

**Corporate and Community Services Department**

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Date: 23 September 2021

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

**PLANNING APPLICATIONS COMMITTEE**

A meeting of the Planning Applications Committee will be held on **Wednesday, 29 September 2021 at 2.00pm.**

The agenda of business is as shown below.

**Please note this is a virtual meeting.**

**Caroline Innes**

C INNES

DEPUTY CHIEF EXECUTIVE

1. **Report apologies for absence.**
2. **Declarations of Interest.**
3. **Applications for planning permission for consideration by the committee - Report by Director of Environment (copy attached, pages 3 - 36).**

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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  
29th September 2021.

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**Reference No:** 2021/0420/TP

**Ward:** 5

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**Applicant:**

Mr Alan Hook  
Spiersbridge Offices  
2 Spiersbridge Way  
Thornliebank  
East Renfrewshire  
Scotland  
G46 8NG

**Agent:**

Bill Gillespie  
6 Crosshill Drive  
Rutherglen  
Glasgow  
Scotland  
G73 3QU

**Site:** Mearns Castle High School Sports Field Broomburn Drive Newton Mearns East Renfrewshire

**Description:** Construction of an all-weather athletics track on existing school playing field with artificial grass sports pitch, with associated development including storage building, fencing, floodlighting and access road.

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

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**Reference No:** 2021/0421/TP

**Ward:** 5

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**Applicant:**

Joiner Properties Ltd  
20 Stonecot Hill  
Sutton  
United Kingdom  
SM1 3SN

**Agent:**

David Lindsay  
C/O Pattison & Co  
19 Glasgow Road  
Paisley  
Scotland  
PA1 3QX

**Site:** Land To The Rear Of Alexander Avenue Eaglesham East Renfrewshire G76 0JG

**Description:** Erection of 27 no. lock-up garages

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

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# REPORT OF HANDLING

Reference: 2021/0420/TP

Date Registered: 12th May 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 255262/:655543

Applicant/Agent:

Applicant:  
Mr Alan Hook  
Spiersbridge Offices  
2 Spiersbridge Way  
Thornliebank  
East Renfrewshire  
Scotland  
G46 8NG

Agent:  
Bill Gillespie  
6 Crosshill Drive  
Rutherglen  
Glasgow  
Scotland  
G73 3QU

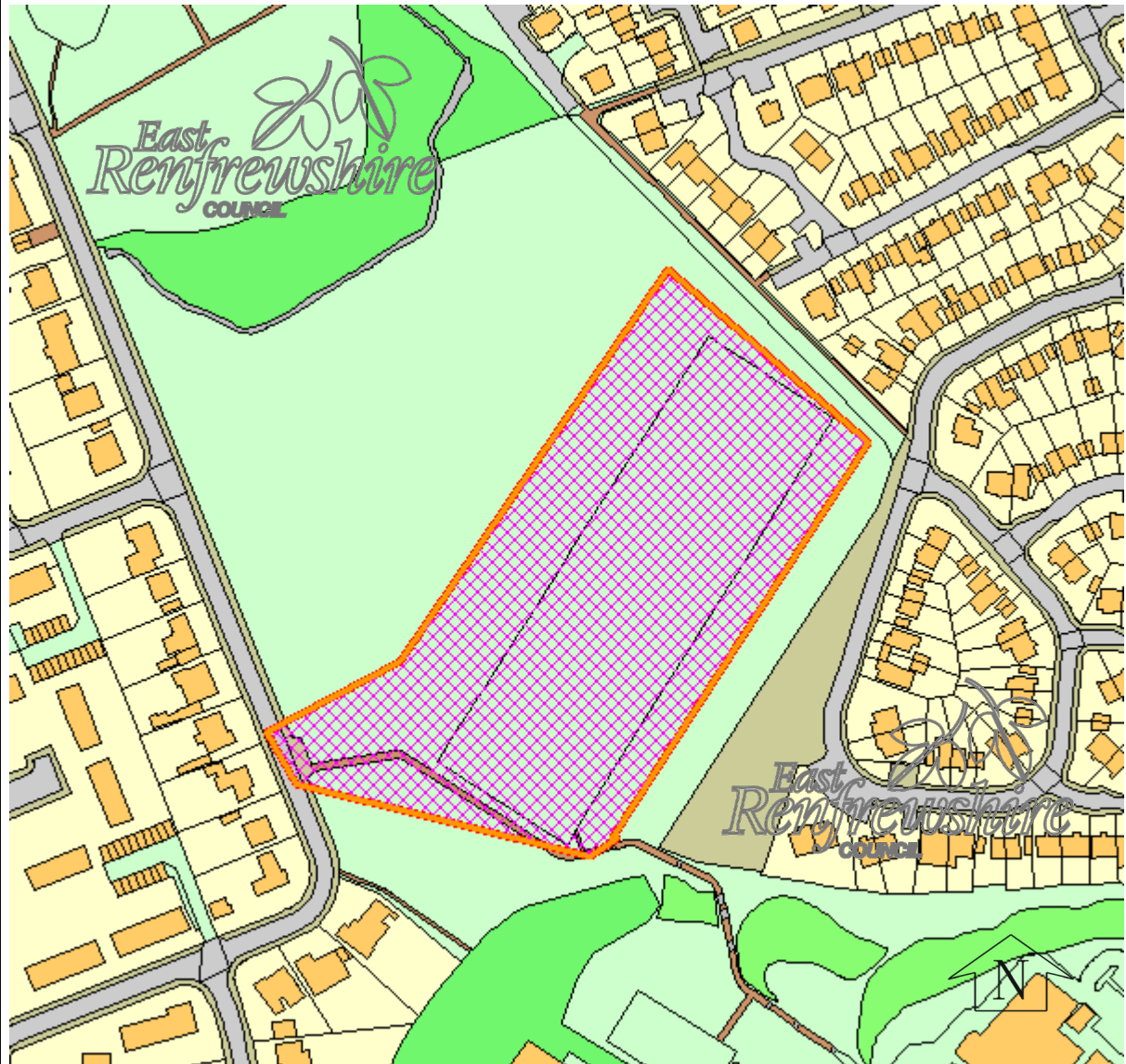
Proposal:

