

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

Index of applications under the above acts to be considered by Planning Applications Committee on
07.09.2016

Reference No: 2015/0575/TP

Ward: 2

Applicant:

Miller Homes Ltd
Mr. Jamie Irvine
Glasgow Business Park
Parkway Court
1125 281 Springhill Parkway
Baillieston, G69 6GA

Agent:

Keppie Planning Ltd
Mr. Gordon Keppie
160 West Regent Street
Glasgow
G2 4RL

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Site: Site bounded by Springfield Road and Springhill Road, Barrhead, East Renfrewshire

Description: Erection of 140 dwellinghouses and 16 flats with associated open space, play areas, landscaping and SUDS area.

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REPORT OF HANDLING

Reference: 2015/0575/TP

Date Re-registered: 13th May 2016

Application Type: Full Planning Permission

This application is a Major Development

Ward: 2 -Barrhead

Co-ordinates: 250075/657742

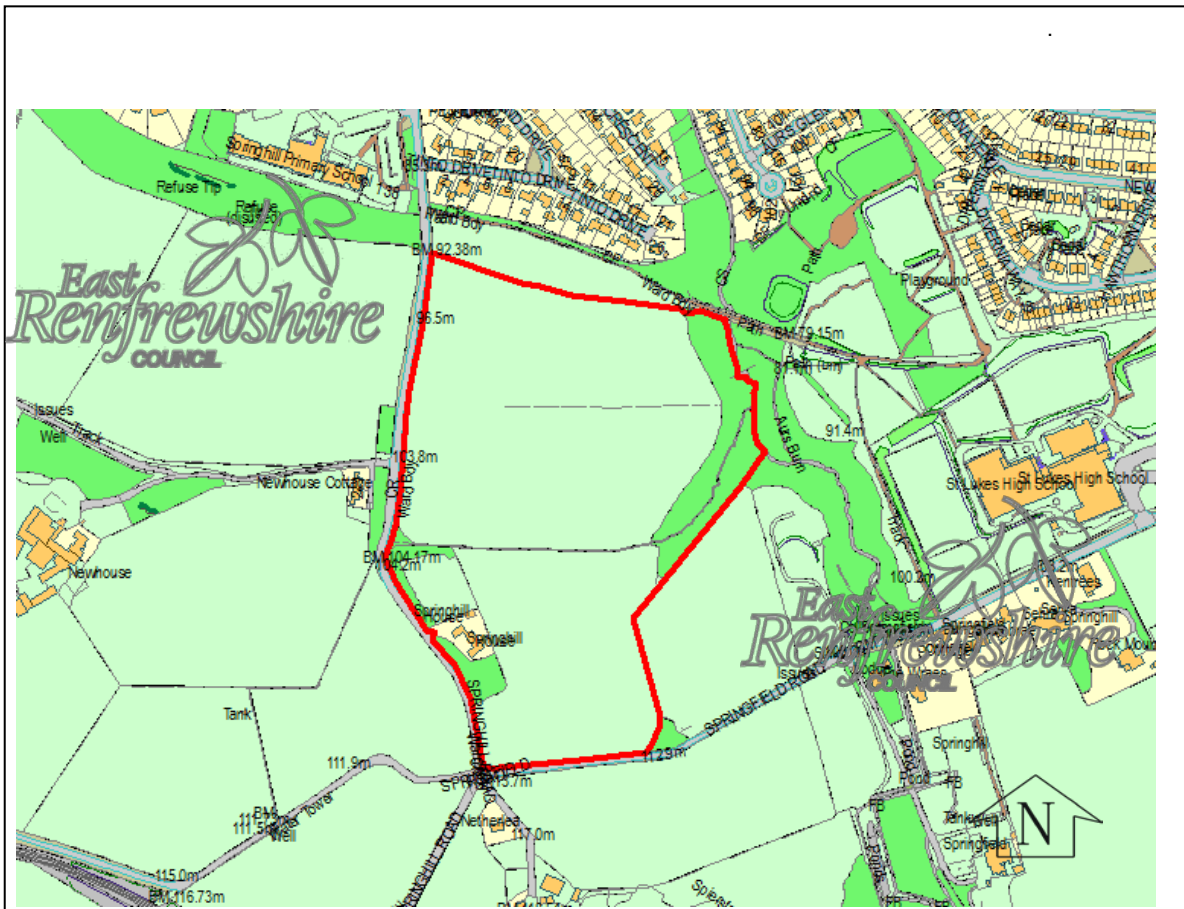
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Proposal: Erection of 140 dwellinghouses and 16 flats with associated open space, play areas, landscaping and SUDS area.(Major Application)

Location: Site bounded by Springfield Road and Springhill Road
Barrhead
East Renfrewshire



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East Renfrewshire Council's Outdoor Access Officer

