



Head of Legal and Democratic Services
Renfrewshire Council
Renfrewshire House
Cotton Street
PAISLEY
PA1 1PR

Dear Mark Conaghan ,

We are writing to you on behalf of our client, The Calder Family regarding an appeal of a planning application.

Request to appeal

We would like to appeal the decision to refuse consent for Planning Application 23/0496/PP and request that it be considered by the Local Review Body.

Grounds of appeal

We believe this proposal aligns with the principles of sustainable development and presents several benefits to the local area. It provides an exemplar of sustainable design.

The proposed smallholding is in harmony with the surrounding natural environment. The design considerations have been carefully crafted to minimise any adverse impact on the landscape, ensuring that the development reflects the existing greenbelt setting. There is a natural tree-belt, which the proposed development sits within.

The incorporation of sustainable building practices, such as energy-efficient materials and renewable energy sources, demonstrates a commitment to environmental stewardship and the council's net zero policies.

The development in-fills and complements the row of existing houses, where a dwellinghouse was clearly intended previously.

This supports Policy ENV1 of the LDP and the New Development Supplementary Guidance in that the proposal -

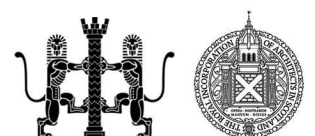
“iv. demonstrates outstanding quality of design, is of an appropriate scale within its setting, and makes a positive contribution to the site surrounding area.”

It makes a positive contribution as it replaces a currently neglected plot of land with an environmentally responsible purpose.

The proposed operation as a smallholding is credible, with a supply chain identified. However, the creation of the small holding is dependent on the dwellinghouse in situ. It is essential that the dwellinghouse support the agricultural activity as stated in the application. The smallholding element of the application is what differentiates it from the previous application and previous reporters decision.

There is a locational need for the local produce eco-system to be developed. I.e. more local suppliers.

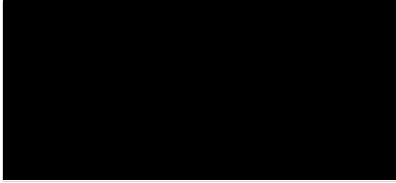
As a material consideration, the representations in favour, lack of any objections and council community position should have significant weight.



The development, whilst surpassing all environmental standards, and completing the row of houses (within a natural boundary) will not undermine greenbelt policy due to the exceptional nature of the site and circumstances.

We therefore believe it can be considered positively in line with NPF4 and Renfrewshire Council policy.

We look forward to hearing from you.



Jay McAllister

Part ii Architectural Designer

For and on behalf of

F R A M E D E S T A T E S



NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS; THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008; AND THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Please use **BLOCK CAPITALS** if completing in ink

The completed notice of review and any supporting documents should be sent by e-mail to **lrb-planning.cs@renfrewshire.gov.uk**, or by mail or by hand to the **Head of Corporate Governance, Finance & Resources, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1TR.**

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the Council within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

The refusal of the application stating it does not meet NPF4 requirements as well as the length of time taken to reach a determination.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

We believe this proposal aligns with the principles of sustainable development and presents several benefits to the local area. It provides an exemplar of sustainable design.

The proposed smallholding is in harmony with the surrounding natural environment. The design considerations have been carefully crafted to minimise any adverse impact on the landscape, ensuring that the development reflects the existing greenbelt setting. There is a natural tree-belt, which the proposed development sits within.

The incorporation of sustainable building practices, such as energy-efficient materials and renewable energy sources, demonstrates a commitment to environmental stewardship and the council’s net zero policies.

The development in-fills and complements the row of existing houses, where a dwellinghouse was clearly intended previously.

This supports Policy ENV1 of the LDP and the New Development Supplementary Guidance in that the proposal -

“iv. demonstrates outstanding quality of design, is of an appropriate scale within its setting, and makes a positive contribution to the site surrounding area.”

It makes a positive contribution as it replaces a currently neglected plot of land with an environmentally responsible purpose.

Continued in attached letter.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

653 - Request to Appeal Letter	25052023 BCC - Letter from Community Council
653 - Locational Need Statement	Barnhill Farm Letter of Support
653 AP2 Design Statement Rev A	PPA-305-2051 Earnshaw^J^0 Margaret -
653-AP2-100 - Existing Location and Block Plan	Neighbour Letter
653-AP2-101 - Existing Site Plan	
653-AP2-102-Rev A - Proposed Site Plan	
653-AP2-110 - Proposed Ground Floor Plan	
653-AP2-111 - Proposed First Floor Plan	
653-AP2-200 - Proposed Elevations 1	
653-AP2-201 - Proposed Elevations 2	
653-AP2-300 - Proposed Sections 1	
653-AP2-301 - Proposed Sections 2	
653-AP2-400 - Artist Impression 1	
653-AP2-401 - Artist Impression 2	

Note. The Council will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at Renfrewshire House, Cotton Street, Paisley until such time as the review is determined. It may also be available on the Council's website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the Council to review the application as set out on this form and in the supporting documents.

Jay McAllister

Date

22/03/2024

For office use only:

LRB Reference No:

My Ref:
Contact: Andrew Mackenzie
Telephone: 0141 487 1375
Email: dc@renfrewshire.gov.uk
Date: 13 February 2024



Sharon Gary
Framed Estates Ltd
Suite 5001, Mile End Mill
12 Seedhill Road
Paisley
Renfrewshire
PA1 1JS

Proposal: Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding
Location: Site On South Western Boundary Of West Cottage, Houston Road, Bishopton, ,
Application Type: Planning Permission-Full
Application No: 23/0496/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. 23/0496/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

Mr Derek Calder
243 Danes Drive
Glasgow
G14 8AH

With reference to your application registered on 6 September 2023 for Planning Consent for the following development:-

PROPOSAL

Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding

LOCATION

Site On South Western Boundary Of West Cottage, Houston Road, Bishopton,

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: 12 February 2024


Signed
Appointed Officer
on behalf of Renfrewshire Council

Ref. 23/0496/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is an essential need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of this.

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

RENFREWSHIRE COUNCIL		Application No: 23/0496/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 6 September 2023
Applicant		Agent
Mr Derek Calder 243 Danes Drive Glasgow G14 8AH		Sharon Gary Framed Estates Ltd Suite 5001, Mile End Mill 12 Seedhill Road Paisley Renfrewshire PA1 1JS
Nature of Proposals Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding		
Site Site On South Western Boundary Of West Cottage, Houston Road, Bishopton,		
Description <p>Planning permission is sought for the erection of a detached, two storey dwellinghouse with associated two storey detached outbuilding and landscaping to operate as a smallholding at Houston Road near Bishopton.</p> <p>The application site is situated on green belt land approximately 0.5 kilometres west of Bishopton and comprises a plot of ground measuring an area of approximately 0.23 hectares which is accessed from Houston Road to the north-west. The site is broadly rectangular and extends to a maximum width of approximately 37 metres and depth of approximately 75 metres. To the north-east, the site is bounded by the first of three detached dwellinghouses which each front Houston Road and are situated within plots of similar size to the application site. To the south-east and south-west the site is bounded by fields, with Bishopton Cemetery also situated approximately 50 metres to the south-west on the same side of Houston Road. On the opposite side of Houston Road to the north-west are Ingliston House and Rose Cottage, beyond which is Ingliston Equestrian Centre and Country Club.</p> <p>The application site is largely covered by long field grass and assorted low-lying vegetation, with a short track at its westmost corner offering vehicular access from Houston Road, as well as into the adjacent field to the south-west. The remainder of the site frontage features relatively young trees including hawthorn, holly and beech which appear to have originally been planted as hedging, while a line of evenly spaced mature sycamore trees runs along the south-west and south-east boundaries of the site, separating it from the adjacent fields.</p> <p>The proposed dwellinghouse would have its principal frontage facing Houston Road to the north-west. The main body of the house would measure approximately 18.1 metres width by 8.3 metres depth and would feature a dual-pitched roof which would reach a maximum height of some</p>		

8.9 metres. At its north-west end, the house would feature a further flat-roofed section which would project to the rear by an additional approximate 7.3 metres and measure a width of approximately 7.6 metres and height of 6.1 metres. This would contain additional floorspace at ground and first floor level, while also accommodating a sheltered balcony at first floor level.

The dwellinghouse would feature a mix of traditional and modern, contemporary finishing materials. These would include zinc cladding to the majority of its walls at first floor level and to its roof, with light brown facing bricks applied to the remainder of its walls and the windows featuring black uPVC frames. The windows would be formed within high, narrow openings which would be formed over the ground and first floor levels. The flat roof at the rear would comprise a sedum green roof, while solar PV panels are also proposed on the rear elevation of the pitched roof over the main part of the house.

The proposed outbuilding would sit adjacent to the house on its south-west side and would measure a footprint of some 7.0 metres width by 7.4 metres depth. This would feature a dual-pitched roof which would reach a maximum height of approximately 5.5 metres. The building would contain garage space for two vehicles on its ground floor level and additional domestic floorspace at first floor level which would be served by wallhead dormer windows on the front and rear elevations. The finishings of the outbuilding would match the dwellinghouse, with the walls featuring light brown facing bricks and the roof and dormers featuring zinc cladding. Parking would also be accommodated in the front curtilage of the property, alongside a front lawn.

This application follows on from a previous planning application for a single dwellinghouse and outbuilding which was refused in March 2023. The new application is similar to the previous refused application but proposes that the new property would operate as a smallholding. A Design, Access and Sustainability Statement advises that the applicant wishes to utilise the site to grow fruit and vegetables, as well as to raise poultry and small livestock such as goats which cannot be reared in an urban setting. The rear garden of the proposed dwellinghouse would in this respect feature a series of vegetable patches, planters and trees, with a Sustainable Drainage System (SuDS) pond also located centrally within the garden.

A submitted locational statement outlines a variety of benefits a smallholding could deliver to the wider area and also states that the dwellinghouse would be beneficial to the operation of the proposed agricultural activities. In this regard, it is stated that the welfare of livestock would benefit from human habitation at the site, while the dwellinghouse would also ensure routine daily tasks could be easily undertaken. Additionally, it is suggested that the presence of a dwellinghouse would act as a deterrent in relation to agricultural theft and that the established settlement pattern and character of the area would be reinforced by developing the plot.

A sustainability statement also advises that the house itself would be designed with the aim of saving and renewing energy where possible and to this end the application drawings indicate among such measures the inclusions of solar panels, a Mechanical Ventilation and Heat Recovery (MVHR) unit, an air source heat pump and a rainwater harvesting tank.

History

Application No: 22/0583/PP

Description: Erection of two storey detached dwellinghouse with associated two storey detached outbuilding and landscaping
Status: Refused 14/03/2023.

Application No: 93/0950/PP

Description: Erection of a dwelling house (Planning Permission – in outline)

Status: Refused 19/11/1993.

Policy and Material Considerations

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:

Development Plan

National Planning Framework 4

NPF4: Policy 1 - Tackling the climate and nature crises

NPF4: Policy 2 - Climate mitigation and adaptation

NPF4: Policy 3 - Biodiversity

NPF4: Policy 8 - Green belts

NPF4: Policy 15 - Local Living and 20 minute neighbourhoods

NPF4: Policy 16 - Quality homes

NPF4: Policy 17 - Rural homes

NPF4: Policy 29 - Rural development

Renfrewshire LDP 2021: Policy ENV1 - Green Belt

Renfrewshire LDP 2021: Policy I1 - Connecting Places

Renfrewshire LDP 2021: Policy I7 - Zero and Low Carbon Buildings

Renfrewshire New Development Supplementary Guidance (2022)

Delivering the Environment Strategy: Housing in the Green Belt; Green Belt Development Criteria

Delivering the Infrastructure Strategy: Connecting Places

Material considerations

New Development in the Countryside 2022

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of legislation.

An Advert was also placed in the Paisley and Renfrewshire Gazette on 27 September 2023 for the following reason: Neighbour Notification

Objections/Representation

Two letters of representation have been received from residents in nearby houses in favour of the development. These both comment that the site has suffered from a lack of management which has resulted in a proliferation of weeds and rabbit populations. As such, it is stated that the site

would be improved by being brought into managed use and care. One of the letters of representation also expresses a view that the site is likely to have been intended as a fourth plot when the three adjacent houses were originally constructed.

Consultations

Children's Services – No objections.

Communities & Housing Services (Environmental Protection) – No objection subject to advisory guidance regarding potential site contamination.

Chief Executive's Service (Roads Development) – No objection subject to conditions that:

- A visibility splay of 4.5 metres x 60 metres x 1.05 metres shall be provided and maintained at all times in accordance with the application drawings; and
- A 2 metre wide adoptable footway shall be formed across the Houston Road frontage of the site.

Glasgow Airport Safeguarding – No objections.

Scottish Water – No objections.

Informatives to be added: Yes.

Summary of Main Issues of:

Environmental Statement – n/a

Appropriate Assessment – n/a

Design and Access Statement – A Design, Access and Sustainability Statement has been submitted which provides an overview of the proposal. The statement provides an outline of the location, context, history and character of the application site and surrounding area.

The statement also provides a policy analysis which considers the proposal against various green belt criteria in terms of Policy 8 of NPF4 and Policy ENV1 of the Renfrewshire LDP. The statement considers the proposal compatible with the main criteria, describing the land as a vacant site which can be enhanced by use as a smallholding, with the proposed house of an appropriate design which would blend in with its environment. The statement also provides further details on the design of the proposed house and outbuilding and detailed information on "sustainability" measures which would be incorporated. It is stated that these would include various low carbon and renewable energy measures, the proposed SuDS system and other measures aimed at enhancing biodiversity such as areas of wildflower and scrub planting and bird and bat boxes.

Also contained in the Design, Access and Sustainability Statement is an analysis of previous instances where it is stated that Renfrewshire Council has approved residential development on green belt land. However, the report is in fact mistaken regarding most of these and only three of the examples cited actually refer to cases where residential development was approved on green belt land. Of these, two of the sites were also designated as housing land in a proposed LDP which was therefore the settled position of the Council, while the third was only approved for residential after a Scottish Government Reporter dismissed a previous appeal but in doing so

declared the site acceptable for housing subject to an amended application to address roads issues. Therefore, in all three cases there were mitigating factors.

The remaining examples cited in the statement refer to one current live application and to various sites on non-green belt land where planning permission has been granted, as well as sites which are on green belt land but where planning permission has either been refused or the land subject to a Proposal of Application Notice only.

Other Assessments

Locational Statement – Outlines a variety of environmental, community and economic benefits a smallholding can provide in offering local produce to the area, with an accompanying letter of support also provided by an existing farm shop who comment that the proposal would offer an opportunity for produce to be purchased locally and encourage “a circular local economy” while also supporting reduced emissions, healthy habits and sustainable living.

A statement of residential need included with the statement outlines that the siting of the dwellinghouse on the site would be beneficial to the smallholding, noting that this would benefit the welfare of livestock, ensure that routine daily tasks could be easily undertaken and also deter agricultural theft. The statement also outlines that development of the plot would extend the current settlement pattern formed by the existing neighbouring buildings including Ingliston Equestrian Centre and its associated buildings and uses on the opposite side of Houston Road.

Planning Obligation Summary – n/a

Scottish Ministers Direction – n/a

Assessment

Section 25 of the Town and Country Planning (Scotland) Act requires decisions on planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises the National Planning Framework 4 (2023) and the adopted Renfrewshire Local Development Plan (2021).

The fourth National Planning Framework (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government’s current view on delivering sustainable, liveable and productive places through the application of spatial principles.

