequential approach to site

selection nor have they demonstrated that there is any resulting community, economic, environmental benefits. As a consequence, the proposal will adversely impact on the Council's ability to deliver the master planned development of the area as envisaged. Therefore the proposal is contrary to Policies M1, M2, M2.1 and Strategic Policies 1 and 2 of the Local Development Plan and contrary to the aims of the Supplementary Planning Guidance: Maidenhill Masterplan.

6.8 Policy D7 requires that the Councils open space standards for new residential development are met. Those standards are set out in Appendix 1 of the adopted Supplementary Planning Guidance: Green Network and Environmental Management (Green Network SPG). For flatted developments this states that a minimum of 30sqm of amenity open space must be provided per flat. It also states that the provision must provide reasonable privacy from parking and from public areas out with the site. In this case the applicant proposes to provide 610 square metres of amenity open space which exceeds the minimum requirement of 540sqm. However, the site layout is such that this provision is not considered to provide adequate privacy from the car-parking, particularly in front of block B. Further, the particular open space provision does little to enhance the setting of the flatted blocks as it is mostly located to the rear of the buildings, away from public view. It is considered that this is a result of the site being over-developed. The impact of the layout of the open space provision on the site's character and amenity is discussed further under Policy D1 below

6.9 Policy D1 states, inter alia, that any development should not result in a significant loss of character or amenity to the surrounding area; the amenity of neighbouring properties should not be adversely affected in terms of restricting their privacy; development should not impact adversely on landscape character; and the parking and access requirements of the Council should be met in all cases. The emerging character of the master planned area is one of two storey detached and semi-detached houses with strategic areas of greenspace as set out in the masterplan. This provides an important transition between the more densely built-up areas of Newton Mearns to the north and north-east and the surrounding rural area. This proposal to erect a development of 18 flats is at odds with the emerging character and population density and will result in the loss of an important gateway s identified in the masterplan. Further the proposed flats would be a dominant and over-bearing presence on Malletsheugh Road and Ayr Road, given their height and proximity to the site's boundaries. This would all be detrimental to the emerging character and amenity of the area and compromise the planned development of the area as set out in the masterplan.

6.10 The west-facing five storey elevation of block A would lie approximately 20 metres from the proposed 2 storey houses opposite on Malletsheugh Road. The proposed development would have an undue dominance and visual impact when viewed from those properties given its height and proximity. It is noted that the separation distance of approximately 20 metres between the proposed houses opposite and block A marginally exceeds 18 metres which is the distance beyond which window to window overlooking is generally considered to be acceptable. However, in this instance the number of separate properties and their height relative to the two storey houses opposite is considered to exacerbate the window to window overlooking. It is therefore considered that the proposed development would give rise to significant overlooking towards the houses on the opposite side of Malletsheugh Road.

6.11 Policy D1 also states the any development should not result in a significant loss of trees. Whilst the applicant proposes a degree of replacement planting, it is unlikely that this would adequately

mitigate the loss of the existing trees given that the majority of the site will be given over to access roads, and useable garden areas. It is noted that the applicant proposes to retain the majority of the trees along the frontage of the site with Ayr Road and on the northern boundary with the adjacent development site. However, given the proximity of those trees to the north and south elevations of block B it is unlikely that the trees would survive the development. Even if they did survive the erection of the flats, the trees would be in very close proximity to windows to habitable rooms on the north and south elevations of block B. It is therefore highly likely that there would be pressure to remove the trees once the development was occupied given their size and proximity to the building. It is likely that most of the trees in proximity to block B, particularly those along the northern boundary would have to be removed. This would be unacceptable in landscape terms, particularly in an area identified in the masterplan a green gateway and an important area of trees/woodland

6.12 The Roads Service has indicated that proposal is generally acceptable. However it notes the development is served by what is effectively a parking courtyard with no formal separate turning facility provided within the site. For that reason the Roads Service has indicated it will not adopt the access roads, footpaths or parking areas within the site.

6.13 Given the foregoing, the proposal is therefore contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan.

6.14 It should be noted that the Environmental Health Service has recommended that a Noise Impact Assessment should be carried out to determine the suitability of the site for residential purposes before the application is determined. Given that the proposal is contrary to policies as indicated above, it is not considered reasonable to put the applicant to this expense.

6.15 The Council's Affordable Housing and Contributions Officer has advised that the application of the minimum 25% affordable housing policy would result in a contribution towards affordable housing based on 4.5 units. The applicants were sent a summary of planning obligation policy requirements which indicated that the payment of a commuted sum would be acceptable at this location. The summary of policy requirements set out a number of details around the affordable housing requirement and valuation process and asked that the applicants respond to the Council in writing, advising whether they agree to meet these requirements. To date, no formal response has been received to these policy requirements. As a result, at this point, the requirements of Policy SG5 of the adopted East Renfrewshire Local Development Plan have not been met.

6.16 However, should the Local Review Body be minded to grant this application, it is recommended that any decision is subject to the successful conclusion of a section 75 Agreement in order to secure an acceptable affordable housing contribution for this development under the terms of Policy SG5. In this case it would be appropriate for the contribution to take the form of a commuted sum based on a requirement of 4.5 units and that in line with PAN 2/2010 the Council commission the District Valuer to carry out an independent valuation to determine the appropriate sum for this development. The sum, once agreed with the applicants would then be reflected in the section 75 Agreement along with other contribution requirements.

6.17 In terms of Strategic Policy 3 the applicants were sent a summary of policy requirements which set out what the development contributions would be for this development. This also brought to

the attention of the applicants an important Education infrastructure capacity issue to which there is no viable Education solution at present; and a catchment area issue. To date no formal response has been received from the applicants.

6.18 Education Constraints

Sufficient education places, a legislative duty, must be provided by the Council. This proposed development at Newton Mearns is not included in LDP1. If windfall developments were to go ahead in this area, cumulatively there would be a significant impact on the Educational estate, particularly as this is an area where schools and early years establishment's occupancy rates are extremely high:

- Mearns Primary currently has occupancy above 100% planning capacity and is projected to continue to be above 100% capacity until 2025;
- St Clare's Primary is projected to have occupancy above 100% planning capacity by 2025;
- Mearns Castle High School and Eastwood High Schools are above 85% planning capacity and both are projected to have occupancy above 90% planning capacity by 2025;
- St Ninian's High School currently has occupancy above 100% capacity and it projected to continue to be above 100% planning capacity by 2025;
- Newton Mearns Early Learning and Child Care is projected to have occupancy above 100% planning capacity by 2025; and
- Isobel Mair School currently has occupancy above 100% planning capacity and is projected to continue to be above 100% planning capacity by 2025.

6.19 At this stage, without the proper education infrastructure in place, the proposal is considered to be premature. As has been previously reported to Council, current demand through the approved LDP process will be managed through a phased and planned process. Further housing over and above that previously agreed needs extensive planning and a comprehensive solution to generate the additional Education capacity required. The Council has no viable solution at present.

6.20 However, should the Local Review Body be minded to grant this application, any decision should be subject to the successful conclusion of a section 75 Agreement to secure appropriate development contributions towards the following: Education; Community Facilities; and Parks and Open Space as previously outlined in the summary of policy requirements provided to the applicants.

6.21 The applicant is seeking a review on the basis of non-determination. It is noted that they have presented a statement of matters for consideration.

6.22 These matters extend to:

- There being no decision made on the application. This is correct as outlined above in paragraph 4.1.
- The site benefits from an extant planning permission for the erection of 4 houses. The applicant contends that this means the development is acceptable in principle and that

it cannot be considered contrary to Policies M1, M2 or M2.1 or Strategic Policy 1 of the adopted East Renfrewshire Local Development Plan. Whilst the extant permission for the erection of 4 dwellinghouses is a material consideration, it does not justify what would be considered to be a further departure from the development plan. The erection of 18 flats is a significantly different proposal and the extant permission would therefore have less weight than the applicant's planning agent seeks to ascribe to it. As noted in paragraph 6.8 above the current proposal is considered to be contrary to Policies M1, M2, M2.1 and Strategic Policy 1 of the adopted East Renfrewshire Local Development Plan. Development Plan.

- The applicant then contends that the key issue is whether the development complies with Policy D1 of the adopted East Renfrewshire Local Development Plan. As is noted above in paragraph 6.14, the proposal is considered to be contrary to Policy D1.
- The applicant comments on trees and landscaping are noted. The matter of trees is discussed at 6.12 above and the loss of trees would be considered to be prejudicial to amenity.
- The applicant's comments in respect the access arrangements and car-parking are noted. The Roads Service has not objected to the development.
- It is noted that the applicant's planning agent has advised in the Grounds of Review that should the Local Review Body be minded to allow the review, Development Contributions would be the subject of future discussion. Normal procedure would be that the 'heads of terms' would be agreed in advance of the decision being made. The draft heads of terms are as contained in Appendix 1 (note: this contains sensitive financial information so is redacted from public view).

7. Conclusion

7.1 Therefore taking all the above into account, if the planning application had been determined under delegated powers by the appointed officer, it would have been refused as being contrary to Policies M1, M2, M2.1, Strategic Policy 1, Strategic Policy 2, Strategic Policy 3, Policy D1 and Policy SG5 of the Local Development Plan.

7.2 It is recommended that the Local Review Body dismisses the review and refuses to grant planning permission for the following reasons:

1. The proposal is contrary to Strategic Policies 1 and 2 of the adopted East Renfrewshire Local Development Plan as i) the development does not comply with the controlled masterplanned growth of the area and ii) the applicant has not demonstrated a sequential approach to site selection.
2. The proposal is contrary to Strategic Policy 3 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance on Development Contributions as the applicant has not agreed to the payment of development contributions.

3. The proposal is contrary to Policies M1, M2 and M2.1 of the adopted East Renfrewshire Local Development Plan as it does not accord with the detailed delivery of sites set out within the approved masterplan.
4. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as i) the development would give rise to a significant loss of trees that contribute to the character of the masterplanned area; ii) the development would not be in keeping with the emerging character of the area in terms of its form and design; iii) the proposed flats would be a dominant and over-bearing presence on Malletsheugh Road and Ayr Road, given their height and proximity to the site's boundaries; and iii) the proposal would give rise to a significant overlooking issue that would be detrimental to the amenity of the occupants of the dwellings under construction on the opposite side of Malletsheugh Road given their storey height and proximity.
5. The proposal is contrary to Policy SG5 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance on Affordable Housing as the applicant has not agreed to an appropriate affordable housing contribution.
6. The proposal is contrary to the adopted Supplementary Planning Guidance: Maidenhill Masterplan as it would result in the development of a site and a significant loss of trees in an area identified as a green gateway and as "Existing trees, woodland and planted area" in the landscape framework of the SPG which seeks to protect mature trees and areas of woodland.
7. The proposal is premature and would not be in the interest of the proper planning of the area without the requisite educational infrastructure in place.

Derek Scott

Planning Officer

3 September 2020.

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2019/0606/TP

APPENDIX 1: DRAFT HEADS OF TERMS

Planning Obligations – Summary of Policy Requirements

August 24, 2020

Application: 2019/0606/TP

Site Address: Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT

Proposal: Erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping

Applicants: Panacea Property

This summary of policy requirements will form the basis for any agreement you enter into with East Renfrewshire Council. Your application will be unable to be determined (in terms of delegated powers /reported to committee) until we receive a response in writing to the terms as set out below.

Affordable Housing

LDP Policy and Supplementary Planning Guidance:

This site is subject to Local Development Plan Policy SG5 Affordable Housing and the adopted Supplementary Planning Guidance on Affordable Housing (June 2015). The Council's policy requires a minimum 25% affordable housing contribution where planning permission is sought for residential developments of 4 or more dwellings. For the avoidance of doubt the affordable housing policy will be applied to the **gross** number of units proposed within the planning application.

Affordable Housing Assessment:

The application of the min 25% affordable housing policy would result in a contribution based on a 4.5 unit requirement.

Given the specific circumstances of the development being proposed, in this particular case it has been determined that the payment of a commuted sum may be acceptable.

In line with PAN 2/2010, the commuted sum required would be of a value equivalent to the cost of providing the percentage of serviced land required by the policy, and at a reasonable density for the end use as affordable housing.

In accordance with Scottish Government Planning Advice Note 2/2010: Affordable Housing & Housing Land Audits, the value of the commuted sum will be determined by the District Valuer unless the applicant requests otherwise, in which case it will be determined by a chartered valuation surveyor suitably experienced in the type of property and the locality and appointed by mutual agreement between the parties, failing which the chairman of the RICS in Scotland.

With your agreement, the Council will commission the District Valuer to produce a valuation report to determine the appropriate commuted sum payable for this application. In doing so the Council will supply the District Valuer with copies of all relevant plans and planning application documentation for the development.

As per the Council's SPG **100% of the valuation fees will be recharged** to the applicant.

Should the Council be minded to grant this proposal, a section 75 legal agreement will be required to secure the agreed affordable housing contribution.

Development Contributions

LDP Policy and Supplementary Planning Guidance:

This summary is provided under the terms of the Council's Local Development Plan Strategic Policy 3; the adopted SPG on Development Contributions (June 2015); and the Council's Development Contributions SPG's Education Addendum 2019.

Development Contributions Assessment

This application proposes the erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping. As the existing residential dwellinghouse is still in fully in place at this time, the development contributions policy will apply to the net gain in unit numbers applied for, being **17 units**.

Education

With regards to Primary, Secondary, Early-Years and Additional Support Needs (ASN) education the Council is seeking to secure contributions for necessary improvements in education infrastructure arising from the cumulative impact of all the emerging housing sites within the Council's LDP. Windfall sites are treated in the same manner. The Council's notional maximum occupancy, over which development contributions will be sought, is 90% capacity for pre-school and primary schools and 85% for ASN and secondary schools. Where the cumulative effect results in the need for contributions, the windfall site will be expected to meet the cost of all pupils that it generates over the appropriate threshold.

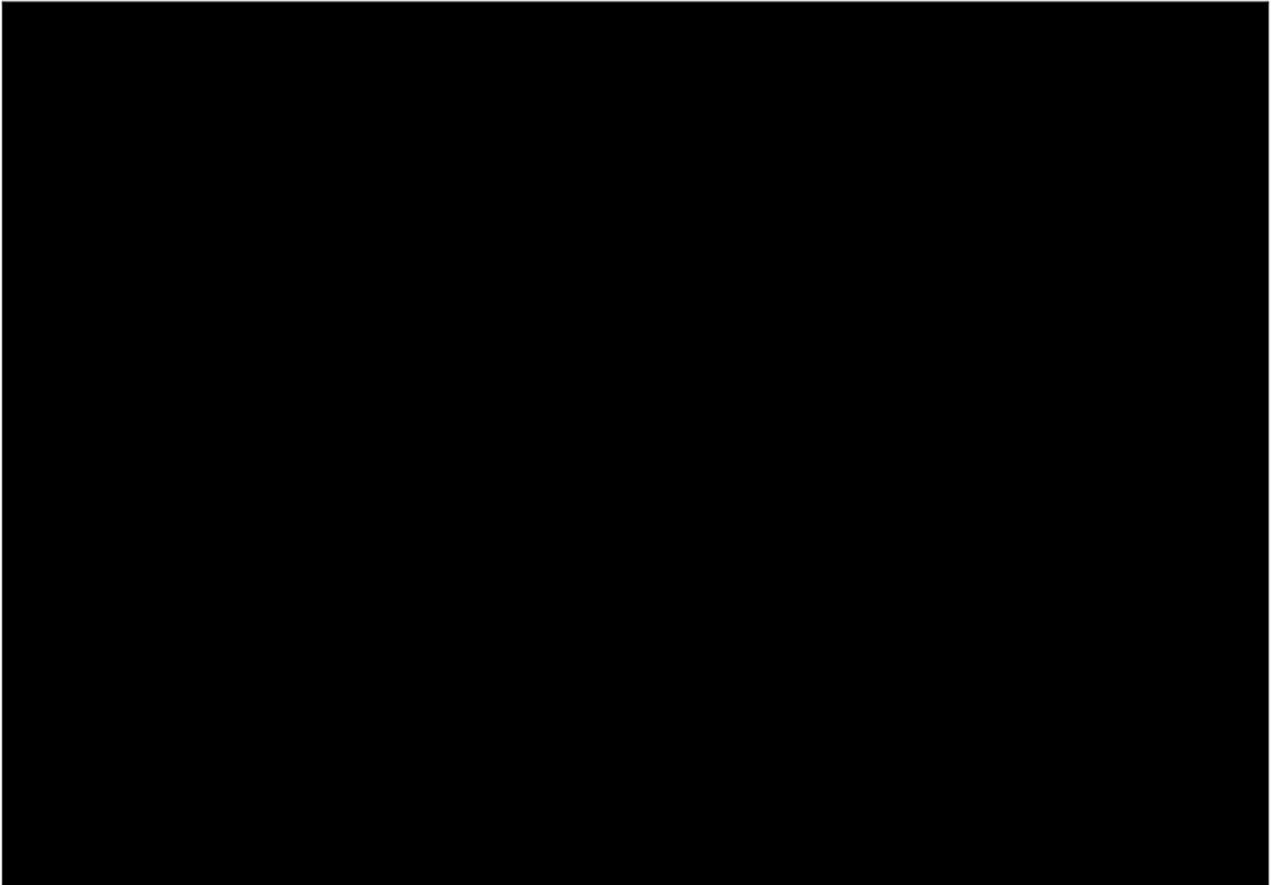
Comments on Catchment

As is the case with almost all local authorities in Scotland, properties located within East Renfrewshire are allocated to a denominational and non-denominational catchment primary and secondary school. The allocation of properties within a geographical area is historical, with properties in most cases allocated to catchment schools which are most closely located to the residence. Catchments are defined by the Local Authority following full public consultation in accordance with appropriate legislation and are explicitly defined as a graphically mapped delineated catchment area for each school. In some cases the delineated boundary of a catchment area deviates from what would be perceived as a logical delineated line which follows a landmark such as a road/river/railway line, to encompass an individual or group of properties where the expected allocation would be to the

adjacent school's catchment area. Where a property is located within a delineated catchment area of a school, any child of appropriate school age is expected to attend either the denominational or non-denominational catchment school of the delineated area. Please note, denominational and non-denominational catchment areas are not aligned and it is possible that properties which are allocated to the same denominational school are allocated to different catchment non-denominational schools.

Historically, a very small number of properties across East Renfrewshire were allocated catchment schools which would not be in keeping with the expected school given the properties location. In most cases these properties are located close to the boundary of two school catchments (of the same sector and denomination) and can more easily access a particular school as a consequence of transport/road infrastructure or similarly in the case of remote properties.

The location to which your planning permission application relates is one such anomaly with the footprint of the individual property currently located on the site allocated to Mearns Castle High School as its catchment secondary school, rather than the expected Eastwood High School; there is no such anomaly for the non-denominational primary schools or the denominational primary and secondary schools. The Mearns Castle High School catchment map which defines the delineated catchment area of the school, wraps tightly around the footprint of the property currently on site. This means that should a large property such as a block of flats be built on/across this very small area, it is highly likely that properties within such an individual building will be allocated to different non-denominational catchment secondary schools; the allocated schools will be determined by the location of each property as defined by the national Gazetteer.



The Education Department has sought legal advice on this matter. In accordance with relevant legislation (Education Scotland Act (1980), The Education (School and Placing Information) (Scotland) Regulations 2012 and Schools (Consultation) (Scotland) Act 2010), in order to change the current delineated catchment area for this one property, the Education Department is required to undertake a full public consultation. As you will appreciate the Council has a legal duty to undertake its functions effectively but efficiently and with best value use of its resources at the core of any actions; undertaking a full public consultation to change the delineated catchment area of two schools to accommodate a new property development does not meet these responsibilities.

Consequently, the Education Department would recommend that should this proposal progress, you consider relocating the buildings to a location elsewhere within the current planning application site (footprint) which does not cross the small areas associated with Mearns Castle High School, in order to avoid any difficulties for residents who require a school place in a non-denominational secondary school.

