

Business Operations and Partnerships Department

Director of Business Operations & Partnerships: Louise Pringle

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Date: 9 September 2022

When calling please ask for: Sharon McIntyre (Tel No. 0141 577 3011)

e-mail:- sharon.mcintyre@eastrenfrewshire.gov.uk

TO: Councillors B Cunningham (Chair), J McLean (Vice Chair), P Edlin, A Ireland, C Lunday, M Montague and A Morrison.

PLANNING APPLICATIONS COMMITTEE

A meeting of the Planning Applications Committee will be held in the Council Chamber, Council Headquarters, Eastwood Park, Giffnock on **Wednesday, 14 September 2022 at 2.00pm**.

The agenda of business is as shown below.

Louise Pringle

L PRINGLE

DIRECTOR OF BUSINESS OPERATIONS & PARTNERSHIPS

AGENDA

1. **Report apologies for absence.**
2. **Declarations of Interest.**
3. **Applications for planning permission and listed building consent for consideration by the committee - Report by Director of Environment (copy attached, pages 3 - 62).**

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

A recording of the meeting will also be available following the meeting on the Council's YouTube Channel <https://www.youtube.com/user/eastrenfrewshire/videos>

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

Draft index of applications under the above acts to be considered by Planning Applications Committee on
14th September 2022.

Reference No: 2021/0232/TP

Ward: 4

Page 5

Applicant:

Morrison CommunityCare(Clarkston)Propco Ltd Kirk Session
Of
1 Cambuslang Road
Glasgow
Scotland
G32 8NB

Agent:

Shahid Ali
130 St Vincent Street
Glasgow
UK
G2 5HF

Site: Greenbank Church 36 Eaglesham Road Clarkston East Renfrewshire G76 7DJ

Description: Erection of residential care and nursing home with associated car parking, formation of new access, infrastructure and landscaping

Please click [here](#) for further information on this application

Reference No: 2021/0405/TP

Ward: 4

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Applicant:

Greenbank Parish Church
36 Eaglesham Rd
Clarkston
Scotland
G76 7DJ

Agent:

John Brown
20 James Morrison St
Glasgow
Scotland
G1 5PE

Site: Greenbank Church 36 Eaglesham Road Clarkston East Renfrewshire G76 7DJ

Description: Erection of extension to existing church building to create new church halls and community facilities, creation of a new vehicular and pedestrian entrance from Mansefield Road, and formation of 5 new accessible parking bays. Erection of a detached two storey dwellinghouse with driveway access to Mansefield Road.

Please click [here](#) for further information on this application

Reference No: 2021/0407/LBC

Ward: 4

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Applicant:

Greenbank Parish Church
36 Eaglesham Rd
Clarkston
Scotland
G76 7DJ

Agent:

John Brown
20 James Morrison St
Glasgow
Scotland
G1 5PE

Site: Greenbank Church 36 Eaglesham Road Clarkston East Renfrewshire G76 7DJ

Description: Erection of extension to existing church building to create new church halls and community facilities. Demolition of adjoining 1990's extension. Creation of new openings to the external fabric linking the church to the new extension. Creation of a new fire escape.

Please click [here](#) for further information on this application

Reference No: 2021/0690/TP

Ward: 5

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Applicant:

Mr Kenny Blue
Unit C, Ground floor, Lightyear Building
Marchburn Drive
Abbotsinch
Paisley
Renfrewshire
PA3 2SJ

Agent:

Site: Maidenhill Pod E Newton Mearns East Renfrewshire

Description: Alterations to approved housing layout (2016/0712/TP) comprising substitution of house types (58 units) and amendments to roads layout and associated works.

Please click [here](#) for further information on this application

REPORT OF HANDLING

Reference: 2021/0232/TP

Date Registered: 22nd March 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 257363/:656824

Applicant/Agent:

Applicant:

Morrison Community

Care(Clarkston)Propco Ltd Kirk

Session Of

1 Cambuslang Road

Glasgow

Scotland

G32 8NB

Agent:

Shahid Ali

Ryden

130 St Vincent Street

Glasgow

UK

G2 5HF

Proposal:

Erection of residential care and nursing home with associated car parking, formation of new access, infrastructure and landscaping

Location:

Greenbank Church

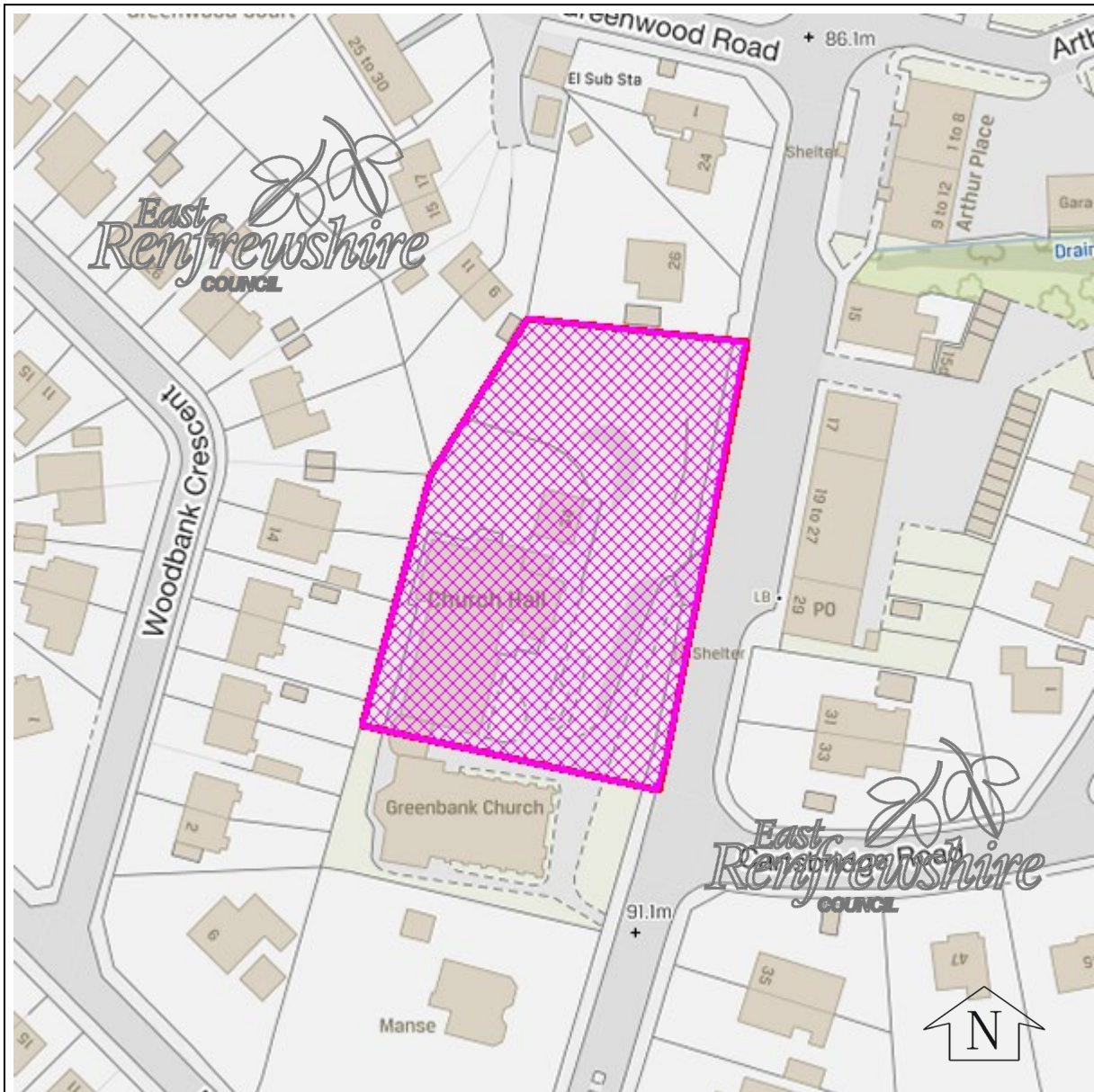
36 Eaglesham Road

Clarkston

East Renfrewshire

G76 7DJ

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CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service

No objection subject to conditions regarding visibility splays.

Scottish Water

No objection however don't guarantee any connection to their infrastructure.

East Renfrewshire Health and Social Care Partnership

Does not support proposal on grounds of overprovision and increase in cost due to in-migration of residents. In addition, they state that the applicant has not evidenced need in line with policy requirement.

East Renfrewshire Council Environmental Health Service

No objection subject to conditions regarding contamination survey and noise.

Glasgow Airport

No objection

NERL Safeguarding

No objection

Glasgow Prestwick Airport

No objection

Principal Strategy Officer (Affordable Housing and Development Contributions)

No objection

Clarkston Community Council

Object on the grounds of lack of car parking, street parking congestion, pedestrian safety, road safety, size of building is excessive, dominates church, forward position of building, and impact on infrastructure & GP surgeries.

PUBLICITY: None.**SITE NOTICES:** None.**SITE HISTORY:** No relevant history on file for the site.**REPRESENTATIONS:** A total of 109 representations have been received, 60 object to the proposal and 49 write in support.

The issues raised by the objections can be summarised as follows:

Out of keeping

Impact on streetscape

Impact on character & amenity of area

Too large – scale, size & height

Dominant

Prominent and elevated location

Impact on Listed Building & landmark

Loss of privacy

Overshadowing

Loss of greenspace

Light and noise pollution

Impact on Protected Species & natural habitat

Loss of trees

Road safety

Increase car usage

Impact on local parking

Over-supply of care homes
 Impact on infrastructure
 Impact on local economy
 Drainage
 Construction noise and dust
 Construction traffic impact
 Lack of consultation with wider community
 Possible land slippage – retaining walls
 Impact on property values

Points made by supporting representations can be summarised as follows:

Offers choice in area
 Meets needs of local community
 Sensitively and inclusively designed
 Set back from Listed Building
 Compliments church
 Will not dominate townscape
 Local employment opportunities
 Retains mature trees and landscape setting
 Provision of community facilities

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE

The relevant policy documents can be found at the following links:

Scottish Planning Policy –

<https://www.gov.scot/publications/scottish-planning-policy/documents/>

The Glasgow and Clyde Valley Strategic Development Plan –

<https://www.clydeplan-sdpa.gov.uk/strategic-development-plan/current-plan/current-strategic-development-plan-july-2017>

Local Development Plan2 –

<https://www.eastrenfrewshire.gov.uk/ldp2>

SUPPORTING REPORTS:

Bat Survey and Mitigation Plan including addendum (December 2021)	Assesses the possible effects of the development on bats, and identifies that Greenbank Church Hall is used as a roost site by bats and one nationally widespread and common species of bat was recorded to roost on site. The proposed development is likely to involve the destruction of the non-maternity roost. However, it is likely to have a low impact on local bat population and likely to be outweighed by the public interest in developing the site. The mitigation plan identifies works to be undertaken including works required prior to any development/demolition taking place. The addendum identifies that trees were identified as having low or negligible potential.
Ecological Survey Report	Assesses the habitats and trees and identifies use by, or presence of, protected and notable species, assesses any likely impact on the ecological value and on ecological features by possible redevelopment of the site and advises on how impacts could be mitigated. It identifies that the majority of the site is of low or negligible conservation value. Features with ecological value were found on site in a restricted area and effect of the proposed development as indicated can be suitably mitigated.
Arboricultural Method Statement and Tree Protection Plan	Assesses the quality/category of the trees on site and identifies root protection zones and appropriate mitigation measures to protect the trees during construction.
Arboricultural Impact Assessment and Tree Constraints Plan	The report identifies that the tree canopy is varied in character, including formal avenue and garden planting, perimeter trees, and a wooded shelter/screening copse. Composition is of common broadleaves, with occasional conifers. It identifies that the condition of most of the specimens is adequate in the present timeframe, although canopy management practices have somewhat detracted from

the visual amenity of many of the trees, and impacted on safe/useful life expectancy in a number of instances. It notes whilst no proposed design detail is available at the time, it is the purpose of the document to outline the potential constraints on development options arising from existing trees.

Contextual Overview and Development Framework	Sets out the framework for this application as well as the adjacent proposal for a care home and states that they are inextricably linked. Taken together they propose an integrated and considered approach to the overall site. It outlines that the proposals have emerged following extensive consultation undertaken by the church prior to marketing the surplus land, the careful selection of a preferred development partner, more recent joint consultation with the community, and a commitment by the church to reinvest the land proceeds in full, for the benefit of the Clarkston community. It also outlines the potential benefits arising from the development as a whole.
Valuation Advisory	Sets out the demographic demand for the proposal and indicates the population projections predict a circa 11% increase in the number of over 75s over the next 5years. The document examines the existing care homes within the wider area and states that new design standards being driven by the Care Inspectorate will make it particularly difficult for older facilities to remain compliant. It states when the demand and supply figures are combined for the community of Clarkston there is a shortfall at present in provision of beds which is projected to increase in the years ahead.
Design and Access Statement	Outlines the principles, analysis and appraisal factors behind the development of the site, stating there is a strong vision and desire to create a viable new development.
Ground Contamination	Phase 1 and 2 survey were undertaken and assess the site for residential purposes. No potential sources of contamination on site where highlighted. Made ground across the site in a shallow stratum at the site surface was identified, however, no odorous or visuals of contamination were encountered during intrusive investigations. It concludes that consideration of the conceptual and exposure models for the proposed development did not highlight any contaminants or potential sources of contamination, as such no remedial measures are necessary.
Planning Statement	Sets out policy considerations and concludes that the proposal will meet national and local policies aims. It presents a benefit analysis and states that the proposal will bring a holistic development with the church, present local employment opportunities and meet a local need.
Transport Statement	Identifies that the site is well served by public transport and accessible. It assesses other similar developments run by the developer and concludes that a reduced standard of parking would be acceptable given the location, work practices, and open door policy for visiting families and friends of future residents.
Drainage Strategy	Summarises the foul and surface water drainage proposals and identifies that there are existing surface water and foul drains within the site associated with the church hall and residential dwelling on the site. Public sewers are within and out with the site, with a surface water sewer running along the footway of Eaglesham Road and combined sewers within the site and on the public road. It identifies that wastewater from the proposed care home will discharge to a new foul drain and connect to the existing foul sewer within the site. It concludes surface water attenuation is designed for a 200 year storm event and 44% allowance for climate change effects, and that the drainage systems will be maintained by the care home operator and that the site does not have significant risk of flooding.