Planning permission for a previous application (ref: 23/0583/PP) was refused in March 2023 by Renfrewshire Council’s Planning and Climate Change Policy Board. The previous application sought planning permission for the erection of a dwellinghouse and outbuilding of the same siting, design and access arrangements as this current application. The Board accepted the recommendation of officers that the application should be refused on the following grounds:

“The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is a specific locational need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of any demonstrable locational need.”

A subsequent appeal lodged with Scottish Ministers was also dismissed.

The main difference between the original refused application and this current application is the reference to a smallholding. The submitted Design, Access and Sustainability Statement advises that the applicant wishes to utilise the site to grow fruit and vegetables and raise poultry and small livestock such as goats which cannot be reared in an urban setting. The proposed site plan thereby indicates a variety of vegetable patches, planters and fruit trees within the rear garden arranged around a small centrally located SuDS pond.

The applicant's Locational Statement outlines the potential benefits of a smallholding for the area, noting that the production on site of fruit, vegetables, dairy and other natural products promotes a sustainable life, while also providing produce for local markets. The statement outlines that this is also beneficial to the environment as selling locally also reduces emissions and carbon footprints. It is stated that a smallholding can produce more food per acre than large industrial farms due to the ability to use the same land for more than one product, while it is also beneficial environmentally due to the lack of toxic pesticides and synthetic materials used, as well as measures such as harvesting by hand instead of heavy machinery.

A letter of support from a farm shop situated approximately 6km from the application site is also included with the submission which outlines benefits it considers that such a use would have to the local economy and environment. The statement from the applicant also outlines that their proposal supports Renfrewshire Council's Plan for Net Zero on several counts, as well as Policy 15 of NPF4 in providing a place for food growth and allotments for the nearby Dargavel Village area which supports the agenda for "20 minute neighbourhoods".

As noted above, the statement also considers that a dwellinghouse would be beneficial in supporting these activities as it would benefit the welfare of livestock and enable daily routine activities to be easily undertaken, while the presence of a dwellinghouse would also act as a deterrent to potential agricultural theft.

Additionally, as a material consideration, no objections have been received in relation to the new application while two letters have been received in support from residents within two of the three adjacent houses. The representees both state that the site has suffered from a lack of management and the proposals would enable it to be properly looked after. The view is also expressed that the site appears as if it would have originally been intended as a plot for a fourth dwellinghouse at the time of the adjacent three properties being constructed.

Further to the above, Bishopton Community Council objected to the original application given the location of the site within the green belt and the proposed design being out of keeping with adjacent homes. However, following the dismissal of the appeal the Community Council confirmed in writing that they wished to retract their objection, advising that *"we now understand that the design proposed was influenced by Renfrewshire Council requesting a "modern" design" and that "this single plot, while within the greenbelt, is very distinct from the open fields around it being clearly delineated by stone walls and trees, and it had originally been assigned as a fourth house when the original three had been built. We feel that it would be better for a single family home to be built on the plot and the land properly kept, than for it to lie wild and be overgrown with weeds."*

Bishopton Community Council have not directly commented to the Planning Authority on the current application but the applicant has provided a letter of support from the Community Council. In the letter, the Community Council states that they had initially objected to the original application but *"on receiving further information have decided that the aesthetics of the proposed*

building are insignificant against the proposed green credentials". Additionally, their letter states that given "this build is on a plot previously assigned to a single family home, (as the other three houses in the row are) Bishopton Community Council are content that this building proceeds, conditional that this is not seen as a green light for further "green belt" development".

The applicant has also provided correspondence from one of the elected members for the area confirming no objection to the application, although as with the Community Council, no direct submission has been made to the Planning Authority.

In considering the Development Plan policies against which the original application was refused, Policy 8 of NPF4 is clear in stating that residential accommodation will only be supported in the green belt if it is "required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise". Policy ENV1 states that residential development within the green belt will be considered appropriate in principle where it offers a housing land shortfall remedy, and along with the New Development Supplementary Guidance outlines other criteria for new housing in the green belt including requirements that the development is required to maintain and support an established activity and that there is a need for it to be located outside the settlement.

There remains no housing shortfall in the area, with the variety of housing needs in the Bishopton and Erskine area already addressed by allocated housing land within the Renfrewshire Local Development Plan. In terms of a locational need for the dwelling, while the information submitted by the applicant outlines a number of potential benefits to the local area resulting from the land being used for small-scale agriculture, while it also outlines some benefits that the presence of a dwellinghouse on the site would provide in supporting these operations, it does not appear to provide a robust and compelling account that demonstrates an essential need for a dwellinghouse on the site to support these activities.

While it is clear that a house would be beneficial in terms of security and enabling livestock to be more easily looked after, there is no compelling evidence that the agricultural elements could not operate without a human presence residing on the site. The submission does not in this regard demonstrate that workers on the smallholding could not instead reside in the nearby village, from where they would be able to attend the site regularly to oversee the agricultural elements. It is additionally noted that both Policy ENV 1 of the LDP and the New Development Supplementary Guidance refer to the activity that the dwellinghouse would require to support being an "established" activity. However, the agricultural elements of the proposed smallholding are not "established" as such.

While Policy 8 of NPF4 does not appear to explicitly state that the activity must be established, if the dwellinghouse was approved on the basis of it operating as a smallholding, it is considered that some form of safeguard would be necessary to ensure that the development would then proceed on this basis. While a planning condition can be applied to control development activity, Scottish Planning Circular 4/1998 on "the use of conditions in planning permissions" sets out that any condition must satisfy certain tests. These tests include a requirement that the condition must be enforceable. It is considered that a condition that tied the agricultural and residential elements of the proposed development together in this case would be difficult to enforce. Moreover, a 2011 letter from the Scottish Government's Chief Planner discouraged agricultural occupancy conditions, citing their intrusive and resource-intensive nature as well as the difficulty of monitoring and enforcing such conditions. Instead, the letter advised that where the planning authority is satisfied that an adequate case has been made for the dwellinghouse, it should not be necessary to restrict occupancy by condition. However, as outlined above, it is in any case not considered

that a demonstrable “adequate case” for the dwellinghouse has been made in this instance.

The agricultural element of the smallholding would on its own be an acceptable green belt use in terms of the above policies and guidance in relating to agriculture, while the nature of this activity would also support an agenda outlined in both Policy 29 of NPF4 and Policy ENV1 of the LDP to support rural diversification, including diversification which potentially has added community benefit to the area. Additionally, it is noted that in relation to the vacant field, planning permission to establish the agricultural use of the proposal on its own would not be required. However, while this element could therefore in theory commence with immediate effect, it is not demonstrated that a dwellinghouse would be essential to support these activities.

In terms of other relevant policies within NPF4, the proposed dwellinghouse is not supported by Policy 16 (Quality Homes) as it is not demonstrated that the house is required to address any shortfall in the area, as noted above. Policy 17 (Rural Homes) states that new homes will be acceptable in rural areas if they are situated on a site which is identified for housing in the LDP, or reuses brownfield land where a return to the natural state has not, or will not happen, without intervention. However, the site is not identified as housing land in the LDP and no evidence has been presented to suggest the site constitutes brownfield land. A contaminated land questionnaire completed by the applicant in response to a request by Environment, Housing and Infrastructure Services (Environmental Protection) indicates that at some point in the past a tank was accommodated on the site but notwithstanding this, the site is now found to be in a generally natural state with no clear signs of any past use.

Policy 17 also allows that residential proposals may be acceptable in rural areas where the proposal makes use of redundant or unused buildings; makes use of or secures the future of historic environment assets; demonstrates a necessity to support the sustainable management of a rural business; offers retirement succession of a viable farm holding; relates to the subdivision of an existing dwelling of appropriate scale; or reinstates a former house or is a one-for-one replacement of an existing permanent house. None of these instances are considered to apply in this case. As such, the proposal is not supported by Policy 17 of NPF4.

Policy ENV1 of the LDP and the New Development Supplementary Guidance outline the following criteria for considering housing in the green belt:

- i. Development is required to maintain and support an established activity
- ii. There is a need for the residential use to be located outwith the settlement
- iii. Buildings which have special architectural, traditional or historic character may be converted for residential use
- iv. The proposal demonstrates outstanding quality of design, is of an appropriate scale within its setting, and makes a positive contribution to the site and surrounding area
- v. The proposal integrates with, complements and enhances the established character of the area; and
- vi. Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard.

Points i and ii above have been considered above, whilst points iii and vi are not relevant as the proposals do not relate either to the conversion of an existing building or the erection of a replacement dwellinghouse.

In terms of point iv, the applicant has shown that they have given detailed consideration to the design of the house and outbuilding, with a range of different initial design options set out in their

The above commitments contribute positively to the overall design and sustainability of the development. However, it is not considered that the contribution of the development to the area would be of such outstanding quality as to outweigh the lack of a sufficient demonstrable need for the dwelling to be located within a green belt area under present circumstances.

With regard to point v above, the positioning and footprint of the house and garage would generally accord with the development pattern offered by the existing three neighbouring houses to the north-east and it is acknowledged that a single dwellinghouse on the site would have the potential to integrate with these existing developments. The application site is also well-contained on account of the mature tree line running along both its south-east and north-east boundaries which the applicant proposes to retain. The tree belt is an important feature in the existing rural landscape and the Council's guidance for New Development in the Countryside emphasises the importance of retaining such features. The retention of the trees and general self-contained nature of the site would also reduce the likelihood of development of the site opening up the wider area to significant additional development pressure.

While the site in its existing condition is still considered to contribute to the established rural landscape character, the opinions of the representees that it is of limited quality are also noted. It is acknowledged that the site does lend the appearance of a plot. While there appears to be no definitive evidence to confirm the assertion that the site was originally intended as a fourth residential plot, it is acknowledged that the site characteristics do suggest that this may have been the case.

In addition to the above, the development must also be assessed against the green belt development criteria outlined in the New Development Supplementary Guidance. In terms of these criteria which have not already been considered above, the proposals would result in no loss of prime quality or valuable agricultural land. The site has evidently not been cultivated for some years and is largely overgrown with long grass and shrubs but is not subject to any statutory or non-statutory nature conservation designations.

With respect to traffic and access, the applicant has submitted a plan outlining the visibility splay that could be achieved through the cutting of vegetation along the site frontage. This has been accepted by Roads Development, although it is observed that trees fronting the site would almost certainly require to be removed to achieve this. The trees along the site frontage are largely overgrown hedge trees of limited individual quality, although their removal would still have an effect on the rural character of the wider area.

Further to the above, Policy I1 states that all development proposals require to ensure appropriate provision and accessibility including the ability to connect to active travel and public transport networks. Proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local road network will be supported. It is noted that the development would be able to accommodate the provision of a 2m wide footpath across the frontage of the site and that this could support an aspirational walkable link to the cemetery. However, at this time there is no plan to provide such a link and it would result in an isolated footpath which would not connect to any other footpath, as well as being at a considerable distance to any core path. It would also have an impact on the site's natural frontage.

In terms of any other infrastructure connections there is no reason to suggest that the site could not be serviced given the nearby infrastructure in the area, whilst Scottish Water has confirmed no objection to the development and have advised that sufficient capacity exists in their infrastructure

to support the proposals.

In summary, the above assessment acknowledges that the character of the site does potentially lend itself the appearance of a dwellinghouse plot, while the smallholding agricultural element of the development is also an acceptable green belt activity which the application argues could benefit the local community, economy and environment. The commitment to sustainability demonstrated in the application is also in the proposed development's favour, while the representations in support of the development and the lack of any objections are also material considerations.

Notwithstanding these potentially favourable aspects, the application does not provide a robust or compelling case that a dwellinghouse would be essential to supporting the smallholding agricultural activity. The application does indicate that a dwellinghouse would be beneficial in supporting such activity but does not persuade that the activity could not operate without a dwellinghouse in place. The development therefore does not comply with Policy 8 of NPF4 or with Policy ENV1 of the Renfrewshire LDP and the associated New Development Supplementary Guidance in satisfactorily demonstrating an essential need to be located in the green belt. It is therefore recommended that planning permission is refused.

Index of Photographs

A site visit has been undertaken and photographs relevant to the application have been archived.

RECOMMENDATION

Refuse

Reason for Decision

1. The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is an essential need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of this.



Alasdair Morrison
Head of Economy and Development

Applicant: Mr Derek Calder	Ref. No: 23/0496/PP
Site: Site On South Western Boundary Of West Cottage Houston Road Bishopton	Officer: Andrew Mackenzie

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) ✓
653-AP-100	Existing Location and Block Plan	✓	✓
653-AP-101	Existing Site Plan	✓	✓
653-AP-102 Rev A	Proposed Site with Roof Plan	✓	✓
653-AP-110	Proposed Ground Floor Plan	✓	✓
653-AP-111	Proposed First Floor Plan	✓	✓
653-AP-200	Proposed Elevations 1	✓	✓
653-AP-201	Proposed Elevations 2	✓	✓
653-AP-300	Proposed Sections 1	✓	✓
653-AP-301	Proposed Sections 2	✓	✓
653-AP-400	Artist Impression 1	✓	✓
653-AP-401	Artist Impression 2	✓	✓

Officers Initials: AJM

Business Support Initials: DM

RENFREWSHIRE COUNCIL	
<u>Town and Country Planning (Scotland)</u>	
<u>Act 1997</u>	
Application No.	23/0496/PP
REFUSED	
on	12.02.2024
Signed by	
On behalf of Renfrewshire Council	
<hr/>	



LOCATIONAL STATEMENT

CALDER SMALL HOLDING, HOUSTON ROAD, BISHOPTON, PA7 5NY

CONSTRUCTION OF NEW BUILD DWELLINGHOUSE AND SMALL HOLDING - DECEMBER 2023



LOCATIONAL STATEMENT



1.0 SHOP LOCAL

1.1 ECONOMY

With Bishopton increasing drastically in population throughout the growth of Dargavel Village, the area is becoming more urbanised and small agricultural sites such as the proposed small holding are virtually non-existent.

By using the natural advantages of the green belt, a small holding can produce a number of fruits, vegetables, eggs, milk, natural products and more. These are not only great for living a sustainable life, they can also be sold locally at farm shops and markets, keeping a circular economy within Renfrewshire.

Shopping locally boosts the economy and each product can be traced from ground to table, creating a trusting community who eat healthily.

1.2 ENVIRONMENT

Not only is growing food good for the environment, selling locally also reduces emissions and carbon footprints. Having produce that can be driven from within 5 miles instead of 1,500 miles - the average travel distance of fresh produce in the UK - greatly reduces the emissions used to get fresh food to the table.

The map adjacent shows the local farm shops and markets within a 5 mile radius of the proposed small holding. Bishopton Market is the nearest being only 1.7 miles from the proposed small holding, using only 0.1% of road emissions to travel. Barnhill Farm Shop is the furthest away, but still only 4.5 miles away, which uses 0.3% of road emissions.

Renfrewshire Council's Plan for Net Zero states;

*"We will identify procurement hot spots within the Council's supply chains, activities and operations to maximise circular economy opportunities; **optimise local supply chains**; and identify areas where we can **reduce carbon in the products and services we buy through innovative procurement.**"*

1.3 COMMUNITY

By shopping at local markets and farm shops, you are investing in the community, and not just via monetary exchange. Social interaction between growers and customers allows the community to grow, creating healthy relationships and encouraging a sense of ownership throughout the wider area. The impact of this has been proven to reduce crime rates and boost the housing market.

As per policy 15 of the National Planning Framework 4 document, the proposed small holding would contribute to the 20 minute neighbourhood of Dargavel Village by providing a place for food growth and allotments. The nearest allotment to Bishopton is currently Erksine Community Allotments, which is on the cusp of the 20 minute neighbourhood. There is currently no allotments within Bishopton or Dargavel Village, with the Erskine Allotments being out-with the 20 minute neighbourhood of Dargavel.

