

Business Operations and Partnerships Department

Director of Business Operations & Partnerships: Louise Pringle

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Date: 11 March 2022

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

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

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, 16 March 2022 at 2.00pm.**

The agenda of business is as shown below.

Please note this is a virtual meeting.

Louise Pringle

L PRINGLE

DIRECTOR OF BUSINESS OPERATIONS & PARTNERSHIPS

AGENDA

- 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 - 46).**

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

For information on how to access the virtual meeting please email sharon.mcintyre@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
16th March 2022.

Reference No: 2021/0566/TP

Ward: 1

Applicant:

Mr Mark Brand
2 Spiersbridge Way
Thornliebank
Scotland
G46 8NG

Agent:

Site: Walton Street Barrhead East Renfrewshire

Description: The re-engineering of Levern Water including new river channel, replacement banking, landscaping providing greenspace, seating and path links. The modification of The Weir at Carlibar, a replacement footbridge to the rear of The Foundry and improvements to the ramp connecting Carlibar to Main Street

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

Reference No: 2021/1010/TP

Ward: 4

Applicant:

Miss Jacquelyn McGhee
8 Beechwood Avenue
Clarkston
Glasgow
East Renfrewshire
G76 7UY

Agent:

Site: 8 Beechwood Avenue Clarkston East Renfrewshire G76 7UY

Description: Single storey extension to side of dwelling.

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

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REPORT OF HANDLING

Reference: 2021/0566/TP

Date Registered: 28th June 2021

Application Type: Full Planning Permission

This application is a Major Development

Ward: 1 -Barrhead, Liboside And Uplawmoor

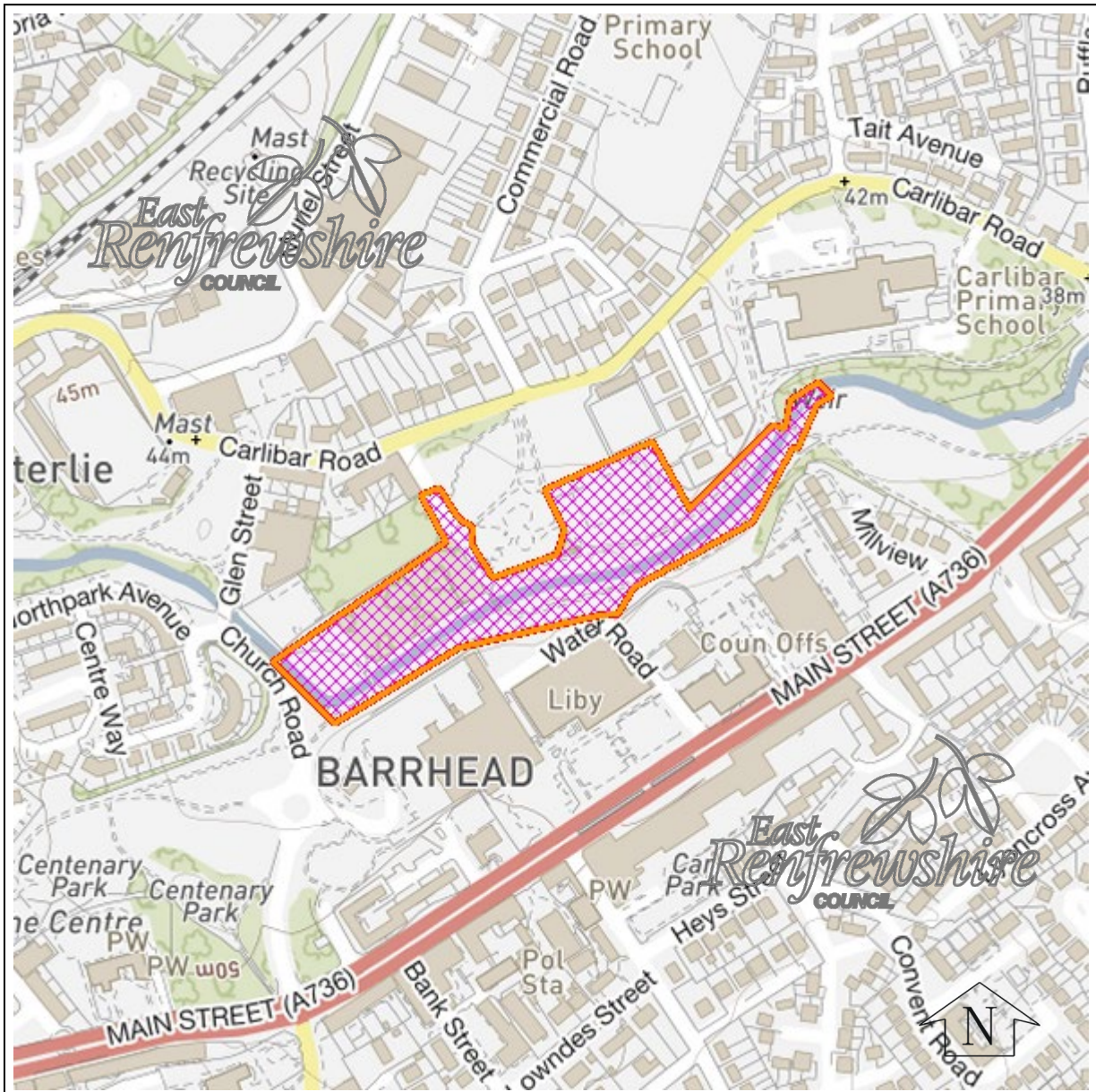
Co-ordinates: 250186/:659276

Applicant/Agent: Applicant: Agent:
Mr Mark Brand
2 Spiersbridge Way
Thornliebank
Scotland
G46 8NG

Proposal: The re-engineering of Lavern Water including new river channel, replacement banking, landscaping providing greenspace, seating and path links. The modification of The Weir at Carlibar, a replacement footbridge to the rear of The Foundry and improvements to the ramp connecting Carlibar to Main Street

Location: Walton Street
Barrhead
East Renfrewshire

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CONSULTATIONS/COMMENTS:

Scottish Water	No objection however they have indicated there is Scottish Water infrastructure in the vicinity.
Scottish Natural Heritage (SNH)	No comments.
East Renfrewshire Council Estates Service	No objections.
West Of Scotland Archaeology Service	No objection subject to condition regarding implementing a programme of archaeological works.
East Renfrewshire Council Environmental Health Service	No objections subject to conditions.
Barrhead Community Council	No response received at time of writing report.
Coal Authority (Planning And Local Authority Liaison)	No objections.
Scottish Environment Protection Agency (SEPA)	No objections.
East Renfrewshire Council Roads Service	Comments submitted regarding the operational and detailed design of proposal.

PUBLICITY:

27.08.2021 Barrhead News Expiry date 10.09.2021

SITE NOTICES: None.