ASSESSMENT:

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

Site Description

The site forms the northern part of the lands and buildings associated with Greenbank Parish Church, located to the west of Eaglesham Road, Clarkston. The surrounding area is mainly

residential in nature, with the local neighbourhood shopping area, Sheddens, Eaglesham Road located adjacent, to the east.

Within the site is the original church hall, known as Cowley Hall, the 1960's extension and a 1980's extension linking the halls to the church. These are approximately the equivalent height of a two/three storey building and sit substantially back from the adjacent road. Also within the site is the detached single storey caretaker house, and a tree lined 'Processional Way' which historically served the church. The caretaker's house sits forward and is isolated from the halls. The majority of the site sits on an elevated position above Eaglesham Road by approximately 2-3metres. The area in general slopes up to the west with the adjacent houses on Woodbank Crescent sitting 3-4metres higher than the existing levels of the site.

The site contains several mature and large scale trees and benefits from large areas of greenspace which contributes to the character of the area and particularly the views along Eaglesham Road and towards the church, which is a C Listed Building.

The remaining area of church lands are subject to planning application 2021/0405/TP and listed building application 2021/0407/LBC, and are also being presented to this Planning Applications Committee for separate consideration.

Proposed Development

The proposal is for a 58 bed care home comprising of a 3/4 storey building including a residents terrace and garden area, new access road (at the north part of the site) adjacent No. 26 Eaglesham Road, on-site parking for 16 cars, service area, landscaping and tree planting. The existing church halls and the caretaker's house will be demolished to accommodate the development. 18 existing trees are to be removed and 26 new trees planted.

At the southern end of the site, nearest the church, the building measures approximately 12metres in height, and approximately 15.4metres at the northern end. There is a 3.4metre drop in ground level. The proposal will involve lowering ground levels along the west boundary, particularly to the northern part of the site and creating a retaining wall approximately 4.2metres in height. The ground level nearest the church is to be lowered by approximately 1.5metres. The existing 'Processional Way,' due to the ground works, will be removed and reinstated, including new trees planted on the west side of the path.

The design of the front elevation has a 3 storey central glass front projecting bay with gable roof, with projecting bays either side producing a strong symmetrical design.

The proposed materials are a buff facing brick to the elevations, with a dark grey roofing tile.

Assessment

The application has to be determined in accordance with the Development Plan and any material planning considerations. The Development Plan consists of the Strategic Development Plan (approved July 2017) and the East Renfrewshire Local Development Plan2 (adopted March 2022).

Scottish Planning Policy

Scottish Planning Policy (SPP) introduces a presumption in favour of development that contributes to sustainable development. It also indicates that the planning system should support economically, environmentally and socially sustainable places. SPP also indicates that Local Authorities are required to consider the need for supported accommodation including care homes and prepare policies as appropriate.

In general terms the proposed re-use of the site, which is regarded as a sustainable location given its proximity to local facilities and access to public transport, complies with the general aims and objectives of Scottish Planning Policy.

In addition, the SPP highlights the importance of preserving and enhancing the setting of Listed Buildings and states that any work that adversely affects their setting should be resisted. This

position is reinforced by Historic Environment Scotland's Non-Statutory Guidance: Managing Change in the Historic Environment which states setting is a material consideration and identifies that the setting, which can include a garden area and/or the current landscape context, is a key issue in appreciating and understanding a listed building and that it must be taken into account in assessing an application.

The proposal will involve demolition of the existing church halls which are attached to the Listed Building, as well as the stand alone caretaker's house. However, the halls and caretaker's house are not Listed. In addition, the proposal will involve re-profiling of the land which will necessitate the processional way and associated cherry trees being removed and reinstated as part of the development. The demolition in itself raises no significant issues in terms of the SPP. Given the local scale of the proposal, its impact on the setting of the Listed Building are more appropriately considered in detail elsewhere in this report against the LDP2 policies.

The assessment of the proposed works to the listed building itself are assessed in the separate application for listed building consent (2021/0407/LBC) which has also been presented to the Planning Applications Committee for determination.

The SPP also states that the presence (or potential presence) of a legally protected species is an important consideration in decisions on planning applications and must be fully considered prior to the determination of any application. This is discussed elsewhere in this report.

The Glasgow and Clyde Valley Strategic Development Plan (approved July 2017)

The Strategic Development Plan (SDP) sets out a vision for the long term development of the city regions and deals with cross boundary issues such as housing, strategic infrastructure including transport, water supply and waste water and strategic green networks including green belts and sets clear parameters for subsequent Local Development Plans.

The proposed development is not considered to be a strategic scale development under Schedule 14 of the SDP as the development has a floor area of less than 5000 square metres. As a consequence the adopted East Renfrewshire Local Development Plan² is the most relevant policy document in determining the proposal.

East Renfrewshire Local Development Plan² (Adopted March 2022)

The relevant policies of the adopted East Renfrewshire Local Development Plan² are considered to be Strategic Policies 1 and 2, policies D1, D2, D5, D6, D7, D8, D10, D11, D14, D15, SG3, SG4, SG7, E1, E2, E3, E5, E8 and E9.

Strategic Policy 1 states that the Council supports proposals that create sustainable, well designed, connected, healthy, safe and mixed communities and places. It also states that proposals should promote the health and wellbeing benefits of the development for people of all ages, abilities and backgrounds and demonstrate economic, social and environmental benefits. It also requires proposals to make efficient use of existing infrastructure and ensure the coordinated delivery of new infrastructure and investment, including amongst other things health and care facilities. Strategic Policy 2 indicates where new developments individually or cumulatively generate a future need for new or enhanced infrastructure provision, services or facilities, the Council will require the development to meet or proportionately contribute to the cost of providing or improving such infrastructure.

The Council's Principal Strategy Officer (Affordable Housing & Development Contributions Lead) has indicated that the proposal constitutes Class 8 'residential institutions' and therefore is exempt from Local Development Plan² Policy SG4 'Affordable Housing', as well as from the requirement for Education Contributions. In addition, in this instance, given the specifics of the overall proposal, the requirement for Community Facilities (community halls & libraries and sports) and Parks and Open Space, and Green Network and Access contributions have been waived.

Generally, the proposal is considered to complement Strategic Policies 1 and 2 as it involves the reuse of a brownfield site within the urban area, within an accessible location, which can be reached by a range of transport modes. The applicant has indicated that the proposed care home is likely to result in approximately 30-40 people being employed during the construction phase and circa 100 FTE jobs once the care home is operating. They have also stated that they would seek

to employ local people where possible. It is recognised the economic benefits that the proposal could bring to the area and the associated job creation that will result. The Council is keen to maximise job opportunities for local people from new development through Policy SG7 of the adopted LDP2. If the application was to be supported the applicants will be required to work in partnership with the Council to ensure employment, skills development and apprenticeships are provided for local people.

The impact on health and care facilities are discussed in more detail under the assessment against LDP2 Policy SG3. A more detailed assessment of the proposal including impact on the Listed Building, the natural environment, and road safety are made below.

The direct impact on the Listed Building is also considered in the application for Listed Building Consent 2021/0407/LBC.

In terms of assessing the proposal in detail, Local Development Plan2 Policies D1, D2, D5, D6, D7, D8, D10, D11, D14, D15, E1, E2, E3, E5, E8 and E9 are the most relevant and set out a number of criteria for assessing development to ensure that it is well designed and compatible with the character and amenity of the locality. Further, proposals should not adversely impact on the natural environment, landscape character, involve the loss of trees or other important landscape, greenspace or biodiversity features. Policies D8 and D10 promote active travel and direct development to sustainable locations where the need to travel is reduced and there is established public transport. Policies D14 and D15 seek to safeguard the built heritage and ensure that the layout, design, materials, scale, and siting of any development affecting a listed building is appropriate to the character and appearance of the listed building and its setting. As indicated above, the proposal is set within a sustainable urban location, close to public transport nodes. The proposal is considered to be compatible with the existing and surrounding uses, and consequently will not adversely impact on the general character or amenity of the area. Further, the proposal, through footfall and local employment opportunities, could contribute to the vitality and viability of the adjacent neighbourhood centre and the area in general.

Design & Visual Impact

The area is visually dominated by the adjacent church (which is outwith the application site), with the application site itself characterised by mature trees including the 'processional way', the open landscape area, and elevated position above Eaglesham Road. The existing church halls and caretaker's house, which are to be demolished, in the main sit substantially back from the front elevation of the church and Eaglesham Road. The views of these buildings are fleeting and restricted to close proximity and therefore do not dominate the site or impose on the adjacent church.

The proposed care home is three/four storey and will be positioned approximately 8metres forward of the main part of the existing church halls, approximately in line with foremost part of the original church hall (known as the Cowley Hall). The applicant has amended the proposal to reduce the height by one metre and set it further back by four metres. In addition, they have altered the front elevation of the care home to introduce projected bay areas to help break up the massing of the proposed building and to reflect the vertical emphasis of the church. Further, they have also amended the proposal to reinstate the 'processional way' following the earthworks.

The ridge line of the proposed building, in comparison with the church, will sit approximately 2metres above the eaves height of the church, approximately in line with the top of the Lancet windows located above the front door of the church. The main elevation of the care home will sit back from the church building line by approximately 7metres. Given its size, height, scale, massing and position, the proposed care home will represent a substantial visual change in the area, and will be more visually dominant on the site than the existing church halls and caretaker's house. However, due to the set back from the church, as well as the elevated nature of the site, the proposed building will appear lower than these reference points on the church when viewed from Eaglesham Road. Therefore the proposal will retain the church as the dominant building when viewed from the immediate vicinity.

In terms of wider visual impact, the proposed care home will be visible from Eaglesham Road. However when viewed from the northern approach, just north of the junction with Greenwood

Road, there are other buildings within the vicinity that are of similar height and massing and therefore the proposed building will be seen as part of this urban context. The visual impact when approached from the south will not be significant and restricted to close proximity to the site. Further, in both directions, the church steeple and the mature trees along Eaglesham Road will be to the fore. Therefore, it is considered, on balance that whilst the proposal represents a significant change, it will not have a significant detrimental impact on the visual character of the area.

Impact on neighbouring properties

It is considered that the proposed care home is compatible to the residential nature of the area. In addition, the amount of activity generated by the care home is unlikely to be substantially greater than the current use of the site as church halls run various activities throughout the day and evening. As a result, the proposal does not raise significant concerns in terms of introducing noise and activity more than would normally be expected in an urban area.

The proposal will have habitable rooms to the rear of the building, facing the rear gardens of Woodbank Crescent and Greenbank Court. The applicant has amended the proposal to omit the balconies to the rear elevation to minimise any adverse overlooking. The proposal is set off the rear boundary which backs onto the residential properties on Woodbank Crescent by approximately 9-12metres, and approximately 6metres off the rear boundary with the properties on Greenwood Court. It is considered that the proposal is an adequate distance from the properties on Woodbank Crescent to ensure that there is no adverse overlooking. Any overlooking onto the properties at Greenwood Court would be at an obscure angle and mainly to the rear boundary of the rear garden. Any potential for overlooking is further mitigated by the retention of trees and boundary fence along the boundary.

In terms of overshadowing, the applicant has submitted information that indicates that the proposal will cast shadow over the parts of the rear gardens of Woodbank Crescent and Greenwood Court in the winter (October–March) from the morning through to approximately noon. The bungalow to the north east of the site (26 Eaglesham Road) will experience overshadowing in the afternoons in the winter (October-March).

However, it is unlikely this will be a substantial increase from what it experiences at present due to the topography of the area and the existing buildings. In all cases, overshadowing will be transitory and restricted to the winter months. During the summer, any overshadowing will be substantially contained within the site.

External lighting details submitted by the applicant indicate that the light will be mainly contained within the site and directed to the lower part of the building. The car parking and service areas will also be lit. Based on the information submitted, the lighting, particularly to the car parking and services areas, is extensive and will introduce new lighting to areas which currently are relatively dark. Given this, should the application be approved, further details will be required by condition to allow for further consideration, particularly in relation to hours of use and location of lighting.

Given the proximity of the residential properties, it is considered appropriate to control the hours of construction and that dust suppression measures are put in place to ensure that the amenity of neighbours are not adversely impacted. Should the application be approved, this can be controlled by condition.

Consequently, it is considered that the proposal will not have an adverse impact on the residential amenity of neighbouring properties and therefore raises no significant issues in terms of Policies D1, D2, E3 and E5.