Renfrewshire Council's Plan for Net Zero states;

*"We will work with our communities to identify opportunities for land and assets within their local area to develop local projects which benefit those who live there, e.g. community energy opportunities, **food growing, wild flowering and tree planting, flood resilience - connecting people through regenerated local space and tackling inequality through community collaboration.**"*



LOCATIONAL STATEMENT

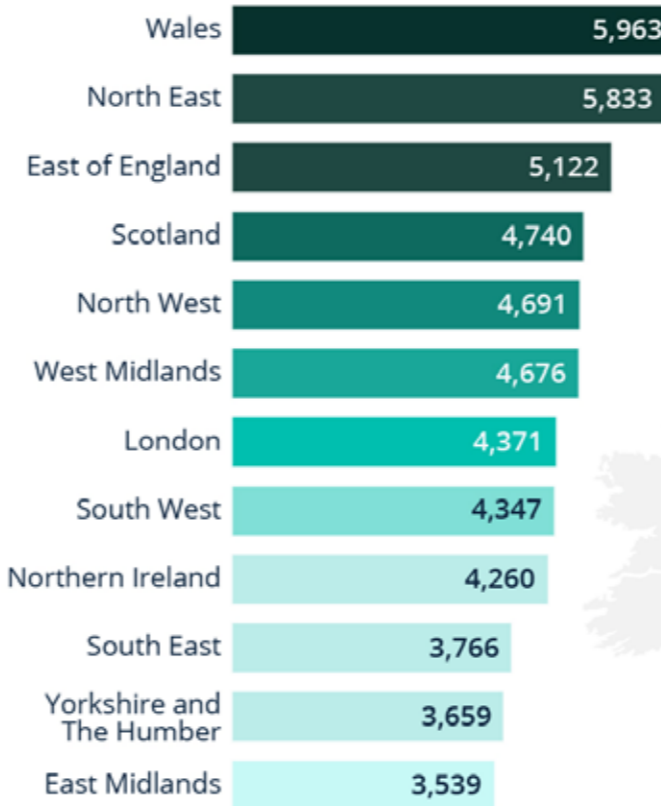


2.0

WHY A SMALL HOLDING?

Food Bank Dependency in the UK

Number of emergency food parcels given per 100,000 population in 2022/23*



* by Trussell Trust foodbanks
Source: The Trussell Trust

2.1 PRODUCTIVITY

In Scotland, land is one of the greatest resources, but is always under pressure to meet the demands for food and drink, economic contribution, fuel and energy, and housing, while allowing biodiversity to flourish.

Smallholdings can produce more food per acre than large industrial farms. This is mainly due to the benefits of using the same plot of land for more than one product - for example using a fruit orchard as a pen for sheep, chickens and bees. Crop output has been proven to benefit from these inter-relationships with different species.

Renfrewshire Council's Plan for Net Zero states;

"We will embed community wealth building into our procurement practices to ensure a local-centred approach which redirects wealth back into the local economy and provides opportunities and benefits into the hands of local people"

2.2 ENVIRONMENTAL

Varied activities on a mixed smallholding allows and encourages more biodiversity, which has greater environmental benefits, mostly from the lack of toxic pesticides and synthetic materials. Many who own smallholdings experiment with low-impact technologies, especially when it comes to harvesting. There are significantly less emissions when harvesting by hand as opposed to using heavy machinery.

Renfrewshire Council's Plan for Net Zero states;

"We will optimise biodiversity and nature locally to

enhance our natural environment and maximise green economic opportunities while planning and preparing for impacts of climate change"

1.3 PERSONAL

Maintaining a smallholding offers many physical and mental challenges to any owner, but these demanding challenges are healthy, creative, outdoors and close to nature. Many aspects that those within Bishopton and Dargavel Village will never experience. The rewards are social, environmental, and allow for a greater independence from commercial pressures.

With time and growth, a personal challenge can turn into a great benefit for the local community.

Being able to grow food and produce to sell within 1.7 miles at Bishopton Market, to locals that can walk from their door to the market, and tackle the cost of living crisis is another great reason to own a small holding.

The majority of residents in Bishopton and Erskine rank in the **5th or below decile on the Scottish Index of Multiple Deprivation**, meaning many are living on or below the bread-line. Providing access to fresh, locally sourced food will have a major impact on those people's lives.



Framed Estates Ltd

STUDIO 5001,
MILE END MILL,
12 SEEDHILL ROAD,
PAISLEY, PA1 1JS

ENVIRONMENTAL
RESPONSIBILITY THROUGH
CONSCIOUS DESIGN

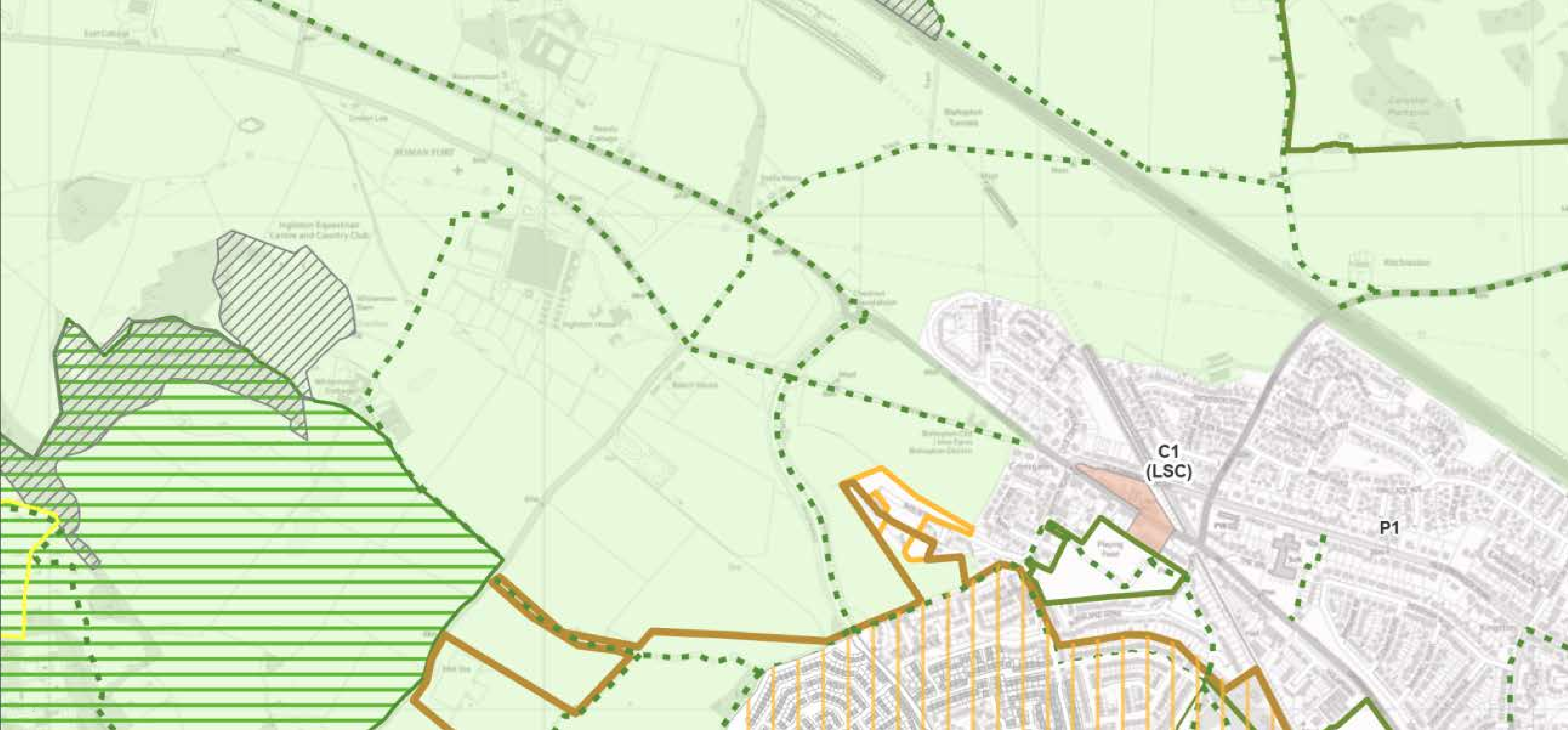


DESIGN, ACCESS & SUSTAINABILITY STATEMENT

CALDER SMALL HOLDING, HOUSTON ROAD, BISHOPTON, PA7 5NY

CONSTRUCTION OF NEW BUILD DWELLINGHOUSE - AUGUST 2023





CONTENTS

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CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON

1.0
INTRODUCTION

INTRODUCTION

1.0 INTRODUCTION

1.1 INTRODUCTION

This document is to be read in conjunction with drawings and other associated information submitted in support of the planning application for the proposed construction of a smallholding with dwellinghouse on Houston Road, Bishopton.

1.2 HISTORY

The site has had a previous application and appeal refused with only one objection, which has since been retracted in turn for a letter of support from the Bishopton Community Council. This application seeks to demonstrate locational need for the approval of a smallholding with dwellinghouse on the proposed site.

1.3 OBJECTIVE

Appointed by a private client, the primary objective for Framed Estates and the applicant is to propose a 2 storey dwellinghouse of high quality design, low emission, and high sustainability that allows the client have residence on their smallholding.

1.3 RESOURCES

The planning application proposals have been designed in context to local and national best-practice recommendations including:

Local Development Plan 2021 published by Renfrewshire Council

Local Development Plan New Development Supplementary Guidance 2022 published by Renfrewshire Council

National Planning Framework 4 published by the Scottish Government

THE DESIGN TEAM

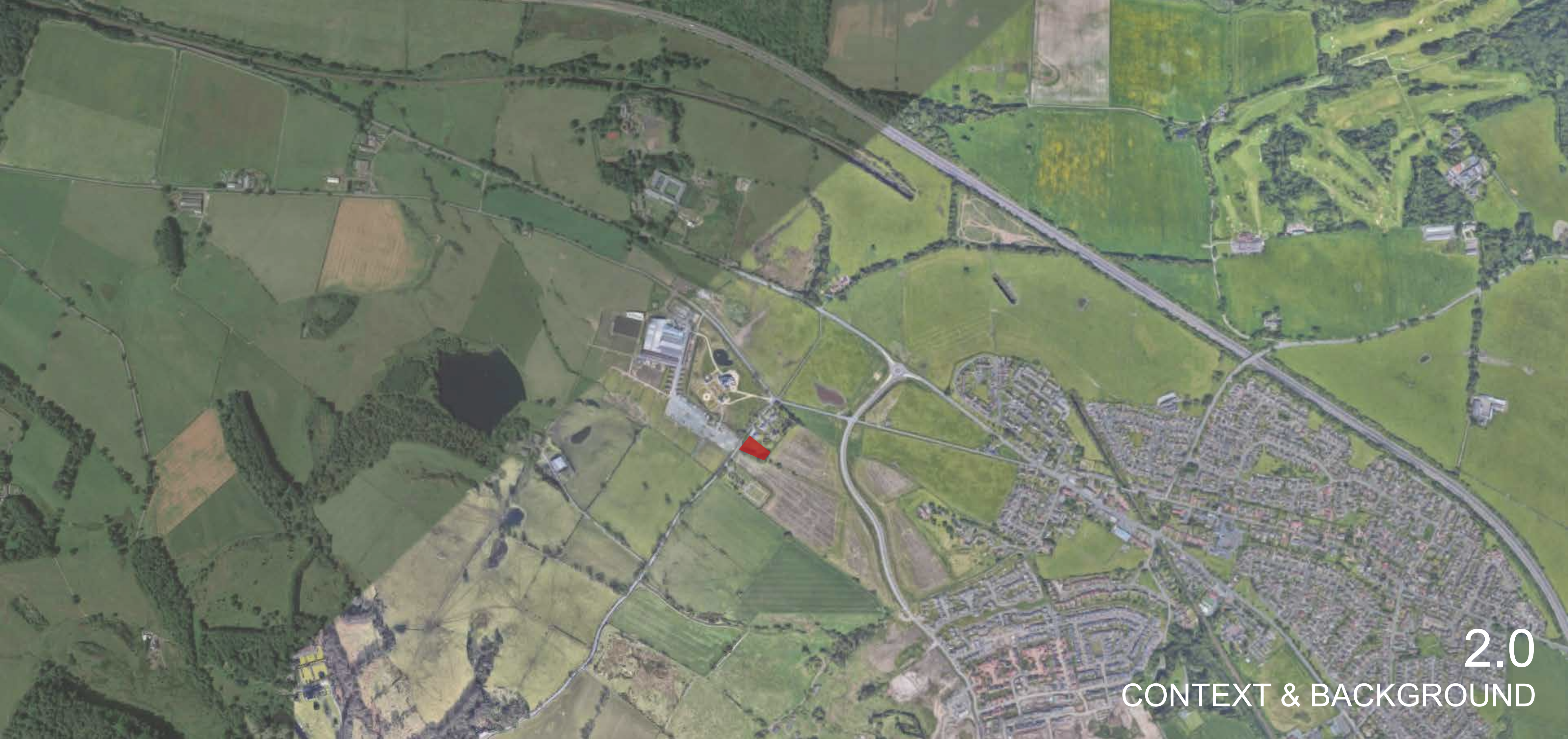
ARCHITECT: Framed Estates Ltd

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Email: enquiries@framedestates.com



CALDER, HOUSTON ROAD, BISHOPTON



CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON

2.0
CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.1 LOCATION & CONTEXT

2.1.1 BISHOPTON

Bishopton is a large village in Renfrewshire located around 2 miles West of Erskine - with a population of 8000 people - and lies to the South of River Clyde, which can be crossed via the Erskine bridge.

Bishopton is popular with locals and visitors as attractions include Ingliston Country Club, Blantyre Monument and Mar Hall Golf and Spa Resort.

The village has a rich history that dates back to the Antonine Era, with a Roman Fort discovered in 1949. Bishopton also played an important role in the Second World War, having been the site of the Royal Ordnance Factory, that manufactured explosives for the war effort.

The site is located on the North West edge of the village and is surrounded by fields on 3 sides, within an existing row of dwellings on a well defined plot with clear boundary edges.

2.1.2 Wider Context

Bishopton is easy to reach, accessible from the M8 motorway and with excellent train service. Additionally, it is located four miles North West of Glasgow Airport, Paisley, which provides the perfect connection for domestic and international transport.