SITE HISTORY: No relevant planning history for the site.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

The Flood Risk Assessment (FRA) examines different baseline flood scenarios within the wider area, and shows that the proposed improvement works will not increase flood risk. Flooding was contained to the same areas as in the baseline, with the exception of the area at Walton Street depot where extensive re-meandering and floodplain reshaping are proposed. Small increases and decreases in flood depths were noted at several locations and are as a result of a change in localised topography as part of the design. These differences are very minimal and do not affect roads or property. It concludes that the proposed river improvement works, primarily the larger meandering and weir removal elements, have an overall neutral impact on flood risk.

Ecological impact assessment (EcIA) (October 2020 & February 2022) including survey for protected species was submitted and found evidence that otters use the river, consequently a further survey will be undertaken immediately before commencement of the works. An Arboriculture Impact Assessment (AIA) was also undertaken, the survey recorded the condition of all trees growing within the project area and made recommendations as to which trees were most suitable for removal and which trees should be protected during construction. Tree removal will take place out with the bird nesting season and trees that are to be protected will be protected to

BS standard during construction. Trees identified in the AIA to be felled have been surveyed and found to be not suitable for bats.

Invasive Species Assessment and Management Plan sets out to locate and identify Invasive Non-Native Species (INNS) within or in close proximity to the site and to identify any potential risks and issues. The assessment indicates several INNS and locations along the length of the Levern Water corridor were noted. It concludes, given the risks, it is not proposed to manage the INNS within the entire site. Such management is not feasible without very large-scale interventions across a significant area with multiple landowners and stakeholders, and it not within the remit of the project. Instead, targeted action within the affected areas are proposed to facilitate works.

ASSESSMENT:

This is a Major development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, and as a consequence has to be presented to the Planning Applications Committee for determination.

Site Description

The site is an area of ground, linear in shape and approximately 2.4hectares in size, located immediately to the north of Barrhead Town Centre, striding the Levern Water, between Church Road/Glen Street and Carlibar Primary School. Part of the site is on the Vacant & Derelict Register and designated as a housing site in the adopted Local Development Plan (2015). It is approximately one hectare in size and formed the old depot between Walton Street and Glen Street. The remaining part of the site (approximately 1.4 hectares) falls within Carlibar Park.

The site is part of the Levern Walkway and traversed by the Uplawmoor to Barrhead Core Path.

Proposed Development

The proposals comprise of river improvement works with the diversion of the Levern Water into a new river channel, modification of the weir below Carlibar Primary School and replacement of hard manmade river banking with natural riparian features. The total length of river to be restored is 474 linear metres. The proposal seeks to create a natural flood capacity by widening the river, which will help protect properties on Glen Street and improve the water quality and biodiversity within the area.

The proposal also includes landscaping, new footpaths, and a footbridge to replace the existing structure.

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 Plan (adopted June 2015).

The proposed development is not considered to be a strategic scale development under Schedule 14 of the SDP and therefore the East Renfrewshire Local Development Plan is the most appropriate policy document which the proposal should be assessed against as outlined below.

The proposed Local Development Plan 2 represents the Council's settled policy position and is a material consideration and this is discussed elsewhere in this report.

The Government's Scottish Planning Policy (SPP) supports the re-use of vacant and derelict land. It also supports natural and structural flood management measures including restoration of natural features. Given this, the proposal can be seen as in keeping with national planning policy.

Scottish Planning Policy on Managing Flood Risk and Drainage indicates the planning system should promote a precautionary approach to flood risk from all sources; flood avoidance by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and medium to high risk areas; flood reduction by assessing flood risk and, where appropriate, undertaking natural and structural flood management measures, including flood protection, restoring natural features and characteristics, and enhancing flood storage capacity. To achieve this the planning system should resist development which would have a

significant probability of being affected by flooding or would increase the probability of flooding elsewhere.

East Renfrewshire Local Development Plan Strategic Policies 1 and 2, Policies D1, D4, D5, D9, D13, E3, E4 and SG1 are the most relevant in assessing the proposal.

Strategic Policies 1 and 2 set out a range of environmental, community and infrastructure criteria that are required to be taken into account in assessing planning applications. The policies seek to ensure that there is no adverse impact on the built and natural environment and also to promote sustainable development and in particular the re-use of brownfield sites within the urban area.

As indicated above, the re-use of the site, which is in an urban area and includes an area of derelict land, is considered to be compatible with the general policy aims of the Strategic Policies 1 and 2. In addition the proposal, in keeping with the policy objective, seeks to improve the riparian environment and mitigate against local flooding in the area.

Policy D1 seeks to ensure that proposals are compatible with the character and amenity of the locality and surrounding land uses and a scale in keeping with the locality. Policies D4, D5, D9 and D13 seek to ensure that proposals do not adversely impact on the natural environment or landscape character, or involve the loss of trees or other important landscape, including greenspace or biodiversity/ecological features, or adversely impact on outdoor access. Policies E3 and E4 seek to ensure that they do not have an adverse impact on the water environment and also aim to reduce the risk of flooding.

As indicated previously, it is envisaged that the proposal, by way of re-introducing a more natural river channel and wider areas for overflow/flooding will reduce the risk of flooding, particularly to adjacent properties and Glen Street. In addition, by improving water flow rates, and thereby sediment capacity within the water and potential for depositing sediment, the proposal will improve the water environment. The proposal also seeks to deal with Invasive Non-Native Species (INNS) within the site. It is considered that this could enable native species to become establish and as a consequence improve biodiversity in the area. The applicant has submitted an Ecological Impact Assessment which recognises that some additional detailed survey work will be required nearer the proposed start date and the site carefully managed during construction to minimise the impact on the natural environment. It is considered, should the Planning Applications Committee be of a mind to approve the application, these matter can be adequately dealt with by condition.

The proposal will increase the area of greenspace as well as extend the public path network within the area. Information submitted by the applicant indicates that there will be extensive landscaping, particularly to the area of derelict land which currently blights the area. It is considered that the proposed works are of a scale and nature that is in keeping with the existing character of the site.

The applicant has indicated that it is proposed to utilise as much as possible the existing material on site, such as stone and cobbles from the existing river bed to create the new channel and to form the proposed landscaping. However, dependant on ground investigations which are currently ongoing and may identify that some of the material is unsuitable for the use, it may be necessary to remove material from the site and/or bring in some aggregates/materials. Whilst at present it is not possible to state the quantity or make up of the material that may be needed to be moved, given the location and overall size of the site it is considered unlikely that the amount would be significant enough to have any significant impact on the road network or the neighbouring residential properties.

SEPA have raised no objection to the proposal and have indicated that they have already approved a licence for works to the waterbody. They have stated that any potential contamination should be considered by the Council's Environmental Health Service.

The Council's Environmental Health Service have stated that due to the site's previous land use and resultant potential for contamination, further information is required regarding the condition of the ground and the site's suitability for its proposed use. It is considered that a condition can be

applied for further information on the amount and make up of contaminated material there is on site, and any proposed mitigation, should the Committee be of a mind to approve the application.

Due to the previous industrial use of the area, the West of Scotland Archaeological Services have stated that further information is required. This again can be adequately dealt with by condition.