Impact on the Listed Building and its setting

As indicated previously, Historic Environment Scotland's guidance states that setting can include a garden area and/or the current landscape context, as well as all other buildings and structures within the curtilage of a Listed Building, and must be taken into account in assessing an application.

The proposal will encroach on the Listed Building as outlined above and impact on its setting through the loss of greenspace. However, the retention of the majority of trees, additional planting,

and reinstatement of the 'processional way' will help protect the hierarchy between the church and the adjacent site. Further, the additional tree planting and landscaping will help screen the proposed car parking and service areas and mitigate the impact on the setting of the Listed Building.

The proposal involves the demolition of the modern extension which is attached on the north side of the church. The restoration of this area of the church forms part of the adjacent application for planning permission (2021/0405/TP) and application for Listed Building Consent (2021/0407/LBC) which are also being presented separately to the Planning Applications Committee for determination. However, as each application has to be assessed on its own merits and development could go ahead without the other applications being implemented, it is considered that a phasing condition and condition requiring finishing details should be attached to this application to ensure that any necessary reinstatement takes place on the application site boundary.

Consequently, it is considered that the proposal, whilst representing a change in the setting, and a change in the relationship between the Listed Building and adjacent buildings, retains the primacy of the church and will not significantly impact on its setting. Therefore, the proposal raises no significant issues in terms of Policies D14 and D15 of the Local Development Plan2.

Impact on Urban Greenspace, Trees and Protected Species

Policy D5: Protection of Urban Greenspace of the Local Development Plan2 seeks to ensure that there is no significant adverse impact on biodiversity or the function of the wider green network from development unless there is appropriate mitigation. D6: Open Space Requirements in New Development seeks to ensure appropriate levels of green infrastructure are provided by new development. D7: Natural Environment Features requires careful consideration of the impact a development will have on biodiversity, species and habitats, and requires that adverse effects should be avoided, with mitigation measures provided.

The proposal will result in the loss of 18 trees including those on the west side of the 'Processional Way', however the proposal retains those on the east side of the 'Processional Way', fronting Eaglesham Road. The proposal also retains all the trees to the west boundary and the majority of those to the northern boundary. It should be noted that the site does not benefit from a Tree Preservation Order.

The applicant's tree survey identifies that the trees on site have been historically poorly managed through repeated pollarding and/or topping, to the detriment of both visual amenity and the safe useful life of the trees. They also indicated that they intend to plant 26 replacement trees, including along the 'Processional Way' which will help reinforce the importance of this in relation to the site and the adjacent church. The proposal involves earthworks in close proximity to trees along the west boundary, which are identified for retention. It is considered given the proximity, should the application be approved, that a condition be attached requiring tree protection measures to be put in place prior to commencement of any development.

The site, particularly the front and northern parts of the site, contribute to the urban greenspace in the area. The proposed building will encroach towards the north and results in the loss of this greenspace. In addition, 6 car parking spaces are proposed towards the front of the site, which will be in a prominent, elevated position. The proposal includes tree planting around the car parking area, however, it is considered that additional planting and/or landscaping will be required to ensure the visual impact of the car parking is minimised. This can be controlled by condition, should the application be approved. Notwithstanding the above, the majority of the greenspace to the front, particularly the areas that significantly contribute to the character and visual amenity of the area remains undeveloped, thereby preserving views along Eaglesham Road. Therefore, it is considered that the proposal, with the additional planting, retains adequate open space and key visual trees, ensuring that it will have no significant adverse impact on the recreational, amenity or landscape function of the urban greenspace. In addition, the applicant proposes to increase the number of trees on site which will help minimise any impact. Biodiversity can be improved by imposing a condition requiring native trees to be planted. Therefore, it is considered the proposal raises no significant issues in terms of biodiversity, tree loss or greenspace function.

Policy D7 also requires consideration to be given to the potential impact on protected species. Scottish Planning Policy also states that the presence (or potential presence) of a legally protected species is an important consideration in deciding planning applications. If there is evidence to suggest that protected species are present on site or may be affected by a proposed development, steps must be taken to establish their presence. Any impact must be fully considered prior to the determination of the application.

The applicant undertook a bat survey, ecological survey, and Species Protection Plan which confirm that the majority of the site is of low or negligible conservation value. It identifies that there is use of buildings by a low number of a single common species of bat, and that trees on the site were determined to have low or negligible potential and not requiring further survey. It also states that features with ecological value were found on a restricted area. Appropriate mitigation would allow the development to proceed without a significantly detrimental effect on local biodiversity populations and ecological value. In particular it identifies the need to install bat roost boxes. In addition, it identifies that lighting can adversely impact on protected species, however, the lighting information submitted as part of the proposal does not appear to have taken into account the information presented by the applicant on species protection. Given this, further information on lighting is required. Further information and evidence on mitigation matters, including lighting, can be controlled by condition should the application be approved.

It is therefore considered, that the proposal raises no significant issues in terms Policies D5, D6 and D7 of the Local Development Plan2.

Roads and Drainage

The Council's Roads Service had originally objected on the basis that the proposal did not provide adequate visibility splays at the access junction with Eaglesham Road. Further, the proposal did not present sufficient car parking or information justifying the level of proposed parking. A total of 35 parking spaces would be required under the Roads standards.

In order to address these concerns, the applicant revised the proposal to include extending the footway build outs on either side of the proposed access and submitted evidence demonstrating that the proposed ratio of beds to parking spaces is similar to that at other facilities where there are no known issues with parking. As a consequence, the Roads Service now accept the reduced standard in parking.

The footway build outs resolve the visibility splay issue in the secondary direction, however does not in the primary direction. The Roads Service have stated that the build out would need to be extended south westwards to remove two on street parking bays. The proposed access will also involve the loss of two on street parking bays. However, this loss will be partially offset as the vehicular access to the church to the south is to be closed which provides two on street additional spaces. Given the amount of parking spaces available in the neighbourhood centre, the net loss of two parking spaces is not considered to be significant.

A Transport Statement (TS) has been submitted in support of this proposed development. It is noted that during the network peak 0800-0900 and 1700-1800 there would be no significant increase in vehicular traffic going to and from the site and therefore there would be minimal impact on the network.

The revised consultation response from the Roads Service raises no objection. Should the application be approved, the visibility splays, build outs, and delivery of the two on street parking bays can be adequately controlled through a condition should the application be acceptable. Consequently, it is considered that the proposal raises no significant issues in terms of road safety and given its sustainable location will help promote active travel and prioritise public transport. Further, the proposal includes the provision of 2 passive charging points within the site.

The proposal therefore raises no significant issues in terms of Local Development Plan2 Policies D8, D10 and D11.

Policy E8 requires a Sustainable Urban Drainage System (SUDS) to be incorporated into all new developments to moderate surface water drainage from the site and mitigate impacts on water

quality. Policy E9 states that new development is required to be connected to the public sewerage system.

Information submitted indicates that the proposal will utilise the existing foul drain which connects to Scottish Water infrastructure. Surface water will be treated in filter drains and then attenuated via a modular storage system, which will be located below the 6 car parking spaces to the front of the site, before discharging into Scottish Water surface water sewer. The applicant has stated that the proposal has been designed to cater for storms up to the 1 in 200 year event plus a climate change allowance of 44%. Surface water treatment in accordance with SUDS principles is proposed as filter drains.

Scottish Water has raised no objection however state in their response that they are unable to reserve capacity at their water and/or waste water treatment works for the proposed development.

The Council's Roads Service have offered no comments on the drainage as the proposal utilises the existing surface water sewer which is Scottish Water infrastructure and therefore outwith their remit.

Given the above, it is considered that the proposal raises no significant issues in terms of Policies E8 and E9.

Specialist Residential and Supported Accommodation

The adopted Plan LDP2 Policy SG3, along with Strategic Policies 1 and 2 recognises that health and care facilities are under pressure and that a priority for this plan is to ensure that the capacity required to support demand is fully considered in partnership with relevant organisations. It is also recognised that the plan needs to address the growth in our elderly population and the resultant pressure this places on services and infrastructure. It is evident that East Renfrewshire has a diverse population, with significant changes expected in future years, in particular an increasingly older population (over 65's).

Policy SG3 specifically indicates that there has to be a proven need for specialist accommodation which can be evidenced and is supported by the Health and Social Care Partnership (HSCP). It also requires that proposals should be located within the urban area within easy access to services and facilities and public transport, should not have a detrimental impact on the character or amenity of the surrounding area, and that the impact on existing infrastructure is considered.

As stated previously, it is considered that the site is in a sustainable urban location, within close proximity of various public transport modes and local facilities. Further, the development will not have a significant detrimental impact on the character or amenity of the area. As outlined in the consultation response from the Council's Principal Strategy Officer (Affordable Housing and Development Contributions Lead), no contributions have been identified as required as part of the development and therefore the proposal raises no significant infrastructure issues.

The applicant has provided supporting information which states when the demand and supply figures are combined for the community of Clarkston there is currently a shortfall in provision of 10 bed places, which is projected to increase in the years ahead to 35 beds in 2025, and 60 beds in 2030. It also states if the view is taken that the older, non-compliant stock struggles to be competitive in the future then the level of shortfall will be even more significant. In this scenario the shortfall rises to 103 in 2025 and rises again to 128 in 2030. They have also indicated that the population projections predict a circa 11% increase in the number of over 75s over the next 5 years.

The consultation response from Health and Social Care Partnership (HSCP) states they do not support the proposal as there is strong evidence that there is an oversupply of care home facilities in the East Renfrewshire. They indicate prior to the Covid pandemic, the bed vacancy rates in the local care home market was high at 18% in January 2020 increasing to approximately 23% in March 2021. As a result they state that existing care homes are vulnerable to oversupply and can become unsustainable and may result in closure. The consequence of closures mean elderly and vulnerable residents can lose their long-term home and are forced to relocate causing significant disruption and distress. They also highlight concerns about increased cost pressures resulting

from the development and in-migration of residents, which will also result in additional pressures on existing health and care infrastructure (eg GP, district nursing, physio, dental, social work etc). They also state that no calculations/evidence have been submitted corroborating the future demand figures and therefore the applicant has not successfully evidenced need for a new care home facility.

HSCP also state, as a statutory authority with a duty to support the needs of all East Renfrewshire residents, they are focused on ensuring that market provision is as balanced and appropriate to the needs of residents across the whole area. They recognise the importance of older people being able to transition into residential care with minimum disruption to relationships, however they believe that it is an overstatement by the applicant to characterise a situation whereby people are being “removed from their community” or forced to live “some way distant from their family and friends”.

HSCP acknowledge the importance of the role Greenbank Church plays in supporting the local community in Clarkston and supports the sustained provision of community facilities associated with Greenbank. They also see value in a care home being part of a vibrant local community which keeps older people connected with community groups and events. However, they state there are other models of care and support which could achieve the same outcomes, and that supporting more people at home with appropriate levels of care remains their policy focus which is supported nationally through the findings for the recent Independent Review of Adult Social Care in Scotland.

The Local Development Plan2 also seeks to provide local employment opportunities, and as stated previously, the proposed care home is likely to result in approximately 30-40 people being employed during the construction phase and circa 100 FTE jobs once the care home is operating. In addition, the proposal will result in modern facilities and increased choice of care homes in the area.

The application is a joint application by the care home provider and the Church of Scotland. The applicants have argued that the proposals presented in this application (2021/0232/TP) and the applications for the adjacent church halls (2021/0405/TP and 2021/0407/LBC) are ‘inextricably linked’. They state that once planning consent is obtained, the church will sell the site for development as a care home, which will allow the church to develop the adjacent site and provide the new church halls, which is envisaged to bring community and social benefits to the wider area. In planning terms, each planning application is required to be decided on its individual merits and in this instance, it is not possible, in legal terms, to link the development of the care home to the community facilities associated with the church development.

Nevertheless, it is considered on balance that the proposal, whilst not supported by HSCP, does comply with other criteria within Policy SG3. Further, the proposal can be seen as supported by Strategic Policies 1, 2 and SG7, particularly in relation to bringing employment into the area and as no significant infrastructure requirements arising from the proposal have been identified.

Low Carbon Development and Sustainability

Local Development Plan2 Policies E1 and E2 seek to ensure that all new proposals deliver low and zero carbon development, and that they incorporate renewable energy. As stated previously, the site is considered a sustainable location making use of land within the urban area within easy reach of sustainable/public transport modes. The applicant’s supporting statement states that the building will be highly thermally efficient with high levels of insulation and air tightness to avoid unnecessary heat loss. The outline proposals include the use of Low or Zero Carbon Technologies such as Combined Heat & Power Units for the generation of heating & hot water. The applicant has also stated that they propose to provide 2 vehicle passive charging points within the site. The details of these sustainability/energy efficiency measures have not been submitted, however, should the application be approved, it is considered that a condition can be attached requiring the applicant to submit a scheme demonstrating how they intend to comply with the Policies. Consequently, it is considered that the proposal raises no significant issues in terms of meeting the sustainable development and renewable energy aims of the Local Development Plan, particularly Policies E1, E2 and D11.

Other Material Considerations

Consultations

Clarkston Community Council have objected to the proposal. The issues raised by the Community Council are considered to be material considerations and have been addressed in the assessment above.

Representations

In terms of the issues raised by representations regarding impact on character and amenity, impact on streetscape, landmark and Listed Building, design, size and height, prominent and elevated location, loss of privacy, overshadowing, loss of greenspace, light and noise pollution, impact on natural habitat, trees and protected species, road safety, increase car usage and parking, drainage, impact on infrastructure, construction impact, economy, and supply of care homes, it is noted that these are all material considerations and have been addressed in the report.