No Objections

East Renfrewshire Council's Affordable Housing and Development Contributions Officer

No Objections

Regeneration and Economic Development Service	No Objections
Development Plans Section	No Objections
ERC Roads & Transportation Manager	No Objections subject to conditions
Barrhead Community Council	No response at time of writing
Scottish Water	No response at time of writing
Waste Strategy Section	No Objections subject to conditions
Scottish Natural Heritage (SNH)	No objections
Historic Environment Scotland	No objections
West of Scotland Archaeology Service	No objections.
Scottish Environment Protection Agency (SEPA)	No objections
Glasgow Airport Safeguarding	No response at time of writing
Transport Scotland	No response at time of writing
East Renfrewshire Councils Environmental Health Service	No objections subject to conditions including the mitigation measures to address road noise impact.

PUBLICITY:

18.09.2015	Barrhead News	Expiry date 02.10.2015
18.09.2015	Edinburgh Gazette	Expiry date 16.10.2015
18.09.2015	Barrhead News	Expiry date 16.10.2015

SITE NOTICES: None.**SITE HISTORY:** None**REPRESENTATIONS:**

1 representation has been received:

Representations can be summarised as follows:

Loss of greenbelt land.

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

Pre- Application Consultation Report	This Report summarises the statutory pre-application consultation with the community carried out by the developer.
EIA Assessment (EA)	The EA has been submitted to identify the likely environmental impacts of the proposed development and confirms the significance of those impact and outlines mitigation measures in response to those impacts.

Planning Statement	Considers the development against national and local planning policies as well as material planning considerations. It refers to the partnership approach undertaken to date in progressing the development of the entire Barrhead SDO and concludes with a summary that the development accords substantially with its aspirations as set out in the LDP.
Transport Assessment	Outlines the relevant policy guidance applicable to the Barrhead South SDO area and assesses the existing traffic conditions/road network and traffic flow patterns both in and outwith the area. Then more specifically considers the predicted impact of the traffic generated by the proposed Miller Homes development and identifies the various modification for the local network that have been identified. It concludes that the site is well located in relation to existing walking, cycling and public transport facilities and the potential traffic generated by the development can be accommodated within the existing (but upgraded), road network.
Habitat Survey	Assesses Springhill House in its capacity as supporting bats and presents a methodology for managing the species in the event of the demolition of Springhill House.
Design & Access Statement	Planning Advice Note 68 explains the rationale behind the layout and how it complies with the Advice setting down the principles followed in its design. (This initial document has not been updated with the removal of Springhill House).
Planning delivery and Conformity Statement	Provides an overview of the background planning framework and pre application submissions including EA screening. It explains the proposal relationship to the LDP and other documents and summarises its main areas of compliance with those same documents.
Construction Methodology Statement and Environmental Management Plan.	Provides in two documents a brief summary of the anticipated build period clarifies a two phased approach and principle work elements. Indicative details of the construction compound are also included. Site management procedures are outlined against best practice advice.

ASSESSMENT:

This planning application is for a Major Development under the terms of Town and Country (Hierarchy of Development) Scotland regulations and therefore has to be presented to the Planning Applications Committee for determination. The application has also been subject to an Environmental Impact Assessment due to its impact on the environment.

The proposal is for a residential development of 140 two storey houses and 16 cottage flats and related associated infrastructure, landscaping, engineering and SUDS works at a site to the south of Barrhead within the Barrhead South Strategic Development Opportunity site (SDO).

The site is irregular in shape and extends to 8.8ha of predominantly agricultural land split by a water course that runs west to east across the site after being culverted under Springhill Road. The northmost section is the larger area and titled Phase 1 and the southern section Phase 2.

The site is bound on the west side by Springhill Road to the north by the former railway line (now part of the local path network), beyond which lies the southern outskirts of the Auchenback area of Barrhead. Its eastern side is bound by a steep wooded valley and a wooded plantation area. Its southern side is bound by Springfield Road. The site is of mixed topography with a distinct high spot in the Phase 1 area. There is also a drop in ground level from Springfield Road where it abuts the site.

Springfield House is situated at the western edge of Phase 2 accessed from Springhill Road. Initially the application explicitly involved the demolition of Springhill House and the construction of houses in that property. The proposed layout has been the subject of revision and was altered significantly earlier this year leaving Springhill House and its associated land undeveloped with the new housing area designed around its environs.

The proposal extends to 114 units in Phase 1. These are predominantly two storey detached villas of varying size and design, although there are other smaller houses including terraced units and 16 two bedroom cottage flats are proposed in the north west corner of this phase. These are specifically proposed to fulfil part of the development's affordable housing contribution. It is understood that these units will be managed by Cube Housing. Phase 1 will have a principle access point off Springhill Road. An emergency access point is detailed off the parking courtyard that serves the Cube housing.

