

**My Ref:**  
**Contact:** James Weir  
**Telephone:** 07483 370666  
**Email:** dc@renfrewshire.gov.uk  
**Date:** 11 July 2023



William Findlater  
ICDP Architects  
Moorpark House  
11 Orton Place  
Glasgow  
G51 2HF

**Proposal:** Erection of two Chalets  
**Location:** East Fulwood Farm House, Houston Road, Inchinnan, Renfrew, PA4 9LX,  
**Application Type:** Planning Permission-Full  
**Application No:** 22/0706/PP

Dear Sir/Madam,

### **NOTIFICATION OF REFUSAL OF CONSENT**

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,



Alasdair Morrison  
Head of Economy and Development

**REFUSE Consent subject to the reasons**

Ref. 22/0706/PP



**DECISION NOTICE**

Town and Country Planning (Scotland) Act 1997  
Planning etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

**TO**

Mrs Lyndsey Martin  
East Fulwood Farm House  
Houston Road  
Inchinnan  
Renfrew  
PA4 9LX

With reference to your application registered on 17 October 2022 for Planning Consent for the following development:-

**PROPOSAL**

Erection of two Chalets

**LOCATION**

East Fulwood Farm House, Houston Road, Inchinnan, Renfrew, PA4 9LX

**DECISION**

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

**REFUSE Consent subject to the reasons listed on the reverse/paper apart.**

**PLANS AND DRAWINGS**

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 10 July 2023



Signed .....  
Appointed Officer  
on behalf of Renfrewshire Council

Ref. 22/0706/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

**Reason for Decision**

1. The proposed development is at a location susceptible to flooding. It does not therefore align with the precautionary and avoidance principles advocated by the sustainable flood risk management framework and is contrary to Policy 22 of National Planning Framework 4, Policy I3 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance on Delivering the Infrastructure Strategy (Flooding and Drainage).

### **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

## Appendix 1

<b>RENFREWSHIRE COUNCIL</b>		<b>Application No:</b> 22/0706/PP
<b>CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION</b>		<b>Regd:</b> 5 December 2022
<b>Applicant</b>		<b>Agent</b>
Mrs Lyndsey Martin East Fulwood Farm House Houston Road Inchinnan Renfrew PA4 9LX		William Findlater ICDP Architects Moorpark House 11 Orton Place Glasgow G51 2HF
<b>Nature of Proposals</b> Erection of two Chalets		
<b>Site</b> East Fulwood Farm House, Houston Road, Inchinnan, Renfrew, PA4 9LX		
<b>Description</b> <p>This application seeks planning permission for the erection of two chalets at East Fulwood Farm. East Fulwood Farm is located 1km to the west of Inchinnan Business Park, and is accessed via a single-track road which connects with the B790 which is 250m to the south east.</p> <p>The farm comprises of an L shaped single storey farmhouse, with an agricultural barn to the southeast. The proposed chalets will be positioned on a vacant area of ground immediately to the rear (northwest) of the farmhouse. This area is enclosed by a screen fence, with the Linn Burn and associated trees and vegetation to the north and west.</p> <p>The proposed development comprises of a one bedroom (approx. 40 sqm) and a two bedroom (approx. 63 sqm) chalet. They are of matching mono pitched roof design and incorporate access ramps and external seating areas. The exterior will be finished in Cedral lap cladding. There are two parking spaces proposed for each chalet.</p>		
<b>History</b>  No previous applications.		
<b>Policy and Material Considerations</b> Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:  <u>Development Plan</u>  National Planning Framework 4 NPF4: Policy 8 - Green belts NPF4: Policy 22 – Flood Risk and Water Management NPF4: Policy 29 - Rural development		

NPF4: Policy 30 – Tourism

Renfrewshire Local Development Plan

LDP 2021: Policy ENV1 - Green Belt

LDP 2021: Policy ENV4 - The Water Environment

LDP 2021: Policy ENV2 - Natural Heritage

LDP 2021: Policy I3 - Flooding and Drainage

LDP 2021: Policy E4 - Tourism

Supplementary Guidance

Delivering the Environment Strategy

Delivering the Infrastructure Strategy

Delivering the Economic Strategy

**Publicity**

Neighbour notification has been undertaken in accordance with the requirements of the regulations.