Wider Context



Aerial view of site



Site View

CONTEXT & BACKGROUND

2.2 HISTORY

2.2.1 HISTORY

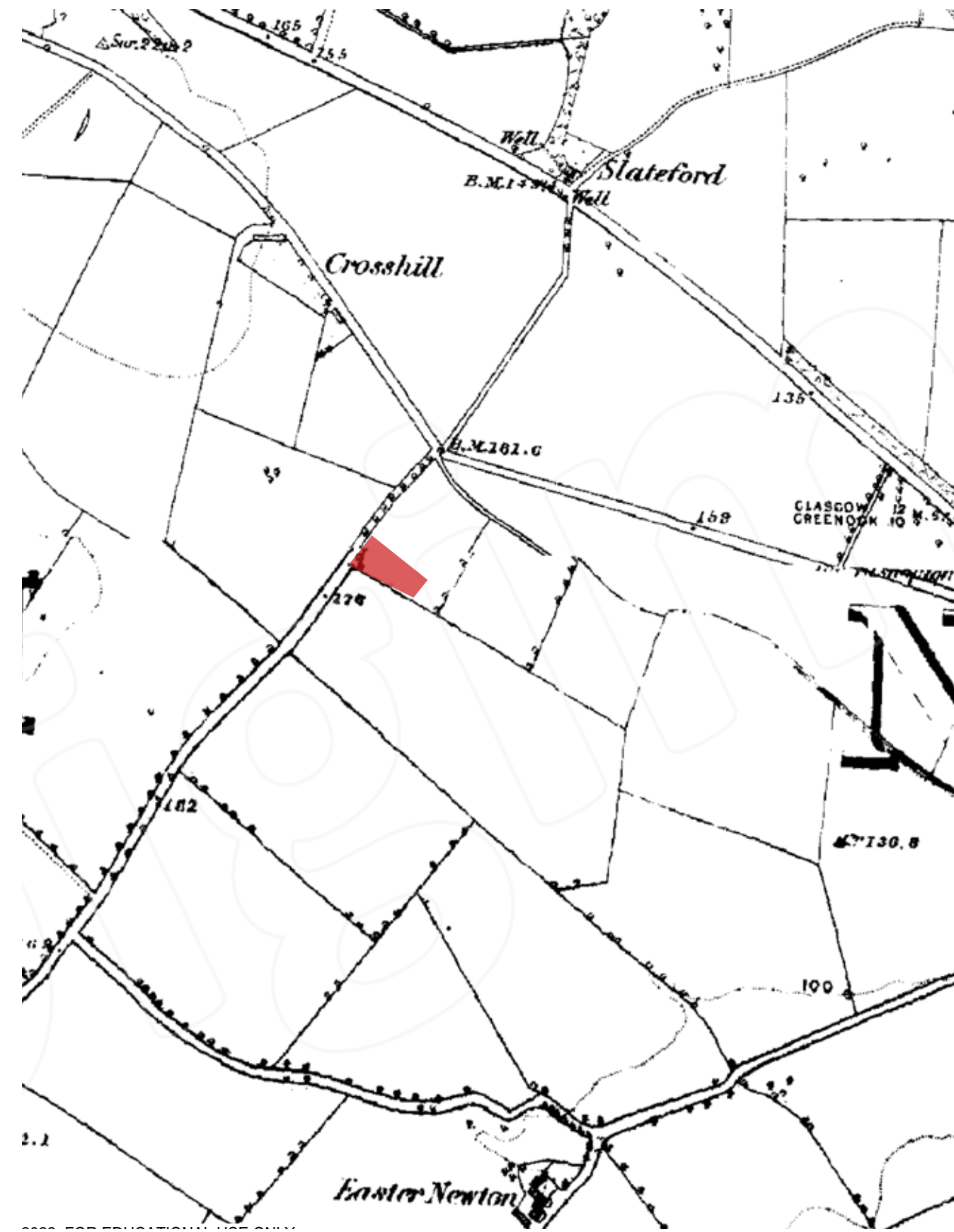
Bishopton is a large village in Renfrewshire which was created in 1840 by the connection of two hamlets named Blackstown and Easter Rosslan. The name "Bishopton" comes from a nearby house of a local Brisbane family which was called Bishopton House. The house later found use as "Good Shepherd Centre" and latterly the "Cora Foundation".

2.2.2 ROYAL ORDNANCE FACTORY

During the Second World War, a large explosive manufacturing factory was erected in Bishopton. The farmland where the factory was located was acquired by compulsory purchase order. Over 2,000 acres of land from 7 farms were used to build. The southern end of the site included most of the land formerly used by the First World War National Filling Factory, Georgetown. The ROF was privatised and sold to British Aerospace (now BAE Systems) in 1984. Since then, it was scaled down and BAE has shut most of the site.

2.2.3 DARGAVEL VILLAGE

In 2005, BAE Systems proposed to use a large part of the former Royal Ordnance Factory site to build new housing, which would double the size of the existing village. The new housing development was approved in 2008, and by 2016 the majority of the decontamination work and significant building works had been completed. The total number of houses in Bishopton had risen from 2500 to nearly 4000 by this point in time.



Circa 1860



Circa 1950



Circa 1990

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.3 CHARACTER

2.3.1 CHARACTER

The materiality and character of the nearby building are well defined and follow the rhythm of a quiet countryside settlement. The most prominent material is a white render. The proposed building will be located within a row of 3 similarly looking cottages, all of which around about 80 years old.

On the opposite side of the road, there is located Ingliston House - a large residential building which serves as a hotel.

2.3.2 MATERIALS

Surrounding buildings are consistent in terms of materiality, as the external walls are covered with white render and the light grey slate is covering the roof of each cottage house. The window frames are white; however, the doors are in a much darker colour. The main differences can be observed in the colours used for building plinths, doors, sills, and chimneys. Plans of the buildings show much bigger diversity in shape; however, the proposed materials bring them together to the same rural style.



Crossways



Beech house



West Cottage

CONTEXT & BACKGROUND



Ingliston House

CONTEXT & BACKGROUND

2.4 SURROUNDING DEVELOPMENT

2.4.1 FORMAKIN HOUSE

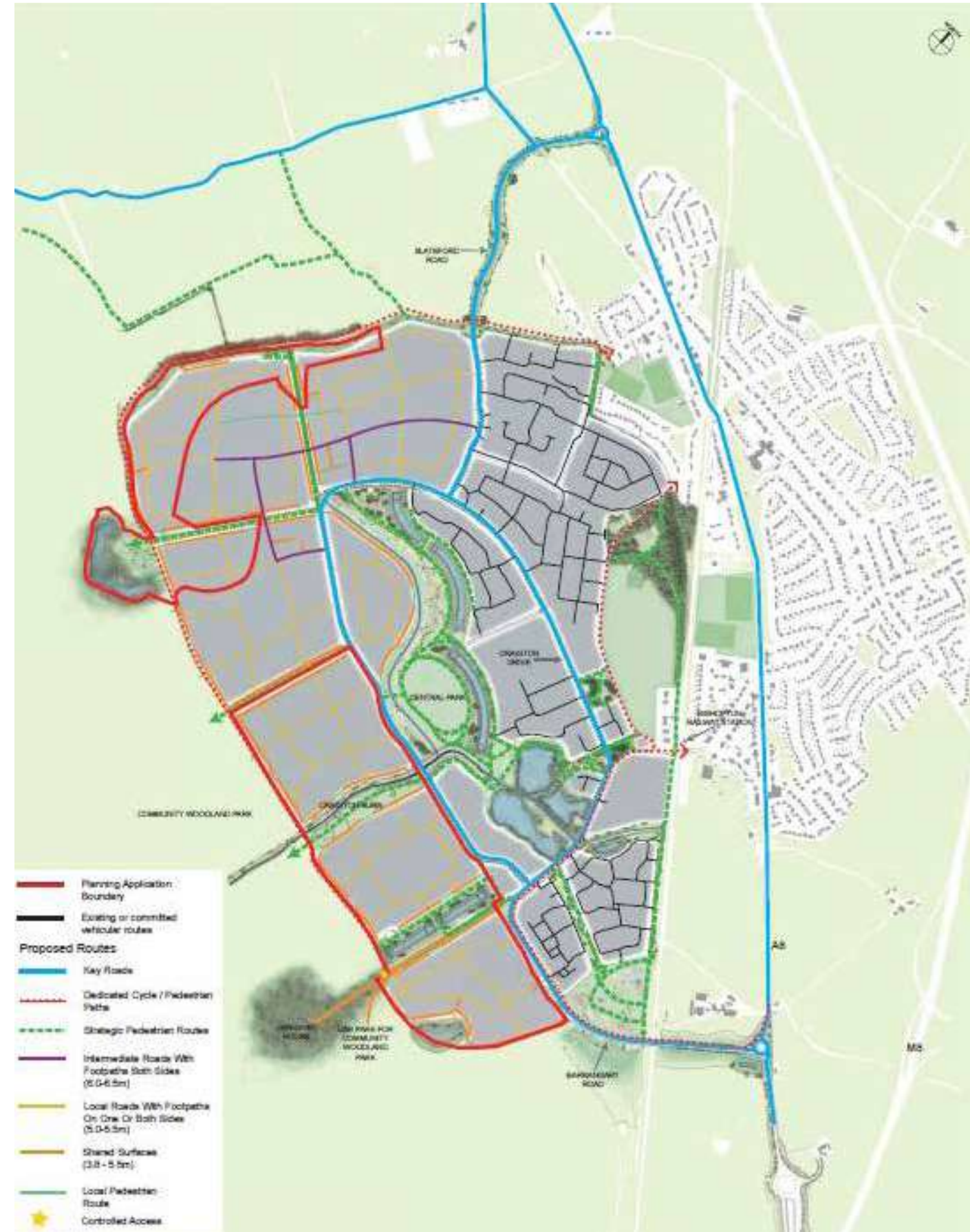
Formakin House is an early 20th-century mansion and estate in Renfrewshire and is located 1.2 miles south of the Firth of Clyde and 1.6 miles west of Bishopston. Designed by Robert Lorimer for wealthy businessman John Holms. The main house was never completed. In 1990 restoration of the estate buildings were completed. The house is protected as a category A listed buildings and other structures are category B listed. Between 1988 and 1999 the estate buildings were restored and converted into 17 private dwellings.

2.4.1 DARGAVEL VILLAGE

In 2005, BAE Systems and Redrow submitted a proposal to use a large part of the site for new housing development which would double the size of Bishopston. This proposal raised concerns of residents about the contamination that was likely to be found on the site. In December 2008 Renfrewshire Council granted outline planning consent for the development and detailed planning consent for related motorway junction off the A8/M8.

In early 2016, following decontamination work a significant portion of the development had been completed, with several houses (total number of dwellings rose from 2500 in 2008 to 4000 in 2019).

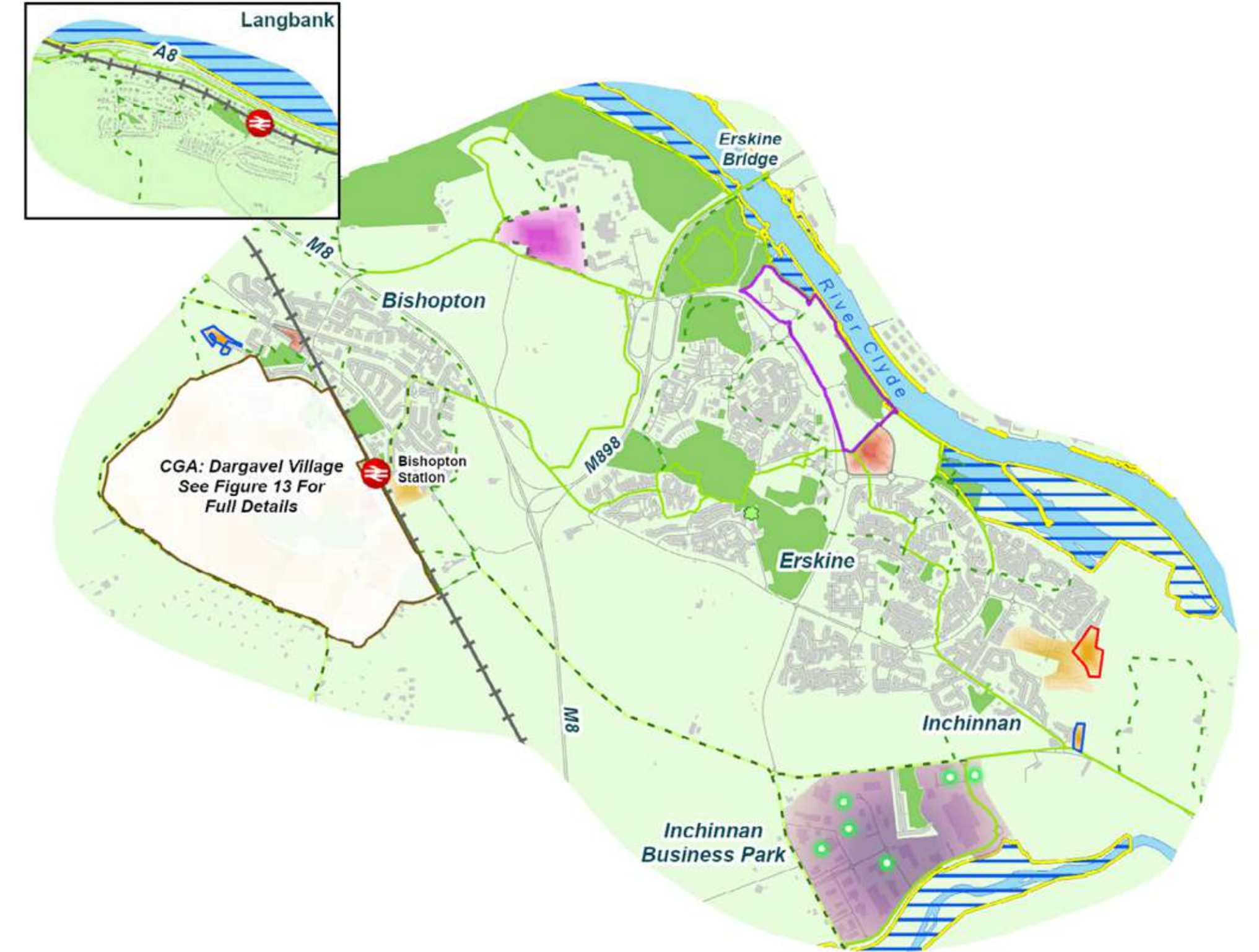
The village is known as a "community growth area", meaning the only developments within this area must be associated with housing and community development, such as schools, small grocery stores, and outdoor activity spaces.



DARGAVEL VILLAGE

Erskine, Bishopston, Langbank and Inchinnan

- Strategic Economic Investment Location (Purple shaded area)
- Local Industrial Areas (Pink dashed outline)
- Centres (Red shaded area)
- Transition Area (Purple outline)
- Site of Significant Scientific Interest (Yellow outline)
- Special Protection Area (Blue hatched area)
- Dargavel Village (Orange outline)
- Development Opportunity Sites (Green circle with dot)
- Community Gardens / Allotments (Green circle with cross)
- New LDP Allocated Housing Site (Red outline)
- Housing Self-Build Opportunity (Blue outline)
- Existing Housing Development Sites (Orange shaded area)
- Open Space Assets (Green shaded area)
- Green Network Strategic Route (Green line)
- Green Network Opportunity Route (Green dashed line)
- Core Path Network (Green dotted line)



Illustrative Figure 16 – Erskine, Bishopston, Langbank and Inchinnan

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EXTRACTED FROM LOCAL DEVELOPMENT PLAN

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.5 CONSTRAINTS

2.5.1 SUN PATH

The site sits south of a hamlet. The southeast and southwest boundary of the site is defined by a strong line of mature trees, which screens the site from farming land and nearby cemetery to the south.

2.5.2 PREVAILING WIND

The proposed site is shielded from the prevailing wind by the mature tree line along the southwest boundary and an established hedge to the west. This hedge fronts Houston Road.

2.5.3 ACCESS

The site is accessed directly from Houston Road; a typical country road. There are no formal pavements on this road but rather a verge on either side. The road leads to a recess allowing access to the proposed site and farmland to the southwest. This recess gives the opportunity to create clear visibility splays.



SUN PATH



PREVAILING WIND



PROPOSED SITE ANALYSIS

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.6 GREEN BELT

2.6.1 GREEN BELT DEVELOPMENT

In the past 10 years, Renfrewshire Council has approved a handful of larger scale developments across the greenbelt throughout Renfrewshire. The following diagrams highlight greenbelt areas that have had approved planning (including planning in principle) for residential developments in the past 10 years.

According to the Renfrewshire Local Development Plan (2021) and New Development Supplementary Guidance (2019), these proposals have demonstrated “outstanding quality of design, are of an appropriate scale within its setting and make a positive contribution to the site and surrounding area.”

“According to the ICM Research Survey, 36% of potential house buyers would not consider a new build house based on the quality. Out of the 293 schemes audited by the CABA Housing Audit (2020) over 5 years, 82% failed to meet design quality criteria.” - CABA, 2020.