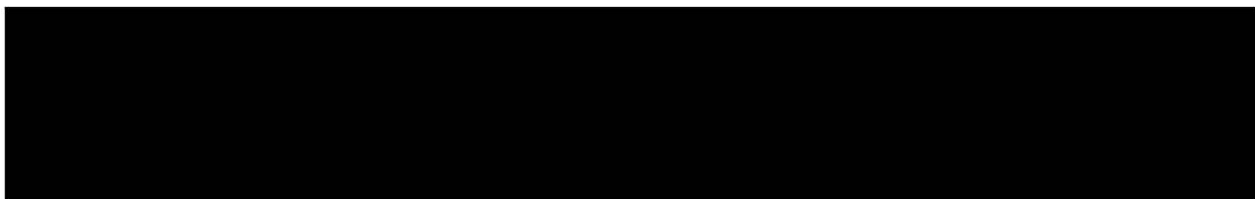
Education Recommendation:

Sufficient education places for the resident population, a legislative duty, must be provided by East Renfrewshire Council. This proposed development at Newton Mearns is not included within LDP 1. If this proposal were to go ahead there would be a significant impact on the educational estate, particularly as the proposed development is located in an area where schools and early years establishments occupancy rates are currently above 90% of their planned capacity levels and/or their projected occupancy levels are expected to exceed 100% planning capacity.

At this stage, without the appropriate education infrastructure in place the **proposal is premature**. As previously reported, current demand through the approved LDP developments, will be managed through a planned and phased process. **Further housing over and above that previously agreed requires extensive planning and a comprehensive solution to generate the additional Education capacity required. The Council has no viable Education solution, at present.**

However, should the Local Review Body be minded to approve the application contributions would be required for Newton Mearns Early Years Community, Mearns Primary, St Clare's Primary, Mearns Castle High School and Eastwood High School, St Ninian's High School & ASN in line with the Development Contributions SPG and Education Addendum, along with discussion involving the Education Department to carefully and strategically plan housing scheduling to seek to mitigate the impact on Education provision.

The Education contribution requirements of this site would be as follows:





For further detailed information, please see the Development Contributions SPG and Education Addendum, available on the [Council's website](#)



Community Facilities

Library & Community Halls

A contribution is required to mitigate the impact which this proposal would have on existing community halls and libraries.



Sports Facilities

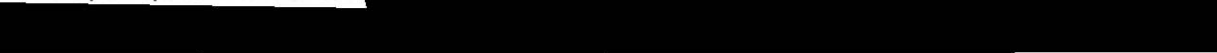
A contribution is required to mitigate the impact which this proposal would have on existing Sports facilities



Contributions for community facilities may be pooled in order to deliver best value mitigation measures.

Parks & Open Space

A contribution is required to mitigate the impact which this proposal would have on existing parks and open space in the area.



Roads & Transportation

To date no off site requirements have been identified by the Roads Department therefore in this case, no roads and transportation contributions will be required.

Green Network & Access

As some replacement planting is proposed on site, and wider green network mitigation is being addressed as part of the wider master plan area, no green network contribution is required in this particular case. If however the proposal was to be amended a new assessment would be carried out.

The Council will expend all development contributions on a best value basis which may include pooling development contributions from other applications and other sources of funding to ensure the best outcome.

Should the Council be minded to grant this proposal, a Section 75 legal agreement will be required to secure the agreed development contributions.

Legal Agreement

Should this proposal progress, a legal agreement will be required to secure both the affordable housing commuted sum and development contributions; planning consent would be subject to the satisfactory conclusion of the legal agreement to secure the payment of the appropriate contributions. This means that planning consent would not be granted until the legal agreement had been agreed, finalised and registered in the Books of Council and Session, and in the case of Section 75 agreements, registered in the Land Register of Scotland.

Should the proposal progress, the phasing and payment of the contributions will need to be discussed prior to the conclusion of the legal agreement, this will specifically involve discussion with the Council's Education Department to carefully and strategically plan housing scheduling and payment of contributions to seek to mitigate the impact on Education provision (please note this is likely to involve early payment of education contributions).

It should be noted that the applicants will be responsible for the Council's reasonable legal fees and outlays involved in the preparation and completion of the legal agreement.

I would be grateful if you could respond in writing to confirm whether, should this proposal progress, the applicants agree to the following:

1. the Council commissioning the services of the District Valuer to independently determine the value of the required affordable housing commuted sum;
2. that the Council will recharge of 100% of the cost of this valuation to the applicants as detailed above;
3. the Development Contributions as set out above;
4. to entering into a s75 legal agreement to secure the payment of the affordable housing commuted sum and development contributions;
5. that the applicants will be responsible for the Council's reasonable legal fees and outlays involved in the preparation and completion of the agreement; and
6. that the applicants will be responsible for registering the Agreement in the Land Register of Scotland and the Books of Council and Session.

I look forward to hearing from you.

Karen Barrie

Principal Strategy Officer (AH & DC Lead)

Strategic Services

Email: karen.barrie@eastrenfrewshire.gov.uk

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17 September 2020

Mr Paul O'Neil
Committee Services Officer
Department of Corporate and Community Services
East Renfrewshire Council
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG

Ref MHP: 2020_00

Dear Mr O'Neil

REQUEST FOR REVIEW IN RESPECT OF THE NON-DETERMINATION OF APPLICATION FOR PLANNING PERMISSION FOR THE ERECTION OF 18 FLATS FOLLOWING DEMOLITION OF EXISTING DWELLINGHOUSE, WITH ASSOCIATED FORMATION OF ACCESS OFF MALLETSHEUGH ROAD, PARKING AND LANDSCAPING, LAND AT TREESIDE COTTAGE, AYR ROAD, NEWTON MEARNES (APPLICATION REFERENCE 2019/0606/TP)

I refer to your e-mail of 3 September 2020. The following provides a response to the Planning Officer's 'Statement of Observations' submitted in respect of the above request for a review.

The Planning Officer has noted that the review application requires to be determined having regard to Policies M1, M2, M2.1, Strategic Policies 1, 2 and 3, and Policies D1, D7 and SG5 of the adopted East Renfrewshire Local Development Plan. The Planning Officer has then recommended that the Local Review Body dismisses the review, and refuses to grant planning permission, for the following reasons. Taking each of these in turn, the following responses are now submitted:

1. *The proposal is contrary to Strategic Policies 1 and 2 of the adopted East Renfrewshire Local Development Plan as i) the development does not comply with the controlled masterplanned growth of the area and ii) the applicant has not demonstrated a sequential approach to site selection.*

Strategic Policy 1 (Development Strategy) states that 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

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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).

Given that the review site is part of the proposed Malletsheugh/ Maidenhill Newton Mearns Strategic Development Opportunity area the Planning Officer cannot suggest that the proposal is contrary to the broad provisions of **Strategic Policy 1**, which seeks only to direct new development to appropriate locations.

Strategic Policy 2 (Assessment of Development Proposals) states that 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 2 is a 'generic' policy that applies to all proposals for new development in East Renfrewshire. The Planning Officer has nevertheless not set out anywhere why the review application is specifically in conflict with the provisions of this policy.

2. *The proposal is contrary to Strategic Policy 3 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance on Development Contributions as the applicant has not agreed to the payment of development contributions.*

Strategic Policy 3 (Development Contributions) states that 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.

See below for the applicant's response in respect of this issue.

3. *The proposal is contrary to Policies M1, M2 and M2.1 of the adopted East Renfrewshire Local Development Plan as it does not accord with the detailed delivery of sites set out within the approved masterplan.*

In the extract from the masterplan below the current application site falls within 'Site 2' of the Maidenhill Master Plan:



Figure 1: Maidenhill Master Plan Area - June 2015

The review site furthermore benefits from an extant planning permission for the erection of 4 no. two-storey detached dwellinghouses and the formation of an access (LPA reference 2017/0576/TP). There can therefore be no objection to the principle of the residential development of the site. On this basis the review application cannot be considered to be contrary to any of Policies M1, M2, and M2.1 of the adopted Local Development Plan.

4. *The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as i) the development would give rise to a significant loss of trees that contribute to the character of the masterplanned area; ii) the development would not be in keeping with the emerging character of the area in terms of its form and design; iii) the proposed flats would be a dominant and over-bearing presence on Malletsheugh Road and Ayr Road, given their height and proximity to the site's boundaries; and iii) the proposal would give rise to a significant overlooking issue that would be detrimental to the amenity of the occupants of the dwellings under construction on the opposite side of Malletsheugh Road given their storey height and proximity.*

In this suggested reason for refusal the Planning Officer, having regard to the provisions of **Policy D1**, has raised four specific areas of concern:

- i) That the development would give rise to a significant loss of trees that contribute to the character of the masterplanned area.*

This cannot be substantiated. As noted above the review site benefits from an extant planning permission for the erection of 4 no. two-storey detached dwellinghouses and the formation of an access (LPA reference 2017/0576/TP). The implementation of this permission would require the removal of approximately 34 trees.

The current proposal has been designed in order to minimise tree loss, to the extent that the removal of in the region of only 14 existing trees is all that is now proposed. It should also be noted that most of this tree removal will take place along the frontage with Ayr Road, where the existing foliage is particularly dense and overgrown. Overall, the site will benefit from reduced vegetation, with more light and views being made available. In addition, the landscape character of the site will be enhanced through the selective introduction of new specimen trees, soft landscaping and a palette of hard landscape finishes.

Under this heading the submitted Design Statement notes that the intention is that the proposal will merge sympathetically with the existing environment, with minimal intrusion to the established landscape and character it delivers. The development will create a structured green space to be shared among residents and furthermore, in comparison to the previously approved development, the majority of the existing trees are now to be retained and protected during the development phase.

- ii) That the development would not be in keeping with the emerging character of the area in terms of its form and design.*
- iii) That the proposed flats would be a dominant and over-bearing presence on Malletsheugh Road and Ayr Road, given their height and*

proximity to the site's boundaries.

Taken together these concerns seem to be key to the Planning Officer's objection to the application proposal. In his opinion a flatted development is not appropriate for the site. He feels that a flatted development would not be "in keeping with the emerging character of the area" and would be "dominant" and "overbearing".

Such an opinion is largely subjective, and the concerns being expressed are not accepted. Local Development Plan **Policy D1** states that all development proposals 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. With respect to 'built form' the submitted Design Statement notes that the proposed flatted blocks will each be comprised of 4 floors, with recessed balconies, and simple regular openings positioned to maximise views and make best use of natural lighting. The top floor of each of the blocks will be set back from the floors below, in order to give visual relief and to prevent any dominating elevation treatment arising.

Whilst the proposed flatted blocks would be slightly higher than the previously approved detached dwellings a very similar percentage (approximately 22%) of the total site area will be developed. The proposed arrangement will however have a number of added benefits. Overall, the site will 'feel' more open, and as noted above more of the existing trees will be able to be retained. Furthermore, by concentrating the built development at the extremities of the site, where it will relate well to the adjoining Barratt development to the west and the Mactaggart and Mickel development to the north and east, the open central area will become available for the provision of vehicle parking, and high quality, fully landscaped, common amenity spaces.

Given the ongoing development of the area, and the changing nature of the existing roads (Malletshaugh Road and Ayr Road) and their junctions with the A77, and in particular the volume of traffic using/passing these junctions, a relatively low-rise flatted development is not considered to be inappropriate for this site.

Furthermore in this context it is important to note that **Strategic Policy 2** states that developments should aim to provide 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. The introduction of a modest flatted development of 18 units will add to the housing mix in the area, and is therefore supported by **Strategic Policy 2**.

- iv) *That the proposal would give rise to a significant overlooking issue that would be detrimental to the amenity of the occupants of the dwellings under construction on the opposite side of Malletsheugh Road given their storey height and proximity.*

This assessment is not accepted. There generally is a minimum of 20m separation between the proposed development and the main body of the nearest new dwelling under construction on the opposite side of Malletsheugh Road. A minimum separation distance of 18m is normally required. Furthermore, in this instance any potential for overlooking would be across a busy adopted road, and there would be no direct overlooking of the private amenity spaces to the rear of the dwellings under construction.

5. *The proposal is contrary to Policy SG5 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance on Affordable Housing as the applicant has not agreed to an appropriate affordable housing contribution.*

Policy SG5 (Affordable Housing) states that 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 also be required to comply with **Strategic Policy 2** and **Policy D1**.

See below for the applicant's response in respect of this issue.

6. *The proposal is contrary to the adopted Supplementary Planning Guidance: Maidenhill Masterplan as it would result in the development of a site and a significant loss of trees in an area identified as a green gateway and as "Existing trees, woodland and planted area" in the landscape framework of the SPG which seeks to protect mature trees and areas of woodland.*

The issue of proposed tree removal has been fully addressed in the context of the response to the fourth proposed reason for refusal of planning permission. In summary however, the review proposal will require the removal less than 50% of the number of trees that would be removed were the extant planning permission for 4 dwellings to be implemented.

Furthermore, in discussions relating to the review application, the following has been confirmed by the Council:

“With regards to the current application for 18 flats I can’t go into the details of the applicant’s discussion with the Council but I understand that there are a number of points relating to size and scale of the development and parking provision that require further negotiations to resolve. Green Infrastructure is not a significant factor in the ongoing discussions.”

7. *The proposal is premature and would not be in the interest of the proper planning of the area without the requisite educational infrastructure in place.*

The applicant fully acknowledges that the Council has a legal obligation to provide sufficient education places for the resident population. What is however not accepted is that this proposal would have “a significant impact on the educational estate”. The site has an extant planning for the erection of 4 new dwellings. Taking account of the existing dwelling (Treeside) there is therefore a net increase of just 13 new units. In comparison with the total number of new dwellings proposed across the entirety of the Malletsheugh/ Maidenhill Strategic Development Opportunity area (approximately 1,060), an additional 13 units cannot be regarded to be “significant”.

Furthermore, on the basis that what is being proposed is a flatted development, it is considered to be less likely that purchasers will have children requiring school places. The applicants have many years of experience of marketing similar developments throughout Scotland and from the evidence available (albeit largely anecdotal) purchasers are most likely to be either young professional couples, or alternatively retired couples looking to ‘downsize’.

Developer Contributions

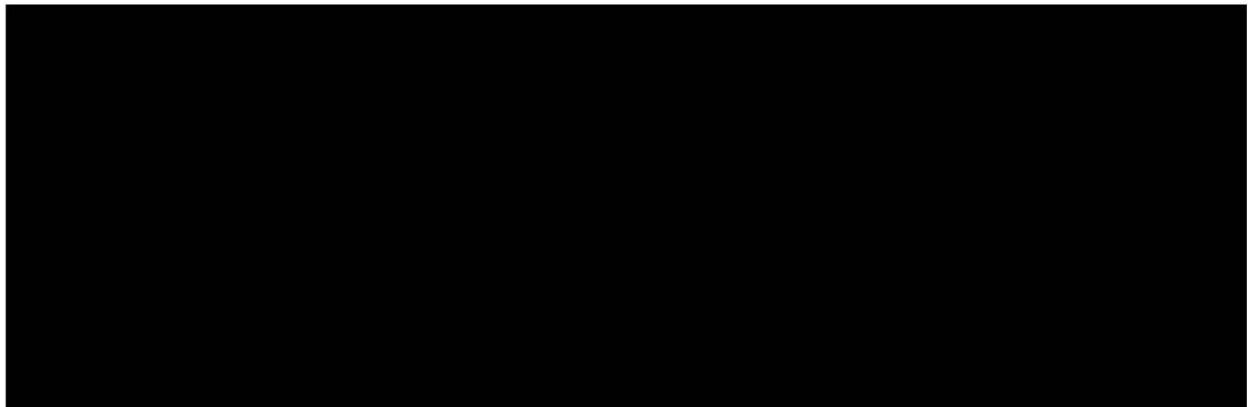
As noted above **Strategic Policy 3** (Development Contributions) states that the Council wishes to secure community infrastructure and environmental benefits arising from new developments to mitigate their impacts. New developments that individually or cumulatively generate a requirement for new or enhanced infrastructure or services will therefore 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.

In addition to this, **Policy SG5** (Affordable Housing) states that 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.

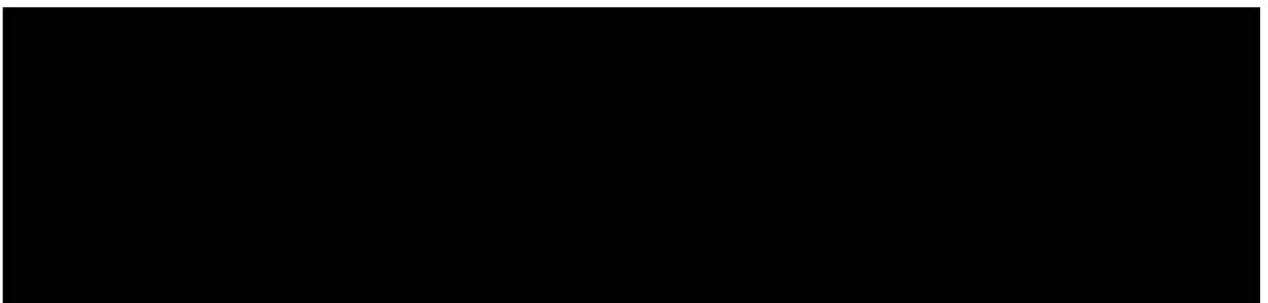
The applicant has no objection in principle to the payment of developer contributions, in accordance with the 'tests' set out in Circular 3/2012. These are that planning obligations made under Section 75 of the Town and Country Planning (Scotland) Act 1997 should only be sought where they:

- are necessary to make the proposed development acceptable in planning terms;
- serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area;
- fairly and reasonably relate in scale and kind to the proposed development; and
- when they are reasonable in all other respects.

Having regard to the above the applicant has been advised that the following developer contributions are required:



Both **Strategic Policy 3**, and **Policy SG5** state that for all proposals viability will be a key consideration when determining the suitable level of development contributions.



Should the Local Review Body indicate that it is minded to approve the review application the requirement for developer contributions will become the subject of future discussions, and any payments will be secured via a further

legal agreement, to be concluded and registered prior to the granting of planning permission. Should an agreement not be able to be reached, the application would be able to be refused.

PANACEA is a responsible developer committed to sustainable development and this includes making appropriate financial contributions to permit development. The applicant would therefore would again confirm that they would wish to enter into negotiations and promptly conclude a legal contract with the Council so as to establish a reasonable financial contribution taking into account, but without prejudice to, both the Council's and PANACEA's Viability Assessment. Notwithstanding this, because of contractual obligations, it is essential that any such negotiations do not become protracted.

I trust that this is sufficient for your needs however please do not hesitate to let me know if you wish me to provide more information on any point.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Michael Hyde MRTPI
MH Planning Associates

PANACEA property

2019/0606/TP, TREESIDE, NEWTON MEARNS PROPOSED DEVELOPMENT OF 18 APARTMENTS, VIABILITY ASSESSMENT

FAO Karen Barrie
Principal Strategy Officer (AH and DC Lead)
East Renfrewshire Council
Strategic Services
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank
Glasgow G46 8NG

5th February 2020

karen.barrie@eastrenfrewshirecouncil.gov.uk

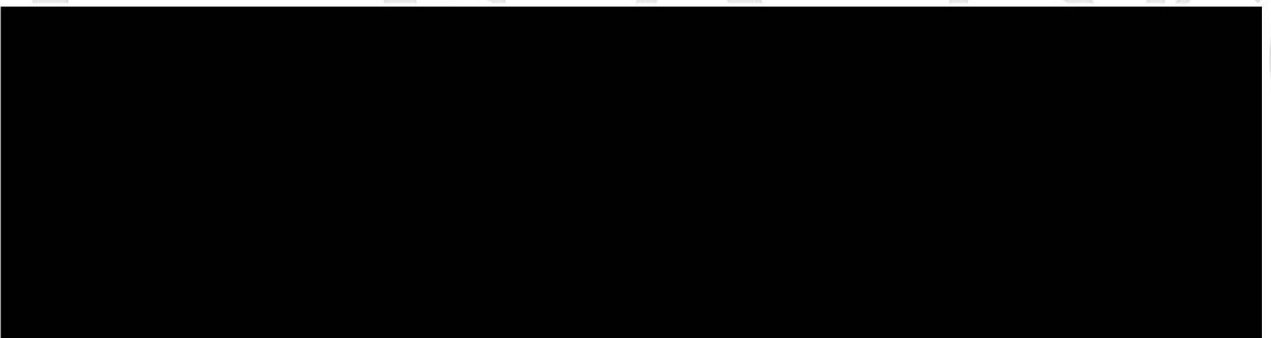
Dear Karen

TREESIDE COTTAGE AYR ROAD NEWTON MEARNS EAST RENFREWSHIRE G77 6RT
APPLICATION REFERENCE: 2019/0606/TP
VIABILITY ASSESSMENT

I refer to the planning application for development at the above site and to your proposal for developer contributions associated with any potential planning permission. We appreciate the proposal for planning permission for the above has still to be determined as at this date and so this submission remains without prejudice to that decision.