Construction of an all-weather athletics track on existing school playing field with artificial grass sports pitch, with associated development including storage building, fencing, floodlighting and access road.

Location:

Mearns Castle High School Sports Field  
Broomburn Drive  
Newton Mearns  
East Renfrewshire

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**CONSULTATIONS/COMMENTS:**

Broom, Kirkhill And Mearnskirk Community Council	Indicates as neutral attitude towards the proposal.
East Renfrewshire Council Environmental Health Service	No objection subject to measures to lessen any impact on environmental amenity and health and safety. The Service confirms that the Site Investigation Report addresses issues raised previously in terms of potential ground contamination.
West Of Scotland Archaeology Service	No objection subject to the implementation of an archaeological watching brief.
East Renfrewshire Council Roads Service	No objection subject to conditions.
Scottish Environment Protection Agency (SEPA)	No response at time of writing.
Historic Environment Scotland	No response at time of writing.
Scottish Water	No objection.

**PUBLICITY:**

18.06.2021                      Evening Times                      Expiry date 02.07.2021

**SITE NOTICES:**              None.

**SITE HISTORY:**              None relevant.

**REPRESENTATIONS:** One hundred and twenty nine representations have been received: 64 indicating support for the proposal; 63 indicating an objection and 2 indicating a neutral stance. Representations can be summarised as follows:

Support

Improvement of facilities  
Exercise and health-related benefits  
Community benefit

Objection

Light spill/glare from floodlights  
No EIA has been submitted  
Noise pollution from participants and balls hitting fences  
Restriction of public access  
Litter pollution  
Impact on wildlife  
Air pollution  
Loss of trees  
Loss of greenspace  
Traffic impact and indiscriminate parking

Anti-social behaviour  
Broom Park should not be developed  
Alternative location should be sought  
Sufficient facilities elsewhere  
Loss of privacy  
Safety hazard from youths climbing over fences or using path  
Security concerns from local residents  
Loss of view  
Visual impact  
Possible club house and social club  
Climate change and global warming  
Set precedent for further development in Broompark Drive  
Disruption during the construction phase  
Flooding and drainage issues  
Inadequate neighbour notification

Neither in support nor objecting

Scope of proposal should be expanded.

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

**SUPPORTING REPORTS:**

Ecological Appraisal and Preliminary Roost Assessment – states that the site has limited ecological value and that none of the trees within the site have potential for bat roosting.

Site Investigation Report – states that soil samples taken indicate the development presents a low risk to end users and the wider environment. Soil samples are likely to be identified as non-hazardous and ground water is unlikely to be encountered during the construction phase.

**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 application site comprises an existing blaes-surfaced sports pitch and running track; the land immediately adjacent to the north-west and south-east; and the existing pedestrian access linking the playing fields and Mearns Castle High School to Broomburn Drive. The site is part of a wider area of playing fields associated with Mearns Castle High School. The high school lies approximately 100 metres to the south-east atop an escarpment and is accessed from the application site via a pedestrian footpath and various sets of steps. The application site and the adjacent playing fields are owned and managed by the Council's Education Department.

Both the site and the adjacent playing fields lie contiguous with Broomburn Park to the north-west, thus forming a continuous area of open space between Mearns Road and Mearns Castle High School on Waterfoot Road.

Mearns Castle itself, a category A listed building, lies approximately 100 metres to the south of the site.

The blaes pitch and running track are approximately 40 years old and are in a poor state of repair. The surface of the track and pitch have become uneven in places and are open and therefore susceptible to dog fouling. As such, the applicant has indicated that they do not meet the needs of the current physical education curriculum.

The application site is identified in the adopted East Renfrewshire Local Development Plan as an area of protected urban greenspace; part of the green network; and as forming part of the Broom Burn Local Biodiversity Site. It also lies within the Kirkhill Tree Preservation Order Area. There is a single mature tree that grows adjacent to the north-west side of the blaes pitch.

Established residential areas lie adjacent to the site towards the north-east, east and west.