In terms of the issue raised regarding lack of consultation with wider community, it is noted that the application is of a local scale and there is no requirement for the applicant to undertake consultations with the wider community. The Planning Service are satisfied that the appropriate neighbour notifications were undertaken as required by legislation.

The issue regarding land slippage/retaining walls is not considered a material planning matter and can be adequately controlled under the required building warrant for engineering/construction works.

Loss of property values is not a material planning consideration.

Overall Conclusion

The proposal is considered to be in keeping with the Local Development Plan2 as it is in a sustainable location, provides choice in local facilities, creates employment opportunities, and will not require any significant infrastructure provision. The proposal is unlikely to generate significant private vehicle use and therefore should not result in any significant impact on road safety in the area.

The proposal will not have a significant impact on the setting of the adjacent Listed Building and will have limited visual impact on the immediate area due to its position on the site and retention of the landscape area to the front.

Consequently, it is considered that the proposal accords with the development plan and is acceptable at this location. There are no material considerations, including representations that outweigh the relevant policies. It is therefore recommended that this application be approved subject to conditions.

RECOMMENDATION: Approve subject to conditions

PLANNING OBLIGATIONS: None.

Conditions:

1. Development shall not commence until details of the phasing of the development have been submitted to and approved in writing by the planning authority.

For the avoidance of doubt, the phasing details shall include details regarding the demolition of the existing church halls.

Thereafter the development shall be implemented in accordance with the approved phasing scheme, unless otherwise agreed in writing by the planning authority.

Reason: In order to ensure a properly programmed development.

2. 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.

Reason: To allow the Planning Authority to consider the matter fully and in order to ensure that the site is fit for the use.

3. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

4. Development shall not commence until 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.

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

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

For clarification, all proposed planting, including trees, shall be native species selected for their abilities to promote biodiversity.

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.

6. The development shall be landscaped in accordance with the approved scheme as follows:-
- a) Completion of the scheme during the first planting season following the completion of the buildings or in compliance with the phasing programme agreed to comply with Condition 5 above.
 - b) Maintenance of the landscaped area for a period of five years. Any trees, shrubs or areas of grass which die, are removed, damaged or diseased within 5 years of the completion of the landscaping shall be replaced in the next planting season with others of a similar size and species.

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

7. Development shall not commence until the trees identified in the Arboricultural Report for retention are protected as per the recommendations and mitigation measures set out within the said report. Notwithstanding, fencing shall be erected on at least the fullest extent of the canopy on broadleaf trees and half the height of conifer trees as set out in BS3998/2010 and BS5837/2012. Development shall not commence until details of the location and type of fencing have been submitted to and approved in writing by the planning authority. Thereafter the approved tree protection measures shall be fully implemented on site and remain in position throughout the construction of the development.

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.

8. Prior to commencement of any works on site, including demolition, details of the proposed actions and mitigation measures, including phasing of any works and proposed lighting, as identified in the information submitted as part of the planning application in relation to Bats and other protected species shall be submitted for the written approval of the planning service.

Thereafter the details submitted shall be implemented as per the agreed phasing.

Reason: To ensure that there is no adverse impact on protected species.

9. Details of a visibility splay of 2.5m x 43m in both the primary and secondary directions with no interference above a height of 1.05m within the splays shall be provided at the proposed access at the junction with Eaglesham Road shall be submitted for written approval of the planning service. The visibility splay shall be constructed thereafter as approved prior to occupation of the development hereby approved. The visibility splay shall be retained in perpetuity. For the avoidance of doubt, the visibility splay will require the footway on either side of the proposed access to be build out.

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

10. Prior to the forming of the access at the junction with Eaglesham Road as required in condition 9, details shall be submitted for written approval of the planning service showing two on-street car parking bays on Eaglesham Road, adjacent to the development site. Thereafter the car parking bays as approved, shall be formed prior to the development hereby approved is occupied.
- Reason: To enable the proposed access to take place and ensure that there is adequate on street car parking available to the public.
11. Development shall not commence until details of all external lighting (including details of the lighting units, the angle and intensity of illumination and hours of operation) have been submitted to and approved in writing by the planning authority. Thereafter the lighting shall be implemented as approved.
- Reason: In order to ensure that the lighting is acceptable at this location and to protect the amenity of the surrounding area.
12. Unless otherwise agreed in writing with the planning authority, prior to commencement of the development, a scheme including phasing shall be submitted to and approved by in writing for the approval of the Planning Authority for the installation of EV Charging points within the site as required by the Local Development Plan2 Policy D11. Thereafter the scheme shall be implemented as approved.
- Reason: In order for the Planning Authority to consider these matters further and to ensure the development complies with the Local Development Plan2
13. Development shall not commence until a scheme to deal with any dust created from construction activity on site has been submitted to and approved in writing by the planning authority. Thereafter the scheme shall be implemented as approved.
- Reason: To prevent dust nuisance to the surrounding area.
14. 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.
- Reason: To prevent noise nuisance to the surrounding area.
15. Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90 (1/2hour)) by more than 4dB (A) when measured in accordance with BS4142:2014 at buildings where people are likely to be affected. Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq (5mins)) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:2014 at buildings where people are likely to be affected.
- Reason: To prevent noise nuisance to the surrounding area.
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. The starting up/warming up and shutting down of any construction machinery outwith these hours shall not be audible from the boundary of any noise sensitive property.
- Reason: To prevent noise nuisance to the surrounding area.

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.

In addition to planning legislation, I would draw your attention to the provisions of the Nature Conservation (Scotland) Act 2004 and the Wildlife and Countryside Act 1981 with regard to the protection of Wildlife and, in particular, the needs to ensure that all works are preceded by a check for nesting birds. It is a criminal offence to intentionally or recklessly damage, destroy or otherwise interfere with any wild bird nest which is in use or being built or, which, at any other time, is habitually used by certain birds protected by special penalties. Where it is proposed to carry out works which will affect European Protected Species (including bats) or their shelter/ breeding places, checks should first be made by an appropriate bat surveyor. In the event a protected species would be affected a licence is required from the Scottish Government. Further information on these matters can be sought initially from Scottish Natural Heritage or Scottish Government Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh.

The applicant is required to consult with East Renfrewshire Council Protective Services regarding compliance with the Workplace (Health, Safety & Welfare) Regulations 1992.

The applicant is required to consult East Renfrewshire Council Protective Services regarding compliance with the provisions of the Health & Safety at Work Etc Act 1974 and the Food Safety Act 1990.

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

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

East Renfrewshire Council Roads Service should be consulted regarding a Road Opening Permit for service connections and footway crossover.

All waste arising from construction or demolition activities must be removed by a licensed waste carrier. There must be no burning on site, other than that permitted by Scottish Environmental Protection Agency by prior agreement; any such burning must not cause nuisance. Adequate precautions must be taken to prevent nuisance from dust from the demolition or construction activities.

ADDED VALUE:

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

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 Development Plan policies.

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

BACKGROUND PAPERS:

Further information on background papers can be obtained from Ms Julie Nicol on 0141 577 3001.

Ref. No.: 2021/0232/TP
(JN)

DATE: 7th Sept 2022

DIRECTOR OF ENVIRONMENT

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REPORT OF HANDLING

Reference: 2021/0405/TP

Date Registered: 4th June 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 257363/:656824

Applicant/Agent:

Applicant:

Greenbank Parish Church

36 Eaglesham Rd

Clarkston

Scotland

G76 7DJ

Agent:

John Brown

20 James Morrison St

Glasgow

Scotland

G1 5PE

Proposal:

Erection of extension to existing church building to create new church halls and community facilities, creation of a new vehicular and pedestrian entrance from Mansefield Road, and formation of 5 new accessible parking bays. Erection of a detached two storey dwellinghouse with driveway access to Mansefield Road.

Location:

Greenbank Church

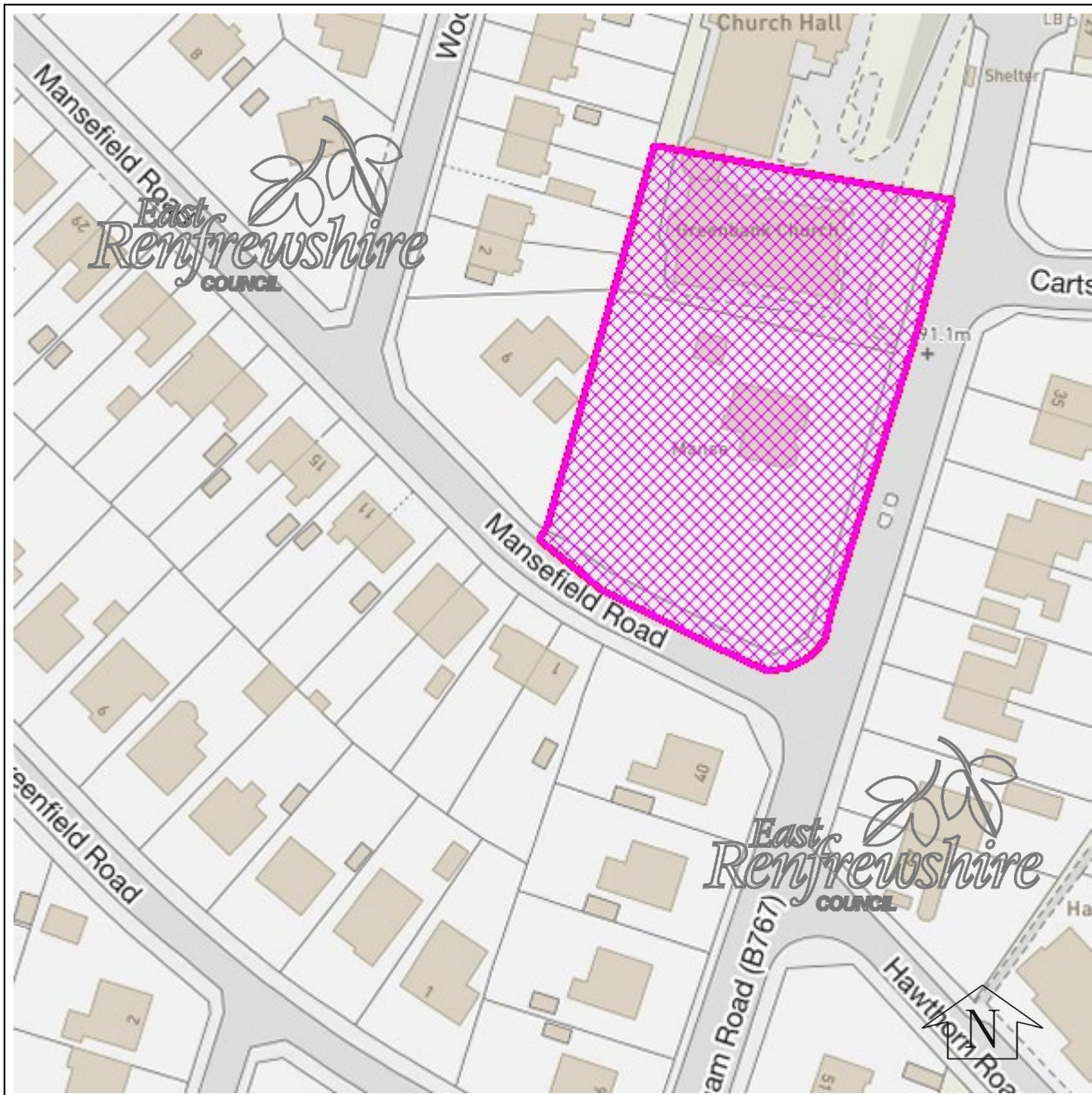
36 Eaglesham Road

Clarkston

East Renfrewshire

G76 7DJ

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CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service	No objections subject to conditions regarding visibility splays and surface water run off.
Principal Project Officer (Affordable Housing & Development Contributions)	No objection
East Renfrewshire Council Environmental Health Service	Comments regarding control of noise and lighting from use of proposal.
Clarkston Community Council	Raise some concerns regarding access and parking however, overall they support the proposal.
Scottish Water	No Objection

PUBLICITY:

18.06.2021 Evening Times Expiry date 09.07.2021

SITE NOTICES:

Setting of Listed Building Date posted 18.06.2021 Expiry date 09.07.2021

SITE HISTORY:

2000/0277/TP Alterations to window opening to form new entrance Approved Subject to Conditions 04.09.2000

REPRESENTATIONS: A total of 20 representations have been received, 15 object to the proposal and 5 write in support.