You will recall of course that the site already has planning permission for redevelopment as per planning application 2017/0576/TP and as such we contend that the land use position has been established.

Taking in turn the points which you provided us on 10th December under the Summary of Policy Requirements we would comment below, firstly on AFFORDABLE HOUSING:

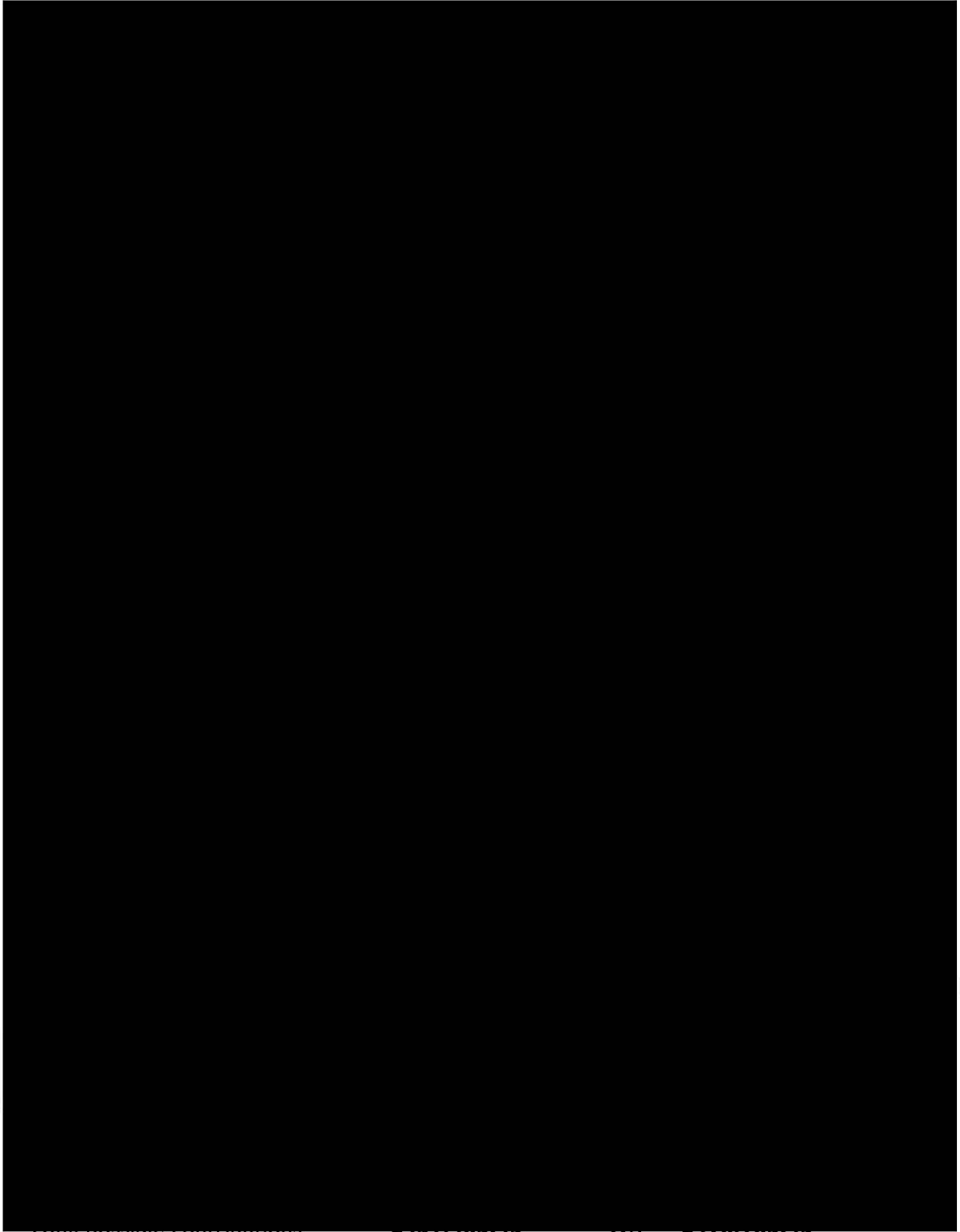


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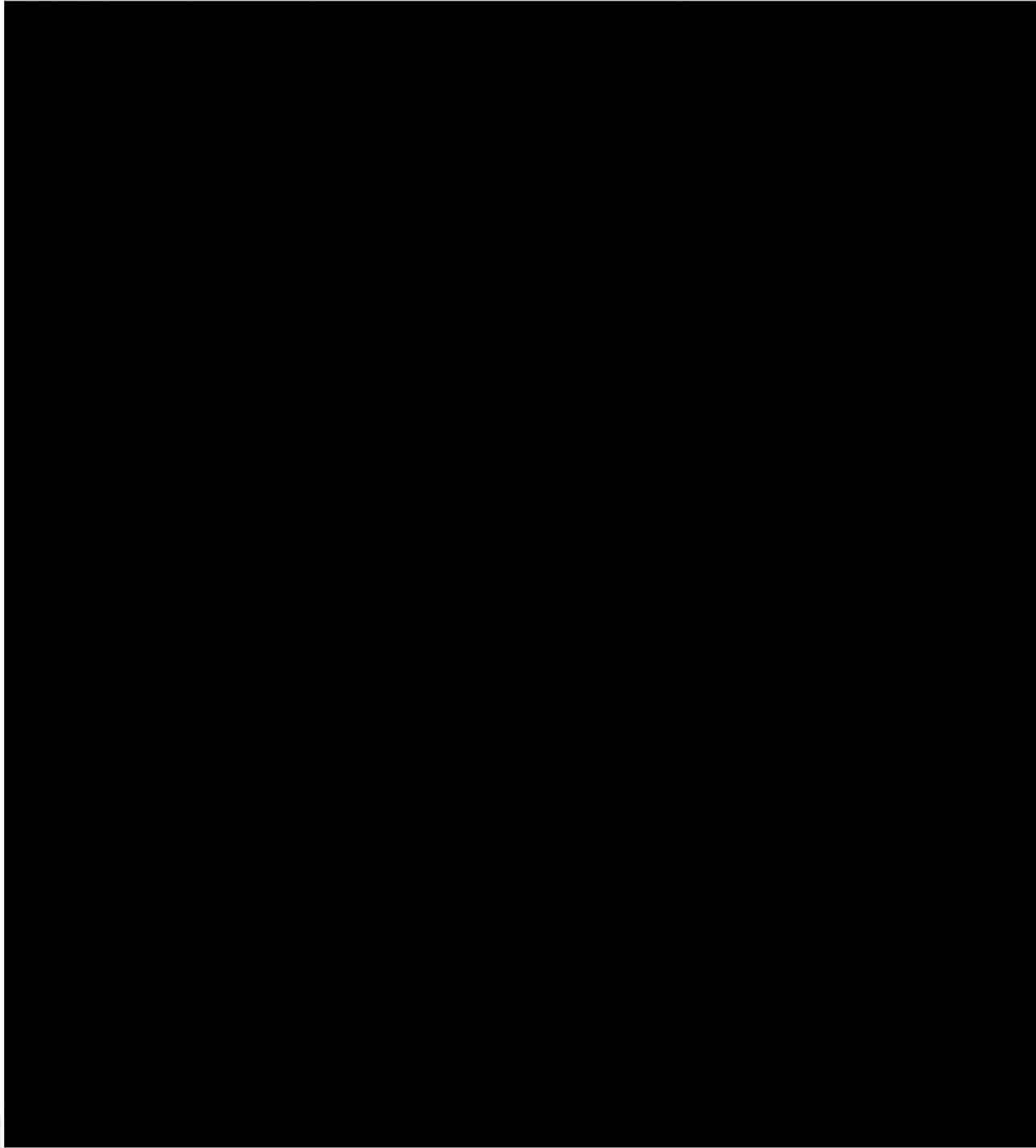
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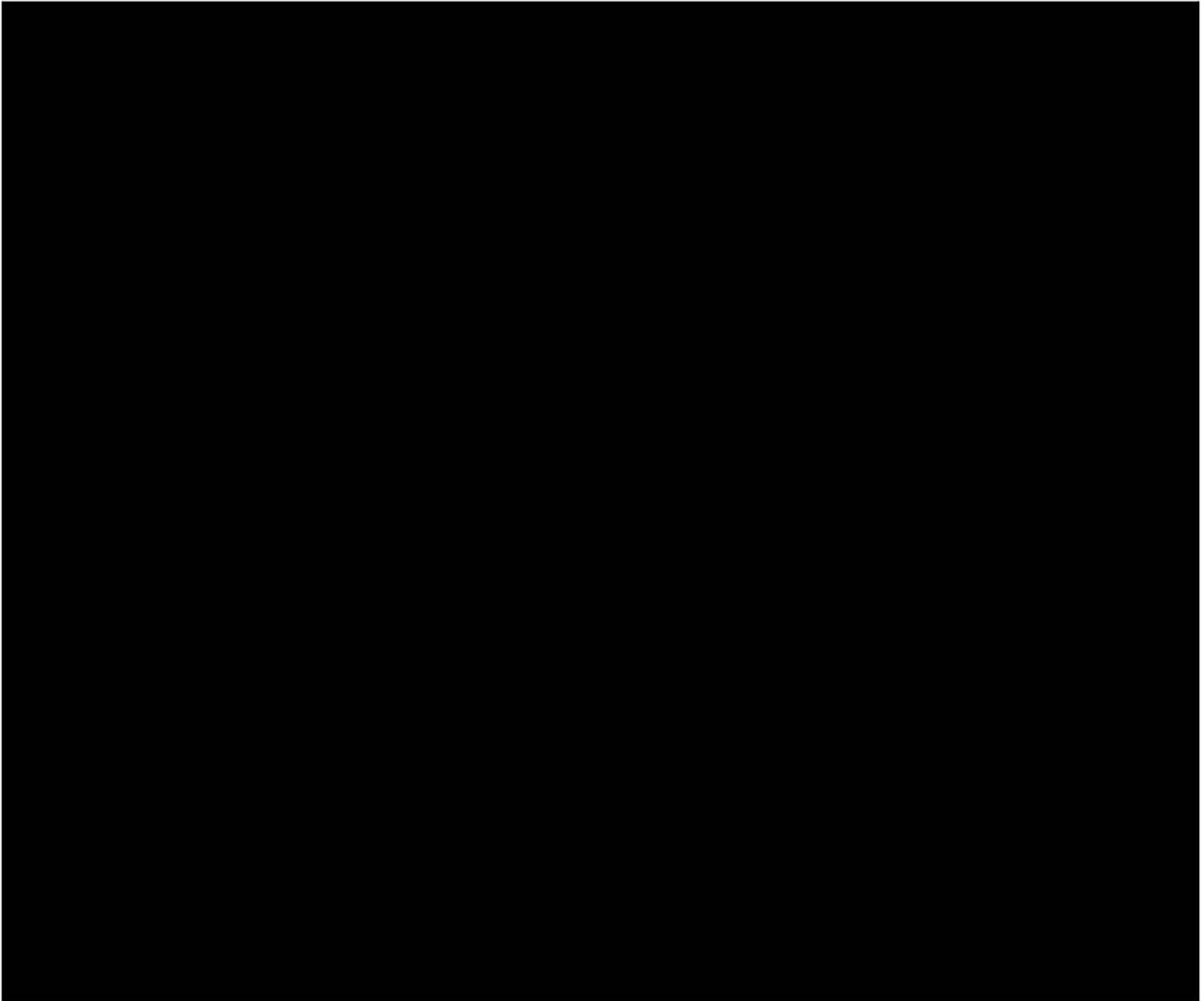
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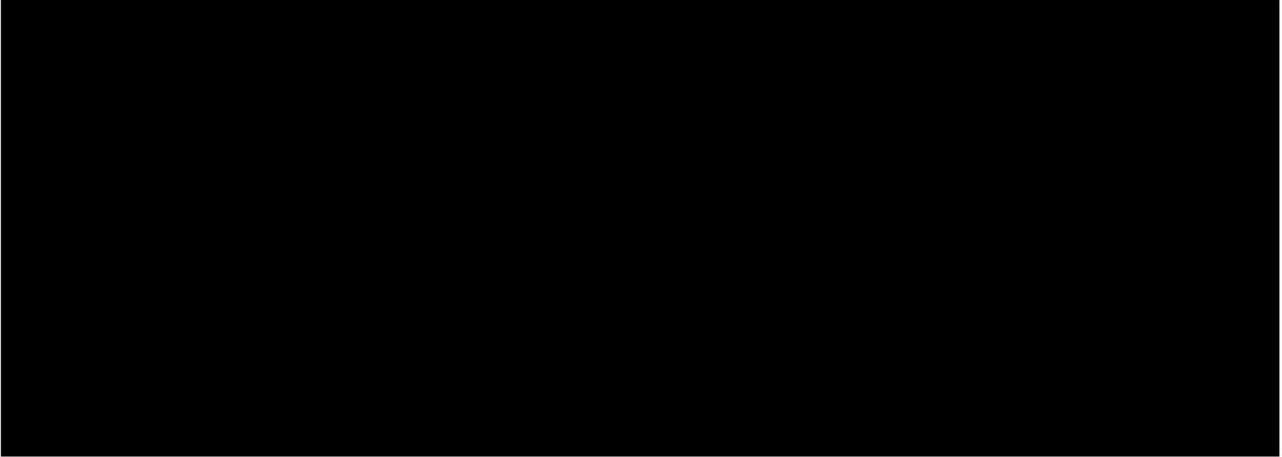
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CONCLUSION AND PROPOSAL



Accordingly, we look forward to hearing from you.
Yours sincerely

BRUCE LINDSAY BSC MRICS

bl@panaceaproperty.co.uk

07584 047 960

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**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100258700-001

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

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	MH Planning Associates		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Michael	Building Name:	
Last Name: *	Hyde	Building Number:	63
Telephone Number: *	07816 907203	Address 1 (Street): *	West Princes Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Helensburgh
Fax Number:		Country: *	Scotland
		Postcode: *	G84 8BN
Email Address: *	mh@mhplanning.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Royal Crescent"/>
Company/Organisation	<input type="text" value="Panacea Property"/>	Address 2:	<input type="text" value="Finnieston"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G3 7SL"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="bl@panaceahomes.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="TREESIDE COTTAGE"/>
Address 2:	<input type="text" value="AYR ROAD"/>
Address 3:	<input type="text" value="NEWTON MEARNS"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G77 6RT"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655017"/>	Easting	<input type="text" value="252550"/>
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Description of Proposal

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

Erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

See attached Grounds for Review

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

Yes No

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

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

Grounds for Review and all previously submitted drawings

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

2019/0606/TP

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

19/09/2019

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr Michael Hyde

Declaration Date: 05/08/2020

**REQUEST FOR REVIEW IN RESPECT OF THE
NON-DETERMINATION OF APPLICATION
FOR PLANNING PERMISSION FOR THE
ERECTION OF 18 FLATS FOLLOWING
DEMOLITION OF EXISTING
DWELLINGHOUSE, WITH ASSOCIATED
FORMATION OF ACCESS OFF
MALLETSHEUGH ROAD, PARKING AND
LANDSCAPING, LAND AT TREESIDE
COTTAGE, AYR ROAD, NEWTON MEARNES
(APPLICATION REFERENCE 2019/0606/TP)**

GROUNDS FOR REVIEW

Submitted on behalf of Panacea Property by



MH Planning
Associates

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REQUEST FOR REVIEW IN RESPECT OF THE NON-DETERMINATION OF APPLICATION FOR PLANNING PERMISSION FOR THE ERECTION OF 18 FLATS FOLLOWING DEMOLITION OF EXISTING DWELLINGHOUSE, WITH ASSOCIATED FORMATION OF ACCESS OFF MALLETSHEUGH ROAD, PARKING AND LANDSCAPING, LAND AT TREESIDE COTTAGE, AYR ROAD, NEWTON MEARNS (APPLICATION REFERENCE 2019/0606/TP)

GROUNDNS FOR REVIEW

1. Introduction:

- 1.1 The review application was submitted on 19 December 2019 and was validated on 10 October 2019. The original deadline for the determination of the application was therefore 10 December 2019. An extended deadline, to 6 May 2020, was agreed in writing with the Case Officer.
- 1.2 Notwithstanding this, the application has not yet been determined. The Case Officer has however intimated that his recommendation will be one of refusal. The concerns expressed by the Case Officer are that he feels that (a) the proposal is contrary to the provisions of the Malletsheugh/ Maidenhill Masterplan and (b) that the design and massing of the development is excessive. As such, the Case Officer has advised that he is of the opinion that the review proposal conflicts with **Policy M2.1** and **Policy D1** of the Council's adopted Local Development Plan.

2. Relevant Planning History:

- 2.1 A previous planning application for the development of the review site, for the erection of 4 no. two-storey detached dwellinghouses and the formation of an access (application reference 2017/0576/TP), was initially refused by Officers for the following reasons:
 1. The proposal is contrary to Strategic Policies 1 and 2 of the adopted East Renfrewshire Local Development Plan as i) the development does not comply with the controlled masterplanned growth of the area and ii) the applicant has not demonstrated a sequential approach to site selection.
 2. The proposal is contrary to Policies M1, M2 and M2.1 of the adopted East Renfrewshire Local Development Plan as it does not accord with the detailed delivery of sites set out within the approved masterplan and could prejudice the delivery of the adopted Masterplan by virtue of inadequate junction spacing.

3. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as i) the development would give rise to a significant loss of trees that contribute to the character of the masterplanned area; ii) the development would not meet the Council's access requirements in terms of junction spacing which would be detrimental to public road safety; and iii) the proposal would give rise to a significant overlooking issue that would be detrimental to the amenity of the occupants of the proposed dwellings.
 4. The proposal is contrary to Policy D7 of the adopted Local Development Plan as the proposed plots do not meet the minimum garden sizes as identified in the Council's guidelines for open space within new developments, which would be detrimental to the amenity of the occupants of the proposed dwellings.
 5. The proposal is contrary to the adopted Supplementary Planning Guidance: Green Network and Environmental Management as the garden sizes at proposed plots 2, 3 and 4 do not meet the minimum open space standards for private garden ground which would be detrimental to the amenity of the occupants of the proposed dwellings.
- 2.2 The applicant exercised her right to seek a review of the officer's decision, provided for under the provisions of Section 43A(8) of the Town and Country Planning (Scotland) Act 1997. At the meeting of the Council's **Local Review Body** held on 11 April 2018 it was agreed that the decision of the Appointed Officer, as detailed in the decision notice of 11 December 2017, be overturned and that planning permission be granted. Following further consideration the Local Review Body agreed:
- (a) the conditions, details of which were tabled at the meeting and which appeared as Appendix 1 to the minute; and
 - (b) the conclusion of a legal agreement to secure an affordable housing contribution and payment of development contributions.
- 2.3 The planning permission, for the erection of 4 no. two-storey detached dwellinghouses and the formation of an access was granted on 31 October 2019, following the conclusion of the required Section 75 Agreement. This extant permission is a significant material consideration in the context of the current review.

3. Site Description:

- 3.1 The site the subject of this application comprises Treeside Cottage and its

garden grounds. It lies within an area identified in the adopted East Renfrewshire Local Development Plan as the Malletsheugh/Maidenhill Strategic Development Opportunity. The site lies to the south west of Newton Mearns at the junction of Ayr Road with Malletsheugh Road. It is currently laid out as garden ground, and is bounded by mature privet hedges, mature conifers and deciduous trees.

- 3.2 The site is currently accessed via a private driveway access from Malletsheugh Road, an adopted road to the west of the site, which connects to Ayr Road (A77). The A77 forms the southern and eastern boundaries of the application site. As part of the application proposal it is intended that the site access position will be altered, in order to allow a better flow through the site, and to also allow better utilisation of space for amenity and pedestrian routes. Vehicular access to the site will however continue to be off Malletsheugh Road, as at present.