It is noted from representations received in respect of the application that the site is currently used by the wider community for a variety of outdoor informal leisure pursuits including dog walking, games and individual exercise.

### Proposal

Planning permission is sought for the construction of an all-weather athletics track and artificial grass sports pitch on the site of the existing blaes pitch; the erection of an associated equipment storage building, fencing, floodlighting; and a service access road.

The proposed athletics track covers an area of 180 metres by 95 metres and comprises a 6-lane running track with an 8-lane athletics straight on the south-east side. A narrow spectator area is also proposed on the south-east side. The areas inside each of the two opposing curved sections are proposed to be laid out for high jump and long jump. The 3G synthetic sports pitch is proposed to be located in the centre of the athletics track. The proposed synthetic pitch measures 106 metres by 66 metres overall with a playing surface of 100 metres by 60 metres. The running track and athletics straight will be finished with a porous polymeric surface with high jump and long jump areas laid out principally with natural grass.

The equipment store is proposed to be located in the southern part of the site, adjacent to the athletics track. It measures approximately 8 metres by 6.3 metres by a total of 4.3 metres high and comprises a building with a shallow fall, mono-pitch roof. It is proposed to be externally finished in light grey blockwork with a brick base course, rain screen cladding panels and aluminium sheet roofing.

The fencing is proposed to be erected as follows: a 2 metres high fence around the proposed athletics track and synthetic grass sports pitch; a three metres high ball stop fence along the north-west and south-east sides of the synthetic grass pitch; a five metres high ball stop fence along the south-west and north-east ends of the synthetic grass pitch; and a 1.1 metre high spectator rail along the south-east side of the athletics track. The 2 metre high boundary fence and the ball stop fences consist of galvanised metal powder coated panels and metal supports. The fixings on each of the fences are proposed to have rubber washers to reduce noise. It should be noted that the wider playing fields area lies out with the application site and there are no proposals to fence off the wider playing field. Pedestrian access from Broomburn Drive to the existing footpath and steps to Mearns Castle High School will be retained.

Ten, 15 metres high floodlight columns are proposed, four along each outer edge of the athletics track and two at either end. The four columns on each of the outer edges of the track carry four floodlights each and the two at each end carry two floodlights each.

The proposed service access road and footpath link runs from Broomburn Drive at the location of the existing access to the south-west corner of the track. It is proposed to be 8 metres wide in total and includes a two metres wide footpath. Space for three disabled parking spaces is proposed within the fenced area. The applicant has advised that the access road is principally envisaged as a means of providing weekly access for the facility maintenance vehicle. The access is not proposed as means of accessing the site by users other than by users requiring use of one of the three disabled parking spaces. The applicant has indicated that users of the facility will access the site from Mearns Castle High School via the existing steps.

In terms of the proposed use of the facility, the applicant and the Council's Education Department has stated that it is required to meet the needs of the current school physical education curriculum and future curricula as the school role expands. The applicant has also indicated that the facility

will be used for extra-curricular activities including after school activities. The applicant has indicated that this would likely be until 7 or 8pm during the week and on Saturday mornings. The Education Department has stated that they are not aware of any current interest from the wider community to use the facility although this can be facilitated as per the Education Department's current arrangements.

The proposal involves the removal of the mature tree that grows on the north-west side of the current blaes pitch.

### Policy

The application requires to be assessed against Policies D1, D4, D5, D8 and D11 of the adopted East Renfrewshire Local Development Plan.

Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and that the Councils access and car-parking requirements are met.

Policy D4 states that the Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the green network. It states that proposals for development that are likely to destroy or impact adversely on the green network will be discouraged.

Policy D5 states that urban greenspace, including outdoor sports facilities, will be safeguarded. Proposals which would result in the loss of urban greenspace will be resisted unless:

- There is no significant adverse impact on the landscape character and amenity of the surrounding area;
- There will be no loss of public access
- There would be no or limited impact on nature conservation;
- The proposed loss would result in a community use, the benefit of which would outweigh the loss of the greenspace.

Policy D8 states that there will be a presumption against development where it would compromise the overall integrity of the tree preservation order area.

Policy D11 states that the Council will protect the setting of listed buildings.

### Assessment

With regard to Policy D1, the determining issues in this case are 1) impact on character and amenity; 2) parking and access requirements; and 3) impact of light from the floodlighting.

In terms of impact on character and amenity, it is noted that the development is proposed to take place on the site of a long established blaes pitch and track on ground associated with an existing high school. It is therefore considered that the proposal will have limited impact on the area's character as it is compatible with and in keeping with the recreational use of the site and the wider Broomburn Park. The proposed athletics track and synthetic pitch, the 2, 3 and 5 metre high fencing and the 15 metre high lighting columns would be viewed against the backdrop of the surrounding urban area and the existing tree lines to the south and north. Within this context, whilst visible from the surrounding area, the visual impact is considered to be acceptable. The lighting columns are slender structures that would not be unduly prominent features when viewed from out with the site. When viewed from Broomburn Drive, the development would be partly obscured by the nature of the intervening land. As such it is not be considered to be unduly prominent, and is acceptable in terms of visual impact. It would not adversely affect the character or visual amenity of the area.