The issues raised by the objections can be summarised as follows:

Not in keeping with existing church building
 Detract from historic building
 Inappropriate materials to Listed Building
 Height of proposed house is dominant
 Loss of open space
 Impact on road safety
 Increase traffic/congestion
 Impact on pedestrian safety
 Lack of parking
 Loss of parking
 Out of keeping with area
 Loss of privacy
 Overshadowing
 Loss of trees
 Loss of natural habitat
 Light pollution
 Noise and dust pollution
 Inadequate drainage
 Construction traffic
 Construction noise, air pollution and general disruption

Inaccurate information
 Lack of wider public consultation
 Care home contrary to policies
 Impact of care home on surrounding area
 Lack of car parking for care home
 Impact of care home on road safety

Points made by supporting representations can be summarised as follows:
 Financial support for long term security of church facilities and infrastructure
 Improved local facilities
 Improved disability access
 Proposal sympathetically designed
 In keeping with surrounding area
 Landscape substantially retained

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE

The relevant policy documents can be found at the following links:

Scottish Planning Policy –

<https://www.gov.scot/publications/scottish-planning-policy/documents/>

The Glasgow and Clyde Valley Strategic Development Plan –

<https://www.clydeplan-sdpa.gov.uk/strategic-development-plan/current-plan/current-strategic-development-plan-july-2017>

Local Development Plan2 –

<https://www.eastrenfrewshire.gov.uk/ldp2>

SUPPORTING REPORTS:

Bat Survey	A bat survey was undertaken of the trees and buildings on the site and concluded that there were no bats roosting within the manse or the church. However, the survey recommends mitigation measures during the proposed works to the church building.
Arboricultural Method Statement and Tree Protection Plan	Assesses the quality/category of the trees on site and identifies root protection zones and appropriate mitigation measures to protect the trees during construction.
Arboricultural Impact Assessment and Tree Constraints Plan	The report identifies that the tree canopy is varied in character, including formal avenue and garden planting, perimeter trees, and a wooded shelter/screening copse. Composition is of common broadleaves, with occasional conifers. It identifies that the condition of most of the specimens is adequate in the present timeframe, although canopy management practices have somewhat detracted from the visual amenity of many of the trees, and impacted on safe/useful life expectancy in a number of instances. It notes that whilst no proposed design detail is available at the time, it is the purpose of the document to outline the potential constraints on development options arising from existing trees.
Contextual Overview and Development Framework	Sets out the framework for this application as well as the adjacent proposal for a care home and states that they are inextricably linked. Taken together they propose an integrated and considered approach to the overall site. It outlines that the proposals have emerged following extensive consultation undertaken by the church prior to marketing the surplus land, the careful selection of a preferred development partner, more recent joint consultation with the community, and a commitment by the church to reinvest the land proceeds in full, for the benefit of the Clarkston community. It also outlines the potential benefits arising from the development as a whole.
Design and Access Statement	Outlines the history of the church, the principles, analysis and appraisal factors behind the development of the site, stating there is a strong vision and desire to create a viable new development.

ASSESSMENT:

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

Site Description

The site forms the southern part of the lands and buildings associated with Greenbank Parish Church, located to the west of Eaglesham Road, near the junction with Mansefield Road, Clarkston. The surrounding area is mainly residential in nature, with the local neighbourhood shopping area, Sheddens, Eaglesham Road located nearby to the north east.

The site is approximately 0.4hectares in size and consists of the church and manse buildings, and is bounded by mature trees to the south and east, along Mansefield Road and Eaglesham Road respectively. In general, the majority of the site is relatively flat before sloping down towards the adjacent roads.

The church building is a C category Listed building. The manse, boundary wall and gate piers, as well as all other buildings on the larger church site are not part of the Listing. A separate Listed Building Application (2021/0407/LBC) has been submitted for the works to the Listed Building (church building). The remaining part of the church lands, which includes the existing church halls and associated buildings are the subject of planning application 2021/0232/TP for a residential care and nursing home.

The applications for the care and nursing home (2021/0232/TP) and for the Listed Building works (2021/0407/LBC) are also presented to this Planning Applications Committee for separate consideration.

Proposed development

The proposal is for the erection of an extension to the existing church building to create new church halls and community facilities, with new vehicular and pedestrian entrances from Mansefield Road, and provision of 5 new accessible parking bays. It also includes the erection of a detached two storey dwellinghouse with driveway access to Mansefield Road.

The proposed extension is located on the south side of the church, and has an L shaped floorplan, which projects approximately 17metres from the south elevation and extents approximately 30metres in length along the elevation. It has a total footprint of approximately 390square metres. The foremost part, containing the multipurpose room is located nearest Eaglesham Road and will be approximately 8.4metres in height, before dropping in height (3.7metres) to a flat area of roof over the entrance area, then increasing to approximately 9.3metres in height to the rear of the site, containing the proposed sports hall.

The part of the proposed hall containing the multipurpose room is set back from the front building of the church by some 6metres and will effectively 'fill in' the space between the church and manse, reducing the distance from approximately 18metres to 6.5metres.

The proposed house is a one and half/two storey detached building with an asymmetrical roof, located to the south west corner of the site, facing onto Mansefield Road. The footprint is restricted, measuring approximately 8.4 by 8.7metres, with an overall height of approximately 9.5metres (maximum).

The proposed materials to both the halls and house are buff coloured brick to the wall areas and precast stone to the window details and walling detailed areas. A red/brown metal cladding with standing seem profile is proposed to the roof areas.

Assessment

The application has to be determined in accordance with the Development Plan and any material planning considerations. The Development Plan consists of the Strategic Development Plan (approved July 2017) and the East Renfrewshire Local Development Plan2 (adopted March 2022).

Scottish Planning Policy

Scottish Planning Policy (SPP) introduces a presumption in favour of development and states that the planning system should support economically, environmentally and socially sustainable places, as well as seek to deliver the six qualities of successful place: distinctive; safe and pleasant; welcoming; adaptive; resource efficient; and easy to move around.

The proposal is within an established urban area and regarded as a sustainable location given its proximity to local facilities and access to public transport. In addition, it is resource efficient as it promotes the continuous use of an existing building. Consequently, it is not considered to raise any significant issues in terms of the general aims and objectives of Scottish Planning Policy.

In addition, the SPP states that changes to a listed building should be managed to protect its special interest while enabling it to remain in active use. It also highlights the importance of preserving and enhancing the setting and states that any work that adversely affect it or its setting should be resisted. This position is reinforced by Historic Environment Scotland's Non-Statutory Guidance: Managing Change in the Historic Environment which states that setting is a material consideration and identifies that the setting, which can include a garden area and/or the current landscape context, is a key issue in appreciating and understanding a listed building and that it must be taken into account in assessing an application.

It is considered that the proposal, including the proposed works to the listed building, would enable it to remain in active use and are therefore acceptable in this regard. A detailed assessment regarding the impact of the proposal on the listed building and its setting are assessed elsewhere in this report. The assessment of the proposed works to the listed building itself are also assessed in the separate application for listed building consent (2021/0407/LBC) which is also being presented to the Planning Applications Committee for consideration.

The SPP also states that the presence (or potential presence) of a legally protected species is an important consideration in decisions on planning applications and must be fully considered prior to the determination of any application. This is discussed elsewhere in this report.

The Glasgow and Clyde Valley Strategic Development Plan (approved July 2017)

The Strategic Development Plan (SDP) sets out a vision for the long term development of the city regions and deals with cross boundary issues such as housing, strategic infrastructure including transport, water supply and waste water and strategic green networks including green belts and sets clear parameters for subsequent Local Development Plans.

The proposed development is not considered to be a strategic scale development under Schedule 14 of the SDP as the development has a floor area of less than 5000 square metres. As a consequence the adopted East Renfrewshire Local Development Plan2 is the most relevant policy document in determining the proposal.

East Renfrewshire Local Development Plan2 (Adopted March 2022)

The relevant policies of the adopted East Renfrewshire Local Development Plan2 are considered to be Strategic Policies 1 and 2, policies D1, D2, D5, D6, D7, D8, D10, D11, D14, D15, E1, E2, E5, E8 and E9

Strategic Policy 1 states that the Council supports proposals that create sustainable, well designed, connected, healthy, safe and mixed communities and places. Proposals should be designed to promote the health and wellbeing benefits of the development for people of all ages, abilities and backgrounds and demonstrate economic, social and environmental benefits. Strategic Policy 2 indicates where new developments individually or cumulatively generate a future need for new or enhanced infrastructure provision, services or facilities, the Council will require the development to meet or proportionately contribute to the cost of providing or improving such infrastructure.

It is considered that the proposed new halls and facilities will improve the existing community facilities as well as allow for the range of activities to be extended, thereby promoting social and community benefits within the area. Further, given the scale and nature of the development, it is unlikely to place significant demand on other infrastructure, services or facilities within the area. As stated previously, the site is in a sustainable urban location, within close proximity of various public transport modes and local facilities, and as a result of its nature, which primarily serves the local surrounding community, is unlikely to generate significant private vehicle use. In addition, the proposal will complement the adjacent local neighbourhood centre, and thereby add to the vitality and viability of the area in general.

The Council's Principal Strategy Officer (Affordable Housing & Development Contributions Lead) has indicated that given the specifics of the overall proposal, which includes provision of community facilities, the requirement for Community Facility (community halls & libraries and sports) and Parks and Open Space contributions would be waived. They have recommended no objection.

Consequently, it is considered that the proposal raises no significant issues in terms of Strategic Policies 1 and 2 of the adopted Local Development Plan2.

Local Development Plan2 Policies D1, D2, D5, D6, D7, D8, D10, D11 and E5 are the most relevant in assessing the proposal in detail and set out a number of criteria to ensure that it is well designed and compatible with the character and amenity of the locality and does not adversely impact on neighbouring properties. Further, proposals should not adversely impact on the natural environment, landscape character, involve the loss of trees or other important landscape, greenspace or biodiversity features. Policies D8 and D10 promote active travel and directs development to sustainable locations where the need to travel is reduced and there is established public transport.

Also relevant are Policies D14 and D15 which seek to safeguard the built heritage and ensure that the layout, design, materials, scale, and siting of any development affecting a listed building is appropriate to the character and appearance of the listed building and its setting.

As indicated above, the proposal is set within a sustainable urban location, close to public transport nodes. Further, it will enhance existing community facilities and is considered to be compatible with the existing and surrounding uses, and consequently will not adversely impact on the general character or amenity of the area.

Design & Visual Impact

The site is characterised by the existing church (and in particular the steeple), the mature trees, and the site's elevated position which is in a prominent corner location. The manse is relatively modest in scale and sits isolated from the church. The existing church halls are located on the north side of the church (outwith this planning application site) and sit substantially back from the front elevation of the church. As a result, the church is the prominent built feature on the site. The extensive grounds and mature landscape emphasise the importance of the church as a local landmark.

The proposed church hall will have an L shape footprint, consisting of two elements, one area containing the multipurpose room, nearest to Eaglesham Road and located between the existing manse and church, and the other containing a sports hall area which sits to the rear of the site.

The proposed design and materials of the hall will differ from the church and the manse, as the proposal utilises an asymmetrical roof design. The materials are proposed cream/buff brick to the main walls and a cast stone to the reveals to the proposed windows to compliment the buff sandstone of the church. The proposed roofing will be metal cladding of a deep red/brown colour. The applicant has stated the proposal is to present a clear contrast and a contemporary building, with the proposed hall fitting between the scale of the manse and the church.

The proposed hall, particularly the part containing the multipurpose room, due to its position and height, will result in a significant change in the visual amenity of the immediate area and setting of

the church, which as stated previously is a Listed Building. It will be most noticeable from Eaglesham Road when approaching from the south. The design will clearly be different from what is on the site, however, any impact will be local and partly mitigated by the retention of the majority of the mature trees. Further, the area in general is not homogenous, in terms of design, scale and size of buildings. Therefore it is unlikely that the proposal will detract from the visual amenity of the area. The remaining part of the hall (containing the sports hall) is set towards the rear of the site and will have limited visual impact. Views of the church steeple will not be adversely impacted upon by any part of the proposed development.

The proposed house, which is a one and half storey detached house is relatively modest in size. It is noted that it is set forward of the established building line on Mansefield Road by approximately 3metres. It is also noted that it does not have any rear garden space and relies on the side (west) garden to provide private amenity space for the house, which will be limited due to the relationship with the front garden of No.6 Mansefield Road. However, some screening will be afforded by the mature trees, which form part of the west boundary of the proposed garden.

The proposed house, which utilises an asymmetric design similar to the proposed hall, will not be in keeping with the character of the area due to its appearance and being set forward of the building line. The views will however be limited as a result of the existing trees and therefore it will not significantly detract from character or visual amenity of the area. Given the importance of the trees in minimising the impact of the proposal, should the application be acceptable, it is considered a condition should be attached to ensure the remaining trees are retained.

Impact on neighbouring properties

It is considered that due to the location, orientation, design and height of the proposed hall and new house, the proposal as a whole will not result in loss of amenity to neighbouring properties by way of unreasonable loss of sunlight or privacy. The use of the hall will not raise significant concerns in terms of introducing noise and activity more than would normally be expected in an urban area.

No details have been submitted regarding lighting external spaces. To ensure there is no impact on neighbours, or the setting of the Listed Building, it is considered appropriate, should the application be acceptable, that a condition be attached for details to be submitted for approval.

Consequently, it is considered that the proposal will not have an adverse impact on the residential amenity of neighbouring properties and therefore raises no significant issues in terms of Policies D1, D2, and E5.

Impact on the Listed Building and its Setting

As indicated previously, Historic Environment Scotland guidance's states that setting can include a garden area and/or the current landscape context, as well as all other buildings and structures within the curtilage of a Listed Building, and must be taken into account in assessing an application.

The loss of current open landscape context and additional buildings on the site will reduce the primacy of the church and thereby have some impact on the setting of the Listed Building. The applicant has stated that the proposal is required to ensure that the existing church building has a sustainable future and can provide a viable use in the area, as well as to allow the range of community facilities to be extended.

It is noted that within the application site, the site is constrained in terms of where a new church hall could be located without demolition of the manse or removal of a greater number of mature trees, both of which help define the amenity and character of the area. Further, as indicated above, the foremost part of the hall (multipurpose room) with the greatest exposure to public view, has been set back from the front elevation of the church and designed to remain secondary to the Listed Building whilst reflecting the scale of the manse. The proposed house, removal of trees and creation of accesses, given their location, will not have any significant impact on the setting of the Listed Building.