4. The Proposed Development:

- 4.1 The development currently proposed is the demolition of the existing dwelling (Treeside Cottage) and the erection of a flatted development comprising 2 no. blocks containing 18 no. 3-bedroom flats, alongside the formation of on-site parking, landscaping, common/private amenity space and associated on site infrastructure. Full details of the proposed development are contained in the submitted Design Statement, and on the submitted plans and elevations.

5. Relevant Development Plan Policies:

- 5.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that “where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise”.
- 5.2 The Development Plan relevant to the current planning application comprises the:
- The Clydeplan Strategic Development Plan (2017); and the
 - East Renfrewshire Local Development Plan (2015).
- 5.3 As noted above, the Case Officer has indicated that he is of the opinion that the review proposal does not comply with Policies M2.1 and D1 of the adopted Local Development Plan. These policies are set out below:

Policy M2.1 states that development within the area west of Newton

Mearns as defined on the Proposals Map will be permitted in accordance with Policy M1 and M2, to be defined further through the preparation of a comprehensive master plan.

The master plan will be prepared by the Council in partnership with landowners, developers and key agencies and will be adopted by the Council as Supplementary Planning Guidance. The Council will not consider any applications favourably prior to the adoption of the master plan (M2.1) to ensure a co-ordinated approach to delivery.

The whole area will be removed from the green belt and identified as a master planned area on the Proposals Map. The detailed phasing and delivery of sites will be determined through the preparation of the master plan. In addition, the master plan will have to address the following requirements:

- Integration of Maidenhill/Malletsheugh as a sustainable urban expansion with Newton Mearns accommodating:
 - Mixed housing comprising a range of house types and tenures including affordable;
 - A high-quality environment that will attract a variety of employment generating uses including high tech businesses and the potential for live/work units to assist with the creation of a dynamic and competitive local economy, boost local job and improve inward investment opportunities;
 - Neighbourhood scale retail;
 - Community/leisure facilities (including allotments and a potential site for a religious facility);and
 - Education facilities - On site provision of a non-denominational primary school and associated pre-five provision required as an early priority. The requirement for a denominational primary school is provided under Proposal D13.22, South Waterfoot Road, Newton Mearns. Capacity can be managed within other schools subject to provision of appropriate development contributions.
- Approximately 1060 homes to be phased 450 homes by 2025 and 610 homes post 2025;
- Provision for a sustainable transport strategy comprising:
 - Public transport upgrades;
 - Upgrades to Aurs Road,; and
 - Investigate improvements to connectivity between Barrhead and Newton Mearns including, in the long term, the 'Balgray Link' route.
- Enhancement of the Dams to Darnley Country Park by improving access, tourism activity and by encouraging appropriate

commercial and leisure activity on key sites.

Policy D1 states that proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. 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.

Supplementary Guidance

5.4 Supplementary Planning Guidance has been prepared by the Council in order to support the Local Development Plan and provide more guidance on specific policy areas. These documents form a statutory part of the Local Development Plan. The following are relevant:

- Affordable Housing (June 2015);
- Developer Contributions (June 2015); and
- Green Network and Environmental Management (June 2015).

6. Other Material Considerations:

National Planning Framework (2014).

6.1 The National Planning Framework (NPF) is the spatial expression of the Scottish Government's Economic Strategy. Four planning outcomes are set out in the NPF:

- A successful, sustainable place - supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places;
- A low carbon place - reducing our carbon emissions and adapting

- to climate change;
 - A natural, resilient place - helping to protect and enhance our natural and cultural assets and facilitating their sustainable use; and
 - A more connected place - supporting better transport and digital connectivity.
- 6.2 A key focus for NPF3 is promoting high quality development and sustainable economic growth, reducing energy demand, promoting an integrated approach to the provision of green infrastructure and reducing the need to travel and ensuring economic competitiveness.

Scottish Planning Policy (2014)

- 6.3 The Scottish Government have stated that planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources. The purpose of Scottish Planning Policy (SPP) is to set out national planning policies that reflect Scottish Ministers' priorities for the development and use of land and is intended to promote consistency across Scotland whilst allowing sufficient flexibility to reflect local circumstances. The SPP is also intended to support the delivery of the Scottish Government's national outcomes in respect of planning, which are that planning:
- Improves quality of life by helping to create well-designed sustainable places for Scotland's people;
 - Protects and enhances Scotland's built and natural environments as valued national assets; and
 - Supports sustainable economic growth and the transition to a low carbon economy.
- 6.4 Furthermore, the SPP now introduces a presumption in favour of development that contributes to sustainable development. This means that the planning system must support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. Policies and decisions should therefore give due weight to net economic benefit, and should support the delivery of accessible housing, business, retailing and leisure development. It is clear from this that the Scottish Government are of the firm opinion that the planning system exists to promote, not to prevent, development.
- 6.5 With respect to the provision of new housing, SPP notes that NPF3 aims to facilitate new housing development, particularly in areas within our cities network where there is continuing pressure for growth, and through

innovative approaches to rural housing provision. House building makes an important contribution to the economy. Planning can help to address the challenges facing the housing sector by providing a positive and flexible approach to development. In particular, provision for new homes should be made in areas where economic investment is planned or there is a need for regeneration or to support population retention.

7. Grounds for Review:

- 7.1 With respect to the review application, having regard to the provisions of the adopted Local Development Plan (and its adopted Supplementary Guidance), and the relevant material considerations, the following are the key planning issues.

The Principle of the Development

- 7.2 In the extract from the master plan below the current application site falls within 'Site 2' of the Maidenhill Master Plan:



Figure 1: Maidenhill Master Plan Area - June 2015

- 7.3 As noted in Section 2 above, the review site benefits from an extant planning permission for the erection of 4 no. two-storey detached dwellinghouses and the formation of an access. There can therefore be no objection to the principle of the residential development of the site. On this basis the review application cannot therefore be considered to be

contrary to any of Policies M1, M2, and M2.1, or Strategic Policy 1, of the adopted Local Development Plan.

Built Form, Design and Materials

- 7.4 The key planning issue is thus whether or not the proposal is felt to comply with **Policy D1** of the Local Development, which states that all development proposals 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.
- 7.5 The review application was accompanied by a detailed Design Statement prepared by **Convery Prenty Architects**. This explained and illustrated the principles and concepts of the design of the proposed development in a structured way and set out the thought process that had led to the final design. It demonstrated how the site and its surroundings had been fully appraised, and how the final design solution promoted takes this context into account. It also explained how the application proposal took into account the detailed advice on the preparation of Design Statements contained in both the Scottish Government's PAN 68: Design Statements, and the relevant design policies contained in the Council's Local Development Plan.
- 7.6 With respect to 'built form' the Design Statement notes that the proposed flatted blocks will each be comprised of 4 floors, with recessed balconies, and simple regular openings positioned to maximise views and make best use of natural lighting. The top floor of each of the blocks will be set back from the floors below, in order to give visual relief and to prevent any dominating elevation treatment arising. This arrangement furthermore allows substantial private amenity space to be formed on the roof of each of the buildings.
- 7.7 The two flatted blocks have therefore been designed to be respectful to the local environment and respond appropriately to their surroundings whilst allowing a suitable scale of development. Given the ongoing development of the area, and the changing nature of the existing roads (Malletshaugh Road, Ayr Road) and their junctions with the A77, and in particular the volume of traffic using / passing these junctions, a relatively low-rise flatted development is not considered to be inappropriate for this site.
- 7.8 As can be seen from the image below (**Figure 2**) the proposed flatted blocks would be only slightly higher than the previously approved detached dwellings. However, a very similar percentage (approximately 22%) of the total site area would be developed. The proposed flatted

arrangement will however have a number of important benefits. Overall the site will 'feel' more open, and more of the existing trees will be able to be retained. Furthermore, by concentrating the built development at the extremities of the site, where it will relate well to the adjoining Barratt Homes development to the west, and the Mactaggart and Mickel development to the north and east, the open central area will become available for the provision of vehicle parking, and a high quality, fully landscaped, communal amenity space.



Figure 2: Extract from Convery Prenty Architects drawing number 635_220 - Elevation to A77

7.9 With respect to external materials these have been carefully selected to deliver a high quality of materiality and longevity of appearance, continuing the approach of the original and successful established developments in the surrounding area. External materials will include buff coloured facing brick, with selected protruding brick features, dark grey multi Zinc (or other metal) cladding, with vertical standing seams and timber cladding (at feature common entrances).

7.10 In summary, it is considered that the application proposal:

- Respects the context of the location;
- Respects and retain the existing landscape of the site, and maintains the local identity of the site;
- Provides a modern built form which seeks to make benefit of the location for the benefit of all;
- Ensures that building mass accords to the site topography and building heights adjacent in the vicinity; and
- Ensures that the frontage to the development will create a defined and considered building form and public realm aspect to both Ayr

Road and Malletsheugh Road.

Landscaping and Trees

- 7.11 Local Development Plan **Policy D1** also states all development proposals 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.
- 7.12 Under this heading the Design Statement notes that the intention is that the proposal will merge sympathetically with the existing environment, with minimal intrusion to the established landscape and character it delivers. The development will create a structured green space to be shared among residents and furthermore, in comparison to the previous permission for the development of the site, which proposed the removal of approximately 34 trees, the majority of the existing trees are now to be retained and protected during the development phase.
- 7.13 To carry out development, the removal of some existing trees will nevertheless be unavoidable. However, the layout of the proposed flats has been planned to minimise tree loss, to the extent that the removal of in the region 14 existing trees is all that is now proposed. It should also be noted that most of this tree removal will take place along the frontage with Ayr Road, where the existing foliage is particularly dense and overgrown. Overall, the site will this benefit from reduced vegetation, with more light and views being made available. In addition, the landscape character of the site will be enhanced through the selective introduction of new specimen trees, soft landscaping and a palette of hard landscape finishes.

Parking and Access

- 7.14 Local Development Plan **Policy D1** further states that parking and access requirements of the Council should be met in all development, and that appropriate mitigation measures should be introduced to minimise the impact of new development. Vehicle parking provision for the proposed development will comprise:
- 200% private allocated parking spaces (i.e. 36 spaces); and
 - 25% visitor parking spaces (i.e. 5 spaces).
- 7.15 Vehicular access to the existing dwelling is via a private driveway access from Malletsheugh Road. As part of the application proposal it is intended that the site access position will be altered, in order to allow a

better flow through the site. The proposed new junction with Malletsheugh Road will provide the required geometry and visibility splays, in compliance with roads guidance. All roads within the site will be private and a shared surface, for both pedestrian and vehicular traffic.

Affordable Housing and Developer Contributions

- 7.16 When the Council previously indicated that it was minded to grant planning permission for the residential development of the review site (application 2017/0576/TP) this was subject to “the conclusion of a legal agreement to secure an affordable housing contribution and payment of development contributions”.
- 7.17 With respect to the provision of affordable housing Local Development Plan **Policy SG5** states that 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.
- 7.18 The Council's adopted **Supplementary Guidance** then notes that on sites of 4-19 dwellings (small housing sites) Planning Advice Note 2/2010 recognises that on site provision will often be possible, however that where sites are unsuitable for affordable housing for example due to the small scale of the proposal, practical or locational circumstances, it may be advantageous to consider the payment of a commuted sum, for example where this would achieve more, higher quality, or better-located affordable housing elsewhere, help support the delivery of a preferred tenure or type of affordable housing elsewhere, or where it would support the delivery of non-new build affordable housing projects throughout the area.
- 7.19 In addition to affordable housing contributions, Local Development Plan **Strategic Policy 3** states that the Council will seek to secure further community infrastructure and environmental benefits arising from new developments in order to mitigate their impacts. The Council's adopted Supplementary Guidance then notes that there are a wide range of facilities and infrastructure requirements that may be necessary in order to make a development acceptable in planning terms, and that these might include education, roads and transportation, community facilities and libraries, sports, parks and open space, and green network and access. This list aims to capture the main contributions that may be required from developments, however individual applications will be assessed on a case by case basis and in some cases, this may result in requirements that could not have been foreseen. Not all requirements listed will be relevant to every development.

- 7.20 Should the Local Review Body indicate that it is minded to approve the review application the requirement for developer contributions will become the subject of future discussions, and any payments will be secured via a further Section 75 Agreement, to be concluded and registered prior to the granting of planning permission.

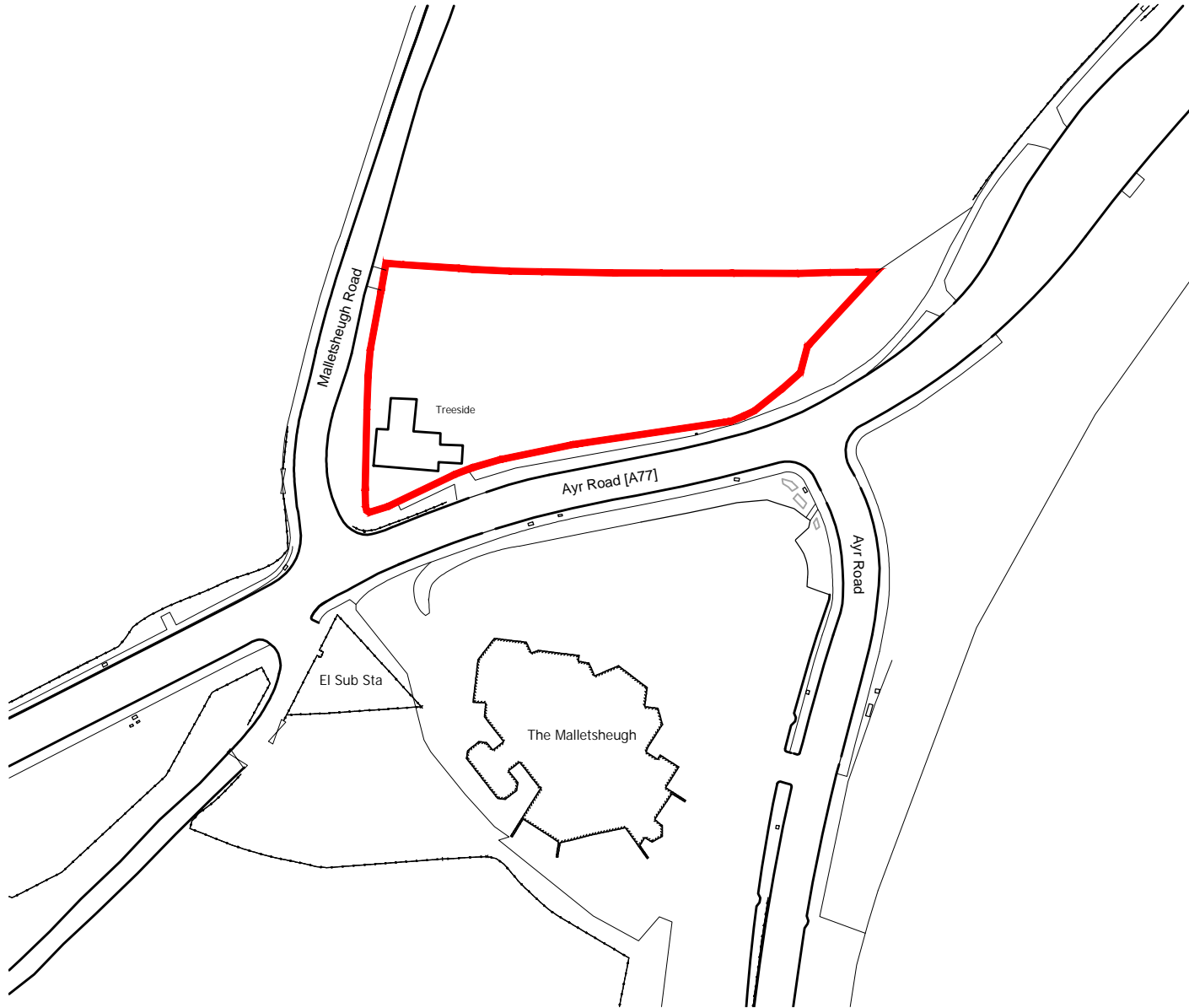
8. Conclusions:


- 8.1 In 2019 the Council granted detailed planning permission for the residential development of the review site. This planning permission, which is capable of implementation, is for the erection of 4 no. two-storey detached dwellinghouses, and the formation of an access. This extant permission is a significant material consideration, meaning that there can be no objection to the principle of the residential development of the review site. On this basis the current application proposal cannot therefore be considered to be contrary to **Policy M1**, **Policy M2**, and **Policy M2.1**, or **Strategic Policy 1**, of the adopted Local Development Plan.
- 8.2 With respect to the assessment of the application proposal in the context of **Policy D1** of the Local Development Plan, the submitted Design Statement shows how the size, scale, massing and density of the proposed development will be in keeping with the surrounding built form, and how local architecture, design and materials have been respected. The layout of the proposed development would build on a similar percentage of the review site as the previously approved scheme however it would 'feel' more open.
- 8.3 By concentrating the new buildings at the extremities of the site, where they will relate well to the adjoining Barratt Homes development to the west, and the Mactaggart and Mickel development to the north and east, the open central area will be available for the provision of vehicle parking, and a high quality, fully landscaped, communal amenity space. This arrangement will also ensure that many more significant trees will be able to be retained on the site, when compared with the previously approved proposal. Additional tree planting, and soft and hard landscaping, will be also be introduced.
- 8.4 In conclusion it is therefore requested that the Council's Local Review Body indicate that it is minded to grant detailed planning permission for the proposed development, subject to the imposition of conditions and the prior conclusion of a Section 75 Agreement with respect to developer contributions.