Consequently, it is considered that the proposal, subject to conditions, raises no significant issues in terms Strategic Policies 1 and 2, and Policies D1, D4, D5, D9, D13, E3 and E4 of the Local Development Plan.

As indicated above, part of the site is designated as a housing site in the adopted Local Development Plan (2015). Consequently, the proposal is contrary to Policy SG1 of the adopted Local Development Plan, which sets out to protect housing sites. However the finalised Local Development Plan, which represents the Council's most up-to-date position, has removed the site for housing due to an unacceptable risk of flood. Therefore, given the above, the proposal raises no significant policy issue in this regard.

The Finalised Local Development Plan 2 has recently been approved by the Scottish Government for adoption. Given this, it is considered that the proposal is required to be assessed against the relevant policies and that significant material weight can be given to it.

The Finalised Plan relevant policies are Strategic Policy 1, D1 and D2 which seeks environmental enhancement of urban areas, re-use of brownfield and vacant sites, to deliver water management, deliver new infrastructure including public spaces, green infrastructure and networks, and promote active travel and biodiversity.

Policies D4, D5 and D7 seek to protect, promote and enhance a multifunctional and accessible green network and urban greenspace as well as the natural environment and biodiversity. In particular Policy D4.4 - Schedule 3, seeks to consolidation and enhancement of existing greenspaces including access network enhancements at Carlibar Park. Policy D8 identifies the site as part of the Lavern Walkway and containing the Uplawmoor to Barrhead Core Path. Policy D8 along with policy D9 seeks to promote sustainable and active travel (walking and cycling) through improved infrastructure and protection of core paths and green networks.

As outlined previously, the proposal is considered to improve biodiversity in the area as well as improved public access and available greenspace. In addition it brings back into use vacant brownfield land and reduces the risk of flooding in the area. Therefore, the proposal is considered to comply with the LDP2 and specifically Policies D4 and D8 which promote improvements at Carlibar Park and the Lavern Walkway.

In conclusion, subject to appropriate conditions, the proposal complies with the terms of the adopted East Renfrewshire Local Development Plan and raises no significant issues in terms of the Finalised Local Development Plan 2. There are no material considerations that indicate the application should not be approved subject to conditions.

RECOMMENDATION: Approve Subject to Conditions

PLANNING OBLIGATIONS: None.

1. Prior to commencement of any works on site, a comprehensive site investigation shall be carried out and submitted to and accepted in writing by the Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
 - (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 – 'Model Procedures for the Management of Land Contamination (CLR 11) – issued by DEFRA and the Environment Agency
 - (iii) BS 10175:2001 – British Standards institution 'The Investigation of Potentially Contaminated Sites – Code of Practice'.

This survey shall investigate all aspects of potential contamination, indicated by a Phase 1 Investigation (Desk-Study) of the site. 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 for further investigations or remediation options to reduce the risks identified. This should include potential risk to the water environment.

If any contamination hazard is identified on the site, a site-specific risk assessment must be undertaken. Should any significant pollutant linkages be identified, a detailed remediation strategy must be developed. No works other than investigative works shall be carried out on site prior to receipt of the Planning Authority's written acceptance of the remediation plan.

Remediation of the site shall be carried out in accordance with the accepted remediation plan prior to the proposed development being brought into use. Any amendments to the accepted remediation plan shall not be implemented unless approved in writing by the Planning Authority. On completion of the remediation works, the developer shall submit a completion report to the Planning Authority, confirming that the works have been carried out in accordance with the accepted remediation plan and that the works have successfully reduced these risks to acceptable levels.

Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Planning Authority.

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

2. The actions and mitigation measures identified in the Ecological Impact Assessment (EclA) and submitted as part of this application shall be implemented in full. Any further surveys required by the EclA shall be submitted along with any mitigation for the written approval of the Planning Authority prior to the start of any development hereby approved.

Reason: To ensure that the ecological impact of the proposal is acceptable at this location.

3. Prior to commencement of any works on site a scheme of remediation for Invasive Non-Native Species shall be submitted for the written approval of the Planning Authority. The said scheme shall take into account the Invasive Species Assessment and Management Plan (Dated December 2020). An appropriately qualified Ecological clerk of works services shall be retained for the development as necessary. The remediation scheme and any proposed mitigation on site shall be signed off and overseen by the appointed Ecological clerk of works.

Reason: To ensure that Non-Native Species are properly controlled.

4. Development shall not commence until details of associated works of the development such as the locations of site office(s), compounds including position of power generators, storage and parking areas, and flood lighting have been submitted in writing for the approval of the Planning Authority. Thereafter, the scheme of associated works shall be implemented in accordance with the approved scheme.

Reason: To enable the Planning Authority to consider these matters in detail and to ensure that the amenity of the surrounding area is protected.

5. Development shall not commence 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 identify and protect any archaeological remains and to allow the planning authority to consider this matter in detail.

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.

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

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

A Road Bond may be required under Section 17 of the Roads (Scotland) Act 1984. The applicant is advised to contact the Roads Authority.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr John Drugan on 0141 577 3861.

Ref. No.: 2021/0566/TP
(JODR)

DATE: 9th March 2022

DIRECTOR OF ENVIRONMENT

Reference: 2021/0566/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

None

Adopted East Renfrewshire Local Development Plan**Strategic Policy 1 - Development Strategy**

The Council supports proposals that promote sustainable development, contribute to the reduction of carbon emissions and are served by a choice of transport modes including public transport. Proposals will be supported where they provide positive economic, environmental and social benefits to the area and meet the needs of the community up to 2025 and beyond. All proposals are required to comply with the key aim and objectives of the Plan.

The Council supports a complementary two strand approach to development as follows:

1. Regeneration and consolidation of urban areas with an emphasis on developing Brownfield and vacant sites alongside the continued protection and enhancement of the green belt and countryside around towns and the green network;
2. Controlled Growth to be master planned and directed to the following locations:
 - a. Urban Expansion:
 - i. Malletsheugh/Maidenhill Newton Mearns Strategic Development Opportunity (Policy M2.1);
 - ii. Barrhead South - Springhill, Springfield, Lyoncross Strategic Development Opportunity (Policy M2.2); and
 - b. A major regeneration proposal Strategic Development Opportunity at Glasgow Road/Shanks Park, Barrhead (Policy M3).