Phase 2 is for two storey detached houses throughout, 42 in number. This Phase will be accessed via a new junction to the south of the site of Springhill House. This phase also requires an emergency access provision and this is detailed as traversing up the change in ground levels in a long section to Springfield Road. The two housing phases are set in a generous landscaped framework centred on the water course, other larger areas of landscaping frame the residential pockets along the boundary with Springfield Road and to the north/east corner. The relationship with Springhill House has been handled by the proposed introduction of an area of landscaping immediately to its east from the main elevation of Springhill House.

The proposed houses are to be finished in a range of standard finishing materials with predominantly rendered elevations and concrete tiled roofs. The internal street design is a mixed approach intended to deliver a change in the street character across both phases. They are noted as primary streets, neighbourhood roads and shared surface lanes. A network of pedestrian links is detailed in the proposed layout. The footpath routes are detailed across the central watercourse to support the connectivity of this network. One is explicitly noted as being provided with a bridge the other crossing is not.

This proposed layout also shows the re design of Springhill Road and the 'fiveway' junction with Springfield Road. This road is currently of a rural nature framed by limited footways and mature hedging and trees. These will be substantially removed and Springhill Road will function more as suburban road with new footway arrangements and individual houses accessed off its length.

These upgrades are necessary to ensure the local road network is capable of handling the traffic generated by the development of the Barrhead South Road SDO, including this site. A separate application for planning permission is in preparation for these road works, which will to be submitted in the near future. Miller Homes, the applicants in this case, are anticipated as being a co applicant in that application when submitted.

The application is required to be assessed against the relevant policies of the adopted Local Development Plan.

In this instance the Development Plan comprises the Adopted East Renfrewshire Local Development Plan (LDP). The LDP translates Scottish Government Policy and the provisions of the Glasgow and the Clyde Valley Strategic Development Plan as identified in Appendix 1 below in the context of East Renfrewshire.

The LDP document confirms firm policy support for housing on the application site through a range of policies including Strategic Policy 1 which refers to Development Strategy including controlled urban expansion through the identification of Strategic Development Opportunities (SDOs).

In this instance the Barrhead South SDO, which stretches over 2km across the south of Barrhead, from beyond the 'fiveways' junction in the west to beyond Lyoncross House in the east. This application is part of the SDO and on that basis complies with the LDP. Accordingly the Council is supportive of residential development in this area.

The Council additionally undertook a programme to assist and guide the development of the SDO area and in partnership with relevant parties including landowners, developers key agencies etc. produced a Master Plan.

Policy M1 of the LDP refers to Master Planned sites. There are a range of policies in the LDP that are relevant to this proposal. Supporting the development of the Barrhead South SDO is policy M2.2. The Master Plan is now formally adopted as Supplementary Planning Guidance (SPG), which in itself is part of the LDP.

This policy confirms a number of elements to be developed over a long timeframe, such as :

- The development of over 1000 new homes areas across mixed tenures and housetypes;
- A neighbourhood centre new rail halt.
- Community and leisure facilities.
- A high quality landscaped environment.

The applicants in this case were among a number of developers who were party to the preparation of the Master Plan and associated documents. The overall layout of the housing and relationship to both internal landscape spaces and external boundaries is heavily informed by the SPG and Masterplan documents referred to above.

The proposal will by its nature result in a significant change in the character of the area. The master plan presents a framework for how it is anticipated the SDO area shall be developed. In respect of this area of the SDO the application proposes that sections of Springhill Road will be altered significantly to be more residential on its east side with new widened footway arrangements, and new housing aspecting across the road. A number of these new houses will have direct individual driveway accesses from the road.

As referred to above, a package of additional alterations to Springhill Road and Springfield Road including the junction of Springfield Road are shown on the application's layout plan. These individual road accesses have been accepted in principle.

Internally the proposal is based on a hierarchy of streets as outlined above. This hierarchy accords with the terms of the Master Plan. The proposal will also deliver a range of housetypes. The introduction of dual aspect housetypes with side aspecting principal rooms and walling on exposed sides and sensitive nodes in the street hierarchy are also referenced in the proposed layout. These elements are highlighted in the Master Plan as devices to add to the character of the streets in the development. The extent and distribution of these elements particularly the walling can be secured by condition.

Principal pedestrian and cycle routes are detailed in both phases linked across the central water course. As referred to above only one of these is detailed as being provided with a bridge. An additional bridge is considered necessary. This can be secured by means of a condition. It is understood that the bridges will need to be wide enough for pedestrians and cycle users.

The central landscaped area is also detailed as accommodating a large formal play area and more informal elements scattered along the watercourse. These elements are in accordance with the aspirations of the Master plan. This plan has not been updated subsequent to the area of Springhill House being removed from the proposed development. However a condition to secure landscaping can reference the elements and approach indicated in that plan.