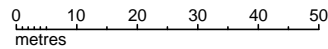
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PLANS/PHOTOGRAPHS/DRAWINGS

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 application site
0.30 hectares (0.74 acres)



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revision	date	note
-	00/00/00	Revision Notes

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CLIENT Panacea Property
PROJECT Treeside Residential Development
Newton Mearns

DRAWING Location Plan

PAPER SIZE A4	SCALE 1:1250	DATE Aug 2019
DRAWING NUMBER 635_001		REVISION -

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Block Plan as Existing

Legend

- application site
0.30 hectares (0.74 acres)
- tree

Planning

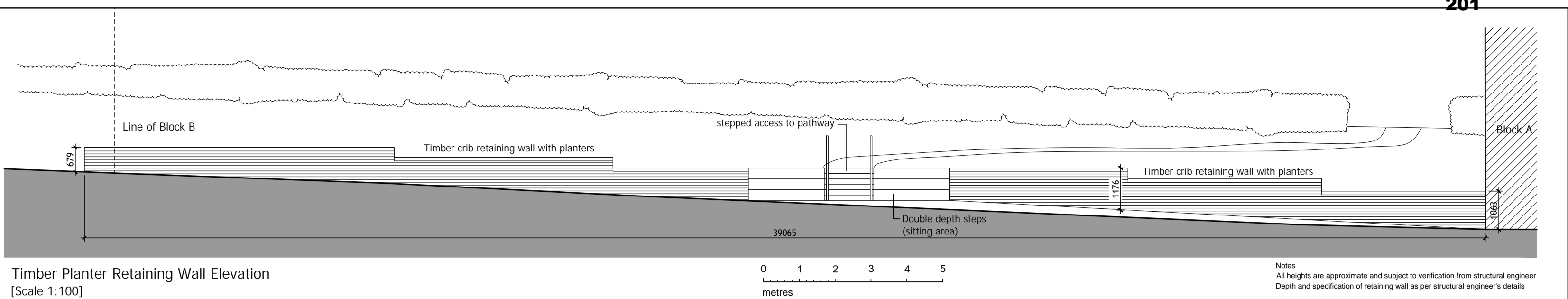
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DRAWING Block Plan as Existing

PAPER SIZE	SCALE	DATE
A1	1:200	July 2019

DRAWING NUMBER	REVISION
635_005	-



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revision	date	note
A	01/10/2019	Retaining Wall elevation added
B	11/02/2020	Parking and road layout amended

Open Space/Amenity

Requirement (30m ² per flat)	540m ²
Common Amenity Space #01	235m ²
Common Amenity Space #02	75m ²
Common Amenity Space #03	340m ²
TOTAL	650m ²

Parking

Requirement (2 spaces per flat + 25% visitor)	41 spaces
Parking provision	41 spaces

Landscaping

proposed hardstanding area (roads and paths) = 940m²

tree removals = 14
new trees = 8
net tree loss = 6

*Tree numbers subject to verification from Tree Survey to be carried out

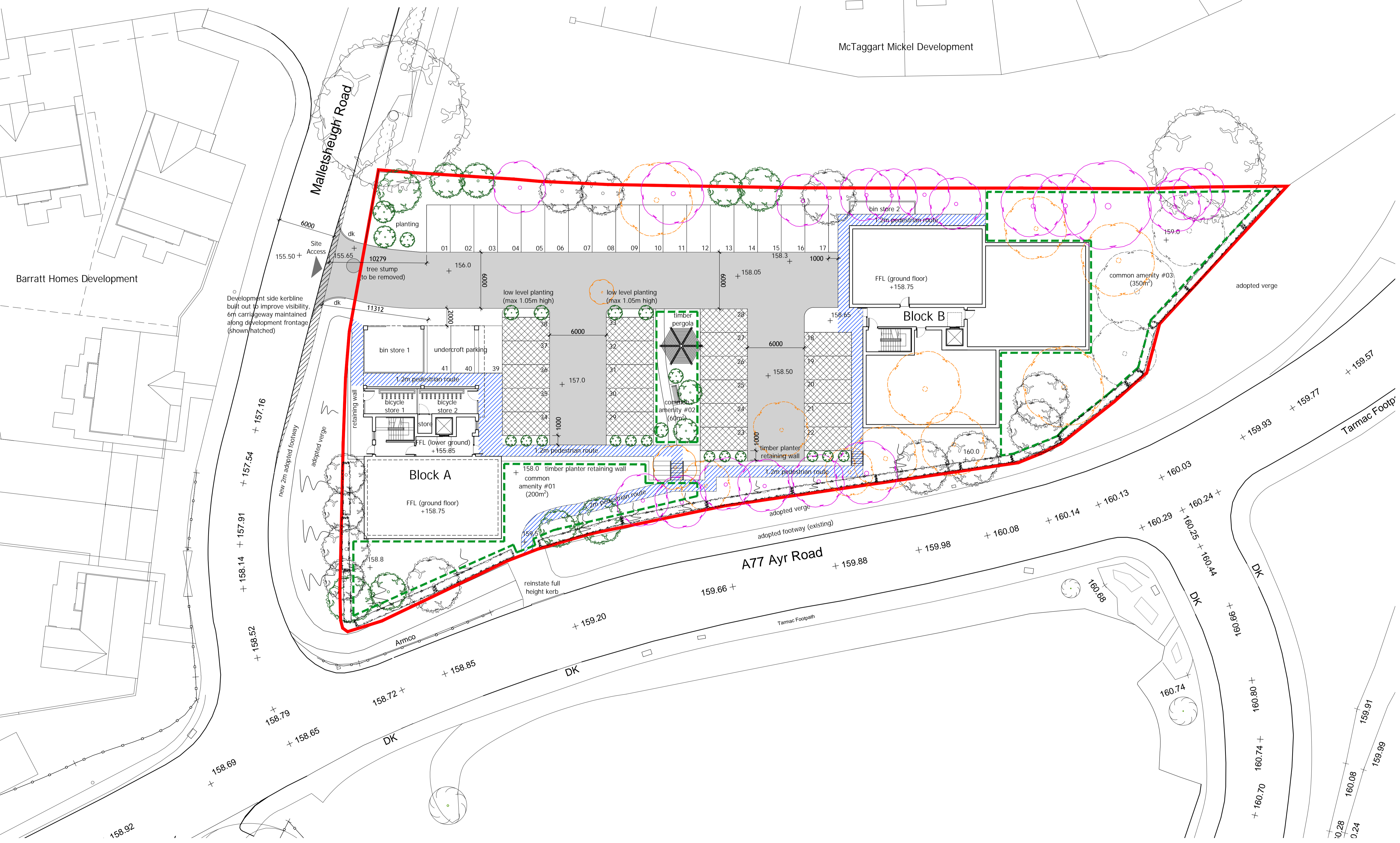
Proposed Flats

No. Units = 18

Total Building Footprint (Block A + Block B) = 707m²

Legend

- application site (0.30 hectares (0.74 acres))
- grass-crete parking bays
- road [asphalt surface]
- 1.2m pedestrian footpath [bound gravel]
- common amenity space
- new planted tree
- tree removal
- tree to be retained which was marked for removal under previous consent 2017/0576/TP
- existing trees / vegetation
- hedges
- + spot level (proposed)



Block Plan as Proposed
Scale 1:200

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DRAWING Block Plan as Proposed

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635_050	B	

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Open Space/Amenity (as consented)

TOTAL (private) 877m²

Parking

Requirement (3 spaces per unit)

Parking provision 15 spaces (including garages)

Landscaping (as consented)

consented hardstanding area (roads and paths) = 910m²

tree removals = 34

new trees = 0

net tree loss = 34

Proposed Housing (as consented)

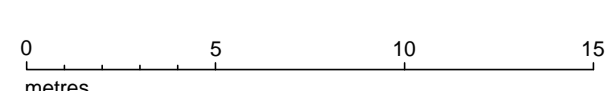
No. Units = 5 (4 new + 1 existing)

Total Building Footprint (existing house + 4 new houses) = 638m²

Legend

- application site 0.30 hectares (0.74 acres)
- tree
- tree removals as part of previous planning consent 2017/0576/TP
- road area (350m²) as part of previous planning consent 2017/0576/TP
- footpath area (140m²) as part of previous planning consent 2017/0576/TP
- hardstanding area (420m²) as part of previous planning consent 2017/0576/TP
- private amenity as part of previous planning consent 2017/0576/TP
- consented building outlines (638m²) as part of 2017/0576/TP

Block Plan as Existing showing previously consented layout



Planning

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 PROJECT Treeside Residential Development Newton Mearns

DRAWING Block Plan as Existing showing previously consented layout

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View 1
from Malletsheugh Road / Ayr Road junction (approach from east)

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DRAWING View from Ayr Road /
Malletsheugh Road Junction

PAPER SIZE	SCALE	DATE
A3	-	Aug 2019
DRAWING NUMBER	REVISION	
635_901	-	

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CLIENT Panacea Property

PROJECT Treeside Residential Development
Newton Mearns

DRAWING View from Ayr Road Junction

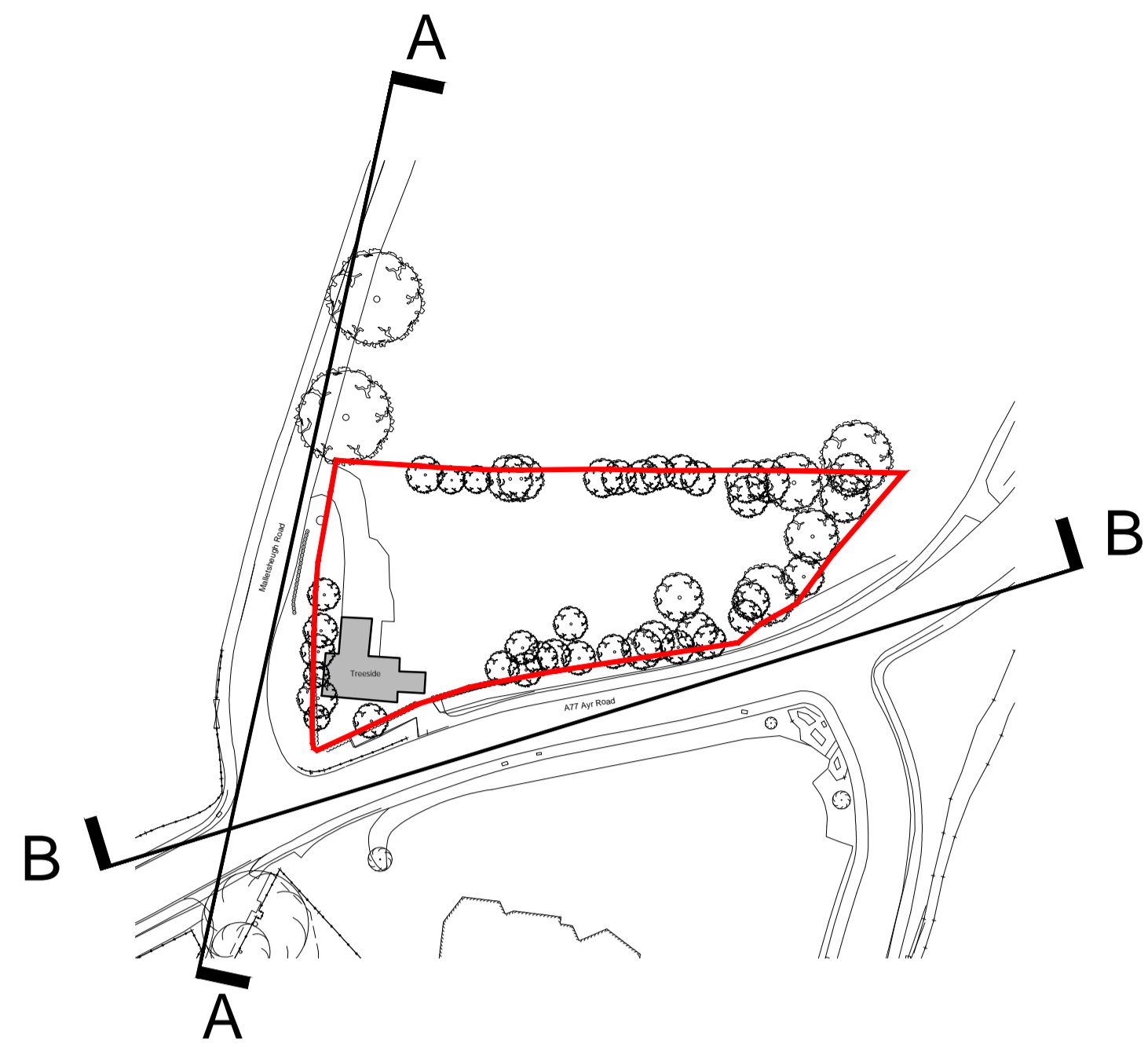
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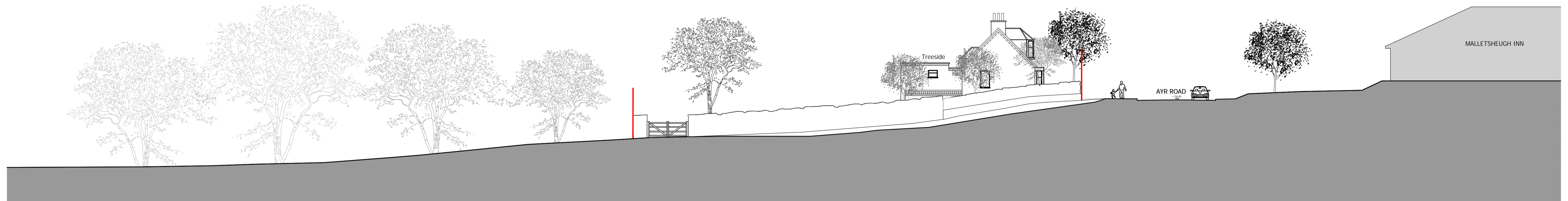
View 2
from Ayr Road junction (approach from west)

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revision	date	note
-	08/2020	Revision Notes



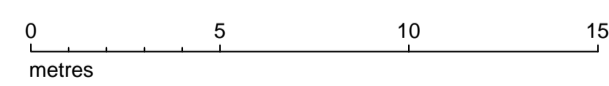
Key Plan



Street Elevation A-A as existing
[West]



Street Elevation B-B as existing
[South]

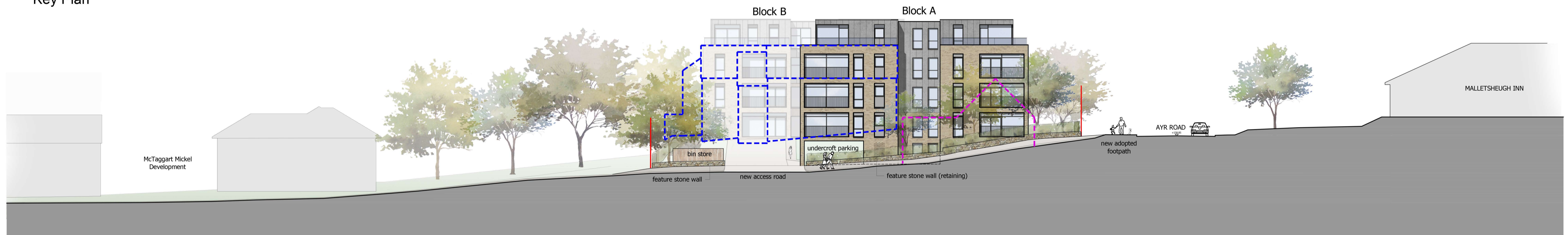
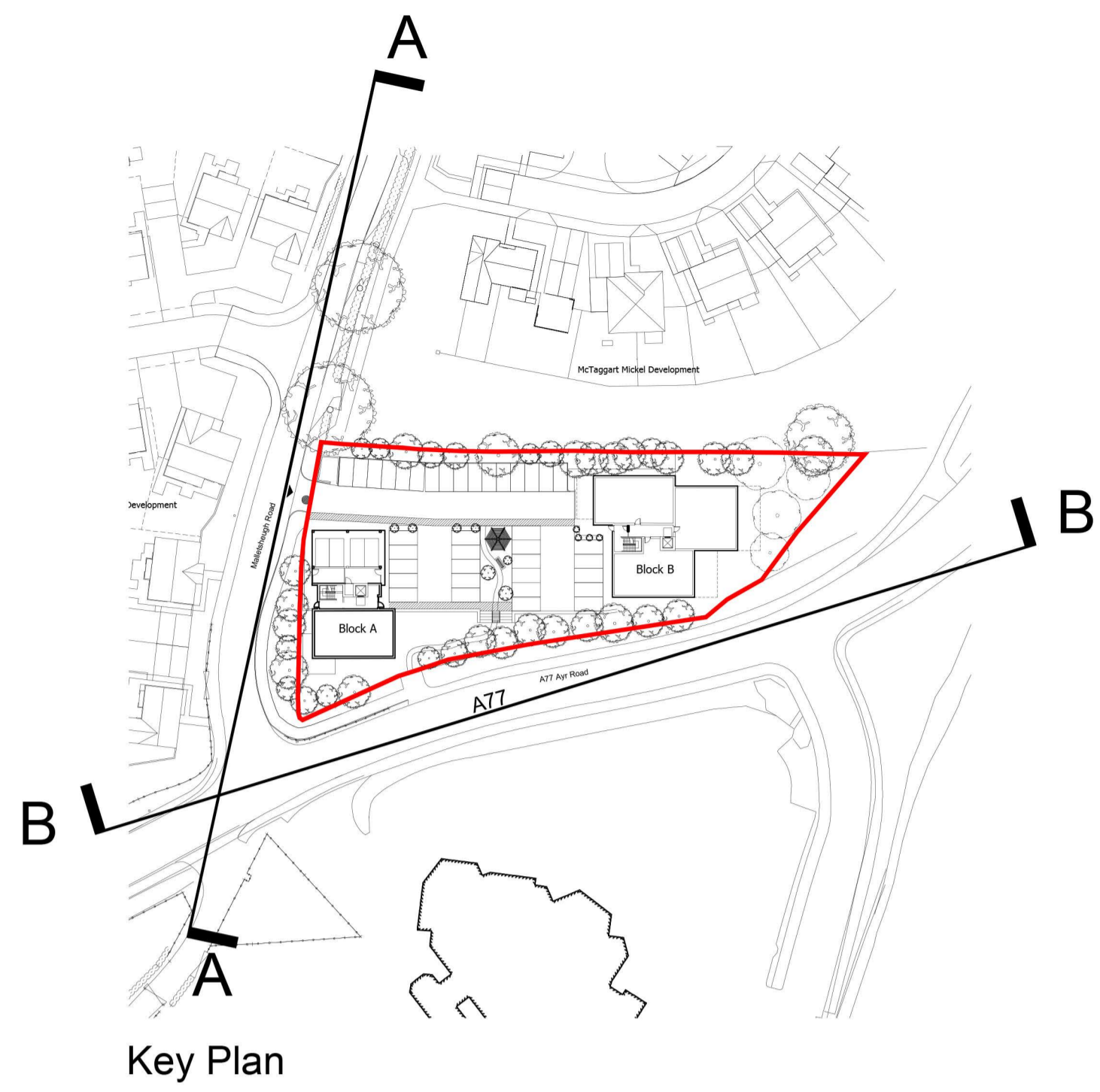


Planning		
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PROJECT	Treeside Residential Development Newton Mearns	
DRAWING Street Elevations as Existing		
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A1	1:200	Aug 2019
DRAWING NUMBER	REVISION	
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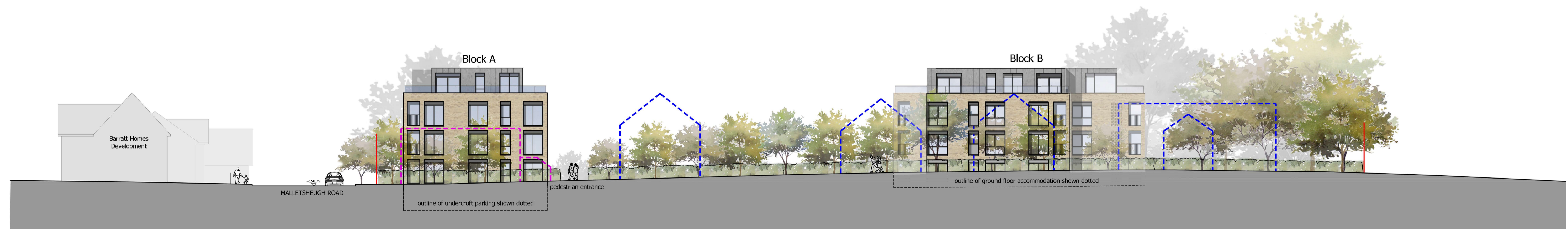
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revision	date	note
A	09/10/19	Bin Store, Block A & Block B revised



Street Elevation A-A as proposed [West]



Street Elevation B-B as proposed [South]



- Site Boundary
- Outline of dwellings previously consented (2017/0576/TP)
- Outline of existing 'Treeside' dwelling (to be demolished)

Planning		
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CLIENT	Panacea Property	
PROJECT	Treeside Residential Development Newton Means	
DRAWING	Street Elevations as Proposed	
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635_220	A	

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revision	date	note
A	01.10.2019	window and door positions updated
B	09.10.2019	window and door positions revised bin store revised
C	12.02.2019	revisions per updated site plan




Block A
East Elevation

Elevation Materials Key:



WALLS

-  facing brick
colour: blonde multi
-  standing seam
(vertical) zinc cladding
colour: dark grey
-  natural timber cladding
(vertical)

ROOF

-  single ply membrane (flat roof)
colour: dark grey

WINDOWS/DOORS

-  uPVC frame windows/doors
frame colour: dark grey
-  opaque window panels
frame colour: dark grey
opaque panel colour: grey

GUARD RAILS / BOUNDARIES

-  metal bar balcony balustrade
colour dark grey
-  glass balustrade
(on brick parapet wall)
with metal handrail
-  hedging



Block A
North Elevation



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DRAWING	Block A East & North Elevations as proposed	
PAPER SIZE	SCALE	DATE
A1	1:100	July 2019
DRAWING NUMBER	REVISION	
635_202	C	

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revision	date	note
A	01.10.2019	window and door positions updated
B	09.10.2019	window and door positions revised bin store revised
C	12.02.2019	revisions per updated site plan




Block A
West Elevation

Elevation Materials Key:



WALLS

-  facing brick
colour: blonde multi
-  standing seam
(vertical) zinc cladding
colour: dark grey
-  natural timber cladding
(vertical)




ROOF

-  single ply membrane (flat roof)
colour: dark grey

WINDOWS/DOORS

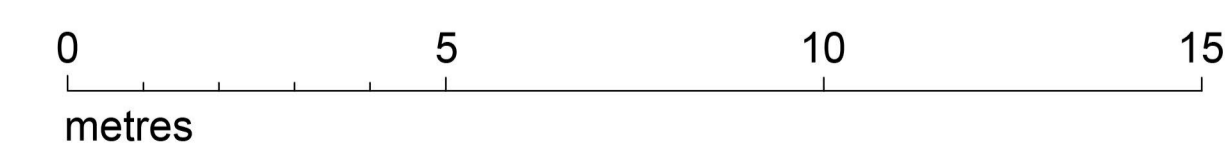
-  uPVC frame windows/doors
frame colour: dark grey
-  opaque window panels
frame colour: dark grey
opaque panel colour: grey