Strategic Policy 2 - Assessment of Development Proposals

Proposals for new development, other than smaller scale proposals (such as applications for single houses, householder or shop frontage alterations), will be assessed against relevant criteria below as well as Policy D1:

- 1 Application of a sequential approach which gives priority to the use of Brownfield sites within the urban area then to Greenfield land within the urban area and finally to land adjacent to the urban area. Sites within the green belt will only be considered where it has been demonstrated that a suitable site does not exist within the urban area;
2. Provision of a mix of house types, sizes and tenures to meet housing needs and accord with the Council's Local Housing Strategy and the Glasgow and Clyde Valley Strategic Housing Need and Demand Assessment;
3. Resulting positive community and economic benefits;
4. The impact on the landscape character as informed by the Glasgow and Clyde Valley and the East Renfrewshire Landscape Character Assessments, the character and amenity of communities, individual properties and existing land uses;
5. The impact on existing and planned infrastructure;
6. The impact upon existing community, leisure and educational facilities;
7. The transport impact of the development on both the trunk and local road network and the rail network, taking into account the need for a transport assessment and the scope for green transport and travel plans;
8. The impact on the built and natural environment, including the green belt and green network taking into account the need for an Environmental Impact Assessment and the requirement for proposals to provide a defensible green belt boundary and links to the green network;

9. The impact on air, soil, including peat and water quality and avoiding areas where development could be at significant risk from flooding and/or could increase flood risk elsewhere;
10. The potential for remedial or compensatory environmental measures including temporary greening;
11. The contribution to energy reduction and sustainable development.
12. The impact on health and well being;
13. The cumulative impact of the development;
14. The impact of proposals on other proposals or designations (including the Town and Neighbourhood Centres in Schedule 14) set out in the Local Development Plan;
15. The suitability of proposals when assessed against any relevant Adopted Supplementary Planning Guidance.

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 D9 - Protection of Outdoor Access

There will be a strong presumption against proposals which have an adverse impact upon outdoor access including core paths, rights of way as shown on the Proposals Map and referred to under Schedule 1 and other important access provision unless a satisfactory alternative route is provided.

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

Policy D13 - Community, Leisure and Educational Facilities

The Council will safeguard and, where appropriate, undertake improvements to existing facilities. New facilities should be located where they are accessible by a range of transport modes. The provision of community, leisure and educational facilities will be a core component of any master plan.

Proposals which would result in the loss of existing community/ leisure/educational facilities will only be supported where it can be clearly shown that:

Appropriate alternative local provision of at least equivalent suitability and accessibility will be provided; or

That the existing use is no longer required/viable; or

There is no demand and the facility is incapable of being made viable or adapted for other community, leisure or educational uses.

The Council will support the implementation of the projects listed in Schedule 7.

Policy E3 - Water Environment

There will be a strong presumption against development that is likely to have an adverse effect on the water environment. Development should not compromise the objectives of the Water Framework Directive. In assessing proposals, the Council will take into account the River Basin Management Plan for the Scotland River Basin District.

Policy E4 - Flooding

At all times, avoidance will be the first principle of flood risk management. Development which could be at significant risk from flooding, and/or could increase flood risk elsewhere will be resisted. A flood risk assessment taking account of climate change will be required for any development within the Scottish Environment Protection Agency functional flood plain.

Development that will reduce the likely incidences of flooding or vulnerability to flooding will be supported subject to compliance with other policies of the Plan.

There will be a presumption against development within functional flood plains. The functional flood plain equates to the 'medium to high risk' category. Water attenuation areas are designed to reduce the incidence of flooding in other locations and there will be a presumption against development within these areas. The Council will resist development within areas that are at risk of flooding, in accordance with the risk framework contained in Scottish Planning Policy.

Infrastructure developments may be permitted in areas of flood risk in the circumstances, and subject to the requirements, set out in the flood risk framework in Scottish Planning Policy.

Policy SG1 - Housing Supply

The Council has identified sufficient land for a minimum of 4100 homes and associated infrastructure to be delivered in East Renfrewshire between 2009 and 2025 to comply with the Strategic Development Plan requirements. Sites listed under Schedules 8 to 11 (including past completions 2008/09-2012) will contribute towards meeting these targets.

The land supply will be monitored annually through the Housing Land Audit, Housing Trajectory and the Action Programme. At all times a 5 year continuous effective land supply will be maintained.

The Council will support housing development on the established housing sites as shown on the Proposals Map and listed under Schedule 8. All proposals will require to comply with the terms of Policy SG5 Affordable Housing and Strategic Policy 3.

Sites listed under Schedule 9 and as shown on the Proposals Map are allocated exclusively for affordable housing, including housing for particular needs. Proposals for private housing on these sites will not be supported.

The council will prioritise the early delivery of sites within the established land supply. If the audit identifies a shortfall in the five year effective housing land supply, the council will support housing proposals which:

are capable of delivering completions in the next five years;
can address infrastructure constraints;
are in a sustainable location as guided by Diagram 4 of the Glasgow and Clyde Valley Strategic Development Plan.

Proposed Local Development Plan 2

Strategic Policy 1 - Development Strategy

Proposals will be required to meet the objectives of the Proposed Plan and contribute to the delivery of the Development Strategy in order to 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. Proposals should not result in a significant adverse loss of character or amenity to the surrounding area.

The Council's approach to development is as follows:

1. Regeneration, consolidation and environmental enhancement of the urban areas through the provision of an efficient and sustainable use of land, buildings and infrastructure that encourages the re-use of brownfield and vacant sites, in keeping with a sequential approach and in accordance with other relevant policies of the Proposed Plan;
2. Master planned approach to development at the following Strategic Development Opportunity locations:
 - a. Maidenhill/Malletsheugh, Newton Mearns (Policy M2.1);
 - b. Barrhead South - Springhill, Springfield, Lyoncross (Policy M2.2);
 - c. Barrhead North - Shanks/Glasgow Road, Barrhead (Policy M3);
3. Infill development within the rural settlements compatible with the character,

amenity and settlement pattern;

4. Phased release of sites to make efficient use of existing infrastructure and ensure the coordinated delivery of new infrastructure and investment, including schools; green infrastructure; transport infrastructure; community and leisure facilities; and health and care facilities all in accordance with Strategic Policy 2. Proposals for windfall sites will be required to provide the required infrastructure resulting from development in accordance with Strategic Policy 2 and not prejudice the delivery of allocated sites. Where infrastructure constraints cannot be overcome, including any impacts of additional residential development upon education infrastructure, proposals will not be supported;
5. Implementation of City Deal strategic infrastructure projects set out in Strategic Policy 3 and Schedule 1 and other major infrastructure programmes;
6. Protection and enhancement of the green belt and landscape character and setting and the distinct identity of towns and villages in accordance with Policies D2 and D3;
7. Protection, creation and enhancement of an integrated multi-functional green network and connected green spaces within and around the urban areas which actively contribute to local amenity, recreation, active travel and biodiversity objectives in accordance with Policies D4 and D6;
8. Protection and enhancement of the built, historic and natural environment in accordance with Policies D7 and D14 to D20;
9. Provision of homes to meet the all tenure housing requirements of Clydeplan (Table 1) in accordance with Policies SG1, SG2 and SG4. The sites listed in Schedules 15 and 16 will provide a range and choice of housing sizes, types and tenures across the Council area to meet these requirements in accordance with the Strategic Housing Need and Demand Assessment and the Council's Local Housing Strategy;
10. Sustainable and inclusive economic growth and community benefits, including the creation of new employment opportunities through the provision of a range of sites and areas to provide a strong and diverse economy in both the urban and rural areas, in accordance with Policies SG5, SG6 and SG7;
11. Maintaining and enhancing the vitality and viability of the town and neighbourhood centres by adopting a town centre first approach that directs development and investment to town and neighbourhood centre locations in accordance with Policies SG10 and SG11; and
12. The contribution to energy reduction and sustainable development in accordance with Policies E1 and E2.