It is accepted that the use of the current grass blaes pitch is limited by the hours of darkness as well as its current poor condition. The introduction of floodlighting and improved surface will potentially extend the use of the proposed facility later into the evenings during the darker months and could result in more frequent use out with school hours. There could therefore be increased

potential for noise from people using the facility and from anyone watching as well as from balls striking the fencing.

As noted, the Council's Environmental Health Service has not objected to the proposal subject to comments relating to minimising the impact on adjacent residents and potential ground contamination. It is considered reasonable, in order to protect the amenity of nearby residents, that the hours of use of the proposed pitch be limited to 09:00 to 20:00 Monday to Friday and 09:00 to 13:00 on a Saturday. It is also considered reasonable to restrict the hours of construction to protect residential amenity. Should the application be approved, appropriate conditions can be attached to any planning permission granted. It is noted that following the submission of the Ground Investigation Report during the processing of the application, the Environmental Health Service has withdrawn previous comments relating to possible ground contamination.

The Environmental Health Service also recommended that consideration be given to use of an acoustic fence to help mitigate any noise impact. It did not indicate that such a fence should be a condition of any planning permission. It is considered that the erection of acoustic fencing would have a greater visual impact than that of the proposed fencing and as it is not a prerequisite for planning permission, it is not considered necessary and therefore inappropriate to request its provision.

In terms of light spill and glare from the proposed floodlights, the applicant has submitted a light spill diagram with the application, which indicates that the light spill into adjacent gardens is 5 lux which would not have a significant impact on amenity, particularly if the hours of operation of the facility are limited to 8pm weekdays and Saturday mornings. Consequently, it is considered that the residential amenity can be sufficiently protected by limiting the hours of use of the proposed pitch and through the use of noise absorbent fixings on the proposed fencing.

The proposal would not be considered to have a significant impact on air quality or to increase greenhouse gas emissions.

In terms of impact on road safety and car-parking, the Council's Roads Service has not objected to the proposal. The proposal, given its scale and nature, would not be considered to generate such additional traffic as would damage the adjacent road network or be detrimental to public road safety. It is noted that some of the objectors have raised concerns about inappropriate parking, congestion and road safety issues on Broomburn Drive and surrounding residential streets. The applicant has indicated that the proposed facility will be used to deliver the school's physical education curriculum as well as extra-curricular school use until 8pm and that the existing changing facilities in the school will be utilised. It is therefore considered that vehicular access and car-parking related to the development will be via Waterfoot Road and Mearns Castle High School and that the proposal would have minimal impact on the nearby residential streets.

Given its nature, the proposed use would not be considered to give rise to significant additional overlooking or overshadowing. It is accepted that any increased use of the pitch may give to increased instances of litter being discarded. This can be addressed by the provision of a litter receptacle and this can be secured by a condition should the application be approved.

It is therefore considered that subject to appropriate conditions, the proposal complies with the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan.

In terms of Policy D4, the proposal involves the provision of an improved recreational facility on only part of the green network at this location. Unrestricted public access to the wider playing fields and the adjacent Broomburn Park would be unchanged. Whilst access to the proposed facility by the wider community would be subject to a booking arrangement via the Education Department and likely subject to restricted hours as noted above, the access to the wider green network would not be restricted. Whilst the application site forms part of the Broom Burn Local Biodiversity Site, the majority of the site is bare ground consisting of a blaes pitch and running track. The Ecological Appraisal and Preliminary Roost Assessment has found that the site is of low ecological importance with none of the trees within the site, including the single tree that is to be removed, having potential for bat roosting. Given the exiting use and nature of the site, the proposal would not be considered to detract from the landscape character of the green network.

The proposal therefore raises no significant conflict with Policy D4 of the adopted East Renfrewshire Local Development Plan.

Whilst the proposal involves development on an area of urban greenspace and as a consequence results in the loss of open space that is easily accessible by the public, it provides an enhanced recreation facility, where community demand for its use can be provided via the Education Department's booking system, albeit likely subject to limited hours as noted previously in this report. It would not result in an adverse impact on the landscape character of the site and as noted above, would not unduly compromise the residential amenity of the adjacent properties. Further the proposal results in a community benefit and is ancillary to the use of the site as an outdoor sports facility. The applicant has indicated that the fencing-off of the proposed facility is necessary to prevent dog fouling; secure the facility from vandalism; prevent transference of balls and other equipment to the wider area; and to meet the Council's duty of care in terms of public health and safety. The restriction of wider public access, other than via a booking system, is therefore necessary for those foregoing reasons and is offset by the provision of an improved facility. The proposal therefore raises no conflict with Policy D5.

Given the nature and scale of the proposal for outdoor sport and the proximity of the surrounding playing fields that will remain undeveloped, the proposal is not considered to represent a significant loss of public open space. The proposal is therefore considered to comply with the terms of the adopted East Renfrewshire Local Development Plan Policies D4 and D5.

In terms of Policy D8, it is noted that one tree will be removed to facilitate the development. The loss of a single tree would not be considered to significantly compromise the integrity of the wider tree preservation order area. As noted above, the Ecological Appraisal and Preliminary Roost Assessment states that the site has limited ecological value and that none of the trees within the site have potential for bat roosting. The proposal therefore raises no significant conflict with Policy D8.