GUARD RAILS / BOUNDARIES

-  metal bar balcony balustrade
colour dark grey
-  glass balustrade
(on brick parapet wall)
with metal handrail
-  hedging



Block A
South Elevation

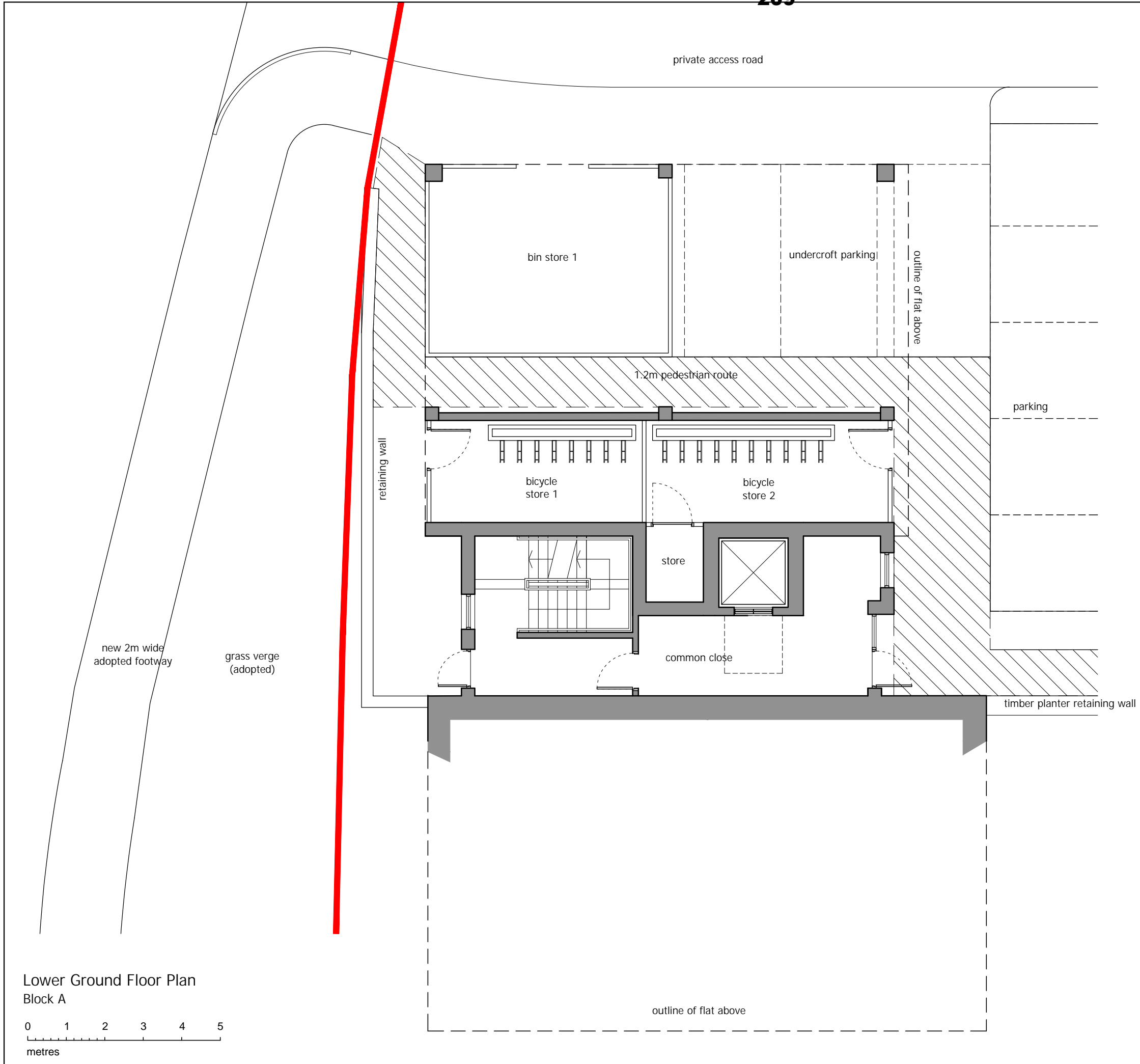


Planning		
CONVERY PRENTY ARCHITECTS		
231 St Vincent Street, Glasgow, G2 5DZ www.cparch.co.uk 0141 258 3100		
CLIENT	Panacea Property	
PROJECT	Treeside Residential Development Newton Means	
DRAWING	Block A West & South Elevations as proposed	
PAPER SIZE	SCALE	DATE
A1	1:100	July 2019
DRAWING NUMBER	REVISION	
635_201	C	

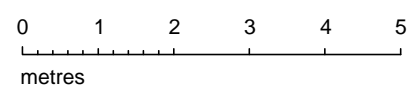
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revision	date	note
A	01.10.2019	window and door positions updated
B	12.02.2019	revisions per updated site plan



Lower Ground Floor Plan
Block A



Planning

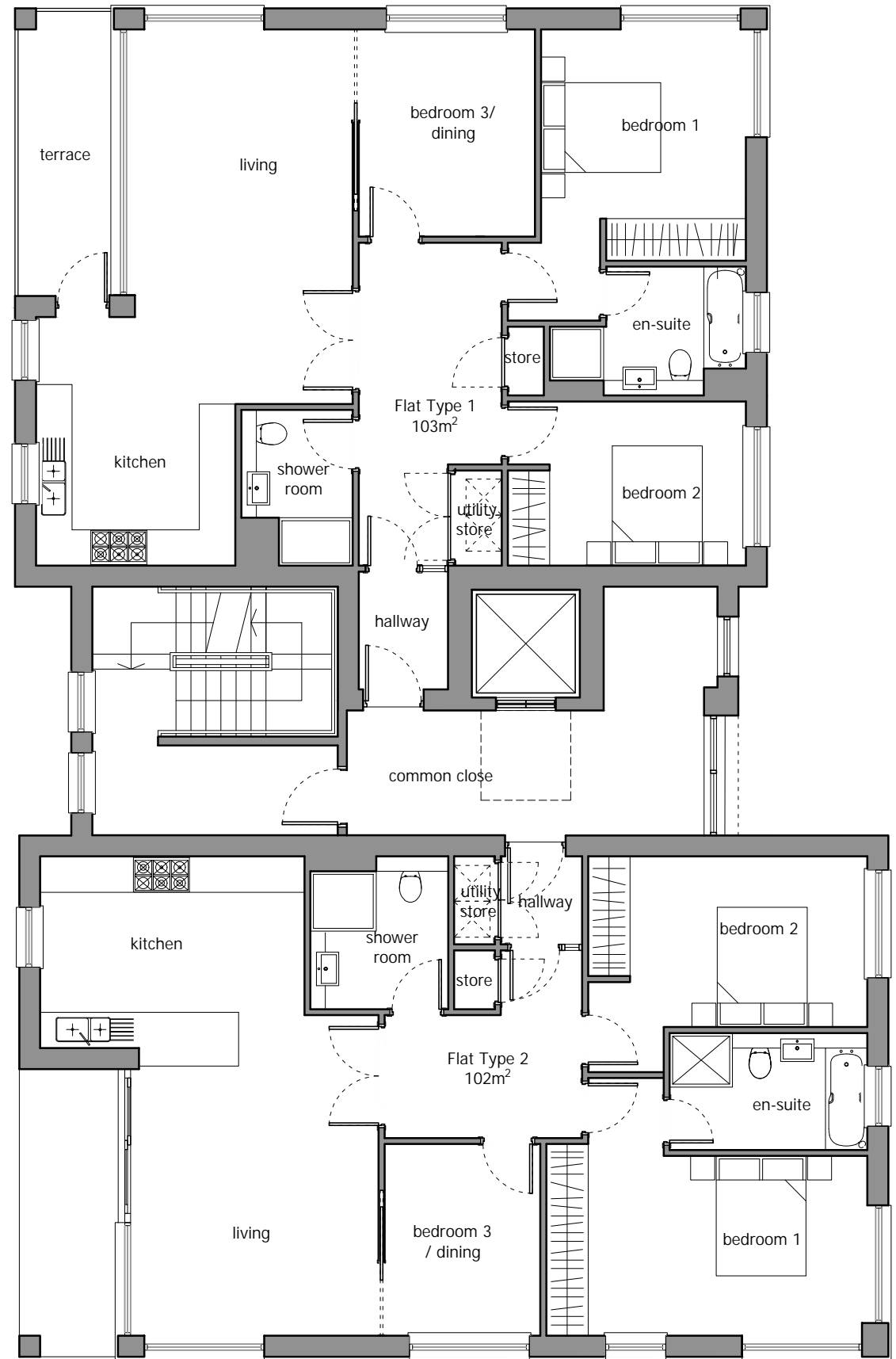
CONVERY PRENTY ARCHITECTS
 231 St Vincent Street, Glasgow, G2 5QY
 www.cparch.co.uk 0141 258 3100

CLIENT Panacea Property
 PROJECT Treeside Residential Development
 Newton Mearns

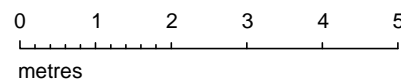
DRAWING Lower Ground Floor Plan
 Block A

PAPER SIZE A3	SCALE 1:100	DATE July 2019
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DRAWING NUMBER 635_110	REVISION B
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Typical First Floor & Second Floor Plan
Block A



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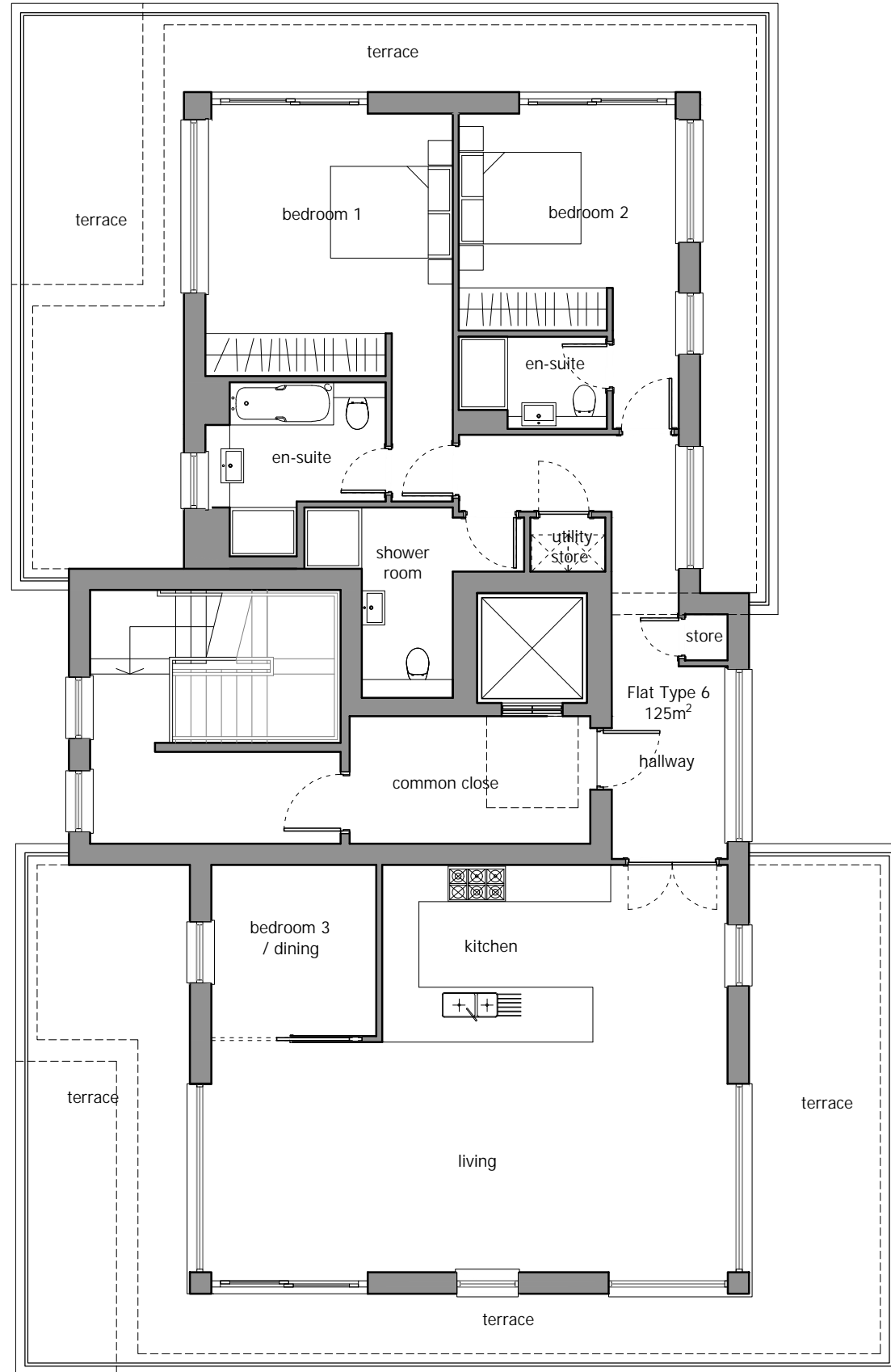
revision	date	note
A	01.10.2019	window and door positions updated
B	09.10.2019	window and door positions revised

Planning		
CONVERY PRENTY ARCHITECTS		
231 St Vincent Street, Glasgow, G2 5QY www.cparch.co.uk 0141 258 3100		
CLIENT	Panacea Property	
PROJECT	Treeside Residential Development Newton Mearns	
DRAWING	Typical First & Second Floor Plans Block A	
PAPER SIZE	SCALE	DATE
A3	1:100	July 2019
DRAWING NUMBER	REVISION	
635_112	B	

General Notes:

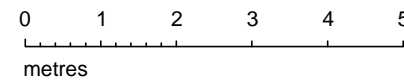
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revision	date	note
A	01.10.2019	window and door positions updated
B	09.10.2019	window and door positions revised



Flat Type 6
125m²

Third Floor Plan
Block A



Planning

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 PROJECT Treeside Residential Development
 Newton Mearns

DRAWING Third Floor Plan
 Block A

PAPER SIZE A3	SCALE 1:100	DATE July 2019
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DRAWING NUMBER 635_113	REVISION B
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revision	date	note
A	01.10.2019	window and door positions updated



Block B
East Elevation




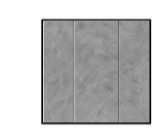
Block B
North Elevation




Elevation Materials Key:


WALLS

 facing brick
colour: blonde multi

 standing seam
(vertical) zinc cladding
colour: dark grey

 natural timber cladding
(vertical)

ROOF

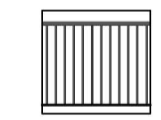
 single ply membrane (flat roof)
colour: dark grey

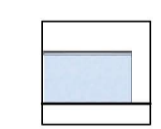
WINDOWS/DOORS

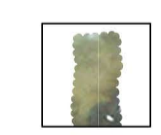
 uPVC frame windows/doors
frame colour: dark grey

 opaque window panels
frame colour: dark grey
opaque panel colour: grey

GUARD RAILS / BOUNDARIES

 metal bar balcony balustrade
colour dark grey

 glass balustrade
(on brick parapet wall)
with metal handrail

 hedging

Planning		
CONVERY PRENTLY ARCHITECTS <small>231 St Vincent Street, Glasgow, G2 5QV www.oparch.co.uk 0141 258 3100</small>		
CLIENT	Panacea Property	
PROJECT	Treeside Residential Development Newton Mearns	
DRAWING	Block B East & North Elevations as proposed	
PAPER SIZE	SCALE	DATE
A1	1:100	July 2019
DRAWING NUMBER	REVISION	
635_212	A	

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A	01.10.2019	window and door positions updated
B	09.10.2019	window and door positions revised

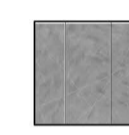



Block B
West Elevation

Elevation Materials Key:

WALLS

 facing brick
colour: blonde multi

 standing seam
(vertical) zinc cladding
colour: dark grey

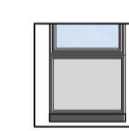
 natural timber cladding
(vertical)

ROOF


 single ply membrane (flat roof)
colour: dark grey

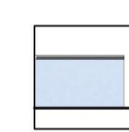
WINDOWS/DOORS

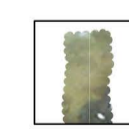
 uPVC frame windows/doors
frame colour: dark grey

 opaque window panels
frame colour: dark grey
opaque panel colour: grey

GUARD RAILS / BOUNDARIES

 metal bar balcony balustrade
colour dark grey

 glass balustrade
(on brick parapet wall)
with metal handrail

 hedging



Block B
South Elevation

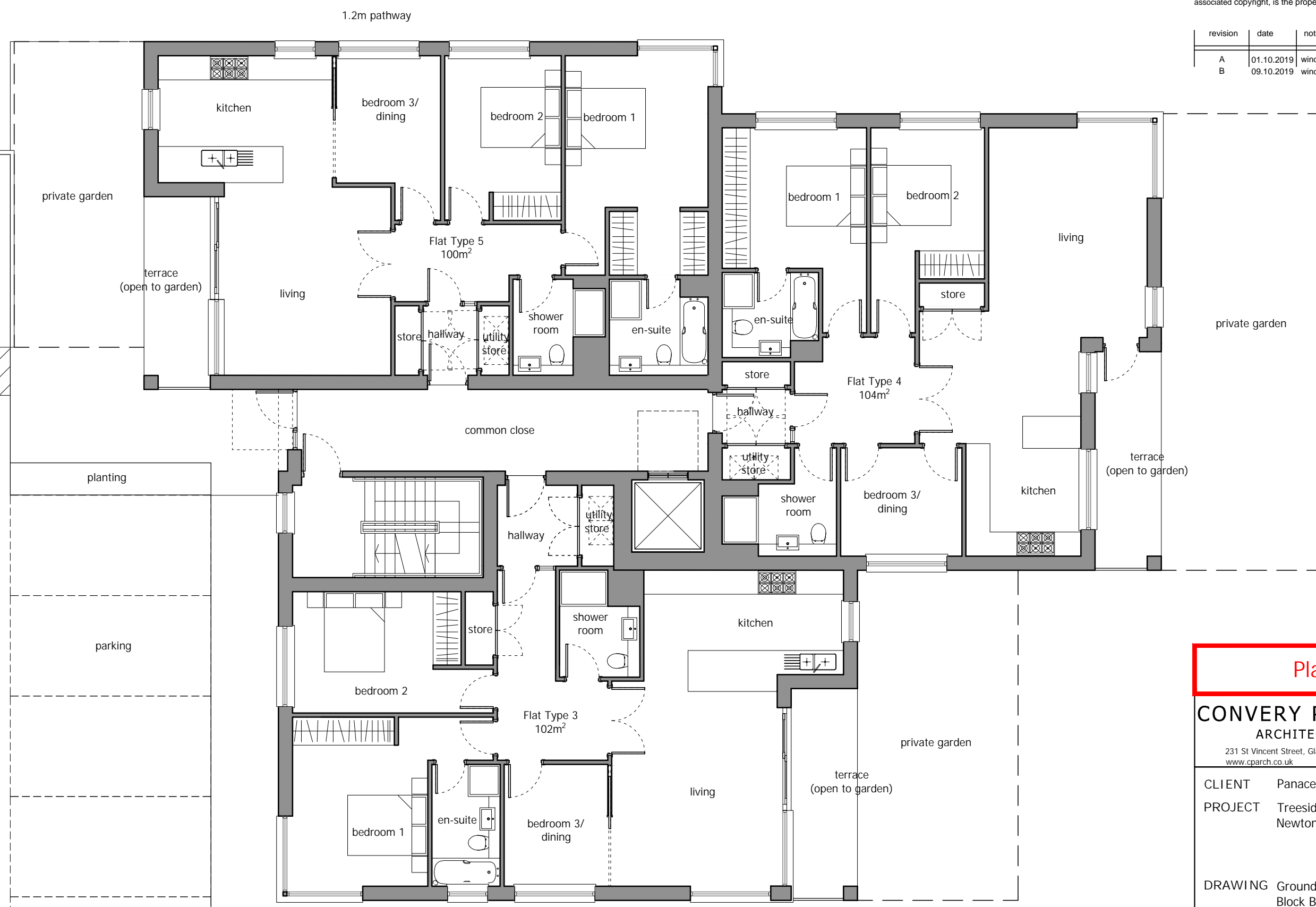


Planning		
CONVERY PRENTLY ARCHITECTS		
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CLIENT	Panacea Property	
PROJECT	Treeside Residential Development Newton Mearns	
DRAWING	Block B West & South Elevations as proposed	
PAPER SIZE	SCALE	DATE
A1	1:100	July 2019
DRAWING NUMBER	REVISION	
635_211	B	