The proposal involves various physical alterations to the exterior of the Listed Building besides the addition of the new extension. In particular, the creation of a fire escape to north elevation and the creation of two new doors between the extension and sanctuary, both of which involve removing an existing sill and alterations to a stained glass window. Also included is the removal of existing vestry windows and central mullion and insertion of new reception desk kiosk. The proposal retains the majority of the architectural features of the Listed Building and it is considered that the alterations are necessary to allow the extension to provide the new hall. Therefore the proposed alterations/removals will not have a significant impact on the integrity of the Listed Building.

The applicant has also indicated that they intend to undertake roof repair, including reusing and replacing slates to the Listed Building. The exact extent of roof that will be affected is not known and more survey work will be required as and when the works start. The principle of repairing/re-roofing the building is acceptable. Detailed consideration is dealt with through the associated application for Listed Building Consent.

It should be noted that drawings also indicate solar panels to the south pitch of the sanctuary roof. However, no details have been submitted, nor where they included in the description of development. Therefore it is considered that they are indicative and not part of the planning application.

The Local Development Plan² encourages innovation and creativity in design and materials, and it is considered that the proposed asymmetric design and use of contemporary materials will not significantly impact on the Listed Building. Further, the proposed alterations to the fabric of the church do not adversely affect the special architectural or historical interest of the Listed Building.

On balance, it is considered that the continuous use of the church and the social and community benefits that the development will bring outweigh any impact on the Listed Building or its setting that may result from the proposal. Therefore the proposal raises no significant issues in terms of Policies D14 and D15 of the Local Development Plan².

Impact on Urban Greenspace, Trees and Protected Species

Policy D5: Protection of Urban Greenspace of the Local Development Plan² seeks to ensure that there is no significant adverse impact on biodiversity or the function of the wider green network from development. D6: Open Space Requirements in New Development seeks to ensure appropriate levels of green infrastructure are provided by new development. D7: Natural Environment Features requires careful consideration of the impact a development will have on biodiversity, species and habitats, and requires that adverse effects should be avoided with mitigation measures provided wherever this is not possible.

The proposal will result in the loss of 39 trees of mix size and condition. However, it retains the trees at the corner of Mansfield Road and Eaglesham Road, as well as the trees in front of the Church and the Manse building. The trees along the foremost part of the side boundary with No.1 Mansfield Road are also retained. It should be noted that the site does not benefit from a Tree Preservation Order.

The site, due to its established landscape, contributes to the urban greenspace in the area. The proposal will increase the number of buildings on the site and extend the area of hardstanding. However, it is considered that the proposal retains adequate open space and key visual trees, ensuring that it will have no significant adverse impact on the recreational, amenity or landscape function of the urban greenspace. In addition, the proposed landscape plan and replacement planting will help minimise any impact, as well as promote biodiversity through native planting.

The proposed accesses to the church hall and the proposed house have been amended to create 2 separate accesses with an intervening landscape area ensuring the visual impact of the hardstanding will have no greater impact on the character of the area than any other domestic driveway.

Should the Planning Authority be of a mind to approve the application, a condition can be attached to the planning permission ensuring adequate replanting and retention of remaining

trees. Consequently, it is considered that the proposal raises no significant issues in terms of loss of trees.

Policy D7 also requires consideration to be given to the potential impact on protected species. Scottish Planning Policy also states that the presence (or potential presence) of a legally protected species is an important consideration in deciding planning applications. If there is evidence to suggest that protected species are present on site or may be affected by a proposed development, steps must be taken to establish their presence. Any impact must be fully considered prior to the determination of the application.

Information (updated June 2022) submitted by the applicant, indicates that no trees to be impacted by the development displayed bat roost suitability. The bat survey undertaken (July/August 2020) indicates that no roosting bats were found within the Church or Manse buildings. The report acknowledges the site is used for foraging and commuting bats and therefore recommends measures to minimise any adverse impact. Should the Council approve the application, these measures can be adequately controlled through conditions.

It is therefore considered, that the proposal raises no significant issues in terms Policies D5, D6 and D7 of the Local Development Plan2.

Roads and Drainage

The applicant has amended the proposal to include two separate accesses serving the proposed house and church and new hall, rather than a single large expansive hardstanding area. Both accesses are taken from Mansefield Road with an intervening landscape strip. The church and new hall entrance will also service 5 new accessible parking bays. In addition, the proposal includes 8 bike stands. The proposal also includes widening of the existing access onto Eaglesham Road, adjacent to the Manse, for emergency and service vehicles to access the site.

The Council's Roads Service have indicated that a community facility would require to meet the parking requirements as set out in the National Roads Development Guide. However, as this is a replacement for the existing hall and given that the new hall would remain highly acceptable by sustainable modes of travel, the Roads Service will accept the much reduced provision of 5 No. spaces in this instance.

It is acknowledged that the proposal, due to the proposed accesses onto Mansefield Road and the widening of the access onto Eaglesham Road will result in the loss of a notional 3 on-street parking spaces. However, this is minimal and not considered significant given the number of existing on-street parking that is available within the local area.

The parking for the proposed house meets the required standard. Further, they have indicated that the visibility splays onto Mansefield Road and onto Eaglesham Road can meet the required standard, and therefore they have raised no objection to the proposal subject to conditions ensuring the perpetuity of the visibility splays.

Consequently, it is considered that the proposal raises no significant issues in terms of road safety and given its sustainable location will help promote active travel and prioritise public transport, in accordance with the Local Development Plan2 Policies D8, D10 and D11.

Policy E8 requires a Sustainable Urban Drainage System (SUDS) to be incorporated into all new developments with the exception of smaller scale proposals such as single houses. It is considered, given the scale of the proposal that there is no requirement for the development to comply with the SUDS requirements and therefore the proposal raises no significant issues in terms of the policy.

Policy E9 states that new development is required to be connected to the public sewerage system. The proposal utilises the existing surface water sewer which is Scottish Water infrastructure. Scottish Water has raised no objection however state in their response that they are unable to reserve capacity at their water and/or waste water treatment works for the proposed development. It should be noted that should the Council approve the application, and subsequently, Scottish Water refuse permission to connect to their infrastructure, then the

applicant would need to submit an alternative proposal for drainage for the Council to consider further.

Given the above, it is considered that the proposal raises no significant issues in terms of Policy E9.

Low Carbon Development and Sustainability

Local Development Plan2 Policies E1 and E2 seek to ensure that all new proposals deliver low and zero carbon development. The site is considered to be a sustainable location making use of land within the urban area within easy reach of sustainable/public transport modes. The proposal serves a local community which helps reduce the need to travel by car, as well as promoting cycling by including cycle racks. In addition, it promotes the continuous use and adaptation of an existing building and reuse of salvaged materials from the building.

No information on EV charging has been submitted, however, this can be conditioned should the application be acceptable.

Consequently, it is considered that the proposal raises no significant issues in terms of meeting the sustainable development and renewable energy aims of the Local Development Plan2, particularly Policies E1, E2 and D11.

Other Material Considerations

Consultations

Clarkston Community Council highlight some concern regarding the new vehicular access and lack of parking, but notes the parking situation is no different to the current situation. The Community Council also indicates that the proposed changes ensure the church remains the dominant building on site and that the changes are sympathetic, and therefore offer support for the application.

Representations

The issues raised regarding out of keeping, detract from historic building, inappropriate materials to Listed Building, height of proposed house, loss of open space, road safety, increase traffic/congestion, lack of parking, loss of privacy, overshadowing, loss of trees, loss of natural habitat, air, noise and light pollution are all material considerations in assessing this application and have been addressed in the above report.

The issue relating to construction traffic, given the scale of the proposal, is not a planning consideration and best covered by other legislation.

In terms of inadequate drainage, neither Scottish Water nor the Roads Service have raised any issues regarding this. The applicant will require to obtain the permission of the appropriate authority should they wish to connect to the infrastructure.

Regarding inaccurate information and lack of wider public consultation, the Planning Service are satisfied that the information submitted is adequate for the Planning Authority to assess the proposal. The application is a Local Development under the Hierarchy of Planning Applications and therefore there is no requirement for the applicant to undertake a public consultation exercise. The neighbours have been notified by the Planning Service as required by legislation.

The issues raised regarding the care home being contrary to policies, impact of the care home on surrounding area, lack of car parking for the care home, and impact of the care home on road safety are not material to this application.

Points made by supporting representations are noted.

Overall Conclusions

The proposal is considered to be in keeping with the Local Development Plan2 as it is in a sustainable location, and promotes the health and wellbeing benefits for the community. The

proposal is unlikely to generate significant private vehicle use and therefore should not result in any significant impact on road safety in the area.

The impact on the Listed Building and its setting is justifiable and not considered significant to the extent that it will adversely impact on the architectural or historical interest of the Listed Building. The loss of mature trees on site is not significant and the proposed landscape and planting regime will help provide a greater biodiversity value to the area, as well as mitigate any impact on visual amenity of the area.

Consequently, it is considered that the proposal accords with the development plan and is acceptable at this location. There are no material considerations, including representations that outweigh the relevant policies. It is therefore recommended that this application be approved subject to conditions.

RECOMMENDATION: Approve subject to conditions

PLANNING OBLIGATIONS: None.

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

Reason: To ensure the development is acceptable in appearance.

2. For the avoidance of doubt, the solar panels shown on the drawings hereby approved do not constitute part of the approved development.

Reason: To ensure the development is acceptable in appearance.

3. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

4. Development shall not commence until details of the phasing of the development have been submitted to and approved in writing by the planning authority. For the avoidance of doubt, the phasing details shall include details regarding the demolition of the existing church halls. Thereafter the development shall be implemented in accordance with the approved phasing scheme, unless otherwise agreed in writing by the planning authority.

Reason: In order to ensure a properly programmed development.

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

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

For clarification, all proposed planting, including trees, shall be native species selected for their abilities to promote biodiversity.

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.

6. The development shall be landscaped in accordance with the approved scheme as follows:-
- a) Completion of the scheme during the first planting season following the completion of the buildings or in compliance with the phasing programme agreed to comply with Condition 5 above.
 - b) Maintenance of the landscaped area for a period of five years. Any trees, shrubs or areas of grass which die, are removed, damaged or diseased within 5 years of the completion of the landscaping shall be replaced in the next planting season with others of a similar size and species.

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

7. Development shall not commence until the trees identified in the Arboricultural Report for retention are protected as per the recommendations and mitigation measures set out within the said report. Notwithstanding, fencing shall be erected on at least the fullest extent of the canopy on broadleaf trees and half the height of conifer trees as set out in BS3998/2010 and BS5837/2012. Development shall not commence until details of the location and type of fencing have been submitted to and approved in writing by the planning authority. Thereafter the approved tree protection measures shall be fully implemented on site and remain in position throughout the construction of the development.

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.

8. Details of the proposed actions and mitigation measures, including phasing of any works and proposed lighting, as identified in the Bat Survey submitted as part of the planning application shall be submitted for the written approval of the planning service prior to the start of any development hereby approved. Thereafter the details submitted shall be implemented as per the agreed phasing.

Reason: To ensure that there is no adverse impact on protected species.

9. A visibility splay of 2.5m x 25m in both the primary and secondary directions with no interference above a height of 1.05m within the splays shall be provided at the proposed access to the parking/drop off area associated with the church prior to the associated development hereby approved being brought into use. Thereafter it shall be retained in perpetuity and 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.

10. A visibility splay of 2.0m x 20m in both the primary and secondary directions with no interference above a height of 1.05m within the splays shall be provided at the proposed driveway of the dwellinghouse prior to the occupation of the house hereby

approved. Thereafter it shall be retained in perpetuity and maintained free from any obstructions exceeding a height of 1.05m above the adjacent road.

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

11. Development shall not commence until details of all external lighting (including details of the lighting units, the angle and intensity of illumination and hours of operation) have been submitted to and approved in writing by the planning authority. Thereafter the lighting shall be implemented as approved.

Reason: In order to ensure that the lighting is acceptable at this location and to protect the amenity of the surrounding area.

12. Unless otherwise agreed in writing with the planning authority, prior to commencement of the development, a scheme including phasing shall be submitted to and approved by in writing for the approval of the Planning Authority for the installation of EV Charging points within the site as required by the Local Development Plan2 Policy D11. Thereafter the scheme shall be implemented as approved.

Reason: In order for the Planning Authority to consider these matters further and to ensure the development complies with the Local Development Plan2.

13. Development shall not commence until a scheme to deal with any dust created from construction activity on site has been submitted to and approved in writing by the planning authority. Thereafter the scheme shall be implemented as approved.

Reason: To prevent dust nuisance to the surrounding area.

14. There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority. The starting up/warming up and shutting down of any construction machinery outwith these hours shall not be audible from the boundary of any noise sensitive property.

Reason: To prevent noise nuisance to the surrounding area.

15. Notwithstanding the provisions of classes 1 and 3 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), no development shall take place within the curtilage of the proposed house hereby approved as part of the application site without planning permission.

Reason: To ensure that the planning authority retains control over future development on the site.

16. With the exception of tree works detailed in the approved application, all other existing trees within the application site shall not be lopped, topped, or felled without the prior written approval of the planning authority. For the avoidance of doubt, this condition shall remain in place in perpetuity for the natural lifetime of the trees.

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

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.