Noting the above it is considered that the proposal accords with Strategic Policy 1 - Development Strategy, Policy M1 Master Planned Site and M2.2 and D1 General Development Guidance of the LDP. The considerations of additional SPG including Residential Street Design and Green Network and Environmental Management have also been assessed and are considered acceptable.

This site is subject to Local Development Plan Policy SG5 Affordable Housing and the adopted Supplementary Planning Guidance on Affordable Housing (June 2015). The affordable housing requirements for this site are set out within the Local Development Plan SPG Barrhead South Master Plan.

- **12 units on site will be provided for social rented housing.** The social rented units shall be provided on a design and build basis for an RSL.
- **14 units are to be provided on site as entry level homes for sale homes,** limited to 800sqft in size. These homes will be unsubsidised. The plots identified for these units are as follows:
 - Plot 19 & 20 – Housetype Glen, being 800ft²
 - Plots 30/31 and 32/33 – Housetype Cottage Flats, being 750ft²
 - Plots 51 and 52, both Housetype Glen, being 800ft²
 - Plots 71, 72, 73 & 74 - Housetype Cottage Flats, being 750ft²
 - Plots 105 & 106, both Housetype Glen, being 800ft²
- **The remainder of the AH requirement (13.25 units) will be exercised as commuted sum payments.**

The affordable housing requirement will be secured by condition and s75 agreement.

These commitments will be managed and secured by means of a legal agreement.

The site is similarly subject to Local Development Plan Strategic Policy 3 and the adopted SPG on Development Contributions (June 2015).

The development contributions required in line with Strategic Policy 3 have been determined and these will be secured by a legal agreement. The agreed contributions are to be used towards education, wider community facilities (community halls, libraries and sports), parks and open space, green network and access, roads and transportation links.

Accordingly taking the above policy matters into account it is considered that the application is in accordance with the Local Development Plan and should, unless material considerations indicate otherwise, be supported subject to appropriate conditions and the conclusion of planning agreements

The material considerations are the applicants supporting documents, consultation responses, and third party objections.

The supporting documents are itemised above. The most significant of them is the Environmental Impact Assessment, (EIA). The EIA assesses the likely significance of environmental impacts that could arise from the proposal. It should be noted that a number of the aspects considered have already been assessed or partly considered in the promotion and preparation of the Barrhead South SDO. The EIA outlines the regulatory background relating to the methodology applied in its preparation and provides a project description. It identifies the matters that are considered most relevant to this development.

The following is a summary of assessment of the main matters considered in the EIA.

Planning Policy Framework. Explains the planning/policy background to the proposal identifying the relevant planning policies that require to be addressed.

It is considered that the planning policy framework is adequately explored

Landscape and Visual Impact. This chapter assesses the potential landscape and visual impact of the proposal. The methodology is explained as is the consideration of the impacts of the proposal.

It presents a series of views of the site from a number of viewpoints. These are used as a mechanism to assist in this consideration of the level of significance of the change the proposal will have on these view points.

By its nature large scale residential development will have a significant direct impact on the landscape both internal to the site and external. Key characteristics of the landscape and visual amenity of the area were identified and mitigation measures identified to address the predicted impacts. These measures are addressed mainly by primary mitigation, in effect to not developing the more sensitive areas. These were identified as being the new urban fringes that will be formed with the greenbelt

The additional mitigation of layout design and identifying the residential areas and associated landscaping is also factored into the assessment process.

The EIA concludes that there will be no significant impacts noting the arrangement of the development area and the landscape framework as mitigating factors.

Scottish Natural Heritage have also considered this matter and have confirmed that they are satisfied with the conclusions drawn.

It concludes that the overall impact of the proposal will be significant. However these are not unanticipated and can be mitigated with the landscaped features both existing and proposed.

The conclusions in the EIA on the landscape and visual impact of the proposed development are noted and are considered reasonable given the nature of the proposal.

Ecology. Assesses the likely impact on ecological interests. The site is recognised as being unexceptional and the EIA concludes that the impact is not significant. Nevertheless mitigation measures are proposed to address the habitat impacts that will arise. These extend mainly to the management of bird and bat impacts. A separate bat method statement has been submitted in particular respect of the roosts recorded in Springhill House. Springhill house is however not being developed as part of this application.

The suggested approach is considered appropriate and the details of the habitat management plan can be secured by means of conditions which should also seek updated species surveys.

Noise and Vibration. The noise and vibration impact of the proposal in terms of construction activities and post construction is assessed as is the impact of post construction noise sources on the proposed new housing.

The construction impacts are considered and the level of significance determined. It is concluded that the sensitivity of any existing local receptors is high due to the fact that they are residential in nature. The significance of impacts is regarded as 'moderate to high' in terms of construction work. This is a short term infrequent impact.