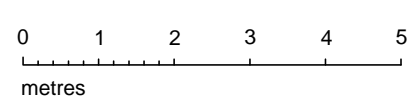
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A	01.10.2019	window and door positions updated
B	09.10.2019	window and door positions revised



Ground Floor Plan
Block B



timber planter retaining wall

Planning

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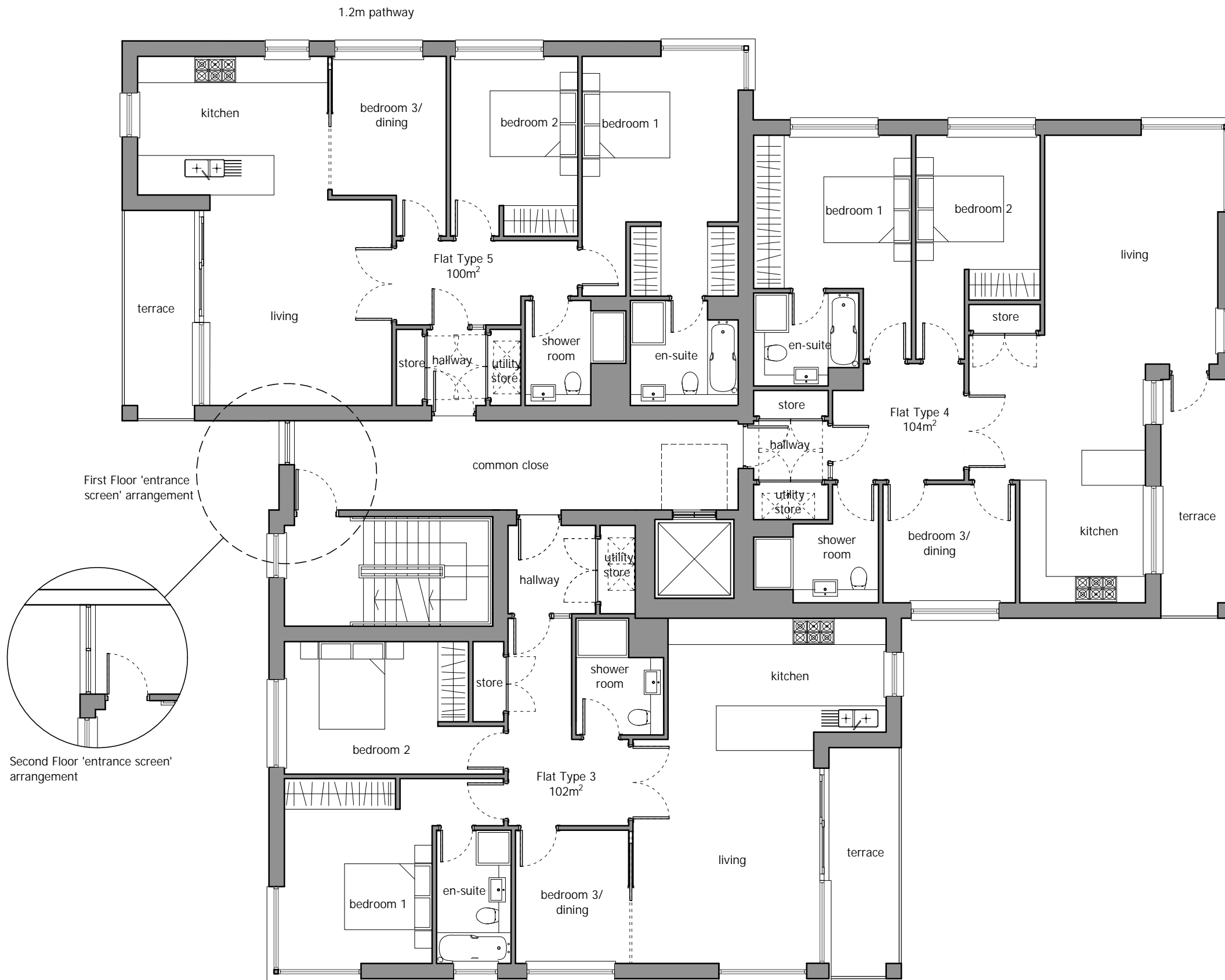
DRAWING Ground Floor Plan
 Block B

PAPER SIZE A3	SCALE 1:100	DATE July 2019
DRAWING NUMBER 635_120		REVISION B

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revision	date	note
A	01.10.2019	window and door positions updated
B	09.10.2019	window and door positions revised



Typical First Floor & Second Floor Plan
Block B

Planning

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DRAWING Typical First & Second Floor Plans
 Block B

PAPER SIZE A3	SCALE 1:100	DATE July 2019
DRAWING NUMBER 635_121		REVISION B

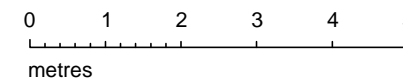
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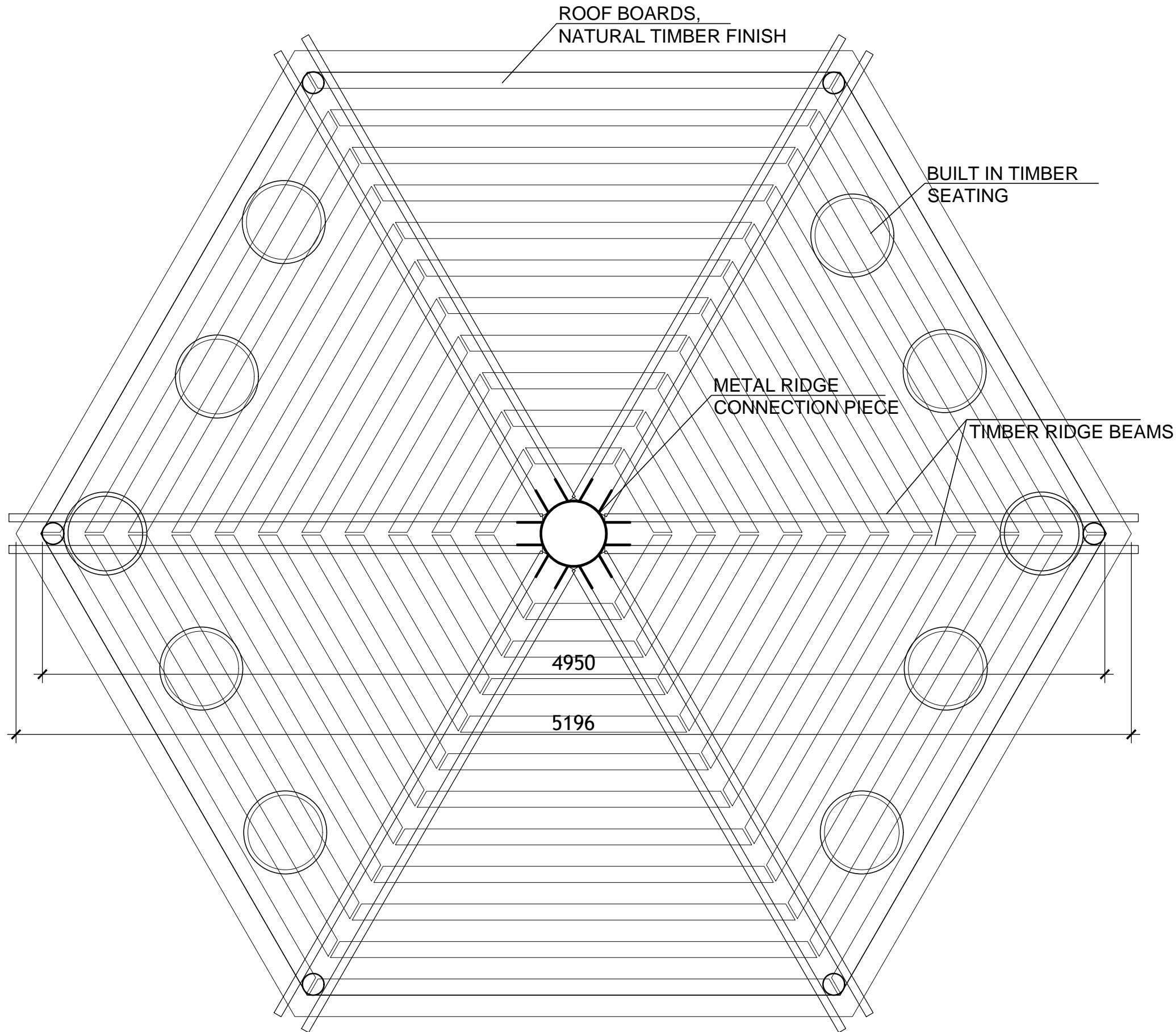
revision	date	note
A	01.10.2019	window and door positions updated
B	09.10.2019	window and door positions revised



Third Floor Plan
Block B



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DRAWING	Third Floor Plan Block B	
PAPER SIZE	SCALE	DATE
A3	1:100	July 2019
DRAWING NUMBER	REVISION	
635_122	B	



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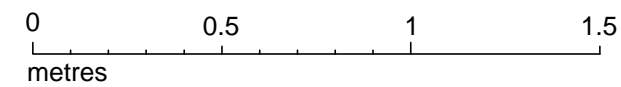
CLIENT Panacea Property
PROJECT Treeside Residential Development
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DRAWING Timber Pergola
Typical Plan

PAPER SIZE A3	SCALE 1:20	DATE Oct 2019
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DRAWING NUMBER 635_063	REVISION -
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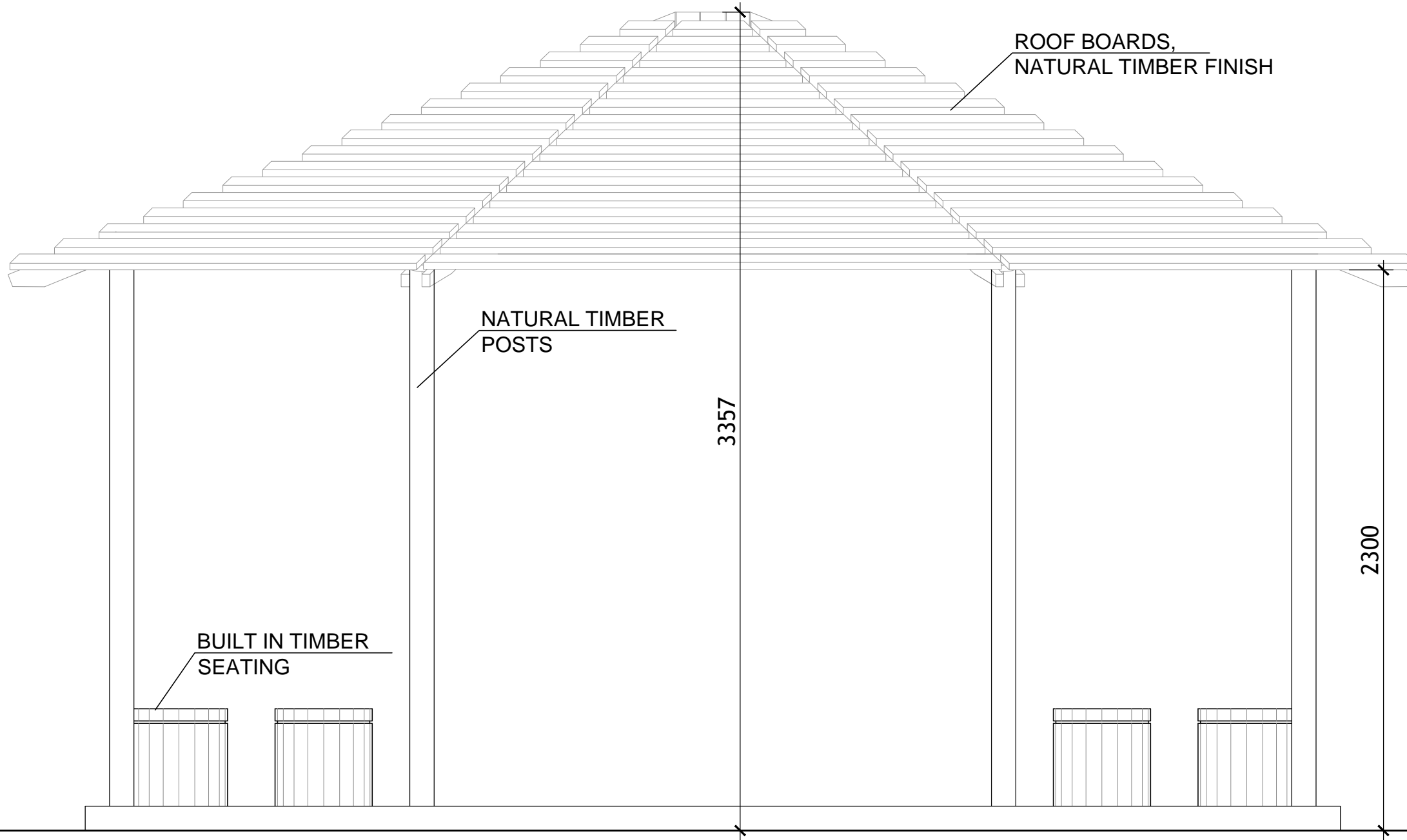
Timber Pergola
Plan



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-	00/00/00	Revision Notes



Planning

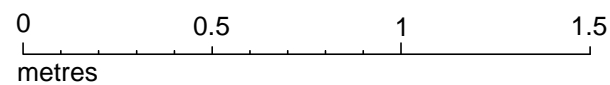
CONVERY PRENTY ARCHITECTS
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CLIENT Panacea Property
 PROJECT Treeside Residential Development Newton Mearns
 DRAWING Timber Pergola Typical Elevation

PAPER SIZE A3	SCALE 1:20	DATE Oct 2019
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DRAWING NUMBER 635_062	REVISION -
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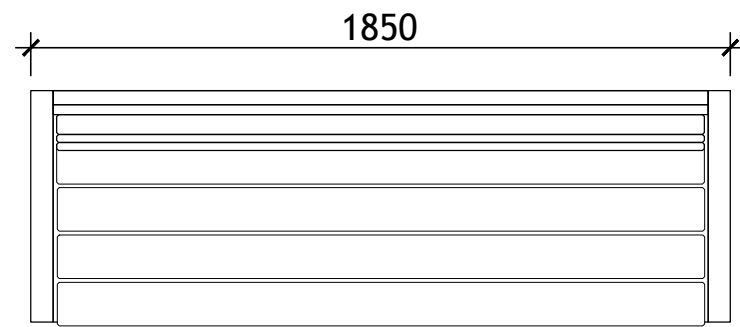
Timber Pergola
Typical Elevation



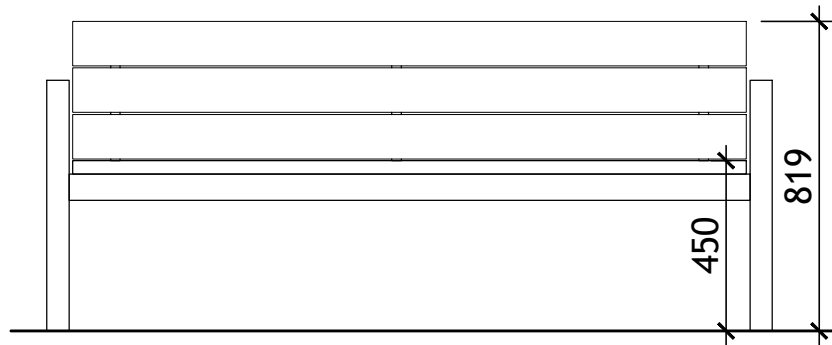
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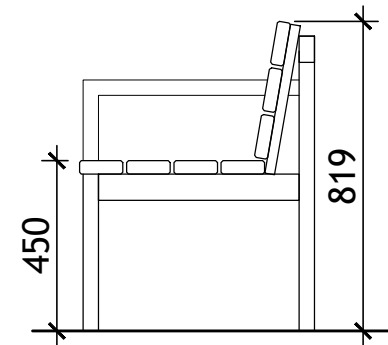
revision	date	note
-	00/00/00	Revision Notes