In terms of Policy D11, Mearns Castle lies a significant distance to the south on an elevated site beyond an area of woodland. Inter-visibility is limited by the intervening land and as such, the proposal would not be considered to compromise the setting of Mearns Castle. The proposal therefore raises no significant conflict with Policy D11.

The following comments are made in respect of the points of objection not specifically addressed above:

Given the scale and nature of the proposal, an Environmental Impact Assessment is not required in this instance. It is not considered that the proposal will give rise to a significant level of anti-social behaviour given its scale and nature. If it were to, this would be a matter for the Police to address. The Planning Authority must consider the development before it and cannot suggest alternative sites. If the application were to be approved, this would not be considered to constitute an over-provision of such facilities. The possibility of children injuring themselves through mis-use of the facility is not a material planning consideration. Given the nature of the proposal, it would not be considered to give rise to a significant security issue. Loss of view is not a material planning consideration. A club house and social club are not proposed in the application. Given its scale and nature, the proposal would not be considered to have a significant impact on climate change or global warming. Property value is not a material planning consideration. The planning application is assessed on its planning merits rather than on finding a consensus on what facilities should be provided. Precedent is not a material planning consideration. The site is not identified as being at risk from river flooding or surface water flooding on SEPA's flood maps and. A condition can be attached to any planning permission granted requiring details of the sustainable urban drainage of the site (SUDS) to be submitted and approved prior to work commencing. Neighbour notification has been carried out in accordance with the Town and Country Planning (Development Management Procedure) Regulations 2013.

The comments in support of the application and those neither supporting nor objecting to the application are noted.

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1, D4, D5, D7 and D15. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed works accord with the relevant policies in the Proposed Local Development Plan.

### Overall conclusion

In conclusion, the proposal is considered to comply with the terms of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should not be approved. It is therefore recommended that the application is approved subject to the conditions set out below.

**RECOMMENDATION:** Approve Subject to Conditions

**PLANNING OBLIGATIONS:** None.

### **CONDITIONS:**

1. Unless otherwise agreed in writing by the Planning Authority, the running track, synthetic pitch and floodlights hereby approved shall not be used out with the hours of 09:00 to 20:00 Monday to Friday or 09:00 to 13:00 on a Saturday.

Reason: To safeguard the residential amenity of the adjacent properties.

2. The light levels from the floodlights as measured at neighbouring properties must not exceed 10 lux.

Reason: To safeguard the residential amenity of the occupants of the adjacent dwellings.

3. Notwithstanding any specification on the approved plans or application form, details of the proposed fixings and couplings to be used on the proposed fencing, shall be submitted and approved in writing by the Planning Authority prior to the commencement of any work on site. The fencing and fixings shall be designed to minimise noise output from ball strike and no plaques or notices shall be fixed to the fencing. Thereafter, the development shall be completed in accordance with the approved details.

Reason: To minimise the noise output from the development in the interest of residential amenity.

4. Prior to the commencement of any work on site, details of the design and location of a suitable litter receptacle shall be submitted and approved in writing by the Planning Authority. Thereafter the approved receptacle shall be installed prior to the use of the athletics track and synthetic pitch hereby approved.

Reason: In the interest of environmental amenity.

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

Reason: In the interests of sustainable development.

6. There shall be no construction work or offloading of delivered materials at the development site out with 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 out with these hours shall not be audible from the boundary of any noise sensitive property.

Reason: To prevent noise nuisance to the surrounding area.

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

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

8. Prior to the use of the facility hereby approved, visibility splays 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 area and will require to be maintained in perpetuity.

Reason: To allow drivers to exit the site safely in the interest of public road safety.

#### **ADDITIONAL NOTES:**

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.

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.

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

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

#### **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 Derek Scott on 0141 577 3861.

Ref. No.: 2021/0420/TP  
(DESC)

DATE:

**DIRECTOR OF ENVIRONMENT**

**Reference: 2021/0420/TP - Appendix 1**

**DEVELOPMENT PLAN:**

**Strategic Development Plan**

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

**Adopted East Renfrewshire Local Development Plan**

Policy D1

Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a

road frontage;

9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

#### Policy D4

##### Green Network

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

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

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

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

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

#### Policy D5

##### Protection of Urban Greenspace

Urban greenspace, including outdoor sports facilities, identified on the Proposals Map, will be safeguarded. Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

There is no significant adverse impact on the landscape character and amenity of the site and surrounding area;

There will be no loss of public access;

There will be no or limited impact on nature conservation and any loss would be mitigated through enhanced provision elsewhere in the vicinity;

The proposed loss would result in a community use, the benefit of which would outweigh the loss of urban greenspace.

Additionally, for outdoor sports facilities, the following will have to be demonstrated:

The proposal is ancillary to the principal use of the site as an outdoor sports facility;

The proposal involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;

The outdoor sports facility would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or  
The relevant strategy, prepared in consultation with SportsScotland, shows that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.