Road noise impact is also estimated to be of a 'moderate to high' magnitude. Post construction this will drop to negligible.

In the context of post construction impact from Springhill Road. The sensitivity of the receptors (i.e. new houses) is high, the magnitude of the noise impact is assessed as being negligible in terms of external garden areas. There is an acceptance that there is potential for a high magnitude impact on habitable internal spaces however when the recommended mitigation of siting, screening, noise reduction devices (including acoustic screening and alternative ventilation measures) this will lower the impact to negligible.

The conclusions drawn in respect of this chapter are noted.

Transport. This chapter considers the traffic generated by the development including construction and post construction, (new residents for example). It refers to the Transport Assessment (TA), that refers to the Barrhead South SDO area. identifies some of the additional elements discussed in that document necessary to upgrade the local network for the development of the SDO. A Construction Management Plan dated April 2015. relating to the initial off site road works is attached to this chapter.

Overall the EIA concludes that the impact of the development combined with the proposed upgrade works to the local network will be to provide a safer road environment on which the impact attributable to this development will be low.

The consideration of these aspects has been noted and it is considered given the scope of the application they are reasonable. The Councils Roads and Transportation Manager and Transport Scotland has considered this chapter and the supporting Transport Assessment and are satisfied with the assessment of the significance of the impacts and the conclusions drawn.

Aviation. This chapter assesses the likely impact of the development from construction to completion on the aviation resources primarily at Glasgow Airport. It concludes that noting the site's location and elevation there are no significant issues in terms of the physical build out of the development. The level, of work onsite in terms of initial spoil stripping is however regarded as potentially capable of raising a bird hazard.

The applicant suggests the utilisation of a Bird Management Plan to mitigate again this factor.

The assessment of this impact is considered reasonable. Glasgow Airport Safeguarding have not commented on this but a condition to secure an appropriate mechanism mitigate bird issues can be applied.

Cultural Heritage. This aspect is addressed by means of an Appendix to the EIA in the form of an Archaeological Assessment. It is desk based assessment with reference to a walkover survey. It concludes that the impact should not be significant however noting the nature of such resources does accept that further investigations may be necessary.

Ground Investigation Report. This identifies any ground stability issues, ground contamination including gas and water environment risks attributable to the proposal. For example it concludes that historic mining is not considered to be a constraint.

The site is within a designated radon affected area and as such additional protection measures will be required to render the site suitable for the proposed development.

In summary no insurmountable issues have been identified but the potential risks are highlighted and mitigation recommended.

In general these aspects were not considered to raise unanticipated impacts given the degree of work carried out to date in the development and promotion of the Barrhead South SDO in terms of the LDP. Certain matters will require to be secured or addressed by means of conditions.

The other documents noted above have also been considered.

Consultations are noting the works carried out to date in the preparation of the Master Plan document are generally supportive of the proposal. Several aspects will require to be secured by means of conditions and or legal agreements.

The Council's Roads and Transportation Manager has commented on a number of aspects including a consideration of the EIA and Transport assessment.

The overall arrangements in terms of adequate parking for each house and flat, visitor parking is appropriate as is the overall road geometry and alignment. Certain matters will require further securing by means of conditions for example site lines for the principal access point to both phases of the proposal.

The impact of the development on the local network is an area that has been considered and additional off site works are necessary as outlined above. As noted above an application for planning permission is anticipated to be made by the consortium of developers including the applicants in this instance. It is anticipated that these off site works will require to be managed in a manner with the construction of this proposal to minimise the disruption to local traffic. This again can be secured by means of a condition and/or a legal agreement.

In addition in their capacity as flooding authority the Roads Service have considered the proposal and supporting flood risk assessment and also made recommendations in terms of the management of surface water arising from the site. This can also be addressed by means of conditions.

The Council's Environmental Health Service (EHS) have commented on several aspects of the proposal including matters referred to in the Environmental Assessment. These include the investigation of road noise impacts ground conditions/ground gas.

The content and conclusions of the EIA has been noted as is the acknowledgement that parts of the site are predicted to be subject to noise levels exceeding acceptable guidelines from road traffic. The proposed mitigation measures have been noted by the Council's EHS. These extend to the consideration of siting of meeting acceptable internal night-time noise levels with bedroom windows closed and the installation of trickle vents to provide sufficient ventilation with windows closed.

The EHS advice is that this is not acceptable as it is their policy that satisfactory noise levels should be achieved with the bedroom windows open at least 10-15cm for ventilation. They accordingly recommend that further mitigation measures should be incorporated into including acoustic barriers.

It should be noted however that the EHS policy is not reflected in Planning Policy and the Planning Advice Note (PAN) 2/2011 Planning and Noise acknowledges that the preferred position of an EHO may not be achievable in some instances and that other mitigation measures should be considered. These can extend to design and orientation factors of the houses or the installation of closed windows with alternative means of ventilation may be unavoidable. The applicants are aware of this and have suggested a condition in response.