These examples show that Renfrewshire Council approves new build housing within the greenbelt. **Therefore this proposal, for a single exceptionally designed new build family home, is not dissimilar to the hundreds of homes already approved within the greenbelt.**

The following pages show some examples of developments with approved planning permission, pre-planning or a proposal of application notice has been registered within the greenbelt across Renfrewshire.

“Every building is unique. No two are the alike. We are creating an experience. It starts when you see the building from a distance.”

- Helmut Jahn, Architect



LINWOOD



ELDERSLIE



LOCHWINNOCH



CROSSLIE



HOUSTON



KILBARCHAN



HOUSTON



JOHNSTONE



BRIDGE OF WEIR



KILBARCHAN

CONTEXT & BACKGROUND



ELDERSLIE



Granted planning permissions within greenbelt within the last 5 years.

ABBEY ROAD DEVELOPMENT, ELDERSLIE

Erection of residential development with associated access, infrastructure and landscaping
 Application no. - 16/0901/PP
 Date - September 2018
 Decision - Granted with conditions

Details of equipped play area and amenity space; boundary walls and fences
 Application no. - 18/0747/PP
 Date - April 2019
 Decision - Approved



HOUSTON



CONTEXT & BACKGROUND

WOODEND GREEN DEVELOPMENT, HOUSTON

Residential development with associated access earthworks, infrastructure and landscaping
 Application no. - 19/0399/NO
 Date - August 2019
 Decision - Granted with conditions

Erection of residential development with associated access, landscaping and other associated works
 Application no. - 19/0626/PP
 Date - February 2022
 Decision - Granted with conditions

MILLIKEN ROAD, KILBARCHAN

Erection of 18 residential units comprising of 2-storey cottage flats
 Application no. - 17/0750/PP
 Date - March 2018
 Decision - Granted with conditions



KILBARCHAN

JOHNSTONE HOSPITAL, LINWOOD

Erection of residential development with landscaping, infrastructure and associated works
 Application no. - 17/0154/NO
 Date - March 2017
 Decision - Approved

Erection of 110 two storey dwellinghouses, associated landscaping, infrastructure and associated works
 Application no. - 18/0211/PP
 Date - January 2019
 Decision - Granted with conditions



LINWOOD

2.6.2 GREEN BELT DEVELOPMENT

The map adjacent shows some of the areas where Renfrewshire council has approved planning, pre-planning or a proposal of application notice has been registered for greenbelt development.

These sites will house between 4 and 200 dwellings.

The majority of these developments happen on the edge of conservation villages such as Kilbarchan, Bridge of Weir and Houston, with Bridge of Weir having the most approved developments in greenbelt areas than any other area of Renfrewshire.

Most of these sites are brought forward by big developers such as Taylor Wimpey, Cala Homes, and Bellway, who use a catalogue of designs across the UK. For example; the Blair House by Taylor Wimpey that can be found in Linwood as well as East Kilbride, Cambuslang, and Edinburgh. The Kennedy by Cala Homes can be found in Houston, but also Erskine, Bishopbriggs, and Aberdeen.

The map opposing shows the green belt development around Bishopton. The locations of the approved planning applications over the past 10 years have been highlighted, with **631 total flats and dwellings** (61 flats, 570 dwellings).



GREEN BELT DEVELOPMENT ACROSS RENFREWSHIRE



GREEN BELT DEVELOPMENT IN BISHOPTON

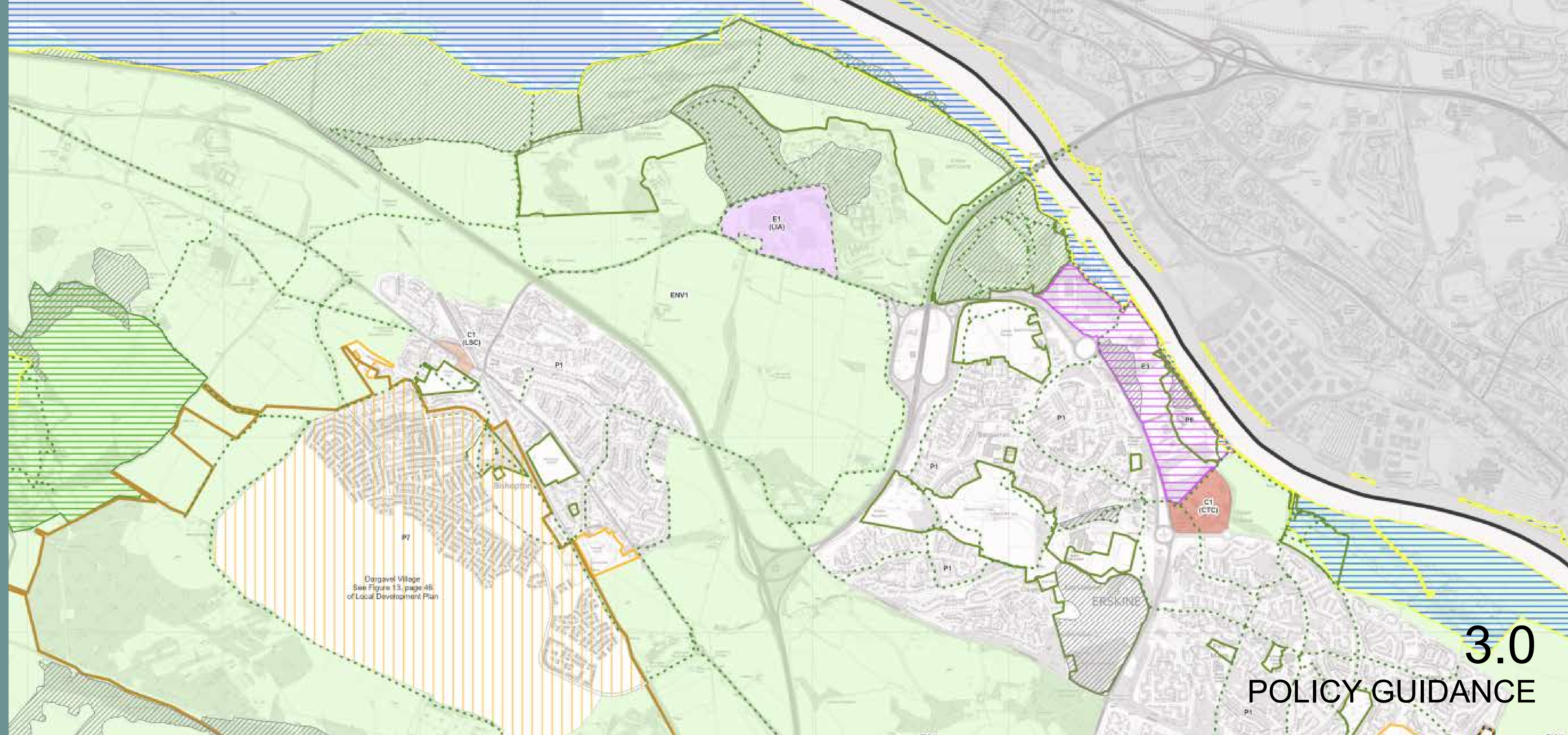


"THE KENNEDY" BY CALA HOMES



"THE BLAIR" BY TAYLOR WIMPEY

CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON



3.0
POLICY GUIDANCE

3.1 LOCAL DEVELOPMENT PLAN

3.1.1 LOCAL DEVELOPMENT PLAN

"The Renfrewshire Local Development Plan (LDP) sets out an ambitious Spatial Strategy that provides a framework for the protection and enhancement of Renfrewshire's diverse natural environment and built and cultural heritage assets, the delivery of economic and infrastructure investment and it guides the future use of land to assist in creating strong communities and attractive places."

According to the Renfrewshire LDP the existing site is situated within a designated green belt location for which LDP provides additional policies that need to be met in term of receiving planning permission as well as development should be aligned with general policies set out by the council.



POLICY GUIDANCE

3.2 POLICIES

3.2.1 LOCAL DEVELOPMENT PLAN

Site analysis was carried out and a favoured location was chosen, taking advantage of all the land has to offer, while being sympathetic to the landscape and the surroundings and in accordance with the Renfrewshire Local Development Plan and associated policies.

3.2.2 NATIONAL PLANNING FRAMEWORK 4: POLICY 8

(A) Development proposals within a green belt designated within the LDP will only be supported if:

ii) the following requirements are met:

- **The purpose of the green belt at that location is not undermined;**

The plot is currently a vacant site, having grown wildly and naturally for years. The surrounding greenbelt is used for agricultural purposes, which the proposed development will be used for. Through the intentions of the client, the proposal will include -where possible - ways to increase bio-diversity to allow the site to be continuously used by insects and animals that currently reside on the site. The use of bat/bird boxes will provide safe places for these animals to nest, in turn increasing the natural population. The use of shrub planting will allow burrowing places for small animals like mice and rabbits away from the dangerous road. The use of wild flower planting will increase the bee population, which in turn will allow pollination of plants further than the boundary of the garden. The introduction of a SUDS pond will allow frogs and other insects to be introduced to the site, increasing the diversity of the site. The client wishes to utilise the site to grown fruits and vegetables which cannot be accomplished in a small urban setting.

- **The proposal is compatible with the surrounding established countryside and landscape character;**

The proposal for a small holding is fitting on the site as the land is currently denoted for agricultural purposes only. The inclusion of a dwellinghouse to allow the client to stay on the small holding would not look out of place given the clearly defined plot and neighbouring houses. The dwellinghouse is of high quality design that is sympathetic to the surrounding character and landscape.



Existing Site in Context

- **The proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible;**

The use of natural materials throughout the design of the proposal allows the dwelling to blend into the landscape, nestled behind an existing row of hedges allowing for minimum visual impact from the road. The existing trees on the site allow the building to be hidden from other viewpoints.

The building itself is not greater in scale to the large developments neighbouring the site, allowing them to remain prominent in place, giving passers by a feel for the elegance that is Ingliston Country Club located nearby.

As for location, the plot has been defined for many years - almost as if it was meant to be a part of the existing row of dwellings on the street, but nothing was ever built. The addition of a dwelling in this plot would not look out of place, more like it was filling a gap that has always been there.

- **There will be no significant long-term impacts on the environmental quality of the green belt.**

The proposal seeks to have minimum impact on the environment and in turn the greenbelt associated with this area. The proposal will integrate - where possible - the highest quality design in order to create a sustainable, low impact, net zero dwelling. Inspired by Passive House design, the dwelling will utilise renewable energy sources and natural heating and cooling methods to reduce fuel consumption and carbon footprint such as MVHR, photovoltaic solar panels, air source heat pump, rainwater harvesting, underfloor heating, and brise soleil.

Sustainability goes beyond just the building, the proposal seeks to increase bio-diversity through the inclusion of wild flower patches, scrub planting, bat/bird boxes, and SUDS pond. By including these spaces for nature to thrive, the disruption to the ecosystem should be minimal and encouraging of growth. The existing trees on the site will remain untouched to allow birds and other nesting creatures to remain on site throughout the construction process.

Green Belt Development Criteria

All development proposals within the green belt will be assessed against guidance to ensure traffic and access infrastructure can be sensitively accommodated, and that there is careful consideration of the setting, design and scale of any buildings and infrastructure.

Response

The proposed dwelling-house is located on a plot directly adjacent to an established community of three existing homes. It is also in close proximity to Ingliston Country Club and Bishopton Cemetery. In this way, the traffic and access infrastructure are already in place to support minor development in this area.

Housing in the Green Belt

Residential development proposals will be considered where they demonstrate outstanding quality of design, are of an appropriate scale within their setting and make a positive contribution to the site and surrounding area. The proposal should integrate with, complement and enhance the established character of the area and have no significant detrimental impact on the landscape character.

Response

The proposal is of a bespoke design specifically for the applicant's site. It has been sensitively created with the character of the landscape and surrounding area in mind. The adjacent homes are primarily clad in white render with slate roofs. This colour palette has been carried across to the design for the new home, through the use of buff brick, and the introduction of grey zinc roofing acknowledges the existing slate roofs while giving the new building a contemporary edge. The land is naturally defined aligning with the three neighbouring domestic plots, and the proposal has been designed to follow the scale of the these adjacent buildings.

POLICY GUIDANCE

Renfrewshire's Places: Residential Design Guide

The setting of buildings within plots can have an impact on the character of a place. The plot width, distance of the buildings from the edge of the plot and the distance between buildings should all be considered. In order to provide adequate private open space an indicative guidelines of 70:30 open space to plot coverage for detached dwellings. A minimum separation distance of 4m is suggested from gable to gable.

Response

The proposed plot has taken the scale of the neighbouring buildings into account, thus leaving 66% amenity space which will be used predominantly for growing vegetables, rotational wildflowers and a grazing field. The dwellinghouse is situated more than 4m from the boundary edges, creating a separation of more than 4m between the proposed and the neighbouring property.

Policy ENV 1 - Green Belt

The green belt in Renfrewshire maintains the identity of settlements, protects and enhances the landscape setting of an area and protects and promotes access opportunities to open space across Renfrewshire in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan. Development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of the following uses: agriculture, woodlands and forestry, and horticulture.

Response

The proposed use of the site is a small holding where the client intends to grow fruit and vegetables. This cannot be achieved in a small urban setting such as a flat or a house with small amenity space.

POLICY GUIDANCE

POLICY GUIDANCE

3.3 SUSTAINABILITY

3.3.1 SUSTAINABILITY

Energy consumption and sustainability principles are at the forefront of this design proposal.

As an ongoing process, the sustainability of this proposed development is 2-fold:

(1) Fabric energy efficiency and (2) Renewable energy generation.

The energy vision for this proposed development will be to surpass national requirements for new homes, such as the ambitious improved building emissions rate and space heating demand requirement for **Aspect Gold level 1 and 2**. For example, a Carbon Neutral heating and hot water system will be carefully chosen to meet the 27% improvement requirement for dwelling emissions rate.

It is the clients intention to progress with energy efficient technology, including, but not limited to, the following means of integrated sustainability construction:

- Mechanical Ventilation and Heat Recovery (MVHR)
- Air or Ground Source Heat Pump Technology (A/GSHP)
- Solar photo-voltaic systems (PVs)
- Rainwater soak-away drainage
- Rainwater harvesting
- BFRC certified glazing
- Prioritise the operational outcome of the BREEAM and SAP Assessments

The proposed building fabric will also be reviewed at critical stages, as there is a significant level of glazing proposed. Focussing on improving the glazing specification to meet the sustainability requirements will prove to be pivotal in achieving an effective sustainable solution.

These sustainability issues raised are not exhaustive but rather set out key areas that are currently being explored and developed.



MVHR UNIT
A mechanical ventilation heat source recovery (MVHR) unit provides a continuous source of ventilation that extracts stale, moisture-laden air and resupplies fresh filtered air back into the building. This prevents dampness and mould and allows the user access to fresh air without having to open windows.

SOLAR PANELS
Solar panels gather and store energy in a battery, commonly found in the attic space, which can be used as a supplementary supply of energy to the house alongside power from the national grid. This reduced the energy bills and carbon footprint.

TRIPLE- GLAZED WINDOWS
Triple-glazed argon filled windows reduce noise, prevent heat loss, increase efficiency reducing energy bills, reduce condensation, are harder to break making the home more secure, and have the potential to add value to the property.

BRISE SOLEIL
A natural cooling system formed of a permanent sun shading structure, preventing overheating during the summer and providing passive solar gain during the winter.

RAINWATER HARVESTING
Gathering of filtered rainwater to be reused either throughout the house via sanitary systems and washing machines, or in the garden for watering plants.

UNDERFLOOR HEATING
Underfloor heating provides a mix of heat radiated from the floor and convection heat – creating a comfortable and constant temperature between the floor and ceiling when combined with high quality insulation throughout the walls and floors.