In addition to planning legislation, I would draw your attention to the provisions of the Nature Conservation (Scotland) Act 2004 and the Wildlife and Countryside Act 1981 with regard to the protection of Wildlife and, in particular, the needs to ensure that all works are preceded by a check for nesting birds. It is a criminal offence to intentionally or recklessly damage, destroy or otherwise interfere with any wild bird nest which is in use or being built or, which, at any other time, is habitually used by certain birds protected by special penalties. Where it is proposed to carry out works which will affect European Protected Species (including bats) or their shelter/ breeding places, checks should first be made by an appropriate bat surveyor. In the event a protected species would be affected a licence is required from the Scottish Government. Further information on these matters can be sought initially from Scottish Natural Heritage or Scottish Government Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh.

The applicant is required to consult with East Renfrewshire Council Protective Services regarding compliance with the Workplace (Health, Safety & Welfare) Regulations 1992.

The applicant is required to consult East Renfrewshire Council Protective Services regarding compliance with the provisions of the Health & Safety at Work Etc Act 1974 and the Food Safety Act 1990.

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

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

East Renfrewshire Council Roads Service should be consulted regarding a Road Opening Permit for service connections and footway crossover.

ADDED VALUE:

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

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 Development Plan policies.

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

BACKGROUND PAPERS:

Further information on background papers can be obtained from Ms Julie Nicol on 0141 577 3001.

Ref. No.: 2021/0405/TP
(JN)

DATE: 7th Sept 2022

DIRECTOR OF ENVIRONMENT

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REPORT OF HANDLING

Reference: 2021/0407/LBC

Date Registered: 10th May 2021

Application Type: Listed Building Consent

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 257363/:656824

Applicant/Agent:

Applicant:

Greenbank Parish Church

36 Eaglesham Rd

Clarkston

Scotland

G76 7DJ

Agent:

John Brown

20 James Morrison St

Glasgow

Scotland

G1 5PE

Proposal:

Erection of extension to existing church building to create new church halls and community facilities. Demolition of adjoining 1990's extension. Creation of new openings to the external fabric linking the church to the new extension. Creation of a new fire escape.

Location:

Greenbank Church

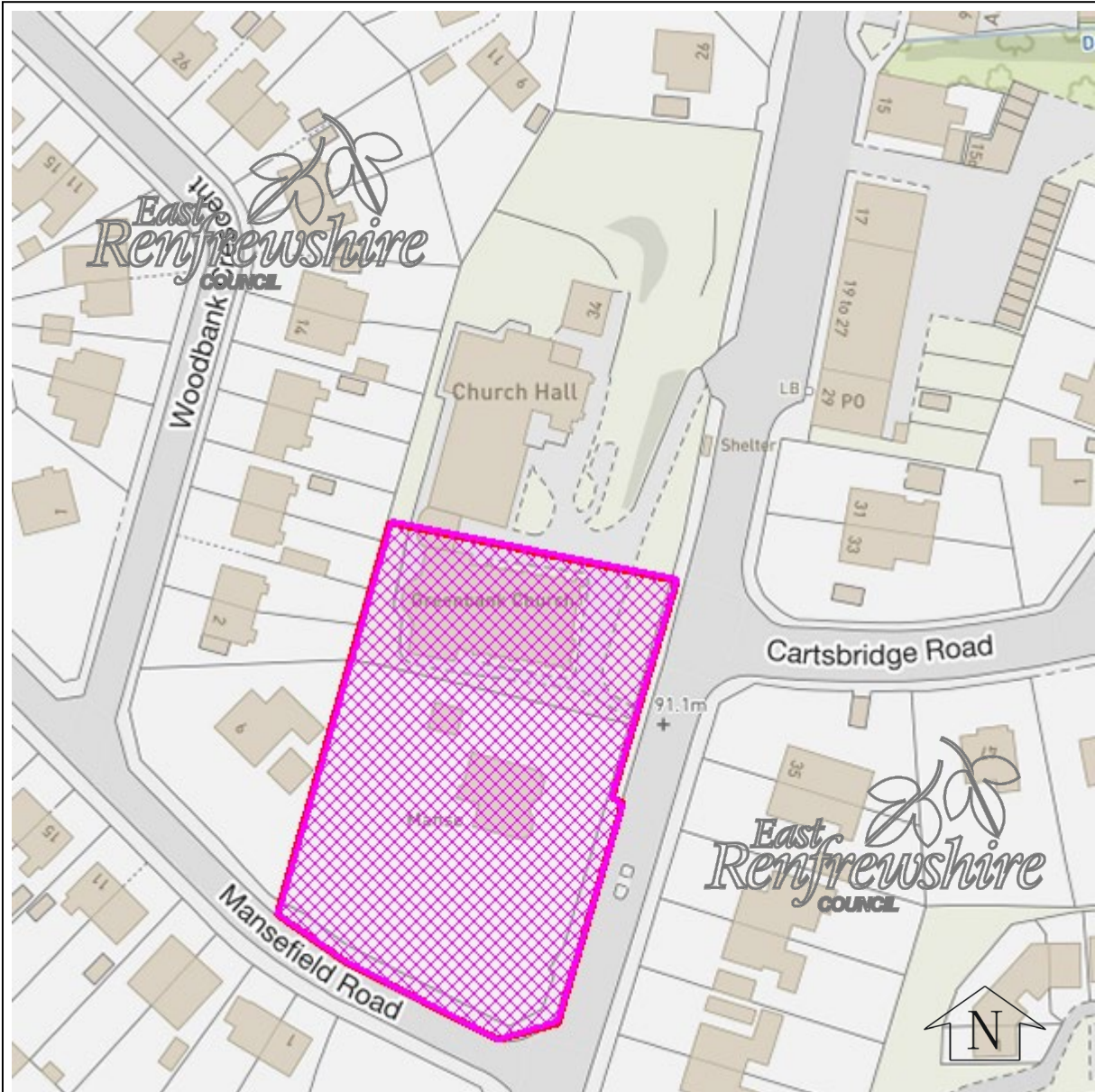
36 Eaglesham Road

Clarkston

East Renfrewshire

G76 7DJ

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CONSULTATIONS/COMMENTS:

Scottish Civic Trust	Raise no concerns with the proposal.
Architectural Heritage Society	No reply at time of writing.
Historic Environment Scotland	No comment.

PUBLICITY:

11.06.2021	Edinburgh Gazette	Expiry date 02.07.2021
11.06.2021	Evening Times	Expiry date 02.07.2021

SITE NOTICES:

Listed Building Consent	Date posted 11.06.2021	Expiry date 02.07.2021
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SITE HISTORY:

2000/0277/TP	Alterations to window opening to form new entrance	Approved Subject to Conditions	04.09.2000
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REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:

The relevant policy documents can be found at the following links:

Scottish Planning Policy –
<https://www.gov.scot/publications/scottish-planning-policy/documents/>

The Glasgow and Clyde Valley Strategic Development Plan –
<https://www.clydeplan-sdpa.gov.uk/strategic-development-plan/current-plan/current-strategic-development-plan-july-2017>

Local Development Plan2 –
<https://www.eastrenfrewshire.gov.uk/ldp2>

SUPPORTING REPORTS:

Contextual Overview and Development Framework	Sets out the framework for the Listed Building Consent as well as the new church halls proposal and the adjacent proposal for a care home and states that they are inextricably linked. Taken together they propose an integrated and considered approach to the overall site.
Design Statement	Outlines the history of the church, the principles, analysis and appraisal factors behind the development of the site, stating there is a strong vision and desire to create a viable new development. They also outline the heritage impact of the proposal and conclude that it will not adversely impact on the legibility of the Listed Building.

ASSESSMENT:

This application is associated with planning application (2021/0405/TP) which is being presented to the Planning Applications Committee for determination. As a consequence this application also has to be determined by the Planning Applications Committee.

Site Description

The site is an existing church building (C category Listed Building), known as Greenbank Church and its curtilage, located on the west side of Eaglesham Road in Clarkston. The building is a neo-Gothic stone-built traditional church building, dating circa 1880's.

Within the setting of the church is a one and half storey detached sandstone manse building, which dates circa 1890's, and a sandstone boundary wall and gate piers adjacent to Eaglesham Road. It should be noted that the manse, boundary wall and gate piers, as well as all other buildings (existing halls and caretaker's house) on the larger church site are not part of the Listing.

The site is bounded by mature trees to the south and east, along Mansefield Road and Eaglesham Road, however, they are not covered by a Tree Preservation Order.

The existing church halls, which are attached to the church, and the caretaker's house are to the north of the site. These are outwith the application site and are subject to a separate planning application (2021/0232/TP) which has also been presented to the Planning Applications Committee for determination.

The surrounding area is mainly residential in nature, with the local neighbourhood shopping area (Sheddens) on Eaglesham Road, located nearby, to the north east.

Proposed Development

Listed Building Consent is sought for the erection of an extension to the existing church building to create new church halls and community facilities. The proposal includes demolition of the adjoining 1990's extension. Creation of new openings to the external fabric linking the church to the new extension (planning application 2021/0405/TP) and the creation of a new fire escape.

The proposal also involves various physical alterations to the exterior fabric of the Listed Building. In particular, the creation of fire escape to north elevation and the creation of two new doors between the extension and sanctuary, both of which involve removing existing sills and alterations to stained glass windows. Also included is the removal of existing vestry windows and a central mullion.

The applicant has also indicated that they intend to undertake roof repair, including reusing and replacing slates to the Listed Building and replacement of rainwater goods. The exact extent of roof that will be affected and rainwater goods to be replaced is not known at this stage and more survey work will be required as and when the works start.

The proposed new church hall is approximately the equivalent of 2 storey in height and incorporates an asymmetric roof and utilises contemporary materials, including buff coloured brick to the wall areas and precast stone to the window details and walling detailed areas. A red/brown metal cladding with standing seems is proposed to the roof areas.

The applicant had originally indicated that solar panels were to be erected on the south facing roof of the church. However, the drawings were considered to be indicative and the applicant has confirmed that they are not pursuing the panels through this application. Therefore, they do not form part of any consideration as part of this Listed building Consent.

Assessment

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets out the requirements for Listed Building Consent (LBC). Section 54 of the Act specifically states that ecclesiastical buildings being used for ecclesiastical purposes can be altered without the need for LBC. This is known as 'ecclesiastical exemption'. The internal alterations are exempt under the Ecclesiastical Exemption and therefore this assessment only concerns itself with the physical alterations to the external fabric of the Listed Building.

Scottish Planning Policy (SPP) states that change to a listed building should be managed to protect its special interest while enabling it to remain in active use. It also requires that special regard is given to the importance of preserving and enhancing the building. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed

buildings should be protected from work that would adversely affect it. Any development should be designed carefully to preserve or enhance the character of the historic asset. The Interim Guidance on the Principles of Listed Building Consent (April 2019) published by Historic Environment Scotland is a material consideration and reiterates the advice in the SPP.

Historic Environment Scotland (HES) Non-Statutory Guidance - Managing Change in the Historic Environment is also a material consideration and identifies that repair of components on a like-for-like basis is preferable to replacement, as this will best maintain the character and historic fabric of the building. Where works are proposed, documentary research and analysis should inform the proposal. In particular and with specific relevance to this proposal, the Guidance states that the character of a listed building is usually best maintained by retaining redundant doors in-situ, fixed closed rather than blocking them up. HES advice is that part demolition of a Listed Building should be considered the same as an alteration.

Policies D14 and D15 of adopted Local Development Plan² seek to safeguard the built heritage and ensure that the layout, design, materials, scale, and siting of any development affecting a Listed Building is appropriate to its character and appearance.

It is considered that the proposed extension, due to its location and height, will have some impact on the Listed Building and its setting, but the extension has been set back from the front elevation of the church and designed to remain secondary to the Listed Building whilst reflecting the scale of the manse. In addition, it is recognised that there is an honesty and integrity to the design of the proposed extension. The applicant has stated that the proposal is required to ensure that the existing church building has a sustainable future, and enable the range of community facilities to be extended.

Consequently, on balance, the proposed extension for the new church halls, will not have a significant impact on the Listed Building or its setting.

In terms of the detailed works to the fabric of the Listed Building, the applicant has sought to minimise the number of windows affected by the new church halls and retain the majority of the existing windows in situ. The proposed works to the windows to form doorways into the new church halls are considered relatively minor and do not affect the understanding of the internal scale and massing of the building. Details regarding stained glass windows works and re-use can be conditioned to ensure the reuse within the church buildings. The creation of the fire escape is accepted as necessary to ensure the building is safe for use and is not in a conspicuous location. The principle of repairing/re-roofing the building and the replacement of rainwater goods is acceptable subject to safeguarding conditions.

The proposal retains the majority of the architectural features of the Listed Building and is necessary to allow the extension to provide the new hall (planning application 2021/0405/TP). The demolition of the 1990's extension will not adversely impact on the merit of the Listed Building and is therefore acceptable.

Therefore it is considered the proposed alterations will not adversely impact on the architectural or historical interest of the church, and that the application for Listed Building Consent, is recommended for approval subject to conditions.

RECOMMENDATION: Approve subject to conditions

PLANNING OBLIGATIONS: None.

1. Development shall not commence until details of the phasing of the development have been submitted to and approved in writing by the planning authority. For the avoidance of doubt, the phasing details shall include details regarding the demolition of the existing church halls.

Thereafter the development shall be implemented in accordance with the approved phasing scheme, unless otherwise agreed in writing by the planning authority.

Reason: In order to ensure a properly programmed development.