The applicants suggested approach to this impact is considered an appropriate response in the context of this site. It is noted that the proposed layout only presents a low number of houses that will be potentially affected by road noise. These houses are generally sited approx 10m or more from the road or present a side elevation towards it both these considerations offer a degree of mitigation.

The EHS commented further on the incidence of radon gas arising through the site. They recommend mitigation measures including the utilisation of a gas impermeable barrier. This is in line with the conclusions of the Ground investigation report

Scottish Natural Heritage have confirmed no objections and have acknowledged the habitat management and mitigation measures as outlined in in the submitted Bat Method Statement.

West of Scotland Archaeology Service have responded on the Cultural Heritage Chapter noting its conclusions. They have however recommended the attachment of a condition to secure a programme of archaeological investigation.

SEPA have noted the conclusions drawn in the Hydrology chapter of the EIA with regard to the proposed development. They acknowledge that there is no development within the flood plan localised along the watercourse. They have commented on the bridging of the watercourse and recommended they are designed to comply with Scottish Planning Policy (SPP)7 Planning and Flooding.

The intended management of surface and foul water is also noted and SEPA have referred to a number of their own guidance and procedure requirements including The Water Environment (Controlled Activities)(Scotland) Regulations.

Scottish Water whilst not responding directly to the consultation have been in contact with the applicants and other stakeholders with a view to determine the capacity of fresh water supply to, and foul water disposal from the new houses. The design for the infrastructure to serve the development is substantially underway and it is understood that a phased buildout of the houses is capable of being accommodated.

In terms of third party representations one letter has been submitted from a resident in Newton Mearns.

The grounds of objection raised are in connection with the loss of green belt land. In response it should be noted that the proposal explicitly involves the loss of green belt land but as a direct consequence of the planned expansion of Barrhead in line with National, Strategic and Local policy considerations, as outlined above.

Overall Conclusion

In terms of drawing the above matters together the site is identified in the adopted East Renfrewshire Local Development Plan as a housing development site. The proposal has been assessed and is considered to accord with the related policy provisions that support the LDP position. As a consequence the development is considered to accord with the LDP and no material considerations including the environmental impacts identified raise sufficient ground to justify a determination against the terms of the LDP

RECOMMENDATION: Disposed to Grant Full Planning Permission subject to a S75 agreement to secure the delivery of affordable housing contributions and development contributions.

PLANNING OBLIGATIONS: Legal agreement(s) relating to affordable housing contributions; developer contributions towards education, wider community facilities (community halls, libraries and sports), parks and open space, green network and access, roads and transportation links.

CONDITIONS:

1. Development shall not commence until a Construction Programme Plan for the development has been submitted to and approved in writing by the planning authority. Said Construction Programme Plan shall as a minimum detail;
 - The phasing and construction programme for all accommodation works and main contract works for the off- site road upgrades to Springhill and Springfield Road and the internal road layout from the site access.
 - Traffic management arrangements for each phase of the works.
 - Details of the construction compound and wheel washing facilities.
 - Initial ground works and utility infrastructure installation and / or diversion including water supply and foul water management.

- The early delivery of the affordable housing units identified on Approved Layout Plan Drawing No P01 Rev L.
- House completions on a phased basis having regard to the programmed provision of the offsite road works and the supply of fresh water to the site. Said phasing shall ensure that no house shall be occupied prior to the completion of the associated Stage of the Springhill Road off –site road works.

Thereafter the development shall be implemented in accordance with the approved Construction Programme Plan.

Reason: In order to ensure a properly programmed development. In the interest of residential amenity and road safety at the locus.

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

Reason: To ensure the development is acceptable in appearance.

3. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Said details shall extend to a predominance of walling/railings on exposed side boundaries and street corners. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

4. Development shall not commence until detailed levels, diagrams and sections, showing the existing and proposed levels throughout the site and finished floor levels in relation to a fixed datum point have been submitted to and approved in writing by the planning authority. Thereafter the development shall be constructed in accordance with the approved levels, diagrams and sections.

Reason: To ensure that the levels are acceptable at this location.

5. Development shall not commence until a detailed survey of all trees and hedges on the site has been undertaken and the survey shall then be submitted to and approved in writing by the planning authority. This survey shall be displayed on a site layout plan and include an identification of existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which overhangs into the site shall also be included). Those trees and hedges which are proposed to be felled or removed shall be separately identified. Thereafter any treeworks shall be implemented as approved.

Reason: To protect the existing trees and shrubs so that they continue to contribute to the environmental quality of the area and soften the impact of the development.