AIR-SOURCE HEAT PUMP
Air-source heat pumps transfer heat from the outside air to water, which heats the home via radiators and underfloor heating. Heat from the air is absorbed into a fluid. This fluid then passes through a heat exchanger into the heat pump, which raises the temperature and then transfers that heat to water.

DIRECTIONAL GLAZING
In order to achieve the most solar gain throughout the year, the dwelling has been designed to have larger windows facing in a more Southward direction than those on the North side. This allows the building to gain as much heat during the peak times of the day, combine with highly insulated walls and other sustainable measures, the dwelling should retain this heat throughout the colder evening, in which the heat should have gradually dissipated due to natural cooling measures, allowing the process to begin again the next morning.



3.3.2 ENVIRONMENT

Sustainability throughout this project goes beyond the physical building. The clients will be looking to get the most out of their plot of land, and are looking to various **sustainable options that make sure they have little impact on the natural environment.** These options include, but are not limited to, the following;

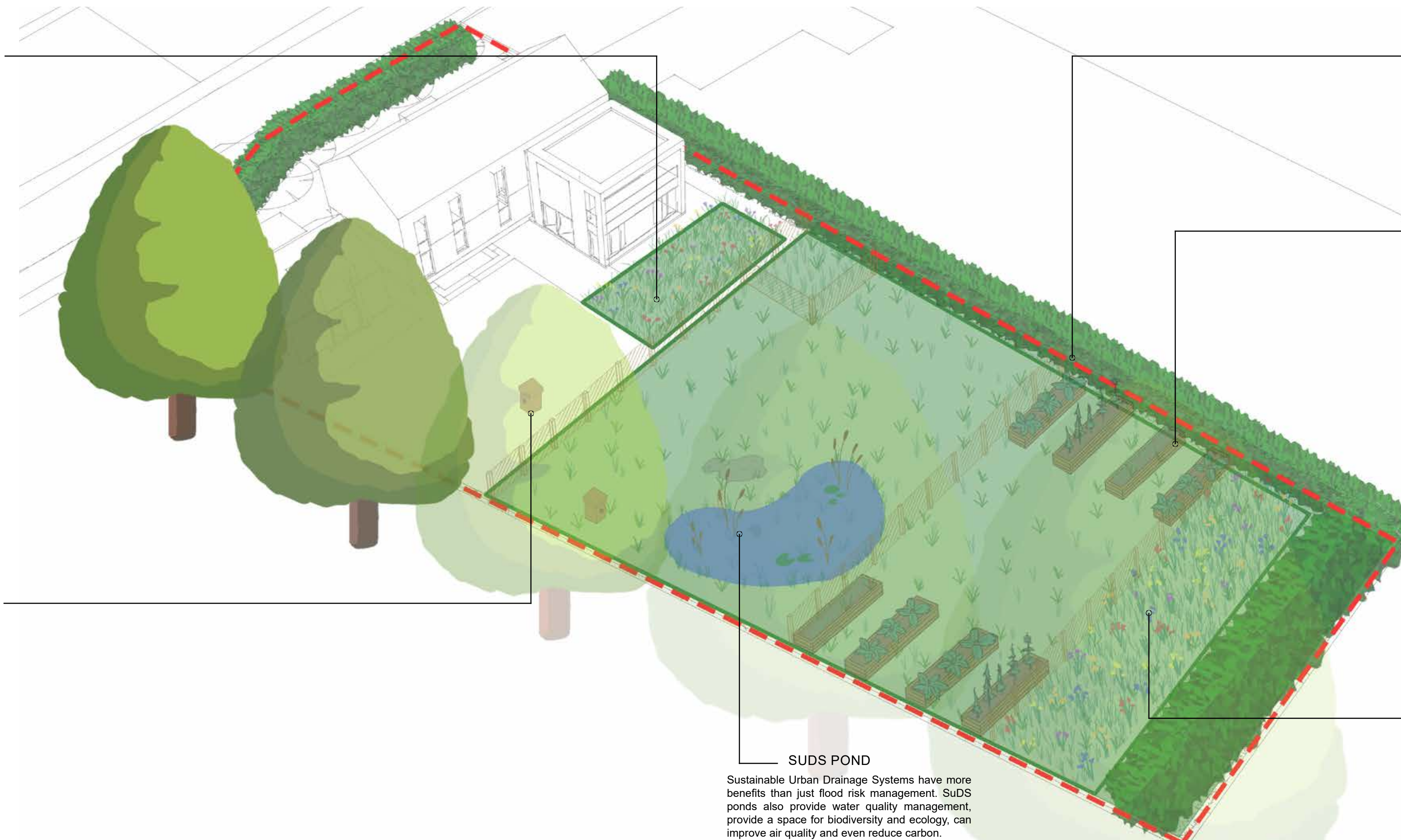
- Wild flower garden**
 A sustainable resource that provides bees, butterflies and other pollinating insects a food source all year round. Wild flower gardens have a more widespread benefit than the immediate surroundings. They can ensure local fruits, vegetables and other crops are pollinated, ensuring they remain pest free, which in turn improves the quality of the product. By providing a stable home and food supply for bees has a large impact too, by allowing them to carry pollen between plants, flowers and cops they are continuing the life span of many spices that would have died out if it wasn't for this.
- Biodiversity Net Gain**
 Biodiversity Net Gain is the term given to a series of preservation measures in a new development that reduces the impact on natural habitats of wildlife and insects, while also improving the existing supply of trees, bushes and natural water features. The idea is that once the lifespan of the house has expired, the biodiversity will be left in a better state than in at the beginning of the building's life. Developers will work with multiple associations such as the local government, wildlife groups, and other land owners to support their priorities in nature conservation within that area.
- Sustainable Urban Drainage Systems**
 It is mandatory for all new builds to incorporate some form of SuDS, however they have more benefits than simply just flood risk management. SuDS ponds can help provide water quality management, provide space for biodiversity and ecology such as frogs and small fish, improve the air quality of an area, reduce waste polluting the water system, and even reduce carbon levels.

BIODIVERSITY NET GAIN

In order to avoid the loss of natural habitats, Biodiversity Net Gain is an approach that leaves biodiversity in a better state than before. Developers work with local governments, wildlife groups, land owners and other stakeholders in order to support their priorities for nature conservation.

BIRD/BAT BOX

Bird/bat boxes provide a safe place for roosting and nesting, a place to raise young, and so sleep during the day. Bats have a tough time finding food and shelter, as many of their natural roosting places have been destroyed.



SCRUB PLANTING

Natural habitat piles for hedgehogs and invertebrates to live, feed and thrive in. Large rocks provide protection from adverse weather conditions.

ALLOTMENTS

Space for plants, fruits and vegetables to grow at home, reducing the carbon footprint of meals and improving well-being.

SUDS POND

Sustainable Urban Drainage Systems have more benefits than just flood risk management. SuDS ponds also provide water quality management, provide a space for biodiversity and ecology, can improve air quality and even reduce carbon.

WILD FLOWER GARDEN

Wild flower meadows provide bees, butterflies and other pollinators with food sources throughout the seasons, which in turn helps fruits, vegetables and other crops remain pest free improving the quality of the crop.

POLICY GUIDANCE

POLICY GUIDANCE

3.4 SMALL HOLDINGS

3.4.1 SMALL HOLDINGS

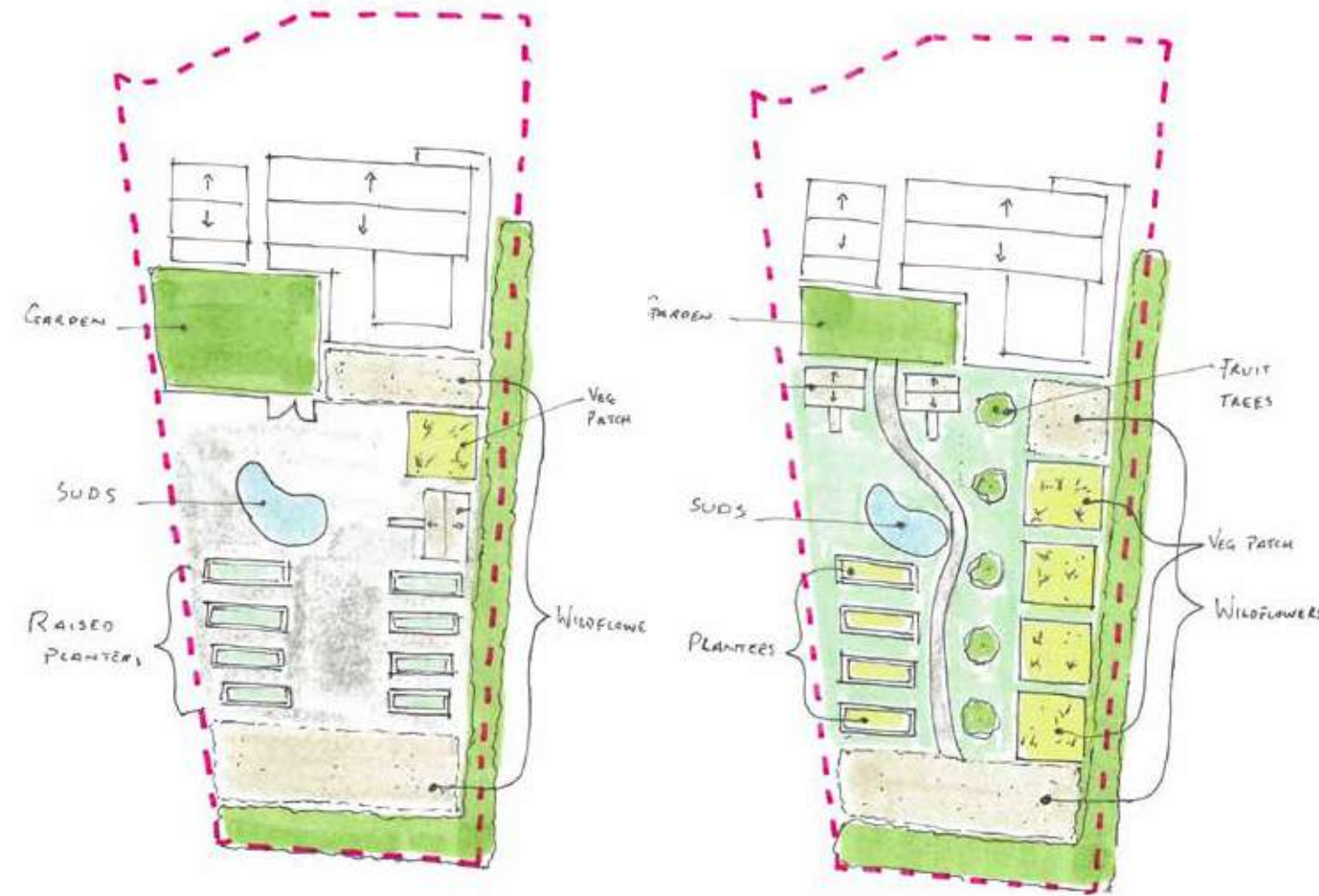
A small holding is defined as a piece of agricultural land that typically operates on 50 acres of land or less. The proposed site is 0.56 acres in total.

In this case, our client is interested in growing their own fruit and vegetables which all have benefits to the land as well as maintaining a self-sustainable lifestyle.

- Home grown produce**
 Home grown produce has multiple benefits from improving health and wellness to reducing your carbon footprint. The exercise from planting and maintaining a vegetable patch and boost in vitamin D from being outdoors will improve to mental and physical health. Produce grown at home also does not require transport from farm to store to table, meaning each plant organically grown has a significantly smaller carbon footprint that anything found in a grocery store.

- Rotational wildflower patch**
 Each year, crops need to be rotated to best allow the soil to regenerate natural minerals to yield the best harvest. In order to do this, we have proposed that the vegetable patches not in use that season be used to grow wildflowers that will benefit the ecological system including butterflies and bees.

- Raised planters**
 Raising plants such as herbs off of the ground can allow for easier harvesting from faster producing plants. It can also help control the climate of the soil, or be used for natural composting that reduces waste from the dwellinghouse that can be reused in the vegetable patches.



Development of small holding layout sketches



Proposed Site Plan

POLICY GUIDANCE

3.3.3 MATERIALITY AND CONSTRUCTION

The building has been designed carefully as to utilise high quality materials and construction techniques, inspired by passive house design, that will **reduce the carbon footprint of the building throughout construction, and allow the occupants to live a net zero life for the lifespan of the building.**

• Insulation

Inspired by passive house standards, the external walls, floor and roof will be heavily insulated with high quality insulation to achieve between 0.10 - 0.15 W/(m²K). This will allow the building to naturally retain heat from passive sun during the day and other forms of heating systems. Due to this, the heat losses during the cold periods are minor, allowing the temperature of interior surfaces to remain around the same temperature as the air circulating the space. This leads to high levels of comfort and a reduction in moisture build up throughout the building, which in turn increases the lifespan of the building.

• Concrete

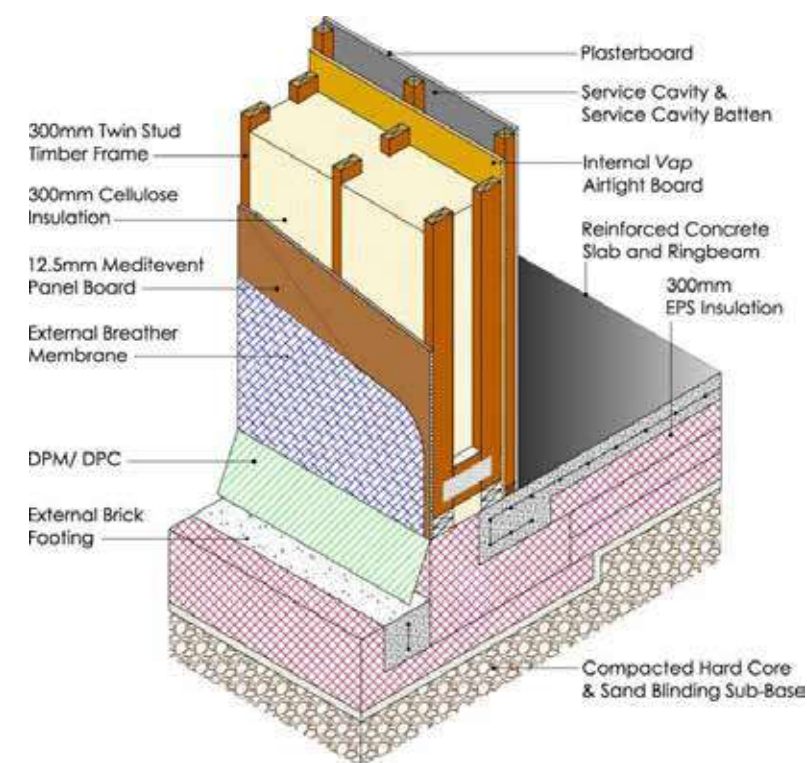
Where it is required, the contractor will be advised to use a sustainable concrete such as Breedon Eco, which has a lower embodied CO₂ content than other traditional concretes. It is also responsibly sourced and carries BREEAM credits that back up the sustainability of the product.