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 D8 - Sustainable Transport Networks

The Council will support the development of a sustainable and integrated transport network which strengthens East Renfrewshire's connectivity to the wider Clydeplan Region and beyond; delivers a modal shift to active travel and public transport; and reduces carbon emissions. Development should be directed to sustainable locations where the need to travel is reduced and active travel and public transport infrastructure already exists.

Proposals will be required to align with relevant National, Regional and Local Transport Strategies including the development of local strategic active travel network plans.

Proposals will be required to prioritise active travel and to demonstrate a clear sustainable movement hierarchy favouring walking, then cycling, public transport then the private car in accordance with Designing Streets. Proposals will be required to be accessible and permeable by foot and cycle and connect to existing walking, cycling and green networks, as well as to public transport networks.

Proposals will be required to prioritise improvements to public transport networks and infrastructure, including the need for enhancements to bus and rail infrastructure and services to maintain or increase patronage within the area. Where public transport services are not currently available the Council will encourage applicants to work with transport providers to provide subsidised bus services until a sustainable service is achievable.

The Council will support the implementation of the proposals listed in Schedules 6 and 7.

The Council will support investment in the strategic transport network and delivery of the City Deal strategic transport infrastructure proposals set out in Schedule 1.

Policy D9 - Access

The Council will continue to protect, enhance and extend existing and proposed active travel and outdoor access networks including core paths, rights of way, strategic cycle corridors and green networks, shown on the Proposals Map and Schedule 6, and ensure that new development does not adversely impact upon them. The solums of any former railway lines will be safeguarded as future access routes.

The council will support proposals which enhance, extend and create new integrated walking and cycling routes. New and improved routes should be planned at the outset of the design process; should accommodate users for all age groups, and levels of agility and mobility; should link with existing and proposed active travel routes; and contribute to the wider active travel and green networks across the area.

Any future access proposals will be required to satisfy core active travel design principles of safety, coherence, directness, comfort and attractiveness.

There will be a strong presumption against proposals which have an adverse impact upon outdoor access unless a satisfactory alternative route is provided.

The Council will continue to support Dams to Darnley Country Park (D9.1) and Whitelee Access Project (D9.2), shown on the Proposals Map, and the implementation of the relevant management/ access plans for each project.

Policy D12 - Community and Education Facilities and Infrastructure

The Council will support the protection and enhancement of existing community, leisure, health, sports and education facilities.

Proposals for the development of new or enhancements to existing facilities will be supported where:

1. The site is appropriate in terms of its location, scale and is compatible with adjoining and neighbouring uses; and
2. The site is accessible by public transport, walking or cycling routes.

Proposals for new schools must also provide a school travel plan and incorporate safe drop off and pick up provision. Proposals should link to existing footpath and cycle networks or create new links to create safe and healthy routes to schools, to encourage walking and cycling and provide appropriate cycle parking and facilities.

Proposals which would result in the loss of existing facilities will only be supported where it can be clearly shown that in consultation with the relevant organisation including Health Boards, HSCP, the Council's Education Service or the Culture and Leisure Trust, where appropriate, that:

1. Appropriate alternative local provision of at least equivalent quality, suitability and accessibility will be provided; or
2. That the existing use is no longer required/viable; or
3. There is no demand and the facility is incapable of being made viable or adapted for other community, leisure or educational uses.

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

The Council will encourage multi-use community facilities and the shared use of facilities to maximise the extended or multiple use of buildings or facilities for community, leisure and recreational use where appropriate.

The Council will support the implementation of the proposals listed in Schedules 8 and 9.

GOVERNMENT GUIDANCE:

Scottish Planning Policy on Managing Flood Risk and Drainage indicates the planning system should promote a precautionary approach to flood risk from all sources; flood avoidance by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and medium to high risk areas; flood reduction by assessing flood risk and, where appropriate, undertaking natural and structural flood management measures, including flood protection, restoring natural features and characteristics, enhancing flood storage capacity, avoiding the construction of new culverts and opening existing culverts where possible; and avoidance of increased surface water flooding through requirements for Sustainable Drainage Systems and minimising the area of impermeable surface. To achieve this the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. Piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity.

REPORT OF HANDLING

Reference: 2021/1010/TP

Date Registered: 22nd December 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 256240/:656959

Applicant/Agent: Applicant: Agent:

Miss Jacquelyn McGhee
8 Beechwood Avenue
Clarkston
Glasgow
East Renfrewshire
G76 7UY

Proposal: Single storey extension to side of dwelling.

Location: 8 Beechwood Avenue
Clarkston
East Renfrewshire
G76 7UY

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None relevant.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

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

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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 the applicant is an employee in the Planning and Building Standards Service.

The application site comprises an end-terrace bungalow and lies within an established residential area. It forms part of a terrace of seven dwellings, five of which are two storeys and the two dwellings at either end are bungalows. The dwelling is characterised by its low profile and relatively shallow pitch roof. It is externally finished in white render with a concrete tiles roof. The existing dwelling is 8 metres wide. The plot is triangular in shape and the side and rear boundaries are generally characterised by established planting. The dwelling has an existing detached single garage to the side.

Planning permission is sought for the erection of a single storey side extension. The proposed extension measures 4 metres wide and is set back 1 metre from the front building line. The ridge line of the proposed extension continues that of the existing dwelling and the pitch of the roof matches that of the existing dwelling. There is a generous separation to the side boundary, which given the tapering nature of the plot is still in excess of 1 metre at its closest point. The existing garage is to be removed.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area and Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG), which supports and forms part of Policy D14, is also relevant. The SPG states that side extensions should be no more than 50% of the width of the original house; be set back at least 0.5 metres from the front elevation of the original house; have their ridge line set below that of the original house; have a fully enclosed lower storey; and be set back at least 1 metre from the side boundary. It also states that in general extensions should not dominate or overwhelm the original dwelling.

Given its general form and scale, the proposed extension is considered to complement the character and design of the existing dwelling. It is noted that it complies with all but one of the criteria pertinent to side extensions as set out in the SPG - that is that its ridge line is not set below that of the existing dwelling. In this instance, the proposed extension, given its scale and design, would not be considered to dominate or overwhelm the existing character of the dwelling and would not detract from the character or visual amenity of the area. Further, an arbitrary reduction in the ridge height, given the particular design of the extension, would result in a change in roof pitch which would in itself be a jarring feature that would detract from the character of the dwelling. It is therefore considered that planning permission could be granted as an exception to the specific terms of the SPG if the proposal is otherwise acceptable.

The proposed external materials are not specified, however those can be approved prior to work commencing and this can be secured by condition.

Given the boundary treatment, design of the extension and its orientation in relation to the adjacent dwellings, the proposal would not give rise to significant additional overlooking, overshadowing or loss of daylight.

It is therefore considered that the proposal generally complies with the terms of the adopted East Renfrewshire Local Development Plan. Where it does not there are material considerations that justify granting planning permission.