6. Internal noise levels within the dwellinghouses hereby approved shall comply with the values outlined in Table 4 of BS8233: 2014 Guidance on sound insulation and noise reduction. No development shall take place until details of a noise attenuation scheme demonstrating compliance with the values set out in Table 4 of BS8233: 2014, and the houses affected has been submitted to, and approved in writing by, the Planning Authority. Any noise attenuation measures thereby approved shall be implemented prior to occupation of the identified new dwellinghouses and thereafter operated in accordance with the approved details.

Reason: To ensure that the occupants of the development hereby approved are sufficiently protected from noise.

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

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

Thereafter the landscaping works shall be fully implemented as approved.

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

8. Details submitted in connection with the condition 7 above shall include the full construction details of the Two (2) new bridges linking footpaths across the central water course. The bridges shall be design in accordance with Scottish Planning Policy 7 -Planning and Flooding and sited to convey the 1 in 200 year peak water flow, or designed in such a way to overtop without flooding either side of the channel.

Reason: In the interest of sustainability and the avoidance of flooding at the locus.

9. Details submitted in pursuance of Condition 7 above shall extend to full details of soft and water landscaping works to be submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport, details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:

- the species, number and spacing of trees and shrubs
- details of any water features
- drainage details including SUDS - Such schemes must comply with Advice Note 'Potential Bird Hazards from Sustainable urban Drainage Schemes (SUDS)

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

10. Development shall not commence until details have been submitted of a management scheme to ensure that the landscaped areas and other areas of common ownership are maintained to an approved standard. The management scheme requires to be approved in writing by the planning authority.

Reason: In the interests of the amenity of the site and the surrounding area.

11. Development shall not commence until a scheme for the provision of equipped play area(s) has been submitted to and approved in writing by the planning authority and shall include:
- a) details of the type and location of play equipment, in cognisance with Miller Homes Plan14022-LA-P001 received 28th August 2015. with the seating and litter bins to be situated within the play area(s);
 - b) details of the surface treatment of the play area, including the location and type of safety surfaces to be installed;
 - c) details of fences to be erected around the play area(s);
 - d) details of the phasing of these works; and
 - e) details of the future maintenance of the play area(s).

Thereafter the play area(s) shall be implemented as approved and maintained in accordance with the approved scheme.

Reason: To ensure the provision of adequate play facilities within the site at an appropriate time and to guarantee their long term future

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

Reason: In the interests of sustainable development.

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

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

14. Any site clearance works shall be undertaken outwith the bird breeding season of March to mid-August inclusive. Where this is not operationally possible, all such works should be preceded by a survey by a suitably qualified ecologist to establish whether nests are present and the survey results submitted for the approval of the planning authority in consultation with Scottish Natural Heritage. If breeding birds are found steps must be taken to avoid an offence under the Nature Conservation (Scotland) Act 2004.

Reason: To avoid disturbance to breeding birds.

15. Prior to commencement of construction on Phase 2 an updated Bat survey and management plan shall be submitted for the written approval of the Planning authority. Thereafter construction work will be implemented in accordance with that plan

Reason: To prevent nuisance and disturbance to the European Protected Species.

16. There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority

Reason: To prevent noise nuisance to the surrounding area.

17. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

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

18. No activities in connection with construction or demolition (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.

Reason: To prevent noise nuisance to the surrounding area.

19. If, during the course of development, any previously unsuspected contamination is encountered, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by East Renfrewshire Council. The remediation of the site shall incorporate the approved additional measures.

Reason: In the interests of public health and to protect users of the development and the wider environment from the effects of contamination.

ADDITIONAL NOTES:

The applicant is advised to contact Scottish Water, Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU, prior to commencing any works on site.

The applicant is required to comply with the European Council's Directive 92/43/EEC on the Conservation of Natural Habitats, the Wildlife and Countryside Act 1981 (as amended) and the Nature Conservation (Scotland) Act 2004 which provide full protection for certain plant and animal special and European Protected Species. It is illegal to capture, kill, disturb any such animal, damage or destroy breeding or nesting sites or eggs or deliberately or recklessly pick, collect, cut, uproot or destroy European Protected Species of wild plant. In addition, where it is proposed to carry out works which will affect European Protected Species or their shelter/breeding places, a licence is required from the Scottish Executive. Further information on these matters can be sought at Scottish Executive Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh or from Scottish Natural Heritage.

The applicant is requested to comply with the requirements of Scottish Environment Protection Agency (SEPA).

The development is located in an area where Radon Gas may be present and protective measures may be required. More details of the protective measures are available in BR376 (1999) Radon: Guidance on protective measures for new dwellings in Scotland. Additional information and guidance is available from the Building Research Establishment website (<http://www.bre.co.uk/radon/>).

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

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

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

ADDED VALUE: Protection of natural features, trees, habitats and/or flora or fauna have been achieved during the processing of the application to ensure the proposal complies with the Council's Local Plan policies.