• Timber

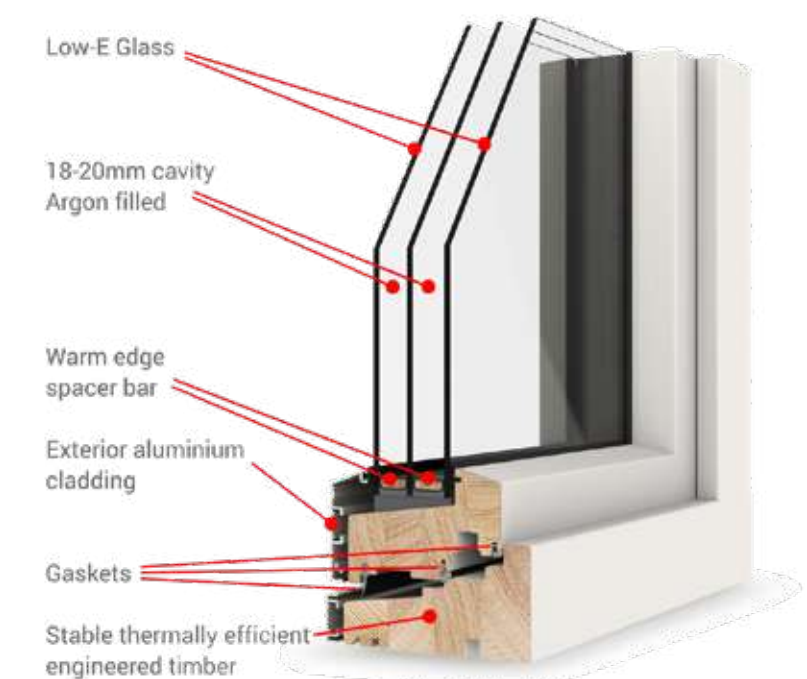
As the dwelling has been designed to have a timber kit, the timber should be sourced locally and sustainably sourced. Timber is a renewable building material, which in Scotland, should meet the Scottish Wood Hold Policy to re-grow more timber than is felled to ensure the future of the woodlands. Timber is also a natural insulator which helps reduce energy needs when used in doors, windows and flooring by increasing thermal insulation. The lightweight design of a timber kit allows for an increase in deadening noise, which reduces noise pollution to the neighbouring buildings. Timber felling also provides local jobs to a wide community, especially when grown and manufactured locally.

• Glazing

Triple glazed, argon filled windows are the current peak of heat reducing windows available to purchase. They have many benefits including, but not limited to; increased insulation performance, reduced heat loss and cold drafts, reduced noise and sound transmission, reduced condensation, increased energy efficiency, increased durability and rigidity, and increased security.



Typical Passive Wall Build Up



Triple Glazed Window Detail



Attributes to Breedon Eco Concrete



Mark of Sustainable Timber Sourcing

3.3.4 REDUCE, REUSE, RECYCLE

The construction industry is not well known for their recycling skills. One third of the UK's total waste is generated by the construction industry – nearly 100 million tonnes of waste per year.

However, nearly 90% of Construction and Demolition Waste (CDW) is recovered in the UK. Mainly heavy materials such as brick, concrete and asphalt being broken down and reused as aggregates for roads, as these are the easiest materials to recycle.

Known for its robustness, plastic makes up a sizable portion of waste through construction, being responsible for 23% of the UK's total consumption, with 40% of all plastic sent from site to landfill. Plastic is also widely recycled, due to the ease and availability of recycling centres throughout the UK, which is why separation at waste stage is key in reducing plastic waste.

KEY REASONS TO RECYCLE CONSTRUCTION WASTE

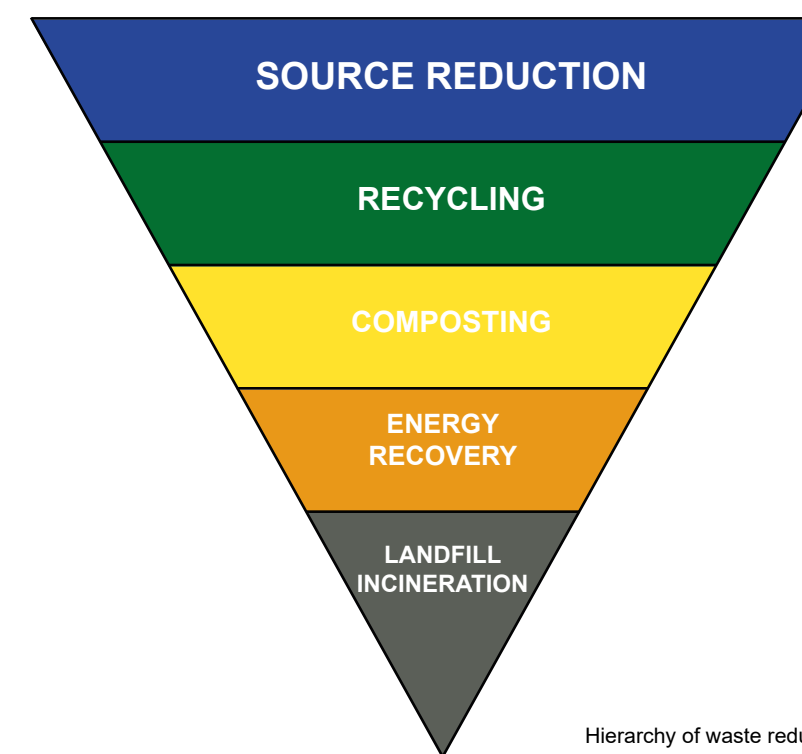
- Save natural resources
- Keep compliant with legislation
- Reduce CO₂ emissions as well as waste levels
- Reduce costs of purchasing materials by reusing materials instead
- Bring in money by collecting and recycling materials.

The best practice for reducing waste sent to landfill is to use a **Site Waste Management Plan (SWMP). This can lead to a 15% reduction in on site waste, which translates to 43% less overall waste heading to landfill every year.** A SWMP can involve separating construction materials in various skips to allow for easier recycling, as many materials should never see landfill.

The following bullet points are tips best used from setting up a SWMP to transporting recyclable goods to the appropriate facilities. These are best used practices that will be used throughout the construction process of this project to reduce waste materials and CO₂ emissions.

BEST PRACTICE TO RECYCLE CONSTRUCTION WASTE

- **Try to reuse as much of the leftover materials as possible.** The more of the materials salvaged and reused, the less needs to be separated and brought to a recycling centre.
- **Separate the materials.** The material separation will be a crucial component integral to the whole process. The reason for this is that despite the fact many recycling facilities tend to accept all sorts of materials, some are specialised and won't take everything (but even if they're not, it's still a good idea to have them sorted).
- **Donate as much as possible.** The thing about construction materials is that some of it can be donated, even if the project is not able to reuse it. There are charities that would gladly accept useable materials.
- **Contact the closest recycling centre.** This will help with the setting up process of a SWMP, known what centre accepts what materials.
- **Check if different types of materials have certain guidelines about recycling.**
- **Ensure collection or transport to the recycling centre.** Some of the materials can be deposited in a recycling bank or left in the kerbside box, but others will have to be brought in separately. Alternatively, you can use a rubbish collection service.



Hierarchy of waste reduction



Waste separation as part of SWMP



Heavy waste to be recycled into aggregates



4.0
DESIGN RESPONSE



CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON

DESIGN RESPONSE

DESIGN RESPONSE

4.2 DESIGN DEVELOPMENT

4.2.1 DESIGN DEVELOPMENT

Before embarking on the design process, both the client and ourselves sought the guidance of the local council's planning department. Pre-planning responses from multiple planners were positive, stating the site required a design that was "high quality, bespoke design with compliments rather than replicates the three existing houses to the north."

This encouraged research into sympathetic rural materials such as white render and metals, found in agricultural settings. We wanted to take this material palette and bring a contemporary aesthetic to this new built rural family home.

Coupled with the material choice, sustainability and energy-efficient technology was also paramount in the early design process, with the client exploring photovoltaic solar panels, MVHR, air source heat pumps and rainwater harvesting to name a few.

Throughout the design process, we have been able to experiment with the unique features of the building. This included the position, the number of dormers, and the location of the linear windows showing a sense of symmetry.

The build-line of the existing properties guided the layout of the proposed site while allowing the retention of the mature tree lines.

Following the client's brief of creating a home consisting of a flat roof and a pitched roof, we also experimented with the rear elevation.

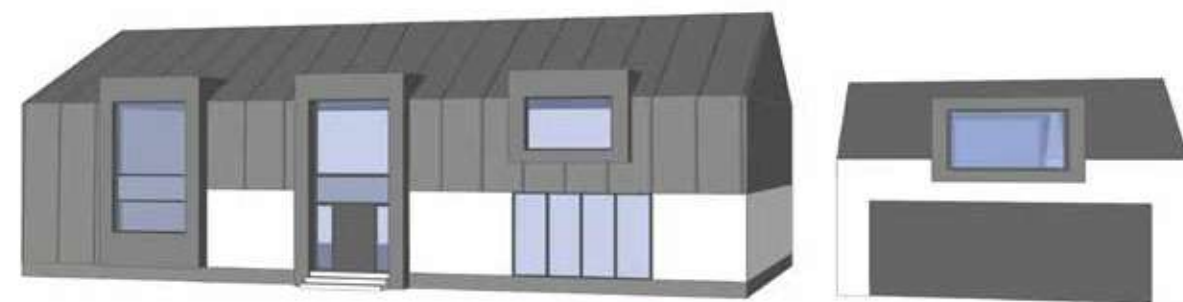
Option 1:
zinc cladding
render
timber entrance feature



Option 2:
dormers
long linear windows
pitched roof on front elevation



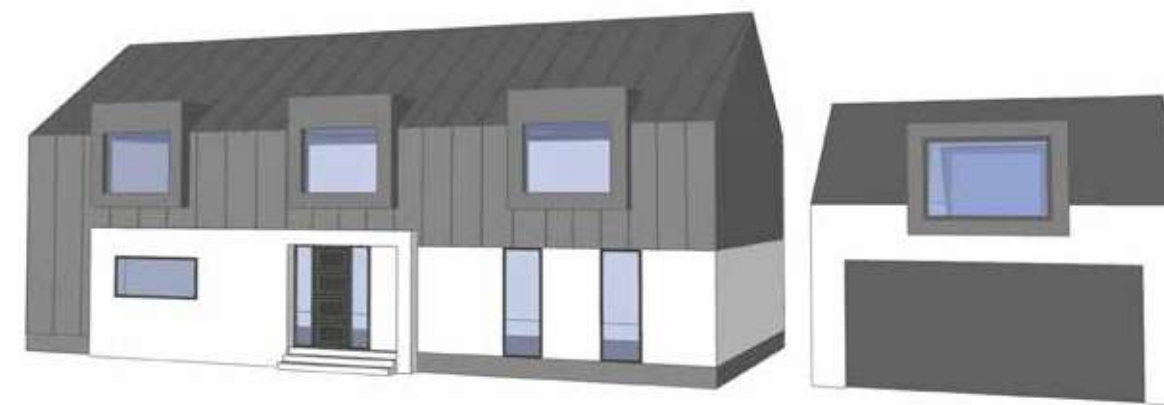
Option 3:
dormer on garage
separate garage
3 dormers on front elevation of house



Option 4:
long linear windows
symmetrical
single dormer on front elevation



Option 5:
render entrance feature
3 dormers on front elevation



Option 6:
dormer/entrance feature
zinc and render split



Option 7:
flat roof detached from pitched roof building



Option 8:
flat roof attached to pitched roof building



DESIGN RESPONSE

DESIGN RESPONSE

4.3 PROPOSED DESIGN

4.3.1 PROPOSED SITE

The chosen site for the small holding is on a relatively flat piece of land. This allows for good accessibility both around the site and also within a proposed dwellinghouse.

The design is in keeping with other nearby developments, in terms of two-storey height and pitched roofs. It allows for the proposed massing of the building to harmonise with the localised built environment.

However, to address comments from the local planning department, the materials and style of the building and fenestration are contemporary in composition and are chosen to incorporate energy efficient technology.

The existing build line is continued allowing into the proposed site allowing for a driveway and off-street car parking, the building footprint and 66% of the site given over to private amenity space that will form the small holding.



DESIGN RESPONSE

4.3.2 PROPOSED FLOOR PLANS

The ground floor plan incorporates the feature entrance hallway, having the statement double staircase that leads you up to the first-floor bedrooms.

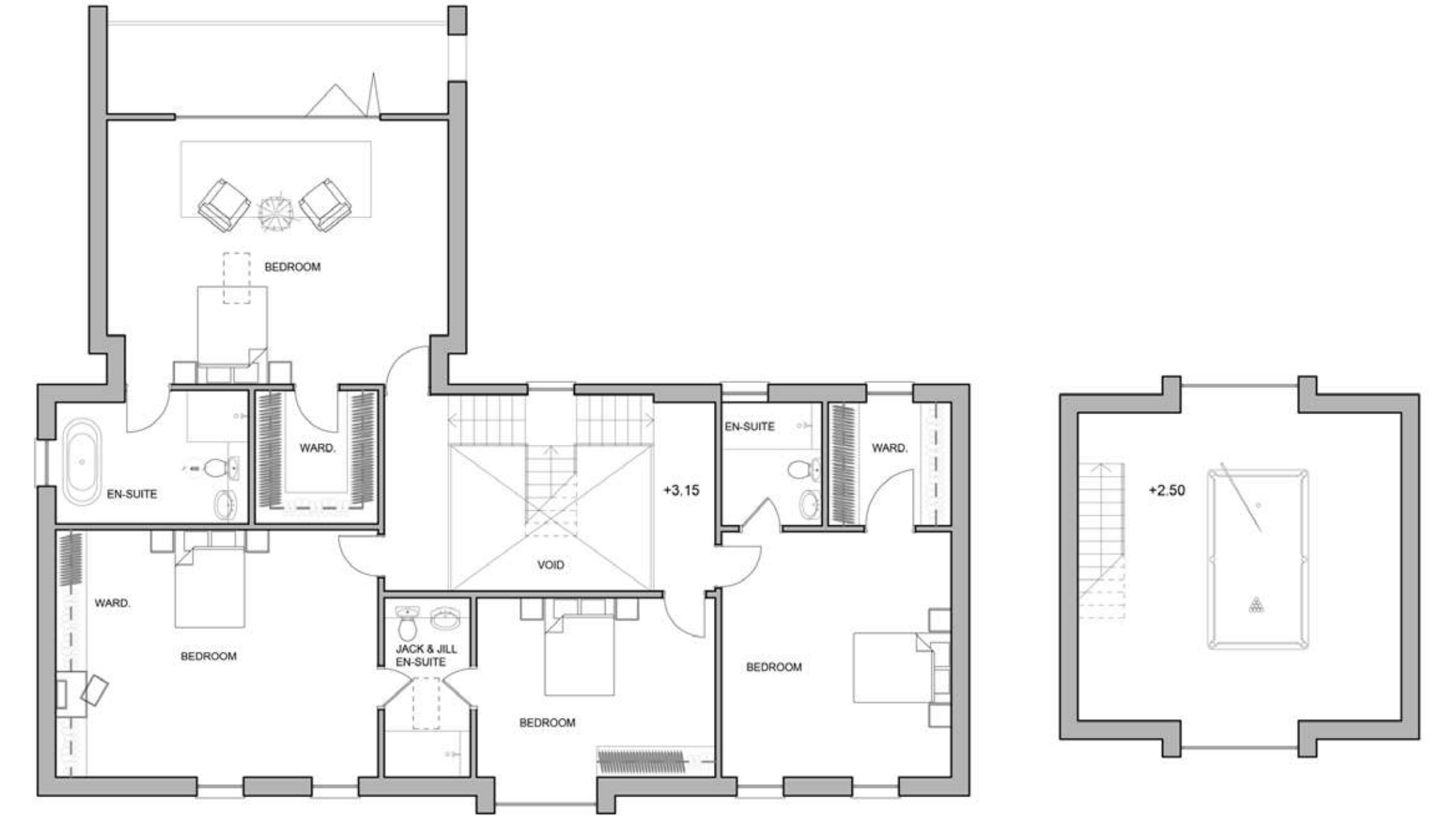
The ground floor also consists of a double bedroom with an en-suite and a wardrobe/storage space. The bedroom also has access to the outdoor garden.