The Finalised Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1 and D1.1. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed works generally accord with the relevant policies in the Finalised Local Development Plan.

In conclusion, the proposal generally accords with the terms of the adopted Local Development Plan. Where it does not, there are material considerations that justify granting planning permission. 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 condition set out below.

RECOMMENDATION: Approve Subject to Conditions

PLANNING OBLIGATIONS: None.

CONDITION:

1. Development shall not commence until details 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.

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.: 2021/1010/TP
(DESC)

DATE: 9th March 2022

DIRECTOR OF ENVIRONMENT

Reference: 2021/1010/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 D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.

The size, scale and height of any development must be appropriate to the existing building. In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.

Side extensions should not create an unbroken or terraced appearance.

The development should avoid over-development of the site by major loss of existing garden space.

Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

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 D1.1

Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. Should complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials;
3. The size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building;
4. Should not create an unbroken or terraced appearance;
5. Where additional bedrooms are proposed or a garage/driveway is being converted to another use other than for the parking of a vehicle, proposals will be required to provide parking in accordance with the Council's Roads Development Guide; and
6. Should avoid over-development of the site by major loss of existing front and rear garden space. No more than 50% of the rear garden should be occupied by the development.

Further detailed information and guidance will be set out in the Householder Design Guide Supplementary Guidance.

GOVERNMENT GUIDANCE:

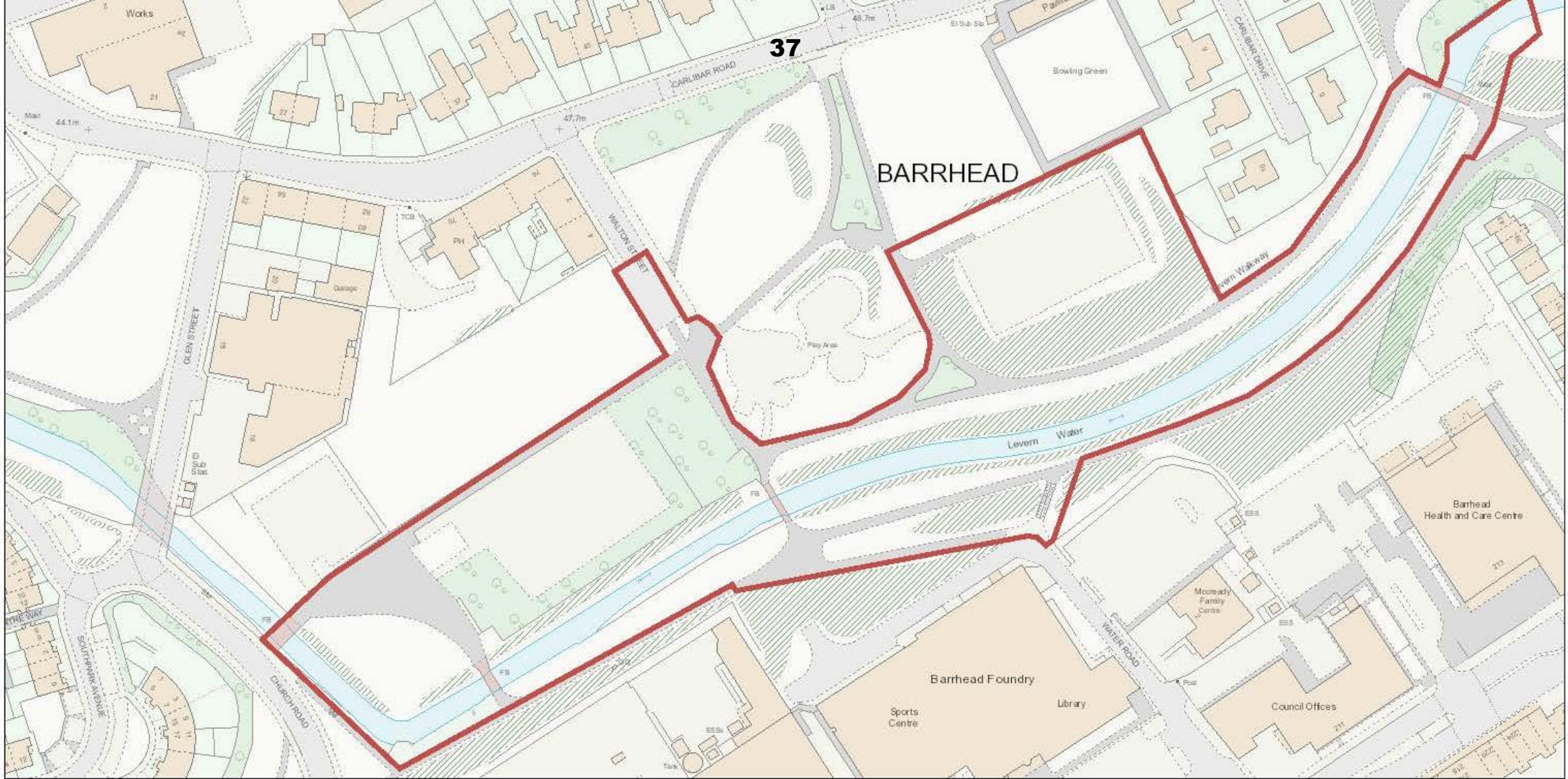
None

Planning application 2021/0566/TP

The re-engineering of Lavern Water including new river channel, replacement banking, landscaping providing greenspace, seating and path links. The modification of The Weir at Carlibar, a replacement footbridge to the rear of The Foundry and improvements to the ramp connecting Carlibar to Main Street

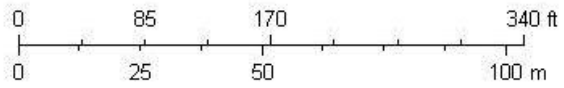
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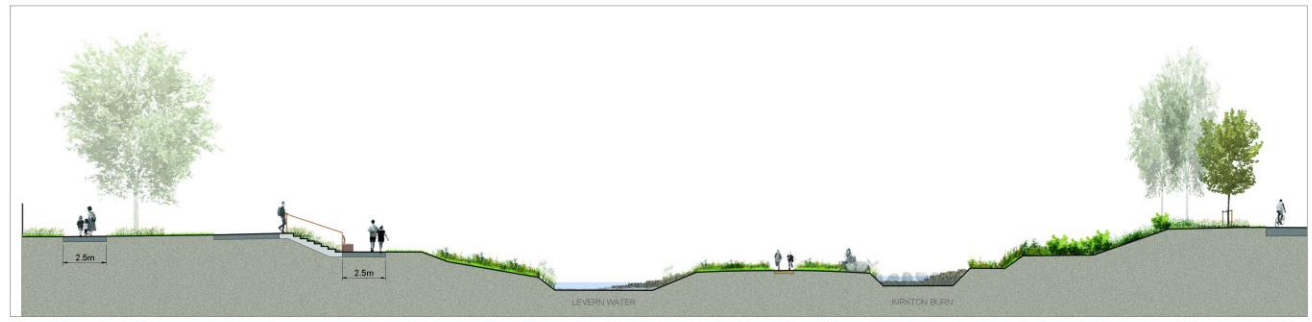
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- KEY**
- EXISTING**
- APPROXIMATE LOCATIONS OF EXISTING TREES RETAINED (REFER TO AIA REPORT FOR MORE INFORMATION)
- PROPOSED**
- RED LINE BOUNDARY APPROXIMATE TOTAL AREA 1.07ha
 - EARTHWORKS (LEVEL CHANGE)
 - RIFPLE
 - POINT BAR
 - SEALED ASPHALT FOOTPATHS
 - INFORMAL WHIN DUST FOOTPATHS
 - TEMPORARY HOARDING WITH ARTWORK TO SCREEN HOUSING SITE
 - TIMBER BENCH AND BIN
 - NATURAL STONE BOULDERS
 - SPECIMEN TREES
 - MIXED NATIVE TREE PLANTING
 - MIXED NATIVE SHRUB PLANTING
 - WILDFLOWER MEADOW
 - WET MEADOW MGS MEADOW
 - AMENITY GRASS
 - APPROXIMATE LOCATIONS FOR HABITAT FEATURES (BUG HOTELS/SLOG PILES/BIRD AND BAT BOXES)