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

#### Policy D8

##### Natural Features

There will be a strong presumption against development where it would compromise the overall integrity of Local Biodiversity Sites, Tree Preservation Orders and ancient and long established woodland sites.

Development that affects a site of special scientific interest will only be permitted where:

The objectives of designation and the overall integrity of the area will not be compromised; or

Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

The location of Sites of Special Scientific Interest, Local Biodiversity Sites and Tree Preservation Orders are identified on the Proposals Map and referred to under Schedule 1.

Planning permission will not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Guidance, including criteria against which development proposals within or in close proximity to the natural features outlined above will be assessed.

Through Dams to Darnley Country Park the Council will promote the designation of a Local Nature Reserve at Waulkmill Glen as shown on the Proposals Map. This will be undertaken in partnership with Glasgow City Council and in conjunction with Scottish Natural Heritage.

#### Policy D11

##### Management and Protection of the Built Heritage

The Council will safeguard the special character of conservation areas and the Netherlee Article 4 Direction Area; sites included on the Inventory of Gardens and Designed Landscapes; scheduled monuments and archaeological sites; and listed buildings and their settings. Development likely to adversely affect these assets will be resisted.

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

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

## **Proposed Local Development Plan 2**

### Policy D1

#### Placemaking and Design

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

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

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

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

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

#### Policy D4

##### Green Networks and Infrastructure

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

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

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

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

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

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

#### Policy D5

##### Protection of Urban Greenspace

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

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

Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

There is no significant adverse impact on nature conservation/ biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area;  
The loss of a part of the land would not affect its recreational, amenity or landscape function; and  
Appropriate mitigation is provided as part of the development for alternative provision of at least equal biodiversity, community benefit and accessibility.

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

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

#### Policy D7

##### Natural Environment Features

The Council will protect and enhance the natural environment features set out in Schedule 5, and shown on the Proposals Map, and seek to increase the quantity and quality of the areas biodiversity.

1. There will be a strong presumption against development on or adjacent to Natural Features where it would compromise their overall integrity, including Local Biodiversity Sites, Local Nature Reserves, Tree Preservation Orders and ancient and long established woodland sites. Adverse effects on species and habitats should be avoided with mitigation measures provided.
2. Development that affects a Site of Special Scientific Interest (SSSIs) will only be permitted where:
  - a. The objectives of designation and the overall integrity of the area will not be compromised; and
  - b. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental, community or economic benefits of national importance to the satisfaction of Scottish Ministers and measures are provided to mitigate harmful impacts.
3. Development affecting trees, groups of trees or areas of woodland will only be permitted where:
  - a. Any tree, group of trees or woodland that makes a significant positive contribution to the setting, amenity and character of the area has been incorporated into the development through design and layout; or
  - b. In the case of woodland:

- i. its loss is essential to facilitate development that would achieve significant and clearly defined additional public benefits, in line with the Scottish Government's Policy on Control of Woodland Removal; or
  - ii. in the case of individual trees or groups of trees, their loss is essential to facilitate development and is clearly outweighed by social, environmental, community or economic benefits.
- Where woodland is removed in association with development, developers will be required to provide compensatory planting which enhances the biodiversity of the area and demonstrates a net gain.
- The loss of Ancient Woodland will not be supported.
- 4. Where there is likely to be an adverse impact on natural features or biodiversity an ecological appraisal will be required.

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

#### Policy D15

##### Listed Buildings

The layout, design, materials, scale, siting and use of any development affecting a listed building shall be appropriate to the character and appearance of the listed building and its setting.

There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting.

No listed building should be demolished unless it can be clearly demonstrated that:

- the building is not of special interest; or
- the building is incapable of repair; or
- the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- the repair of the building is not economically viable and that it has been marketed, at a price reflecting its location and condition, to potential restoring purchasers.

To enable features to be recorded, Historic Environment Scotland shall be formally notified of all proposals where consent is granted to demolish listed buildings.

Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.

Proposals that conserve and enhance assets on the Buildings at Risk register will be encouraged.

#### **GOVERNMENT GUIDANCE:**

None

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# 25 REPORT OF HANDLING

Reference: 2021/0421/TP

Date Registered: 29th June 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 257398/:652703

Applicant/Agent:

Applicant:

Joiner Properties Ltd

20 Stonecot Hill

Sutton

United Kingdom

SM1 3SN

Agent:

David Lindsay

C/O Pattison & Co

19 Glasgow Road

Paisley

Scotland

PA1 3QX

Proposal: Erection of 27 no. lock-up garages

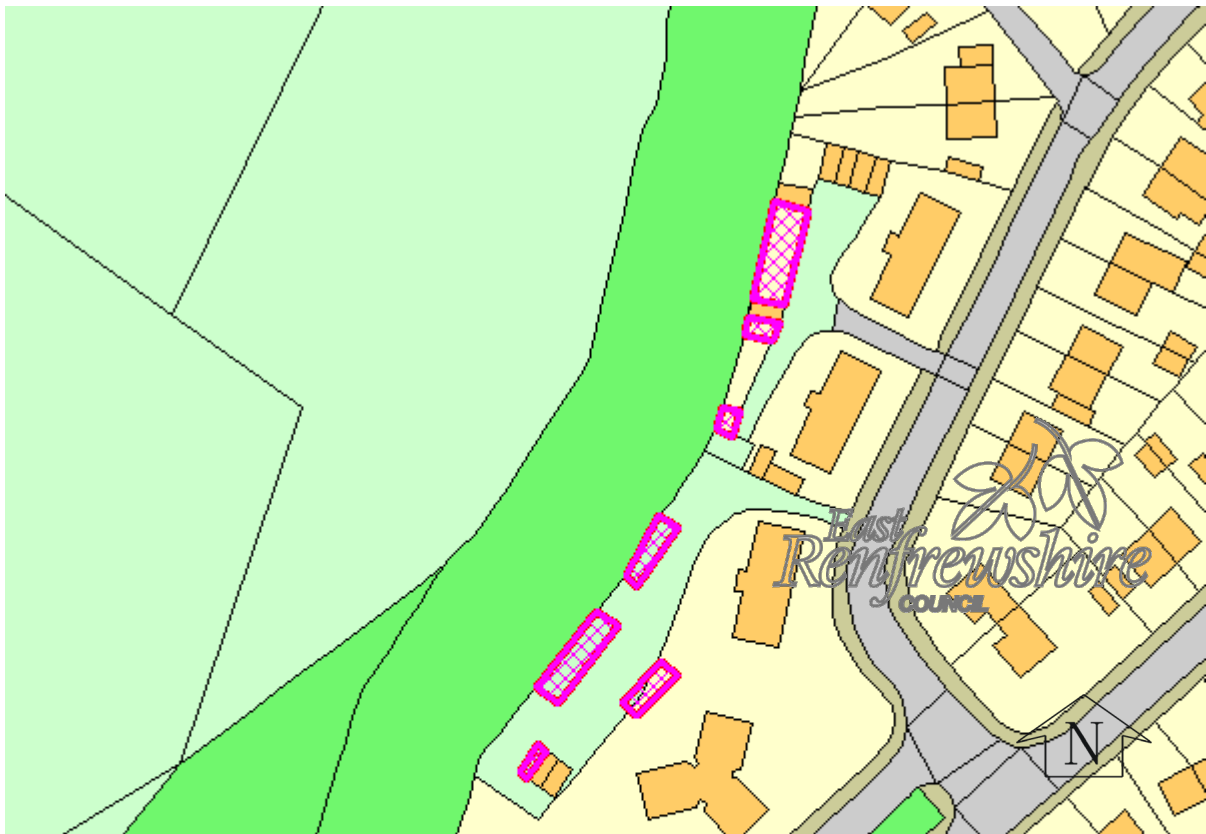
Location: Land To The Rear Of Alexander Avenue

Eaglesham

East Renfrewshire

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**CONSULTATIONS/COMMENTS:**

East Renfrewshire Council Roads Service

Recommend refusal on road safety grounds

**PUBLICITY:**

09.07.2021

Evening Times

Expiry date 23.07.2021

**SITE NOTICES:** None.

**SITE HISTORY:** None.

**REPRESENTATIONS:** 52 representations have been received: Representations can be summarised as follows:

52 objections were received which raised the following issues:

Commercial use out of character with residential area

Increase in crime and litter

Road safety

Parking and access

Loss of view

Noise pollution

Displacement of bins to street

Impact on drainage

Overdevelopment/encroachment on children's play area and drying area

Overshadowing

Loss of privacy

Loss of amenity

Garages not large enough to store vehicles

Adverse impact on wildlife and protected species

Impact on property values

Disruption during construction

Degradation of road adjacent to garages

Air pollution

Impact on trees

Garages would be built on land outwith applicant's ownership

Title deeds forbid garages being used for commercial purposes

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

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

**ASSESSMENT:**

This application is a Local Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. In accordance with East Renfrewshire Council's Planning Scheme of Delegated Functions, it is being reported to the Planning Applications Committee because it has received 10 objections.

The site is in an established residential area on an area of land to the rear of 5 flatted blocks along Alexander Avenue and Craigbank Crescent. It comprises three separate areas which are labelled A, B and C on the Site Plan.

Planning permission is sought for the erection of 27 lock-up garages. Site A would contain 4 lock-up garages, Site B would contain 15 and Site C would contain 8. The blocks would be of masonry construction and finished in wet-dash render with steel roller doors. There would be various sizes

of lock-up garages. The applicant has advised that the lock-up garages would be used as a vehicle or personal storage facility and rented out via a lettings agency to residents in the local area.

The proposal is required to be assessed against Policies D1 and D2 of the adopted Local Development Plan. Policy D1 requires that new development does not result in a significant loss of character or amenity to the area. The Council's parking and access requirements must be met. Policy D2 supports development in the general urban area where compatible with the character and amenity of the locality and surrounding land uses.

The land at the rear of the flatted blocks is used for parking, bin storage and open space/recreation. It is considered that the existing use of the land complements the properties.

The applicant has advised that the garages would not be let for commercial or businesses purposes. Notwithstanding, the garages would not be tied to the flatted blocks and would be let on the open market (albeit to a restricted customer base). For this reason, it is considered that the proposal is a commercial use.