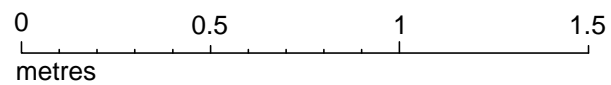
Timber Bench
Plan



Timber Bench
Front Elevation



Timber Bench
Side Elevation



Planning

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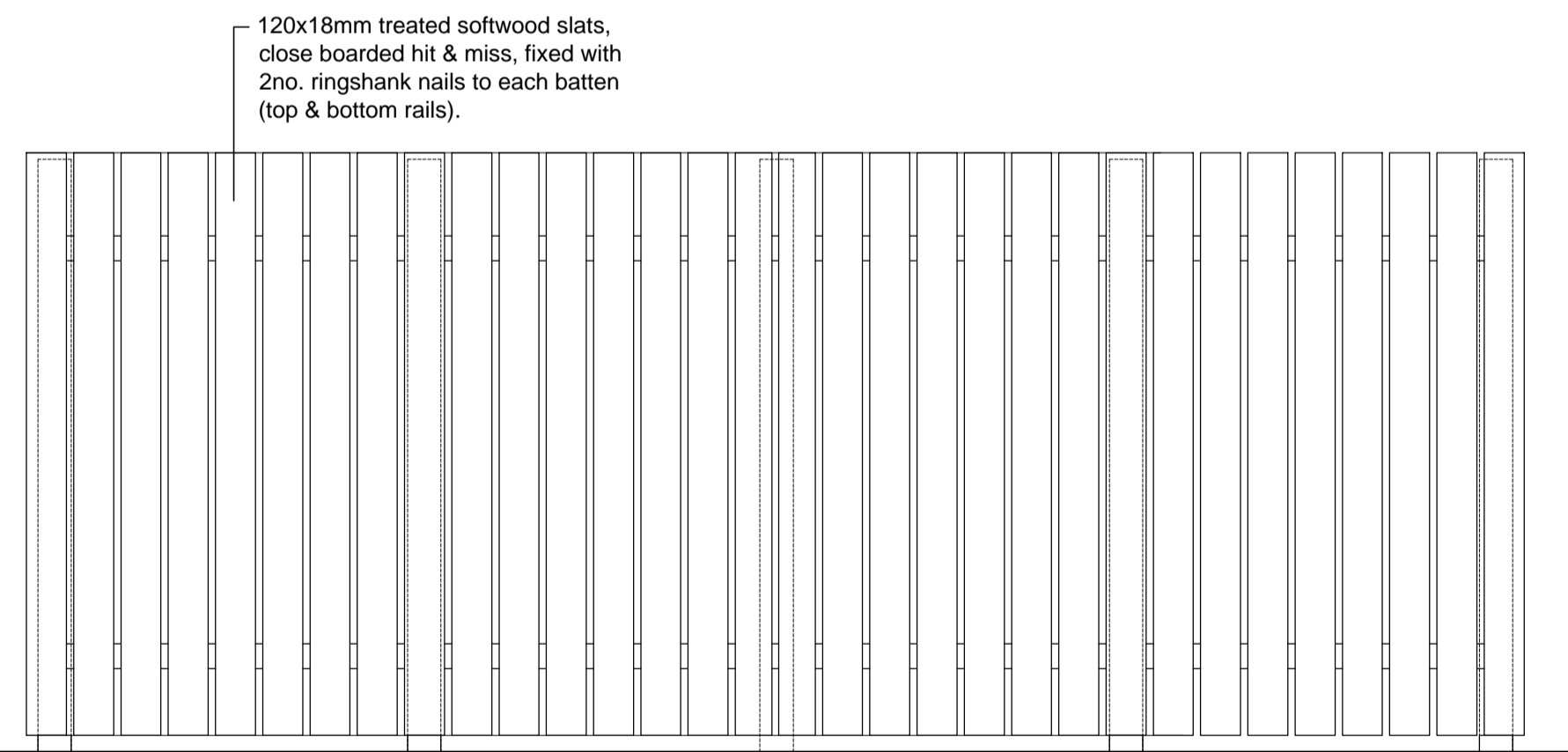
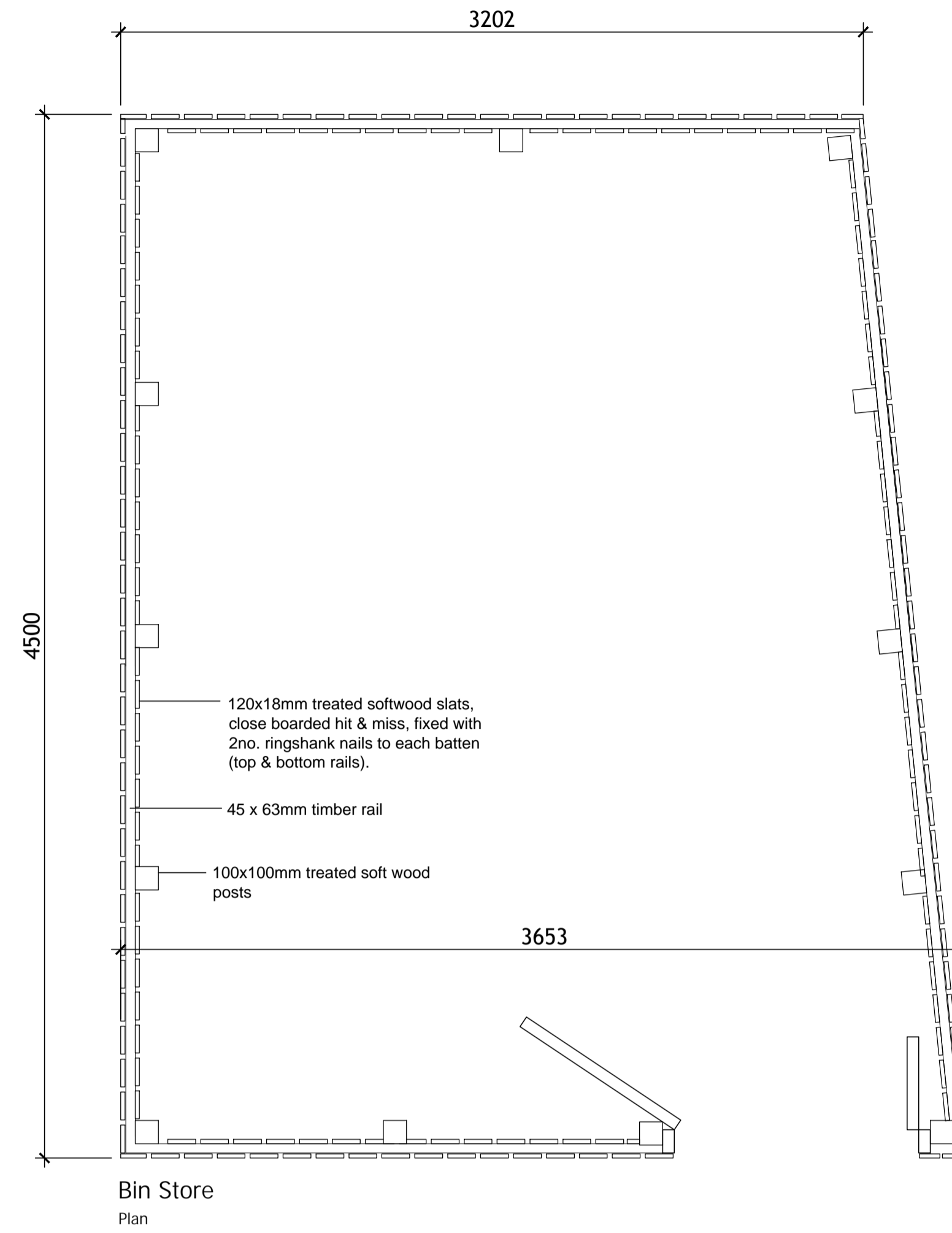
CLIENT Panacea Property
PROJECT Treeside Residential Development
Newton Mearns

DRAWING Proposed Bench Details

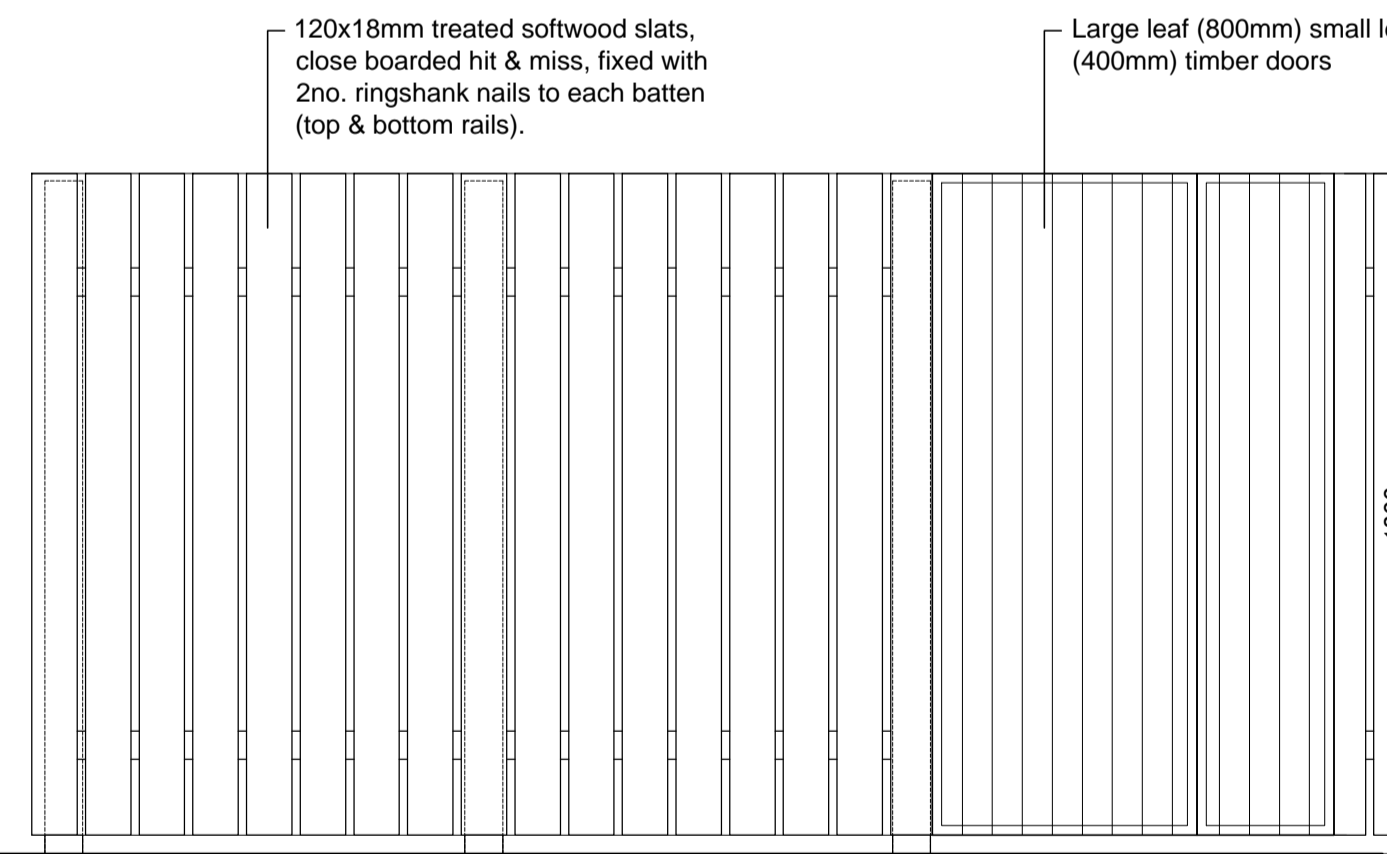
PAPER SIZE A3	SCALE 1:20	DATE Oct 2019
DRAWING NUMBER 635_061		REVISION -

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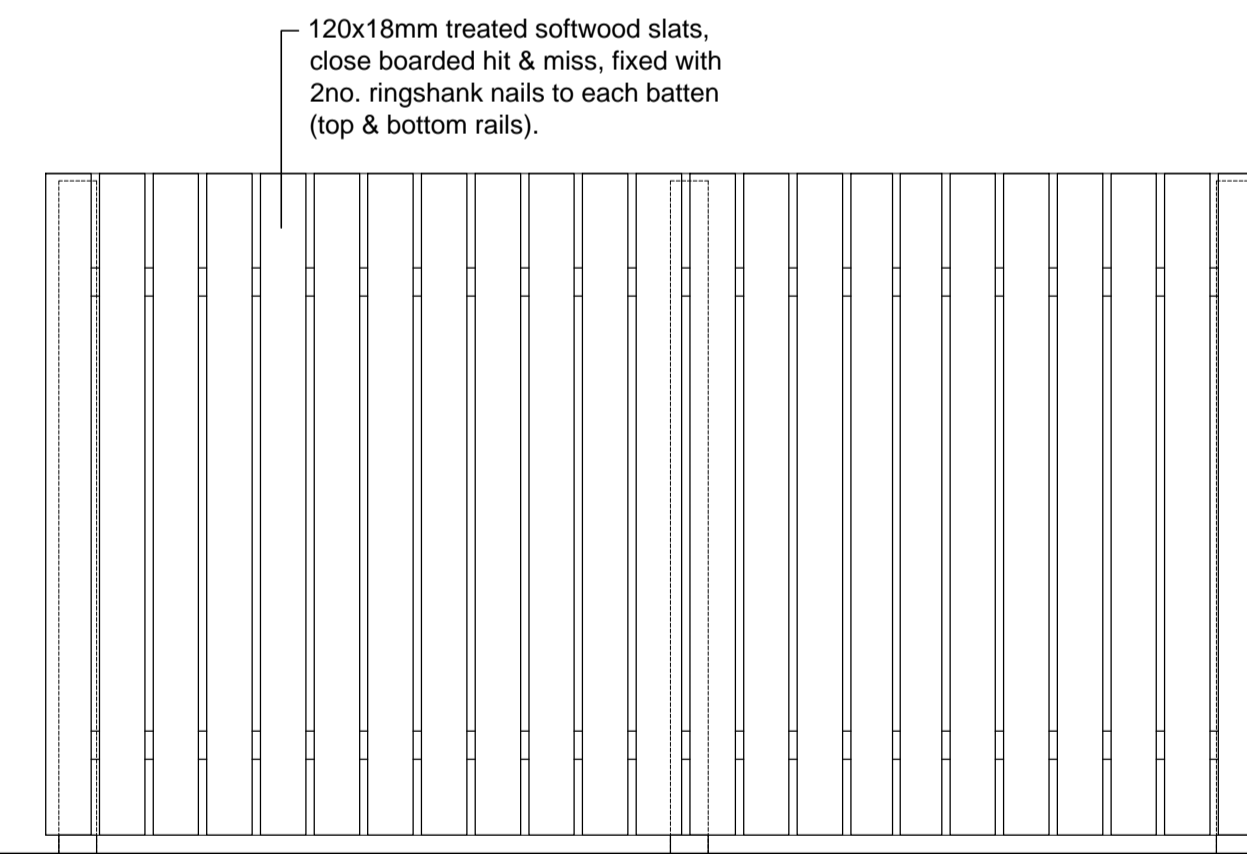
revision	date	note
A	09.10.19	Bin store materials changed



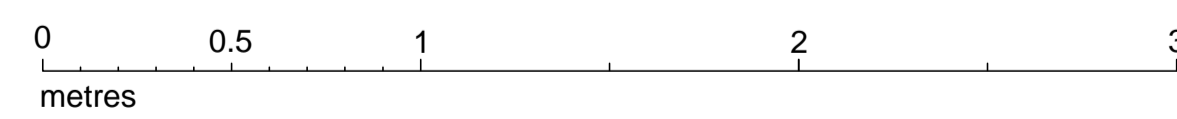
Bin Store
Typical Side Elevation



Bin Store
Front Elevation



Bin Store
Rear Elevation



Planning

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Newton Means

DRAWING Bin Store Details

PAPER SIZE	SCALE	DATE
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DRAWING NUMBER	REVISION	
635_064	A	



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 2. THE SPECIFICATION FOR THIS PROJECT IS THE SPECIFICATION FOR HIGHWAY WORKS.

Rev.	Revision details:	By:	Checked:
		Date:	Date:
Client: PANACEA PROPERTY			
Project: TREESIDE NEWTON MEARNS			
Drawing Title: SITE LEVELS			
Drawn:	S.McD.	Checked:	F.G.A.
Date:	29.08.19	Date:	29.08.19
Scale:	1:200	Dwg No:	19168-100-101
Dwg Status:	PLANNING	Print:	COLOUR
Dougall Baillie Associates 3 Glenfield Road, Kelvin East Kilbride G75 0RA t: 01355 264480 f: 01355 221991 e: enquiries@dougallbaillie.com w: www.dougallbaillie.com			







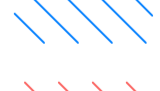

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revision	date	note
-	00/00/00	Revision Notes

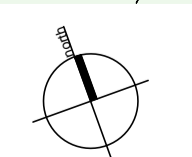


Legend

-  application site
0.30 hectares (0.74 acres)
-  Adopted Verge (existing)
-  Adopted Road (existing)
-  Adopted Footway (existing)
-  New Adopted Footway
-  New Adopted Road

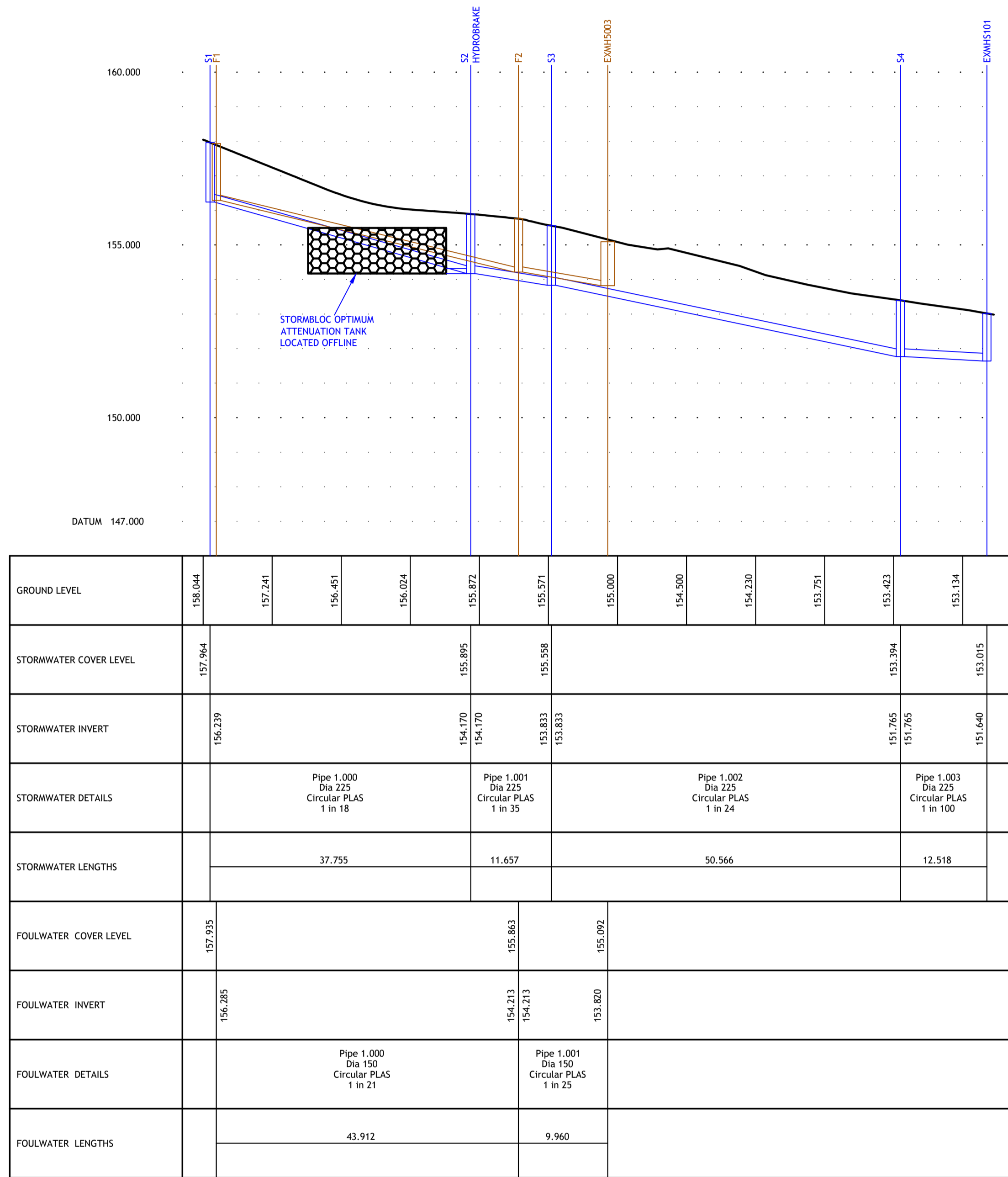
Planning		
CONVERY PRENTY ARCHITECTS		
<small>211 St Vincent Street, Glasgow, G2 5DY www.converyprenty.co.uk 0141 552 1100</small>		
CLIENT	Panacea Property	
PROJECT	Treeside Residential Development Newton Mearns	
DRAWING Site Constraints Plan		
PAPER SIZE	SCALE	DATE
A1	1:200	July 2019
DRAWING NUMBER	REVISION	
635_007	-	

Site Constraints Plan



Notes:
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DEVELOPMENT GUIDE AND THE DESIGN MANUAL FOR
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SPECIFICATION FOR HIGHWAY WORKS.

MANHOLE SCHEDULE
Sheet 1 of 2



Manhole Number	Cover Level	Connections	Pipe			Manhole Size	Types	
			Code	Inverts	Diams Inv-soff		Manhole	Cover
F1	157.935	0	1.000	156.285	150	1200	B	D400
E. 1054.684	1.500							
N. 1056.354								
F2	155.863	1	1.001	154.213	150	1200	B	D400
E. 1010.797	1.500							
N. 1057.850								
EXMH5003 (Outfall)	155.092	1	1.001	153.820	150	2000	B	D400
E. 1010.150	1.122							
N. 1067.789								
S1	157.964	0	1.000	156.239	225	1200	B	D400
E. 1055.631	1.500							
N. 1058.212								
S2	155.895	1	1.001	154.170	225	1200	B	D400
E. 1017.884	1.500							
N. 1058.972								
S3	155.558	1	1.001	153.833	225	1200	B	D400
E. 1006.307	1.500							
N. 1060.332								
S4	153.394	1	1.002	151.765	225	1200	B	D400
E. 1018.732	1.404							
N. 1109.347								
EXMHS101 (Outfall)	153.015	1	1.003	151.640	225	1200	B	D400
E. 1025.218	1.150							
N. 1120.054								

Rev.	Revision details:	By:	Checked:
		Date:	Date:
Client: PANACEA PROPERTY			
Project: TREESIDE NEWTON MEARNS			
Drawing Title: DRAINAGE PROFILES & MANHOLE SCHEDULES			
Drawn:	S.McD.	Checked:	F.G.A.
Date:	30.08.19	Date:	30.08.19
Scale:	1:250	Dwg. No:	19168-500-101
Dwg Status:	PLANNING	Print:	COLOUR
3 Glenfield Road, Kelvin East Kilbride G75 0RA t: 01355 264480 f: 01355 221991 e: enquiries@dougallbaillie.com w: www.dougallbaillie.com			
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- LEGEND**
- PROPOSED STORM SEWER
 - PROPOSED FOUL SEWER
 - EXISTING COMBINED SEWER
 - PROPOSED CARRIER DRAIN
 - PROPOSED POROUS PAVING
 - PROPOSED STORMBLOC OPTIMUM

Rev.	Revision details:	By:	Checked:
		Date:	Date:
Client: PANACEA PROPERTY			
Project: TREESIDE NEWTON MEARNS			
Drawing Title: DRAINAGE LAYOUT			
Drawn: S.McD.	Checked: F.G.A.		
Date: 30.08.19	Date: 30.08.19		
Scale: 1:250	@A1	Dwg No: 19168-500-100	
Dwg Status: PLANNING	Print: COLOUR		
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