SECTION a-a | 1:150



- SECONDARY FOOTPATH ADJACENT TO FUTURE HOUSING SITE
- SECONDARY FLOODPLAIN AND MAIN FOOTPATH
- PRIMARY FLOODPLAIN
- POINT BAR FEATURE AND MARGINAL PLANTING ALONG RIVER BANKS
- INFORMAL PATHS THROUGH SECONDARY FLOODPLAIN
- POINT BAR AND STEPPING STONES IN DISTANCE
- WET MEADOW AND NATIVE SHRUB PLANTING TO PRIMARY AND SECONDARY FLOOD PLAINS
- SOUTHERN BOUNDARY FORMED OF LINEAR TREE PLANTING AND WILDFLOWER MEADOWS
- EXISTING FOOTPATH

OTHER PROPOSED FEATURES

- A. EXISTING BRIDGE PARAPETS TO BE REFURBISHED
- B. RETAINING WALL WITH OPPORTUNITY TO INCLUDE PLACEMAKING
- C. PICNIC TABLES
- D. POTENTIAL SPACE FOR COMMUNITY GROWING SPACE (RAISED BEDS)
- E. POINT BAR
- F. PRIMARY FOOTPATH
- G. SECONDARY FOOTPATHS
- H. FOOTPATH CONNECTION WITH FUTURE HOUSING
- I. STEPPING STONES ACROSS KIRKTON BURN
- J. PLAY TRAIL THROUGH BIRCH TREES TO INCLUDE 3 NO. PIECES OF PLAY EQUIPMENT (SEA SAW BALANCE BEAMS, CLIMBING TOWER, ROTATING BALANCE BEAM)
- K. GATEWAY SEATING, INFORMATION BOARD, BIN AND CYCLE PARKING (2 NO. STANDS)
- L. SPECIMEN TREE PLANTING WITH WILDFLOWER MEADOW UNDERSTOREY TO CREATE AN ATTRACTIVE BOUNDARY TO THE PARK

ISSUE/REVISION

Rev	Date	Description	Drawn/Checked
P01	13/10/20	UPDATED FOR PLANNING	CSC/WKC
1	19/06/20	FIRST ISSUE	CSC/WKC



Suitability Status
S4 - Suitable For Stage Approval

Project Number
60553600

Sheet Title
REACH 2 - WALTON STREET LANDSCAPE PLAN

Sheet Number
60553600-ACM-L-XX-DR-LA-01-0001
Scale: 1:500@A1
Rev: P01

Last saved by: CHRISTINE STANAGE(2020-10-12) | Last Plotted: 2020-10-12
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 Project Management Initials: SSI Designer: CS Checked: CW Approved: MC
 ISO 141: 50mm x 64mm

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CARLIBAR PRIMARY SCHOOL

PROPOSED MGS MEADOW SEEDING ON EMBANKMENT

PROPOSED MIXED NATIVE TREE PLANTING IN GROUPS OF 3 OR 5

PROPOSED WET MEADOW SEEDING ON HIGH FLOW CHANNEL

KEY

- EXISTING GROUPS OF TREES
- EXISTING INDIVIDUAL TREES
- PROPOSED MGS MEADOW
- PROPOSED WET MEADOW
- PROPOSED MIXED NATIVE TREE PLANTING
- PROPOSED RIFFLE/RAPID FEATURE
- PROPOSED POOL
- PROPOSED POINT BAR

NOTE: REFER ALSO TO AIA REPORT AND ACCOMPANYING PLANS
 60553600-ACM-26-DR-AB-TPP00 TO 60553600-ACM-26-DR-AB-TPP08

THIRD PARTY INFORMATION	ISSUED BY:	DRAWING REF:	DATE RECD:
OS TILE	-	N/A	-
TOPOGRAPHIC SURVEY	LOYS	55774Area1_T01	JUN 20

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Notes

Legend

Reference Drawings

ISSUE/REVISION

Rev	Date	Description	CS/CW/KC
1	12/10/25	FIRST ISSUE	CS/CW/KC

Key Plan



Suitability Status

S4 - Suitable For Stage Approval

Project Number
 60553600

Sheet Title
 REACH 3B LANDSCAPE PLAN

Sheet Number
 60553600-ACM-L-XX-DR-LA-01-0003

Scale: 1:250 @A1 Rev: 1

ISO A1 (344mm x 514mm)
 Approved: KC
 Checked: CW
 Project Management Initials: ST, Designer: CS
 Lead: Reach by CHRISTINE STANAGE (0203 56 41 41) Last Revised: 2023.10.15
 Filename: F:\PROPOSAL\LANDSCAPE\LEVERN\REACH 3A LANDSCAPE PLAN.DWG



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Project
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 RIVER RESTORATION
 PROJECT

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Notes

Legend

ISSUE/REVISION

Rev	Date	Description	CS/CK/WAC	DWG/CHK/APP
1	12/10/20	FIRST ISSUE	CS/CK/WAC	DWG/CHK/APP

Key Plan



Suitability Status

S4 - Suitable For Stage Approval

Project Number

60553600

Sheet Title

REACH 3A
 LANDSCAPE PLAN

Sheet Number

60553600-ACM-L-XX-DR-LA-01-0002

Scale: 1:500 @A1 **Rev:** 1

KEY

- EXISTING GROUPS OF TREES
- EXISTING INDIVIDUAL TREES
- PROPOSED MGS MEADOW
- PROPOSED WET MEADOW
- PROPOSED RIFFLERAPID FEATURE
- PROPOSED POOL
- PROPOSED POINT BAR

NOTE: REFER ALSO TO AIA REPORT AND ACCOMPANYING PLANS 60553600-ACM-26-DR-AB-T1P00 TO 60553600-ACM-26-DR-AB-T1P03

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OS TILE	-	N/A	-
TOPOGRAPHIC SURVEY	LOYS	55774Area1_T01	JUN 20