**Objections/Representation**

None received.

**Consultations**

**Chief Executives Service (Roads Development)** – No objection subject to conditions relating to the provision of sight lines at the main access.

**Communities & Housing Services (Environmental Protection Team)** - No comments.

**Glasgow Airport Safeguarding** – No objection.

**SEPA** – Object in principle to the application as the development is expected to put people or property at risk of flooding, which is contrary to National Planning Framework 4.

**Informative to be added:** No

**Assessment**

Policy 8 and ENV1 specify forms of development that are acceptable in the green belt in principle. One of these is tourism related development.

Policy 30 and E4 refer to tourism related accommodation as being acceptable provided it contributes to the local economy and is compatible with the surrounding environment. Policy 29 also supports development that contributes to the viability, sustainability and diversification of rural communities.

Taking the above into consideration, it is accepted that the erection of two chalets at this location

is acceptable in principle.

However, the site is at risk of flooding from the Lin Burn, specifically a 1 in 200 year event with an allowance for climate change. Policy 22 promotes flood avoidance as a first principle. The erection of the chalets within the flood plain would be contrary to this principle. It is noted that the development does not constitute one of the four development types that are exempt and can be supported within a flood risk area.

SEPA have issued an objection in principle to the development on the basis that it does not comply with Policy 22 and the requirement to avoid floodplains within the 1 in 200 year event. SEPA have advised that the FRA submitted with the application is based on appropriate methodologies and represents an accurate estimation of flooding at the site. The FRA indicates that the site would be inundated during the 1 in 200 year event, and is therefore contrary in principle to Policy 22.

Policy 13 also promotes avoidance as the first principle of sustainable flood risk management. New development requires to avoid areas susceptible to flooding. The development is contrary to policy 13.

In view of the above assessment, the development is found to be contrary to policies 22 and 13 with respect to flood risk. SEPA have also objected in principle to the development. It is therefore considered that the application should be refused.

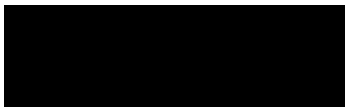
A site visit has been undertaken on 23<sup>rd</sup> August 2021, and photographs relevant to the application have been archived.

#### **RECOMMENDATION**

Refuse

#### **Reason for Decision**

1. The proposed development is at a location susceptible to flooding. It does not therefore align with the precautionary and avoidance principles advocated by the sustainable flood risk management framework and is contrary to Policy 22 of National Planning Framework 4, Policy 13 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance on Delivering the Infrastructure Strategy (Flooding and Drainage).



Alasdair Morrison  
Head of Economy and Development

Applicant: Mrs Lyndsey Martin	Ref. No: 22/0706/PP
Site: East Fulwood Farm House Houston Road Inchinnan Renfrew PA4 9LX	Officer: James Weir

## Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

## Plans to be stamped

Drawing Number	Drawing Title	Checked Paper/DMS (Officer) ✓	Stamped DMS (BS) ✓
L(-- )03	Elevations – One Bedroom Chalet	✓	✓
L(-- )02	Elevations – Two Bedroom Chalet	✓	✓
/	Location Plan	✓	✓
L(-- )04	Site Elevations & Pictures	✓	✓
L(-- )01	Site Plan	✓	✓
L(-- )06	Existing Road Splay Photos	✓	✓
L(-- )05	Junction Splay	✓	✓

Officers Initials: JW

Business Support Initials: \_\_\_DM\_\_\_

<b>RENFREWSHIRE COUNCIL</b>	
<u>Town and Country Planning (Scotland)</u>	
<u>Act 1997</u>	
Application No. . . . .	<b>22/0706/PP</b> . . . . .
REFUSED	
on	<b>10.07.2023</b>
Signed by	
On behalf of Renfrewshire Council	
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