The introduction of a commercial use onto the site is considered to be significantly out of character with the residential nature of the area. It would alter the character of the land at the rear of the flatted blocks from a space that is predominantly used by residents (including children) to one containing a significant number of garages which are likely to be used by residents not residing in the adjacent properties. It is considered that this would adversely affect the relationship of the land to the flatted blocks to the detriment of the amenity of residents.

Commercial wheelie bins and standard wheelie bins for the flatted blocks are currently stored on Site A. No alternative provision has been made for the siting of these bins. Consequently, there is a risk that the bins would be displaced onto the street or immediately adjacent to the flatted blocks. It is considered that this would have an adverse impact on the character and amenity of the area.

It is not considered that the development would overshadow adjacent properties due to the height and position of the lock-up garages. It is not considered that the development would result in significant overlooking of neighbouring properties due to the nature of the proposed use.

The Roads Service has objected to the application as the lock-up garages do not meet the required dimensions for the parking of vehicles. Consequently, it is likely that vehicles would be displaced onto Craigbank Crescent which may result in obstructive or unsafe parking such as parking at junctions. This would have a detrimental impact on road safety. Taking the comments of the Roads Service into account, it is not considered that the proposal meets the Council's parking and access requirements. Furthermore, it is considered that the loss of parking combined with the loss of bin storage would represent overdevelopment of the land to the rear of the flatted blocks.

For the reasons set out above, it is considered that the proposal is contrary to Policy D1 of the adopted Local Development Plan as: firstly, it would result in a significant loss of character and amenity to the area and secondly, it does not meet the Council's parking and access requirements. It is considered that it is contrary to Policy D2 as it would result in a development which is incompatible with the character and amenity of the locality and surrounding land uses.

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1 and D2. These proposed policies largely reflect the adopted Local Development Plan policies. Consequently, it is considered that the proposal is contrary to the Proposed Local Development Plan 2.

With regard to the objections, it is considered that the following points have been addressed above: road safety; parking and access; loss of amenity; character; bin storage; and overdevelopment. Whilst the development may generate some additional activity, assuming the garages are used for domestic purposes, it is not considered that it would be sufficient to generate an unacceptable level of noise pollution or air pollution compared with the existing vehicle parking

areas. It is not considered that the development would cause any significant drainage issues due to its size and scale, however it is noted that no details have been provided and this would require to be conditioned, if the proposal was deemed acceptable. It is not considered that the proposal would adversely affect protected species as it is on land currently used for car parking and would not result in the demolition of any existing buildings or removal of any trees. The applicant has provided a title plan which indicates they are the sole owners of the application site. While it is noted that comment has been received in relation to ownership of the site and adjacent land, in this instance, the Planning Service is satisfied that the correct procedures have been followed and therefore it is considered that any ownership implications of the proposal are not material considerations in the assessment of the application. The proposal does not include the felling of or works to any trees. Any damage caused to the adjacent trees would be a private legal matter. It is noted that the site is adjacent to the Longcraigbank Tree Preservation Order meaning that a further application would be required to fell or carry out works to these trees. The lock-up garages would be for personal storage and it is not considered that this use, nor the scale of the development, would cause a significant increase in crime or litter. The following points are not material considerations: loss of view; impact on property values; and degradation of the private road.

For the reasons set out above, it is considered that the proposal is contrary to the adopted Local Development Plan and that there are no material considerations which justify setting aside policy. It is recommended that planning permission is refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

**REASON(S):**

1. The proposal is contrary to Policies D1 and D2 of the adopted East Renfrewshire Local Development Plan and Policies D1 and D2 of the Proposed East Renfrewshire Local Development Plan 2 as it would result in a significant intensification of use for this area, resulting in a significant loss of character and amenity for adjacent residents.
2. The proposal is contrary to Policies D1 and D2 of the adopted East Renfrewshire Local Development Plan and Policies D1 and D2 of the Proposed East Renfrewshire Local Development Plan 2 as it would result in a significant intensification of use for this area to the detriment of public and road safety.

**ADDITIONAL NOTES:** None.

**ADDED VALUE:** None

**BACKGROUND PAPERS:**

Further information on background papers can be obtained from Mr David Haney on 0141 577 3861.

Ref. No.: 2021/0421/TP  
(DAHA)

DATE: 10th September 2021

**DIRECTOR OF ENVIRONMENT**

**DEVELOPMENT PLAN:****Strategic Development Plan**

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

**Adopted East Renfrewshire Local Development Plan**

Policy D1

Detailed Guidance for all Development

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

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



activity;

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

## Policy D2

### General Urban Areas

Development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Plan.

## **Proposed Local Development Plan 2**

## Policy D1

### Placemaking and Design

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for

all age groups, and levels of agility and mobility to allow for ease of movement from place to place;

10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
13. Backland development should be avoided;
14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;
16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

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

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

Policy D2:

General Urban Areas

Development will be supported within the general urban areas, shown on the Proposals Map. Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the Proposed Plan.

**GOVERNMENT GUIDANCE:**

Given the size and scale of the development it is not considered that government guidance is a relevant material consideration.

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