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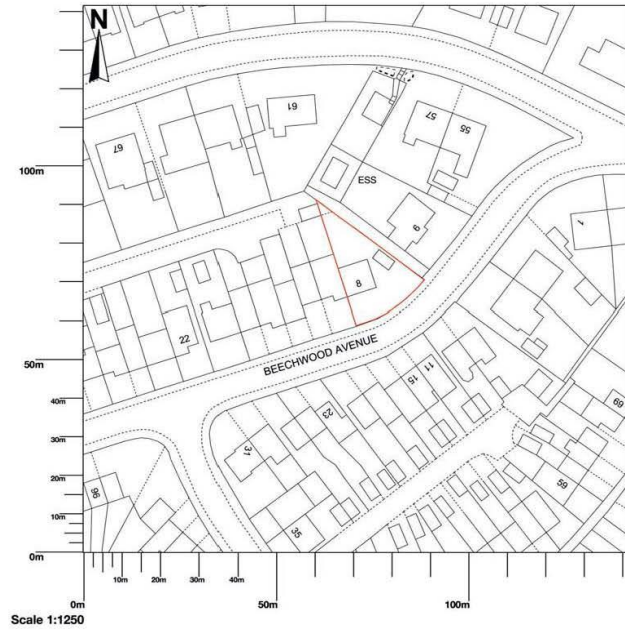
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2021/1010/TP

Single storey extension to side of dwelling.
8 Beechwood Avenue, Clarkston

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8 Beechwood Avenue, Clarkston, Glasgow, G76 7UY

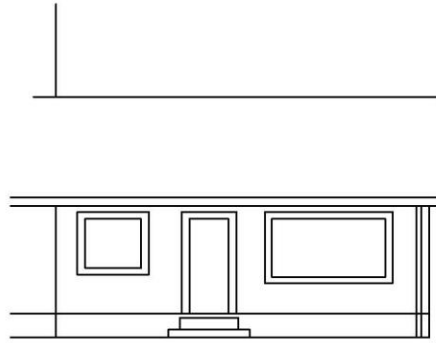


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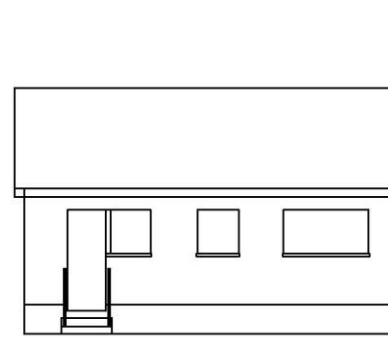
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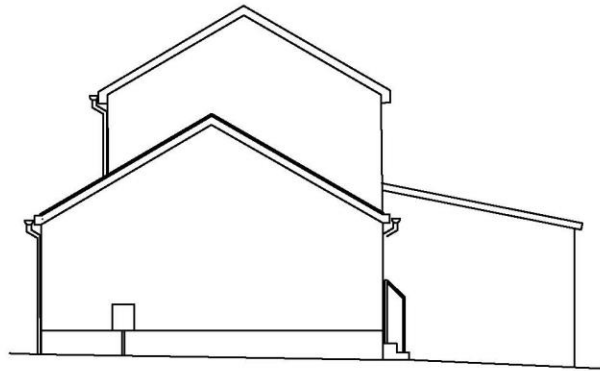
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FRONT ELEVATION



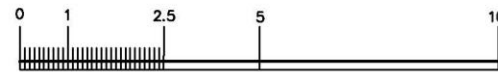
REAR ELEVATION



SIDE ELEVATION

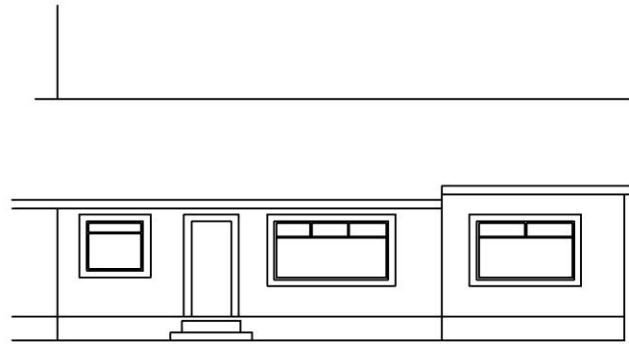


PLAN

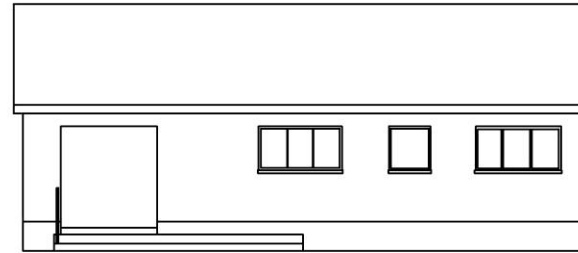


TITLE
8 BEECHWOOD AVENUE
CLARKSTON
EAST RENFREWSHIRE
G76 7UY

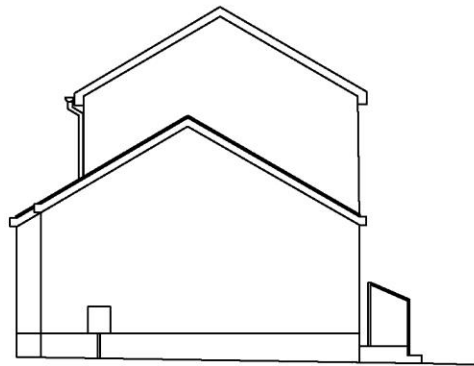
PROJECT
Existing Plan and Elevations



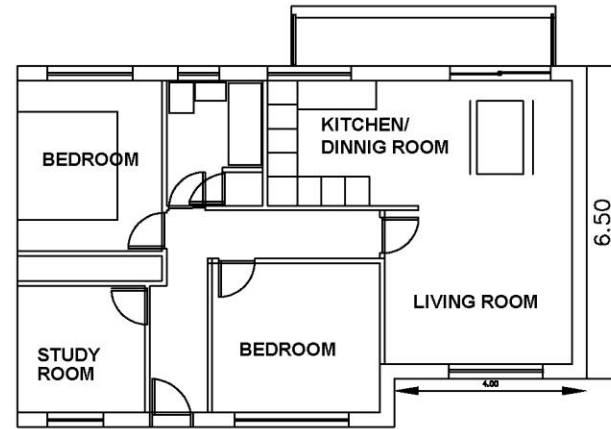
Front Elevation



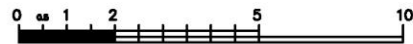
Rear Elevation



Side Elevation



Plan



TITLE
8 BEECHWOOD AVENUE
CLARKSTON
EAST RENFREWSHIRE
G76 7UY

PROJECT

Proposed Plan and Elevation

File No.	File Ref.
Ward No.	Dwg.Type
Drafted by	OS Sheet
Surveyed by	Date
Scale	Rev.

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