The provision for affordable housing has been achieved during the processing of the application in accordance with the Council's Local Plan policies.

The provision for community, environmental and/or economic benefit has been achieved during the processing of the application in accordance with the Council's Local Plan policies.

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

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Ian Walker on 0141 577 3042.

Ref. No.: 2015/0575/TP
(IAWA)

DATE: 31st August 2016

DIRECTOR OF ENVIRONMENT

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Reference: 2015/0575/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

Strategy Support Measure 10 of the Strategic Development Plan relates to housing development and local flexibility and indicates that local authorities should continue to audit their housing land supply in light of prevailing housing market conditions, with a view to maintaining a five year effective housing land supply across all tenures throughout the period to 2020. Where the housing supply needs to be augmented, priority should be given to bringing forward for earlier development any sites which have been allocated in the LDP for construction in the period 2020 to 2025.

Adopted East Renfrewshire Local Development Plan

Policy M1

Master Plans

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 SG2

Distribution of New Housing

The Council will support the additions to the established housing land supply as shown on the Proposals Map and as listed in Schedules 10 and 11 and the master plan areas under Policies M2 to M8. All proposals will require to comply with the terms of Policy SG5 Affordable Housing and Strategic Policy 3.

Policy M2.2

M77 Strategic Development Opportunity - Barrhead South - Springhill, Springfield, LyonCross

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

The master plan will be prepared by the Council in partnership with landowners, developers and key agencies and will be adopted by the Council as Supplementary Planning Guidance. The Council will not consider any applications favourably prior to the adoption of the master plan (M2.2) to ensure a co-ordinated approach to delivery.

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 areas at Springhill, Springfield and Lyon Cross as a sustainable urban expansion with Barrhead accommodating:

Mixed housing comprising a range of house types and tenures including affordable;

A high quality environment that will attract a variety of employment generating uses including high tech businesses and the potential for live/work units to assist with the creation of a dynamic and competitive local economy, boost local job and improve inward investment opportunities;

Neighbourhood scale retail;

Community/leisure facilities (including allotments and a potential site for a religious facility); and

Education facilities - Provision of pre-five education facility required as an early priority. Capacity can be managed within other schools subject to provision of appropriate development contributions.

Approximately 1050 homes to be phased 470 homes by 2025 and 580 homes post 2025;
Provision for a sustainable transport strategy comprising:

Public transport upgrades;

Provision of a new rail station at Springfield is investigated and land safeguarded;
Upgrades to Aurs Road,; and

Investigate improvements to connectivity between Barrhead and Newton Mearns including, in the long term, the 'Balgray Link' route.

Enhancement of the Dams to Darnley Country Park by improving access, tourism activity and by encouraging appropriate commercial and leisure activity on key sites.

Policy Strat3

Regeneration and Consolidation of Communities

The Councils broad strategy for the future planning of the area is based on the regeneration and consolidation of existing communities and the protection and enhancement of important urban greenspace, the Green Belt and Countryside Around Towns (CAT). There are a number of key components to this strategy as illustrated in Diagram 2 - Strategic Context.

These include:

- * Supporting sustainable local economic growth.
- * Regeneration and renewal of existing town and neighbourhood centres;
- * Completion of Established Urban Expansion Areas;
- * Provision of additional private housing in the Levern Valley area to meet the requirements of the Structure Plan;
- * Provision of Affordable Housing;
- * Seeking the most efficient use of Council assets;
- * Rationalisation of business and industrial land supply throughout the area;
- * Promotion of Barrhead as a Strategic Industrial and Business Location;
- * Improvement of Junction 4 on the M77 and new road link between Barrhead, M77 and Newton Mearns;
- * Motorway Service Area;
- * Protection and enhancement of important urban greenspace;
- * Protection and enhancement of the Green Belt and CAT area;
- * Dams to Darnley Country Park;
- * Whitelee Access Project;
- * Potential for Renewable Energy;
- * Improved community facilities; and
- * Improved access and transportation facilities.

Proposal Strat5

Strategic Development Projects

The Council is committed to the preparation of Supplementary Planning Guidance (SPG) (ie. Master Plans or Development Briefs as appropriate), to set the planning context for the development of the following sites and bring forward their implementation. These SPG's will set out the planning requirements and constraints (including environmental and access considerations) and if appropriate the Planning Gain and Affordable Housing sought for these developments.

Schedule Strat5

Ref
Location
Description

Barrhead

Strat5.1
Shanks Park
Redevelopment for business use with enabling residential development

Neilston

Strat5.2
Crofthead Mill
Restoration of Listed Building and limited enabling development for residential and industrial/business use and access/ woodland management at Cowdenhall Estate

Policy D1

Detailed Guidance for all Development

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

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

14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as

GOVERNMENT GUIDANCE:

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

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