2. For the avoidance of doubt, the solar panels shown on the drawings hereby approved do not constitute part of the approved development.

Reason: To ensure the development is acceptable in appearance.

3. 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.

4. Stone repairs shall be carried out using natural stone to match the original stonework in every respect including colour, geological character, texture and coursing pattern. Development shall not commence until a petrographic analysis of the original stonework and the proposed replacement stone together with samples 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 and respects the character of the listed building.

5. For the avoidance of doubt all repointing of the exterior stonework shall match the original pointing in every respect including mix of materials, colour and thickness.

Reason: To ensure the development is acceptable in appearance and respects the character of the listed building.

6. Development shall not commence until drawings detailing all the proposed down takings, the extent of removal (internal and external) and the proposed finishes have been submitted to and approved in writing by the planning Authority. For the avoidance of doubt, this shall include drawings at a scale of 1:20 showing the proposed finish to the inside of the entrance doors, skirting, plasterwork, gutters and downpipes. The drawing shall identify all architectural features to be removed. All architectural features such as stained glass windows that are to be re-located and re-used shall also be identified. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance and respects the character of the listed building.

7. Development shall not commence until a sample of the proposed new slates to be used in re-roofing and a roof plan showing the areas where slates are to be re-used and new slates are to be installed have been submitted to and approved in writing by the Planning Authority.

Reason: To ensure the development is acceptable in appearance and respects the character of the listed building.

ADDITIONAL NOTES:

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

The applicant's attention is drawn to the provisions of the Nature Conservation (Scotland) Act 2004 and the Wildlife and Countryside Act 1981 with regard to the protection of Wildlife and, in particular, the needs to ensure that all works are preceded by a check for nesting birds. It is a

criminal offence to intentionally or recklessly damage, destroy or otherwise interfere with any wild bird nest which is in use or being built or, which, at any other time, is habitually used by certain birds protected by special penalties. Where it is proposed to carry out works which will affect European Protected Species (including bats) or their shelter/ breeding places, checks should first be made by an appropriate bat surveyor. In the event a protected species would be affected a licence is required from the Scottish Government. Further information on these matters can be sought initially from Scottish Natural Heritage or Scottish Government Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh.

ADDED VALUE:

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

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr John Drugan on 0141 577 3001.

Ref. No.: 2021/0407/LBC
(JODR)

DATE: 7th Sept 2022

DIRECTOR OF ENVIRONMENT

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REPORT OF HANDLING

Reference: 2021/0690/TP

Date Registered: 19th August 2021

Application Type: Full Planning Permission

This application is a Major Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 252949/:654656

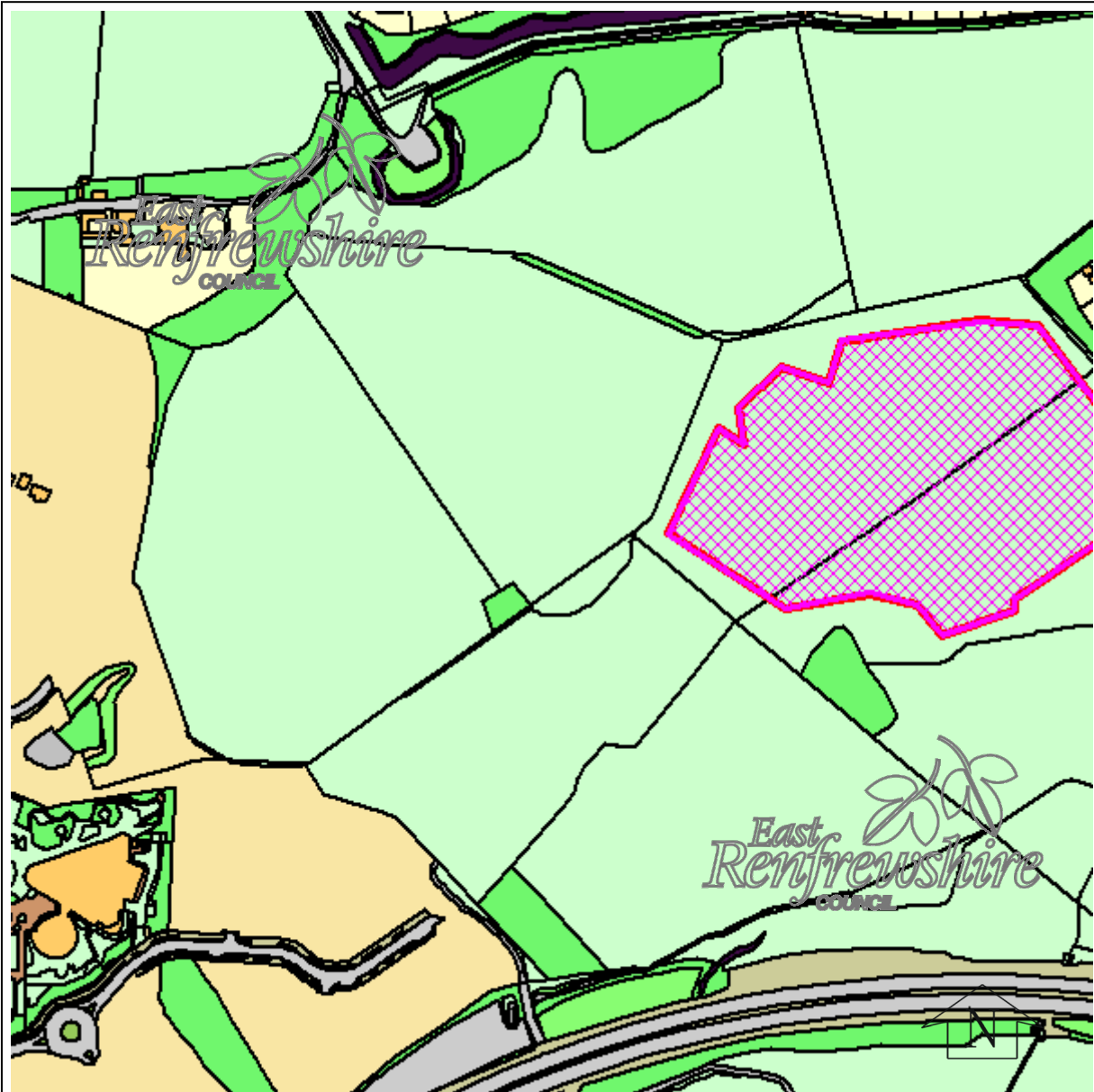
Applicant/Agent: Applicant: Agent:

Mr Kenny Blue
Unit C, Ground floor, Lightyear
Building
Marchburn Drive
Abbotsinch
Paisley
Renfrewshire
PA3 2SJ

Proposal: Alterations to approved housing layout (2016/0712/TP) comprising substitution of house types (58 units) and amendments to roads layout and associated works.

Location: Maidenhill Pod E
Newton Mearns
East Renfrewshire

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CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service	No objections
Scottish Environment Protection Agency (SEPA)	No comments
Scottish Water	No objections

PUBLICITY:

15.10.2021 Evening Times Expiry date 29.10.2021

SITE NOTICES: None.

SITE HISTORY:

2016/0712/TP	Residential development to include sites for affordable housing, primary school and religious facility, access, landscaping, SUDS and associated ancillary development (major)	Approved Subject to Conditions	31.07.2017
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REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:

Scottish Planning Policy –
<https://www.gov.scot/publications/scottish-planning-policy/documents/>

Local Development Plan2 –
<https://www.eastrenfrewshire.gov.uk/ldp2>

SUPPORTING REPORTS:

A Design and Access Statement has been submitted outlining the design context of the proposed development and how it responds to the principles of designing streets and designing places, including the delivery of a welcoming development with a clear roads hierarchy and pedestrian connectivity beyond the site.

A Pre - Application Consultation (PAC) Report is submitted in support of this application. This document dates from the original much larger submission several years ago. It has not been altered or updated but nonetheless remains valid. It summaries the statutory consultation the applicant's undertook with the community prior to submitting formal planning applications.

ASSESSMENT:

Malletsheugh/Maidenhill is a Strategic Development Opportunity site brought forward under the first Local Development Plan and is now identified in the recently adopted East Renfrewshire Local Development Plan 2 (LDP 2). The Maidenhill area lies immediately south of Newton Mearns. Planning permission was granted in July 2017 under planning application 2016/0712/TP for a major house building programme with hundreds of houses to be constructed, mainly by Cala Homes and Taylor Wimpey. Taylor Wimpey concentrated on the southern portion of the larger site, specifically Pods A to E. This build out has been underway for several years. Prior to the commencement of development on site the area was undulating farmland on the urban fringe, characterised by hedgerow field boundaries, scattered woodland and shelterbelts with small watercourses.

This planning application involves the redesign of Pod E which extended to 58 detached houses. The application constitutes a Major Development under the terms of Town and Country (Hierarchy of Development) (Scotland) Regulations 2009 due to its site area and the number of units proposed. Accordingly it is required to be determined by the Planning Applications Committee.

The development proposes changes to 58 houses in pod E, as approved under the 2016 planning permission. The proposal amends the site layout, house types and road design etc. The number of houses, at 58, is not changing. The actual pod is set within a framework of amenity space that extends across the Maidenhill area as a whole.

The proposed layout is similar to that previously approved in that the sole road access is via the pod to the south. The layout in the pod is still based on a loop that is split with a central road. The broad disposition of the houses relative to the road network is similar to the previously approved scheme with the main changes being in the design of the junctions within the layout. Separate connectivity beyond the site is provided to the north and south. The proposed houses are in the main larger two storey detached houses with integral or detached garaging in-curtilage.

Planning applications require to be determined against the Development Plan. In this instance the adopted East Renfrewshire Local Development 2 is the most relevant consideration.

Given the recent planning history of the area, as summarised above, and noting the extant planning permission for the site that extends to 58 units in this particular pod, it is considered that the principle of residential development is acceptable.

The relevant policies for consideration in respect of this proposal are D1, D4, D6, SG1, SG2, SG4, E8 and E9.

Policy D1 - Placemaking and Design indicates that all development should be sympathetic to the local area. It lists a number of criteria that ranges across a number of considerations, for example, impact on character of the surrounding area, considerations of height massing and density, response to the topography, and delivering connectivity though the site and beyond via a network of routes for other transport modes. In addition, ensuring that the Council's access and parking requirements are met.

It is considered that the design and site layout would be in keeping with the wider development. It is considered that the proposal accords with the terms of this policy relating to character and amenity.

Policy D4 Green Networks and Infrastructure promotes the establishment of functional and accessible green networks across the Council area. This proposal, similar to the approved layout, includes elements to support this aim. Full details on landscaping and related aspects can be secured by means of conditions.

Policy D6 Open Space Requirements in New Development. This policy supports Policy D4 in seeking the provision of multi-functional integrated and accessible green networks in new proposals. Again, this proposal delivers similar levels of provision as the approved layout but will also rely on the more extensive open space provision across the wider Maidenhill development area.

Policies SG1, SG2 and SG4 relate to the supply, distribution, mix and affordability of new housing. New housing proposals should include in their design a mix of house types, sizes and tenures. It confirms relevant proposals will be expected to meet the Council's requirements in respect of affordable housing. This particular pod is mainly formed by the large house types. However, it is not considered that the proposed mix of units would adversely affect the unit mix for the overall development as approved under 2016/0712/TP which includes smaller/more modest properties. It is therefore considered that the proposal does not conflict with the terms of Policies SG1 and SG2.

With regard to Policy SG4 Affordable Housing, this application should be considered in the context of the wider development. The Council's Principal Strategy Officer (Affordable Housing and Development Contributions) raised no objections to the proposal advising that the modification to the existing Section 75 legal agreement securing the required provision has been concluded.

Policies E8 and E9 refer to Water Management aspects and require that surface water drainage is incorporated into new developments. The proposal will have appropriate drainage systems installed. Suds systems are already constructed with capacity to manage the large number of houses involved in Maidenhill as a whole.

Taking the above matters and associated policies into account, it is considered that the proposal accords with the terms of the LDP 2. Accordingly planning permission should be approved unless material considerations indicate otherwise.

The consultation responses are summarised above. The Roads Service had raised initial concerns across several aspects, however, through discussions with the applicant, these have effectively been addressed. The proposal does not conflict with the terms of Policy D1 relating to parking and access requirements.

The drainage for this development will outflow to the system that has been designed to have capacity for the entire planned build out at Maidenhill. It has previously been determined that the discharge rate from the northern eastern suds pond to which this developments feeds into must not exceed 6.5 litres per second per hectare.

Noting the above matters, it is considered that planning permission should be approved.

RECOMMENDATION: Approve subject to conditions

PLANNING OBLIGATIONS: The necessary agreement under the terms of section 75 of The Town and Country Planning (Scotland) Act has been amended.

CONDITION(S):

1. Development shall not commence until a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include (as appropriate):-
 - i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
 - ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
 - iii) Other structures such as street furniture and play equipment;
 - iv) Details of the phasing of the landscaping works;

- v) Proposed levels; and
- vi) Schedule of maintenance.

Thereafter the landscaping works shall be fully implemented as approved.

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

- 2. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

- 3. 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. For the avoidance of doubt the maximum discharge rate from the site shall be 6.5 litres per second per hectare. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

ADDITIONAL NOTES: None

ADDED VALUE: Added value by the addition of conditions

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Ian Walker on 0141 577 3001.

Ref. No.: 2021/0690/TP
(IAWA)

DATE: 7th Sept 2022

DIRECTOR OF ENVIRONMENT