To the left of the ground floor plan, there is the open plan kitchen and dining area that opens to the family lounge and allows access to the outdoor garden space, which embodies a sense of indoor/outdoor expansiveness.

The first floor consists of four double bedrooms including the master bedroom, en-suite and walk-in wardrobe.



Proposed Ground Floor Plan



Proposed First Floor Plan

DESIGN RESPONSE

4.3.3 PROPOSED ELEVATIONS

Taking the neighbouring dwelling into consideration, the elevations aim to both reflect and be sympathetic to the surrounding environment. The use of buff brick softens the building into the vegetation that surrounds the site. The use of zinc modernises the roof, reflecting a barn-like building that could easily fit into the context of the site.

The front elevation is divided horizontally by the brick ground floor, and the zinc roof that drapes over the whole building to create the roof. By dividing the windows with a different textured panel, the illusion of full double height windows is created. This concept allows the building to appear taller than it actually is.

This illusion is replicated on the rear elevation, which is a-symmetrical compared to the front elevation. This is emphasised by the flat green roof section of the dwelling, that harmonises with the pitched roof creating one cohesive building.



Proposed North-West Elevation



Proposed South-West Elevation



Proposed South-East Elevation



Proposed North-East Elevation

DESIGN RESPONSE



4.3.3 ARTIST IMPRESSION



SUMMARY

This document seeks to give insight into the reasons behind why this planning application has been submitted and how, through meticulous design development and consideration of the wider built environment, the proposals create a sustainable, low-emission small holding.

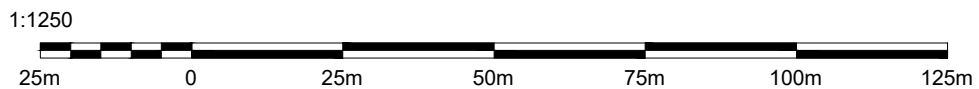


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STUDIO 5001,
MILE END MILL,
12 SEEDHILL ROAD,
PAISLEY, PA1 1JS



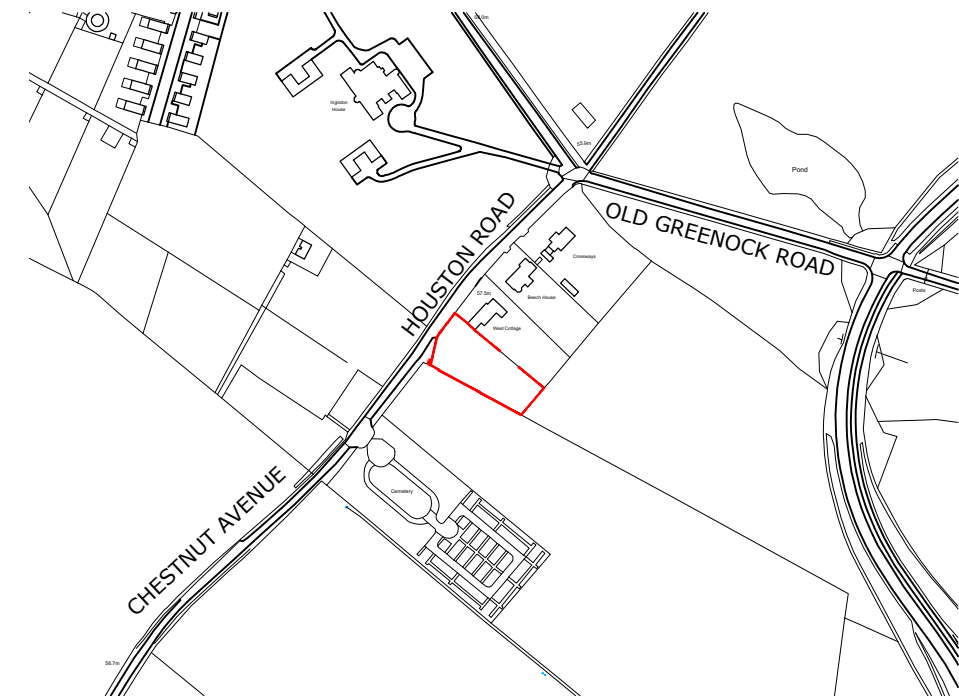
EXISTING BLOCK PLAN
SCALE 1:1250



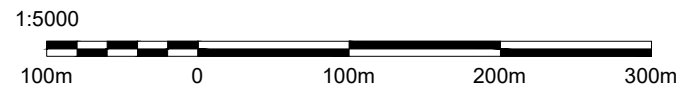
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NB Recent revisions clouded in red on drawing

Revision	Initials	Date
-	-	-



EXISTING LOCATION PLAN
SCALE 1:5000



LEGEND

--- APPLICATION BOUNDARY

FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	A3
EXISTING LOCATION AND BLOCK PLAN	
Date	September 23
Stage	Scale
PLANNING	1:1250/5000
Drawn	JM
Drg No	Rev
653-AP2-100	-
Checked	SG

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Revision	Initials	Date
-	-	-



LEGEND

- - - Planning Application Boundary
- Trees/Landscaping

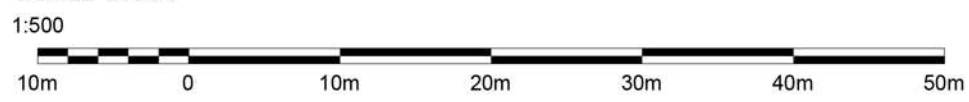


FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title EXISTING SITE PLAN		A3
Stage PLANNING		
Drg No 653-AP2-101	Rev -	Date September 23
		Scale 1:500
		Drawn JM
		Checked SG

EXISTING SITE PLAN
SCALE 1:500



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NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	JM	03-11-23

Visibility splay added

NOTE:
The existing site boundary treatment is to be retained. 2m approx. high hedge to the northeast and northwest (front) boundary. Mature tree line with post and wire fence to southeast and southwest boundary.

LEGEND

-  Planning Application Boundary
-  Trees/Landscaping
-  Grass
-  Timber Decking
-  Concrete/Stone Paving
-  Bark Chips
-  Wildflowers




FRAMED ESTATES

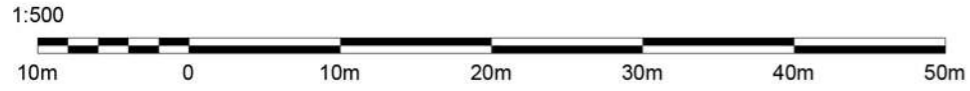
Project Title	
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY	

Drawing Title		A3
PROPOSED SITE WITH ROOF PLAN		
Date	September 23	
Scale	1:500	
Stage	PLANNING	
Drawn	JM	
Checked	SG	
Drg No	Rev	
653-AP2-102	A	

FRAMED ESTATES
Studio 5001, Mile End Mill, 12 Seedhill Road, Paisley, PA1 1JS
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W.www.framedestates.com



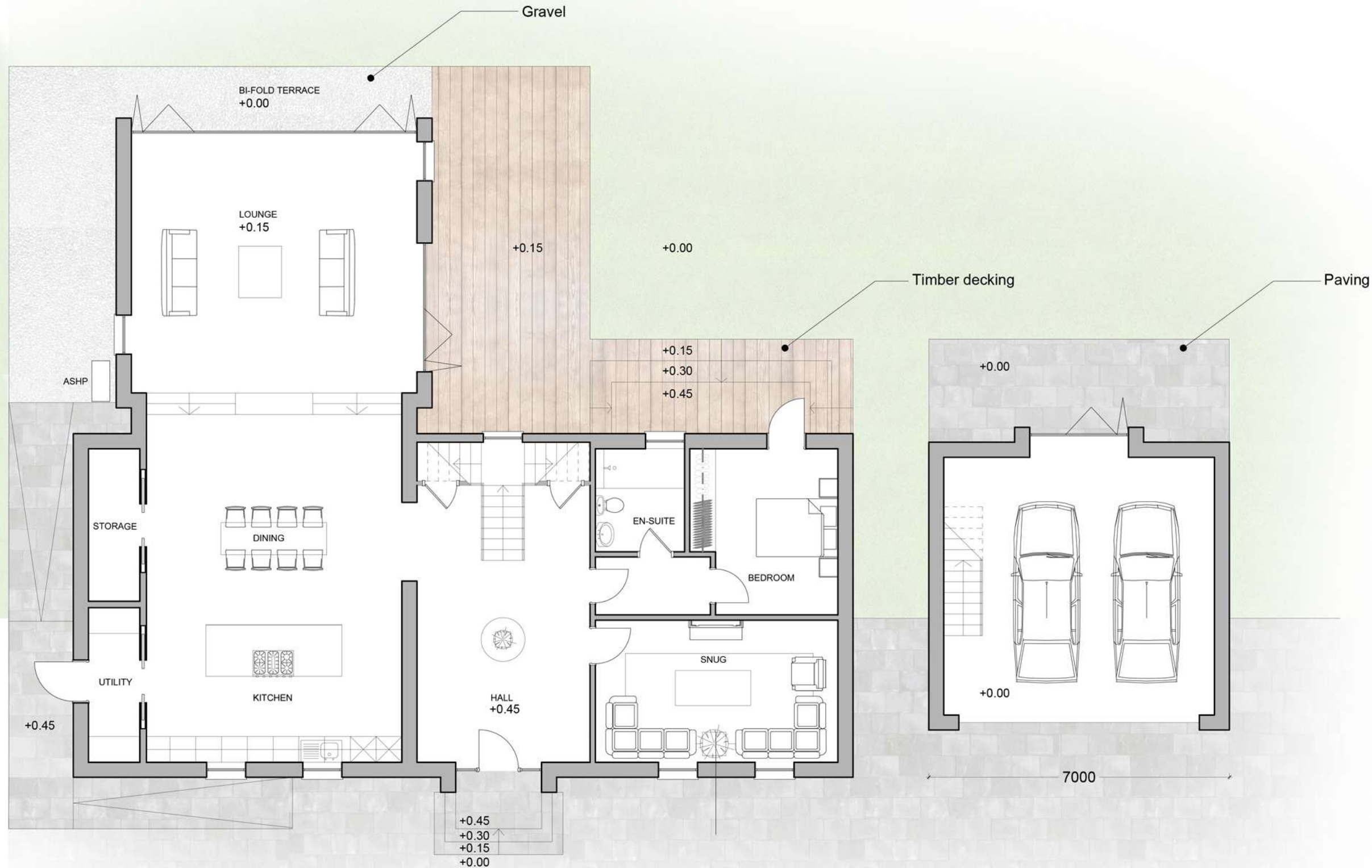

PROPOSED SITE PLAN SHOWING ROOF
SCALE 1:500



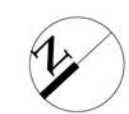
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Revision	Initials	Date
-	-	-



- LEGEND**
- Grass
 - Timber Decking
 - Concrete/Stone Paving



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

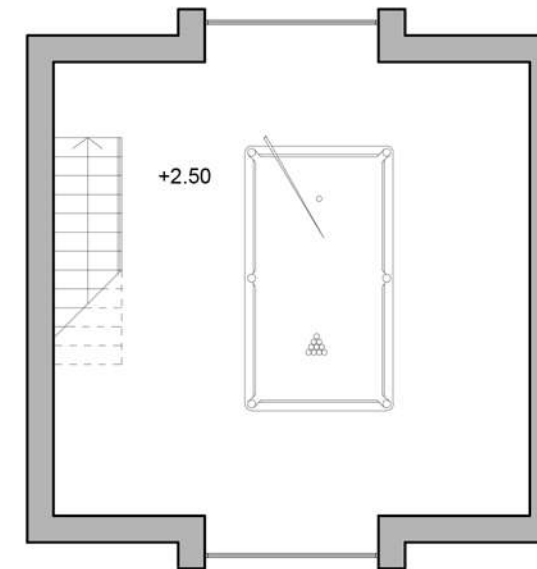
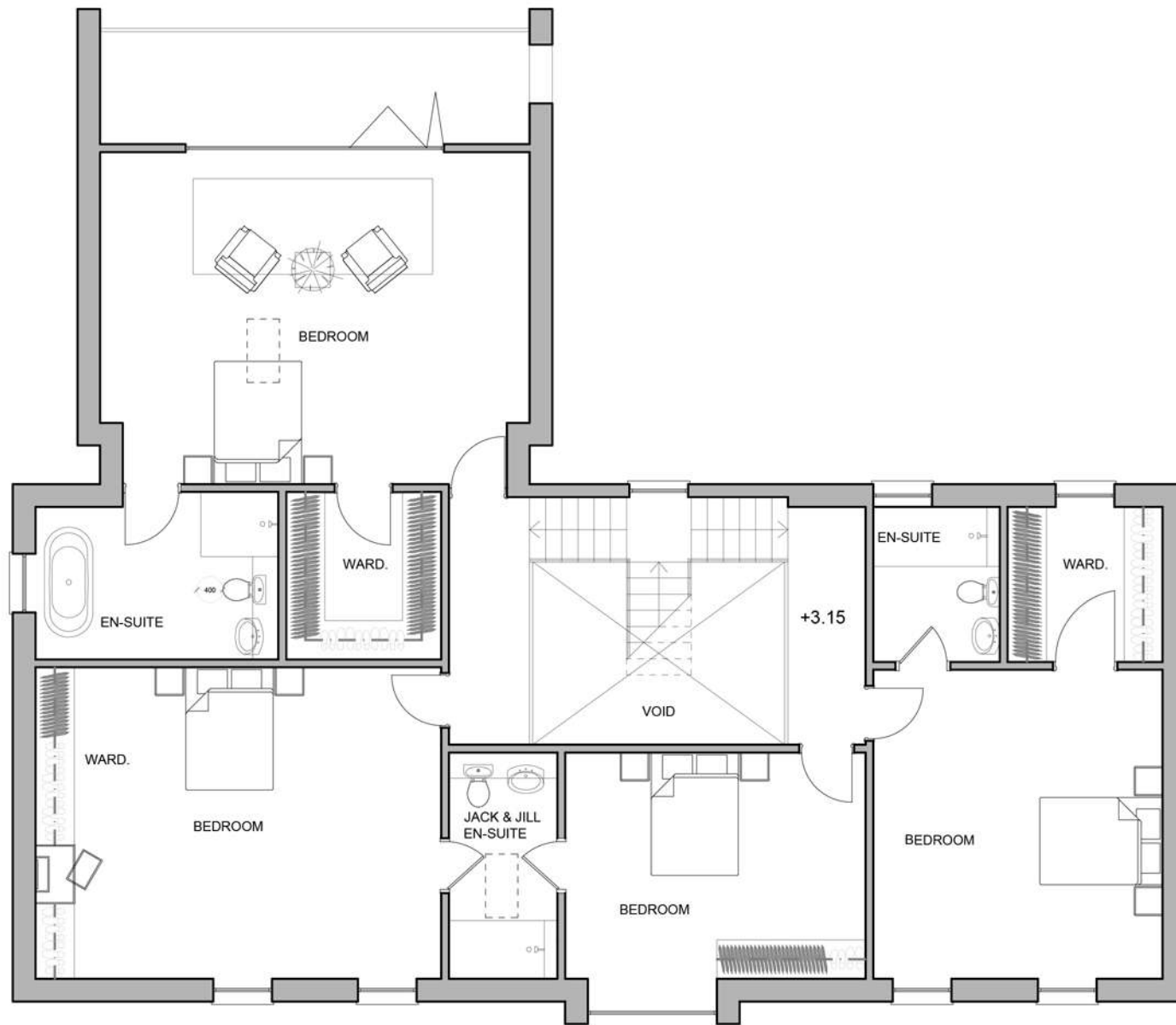
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Stage PLANNING		
Drg No 653-AP2-110	Rev -	Date September 23
		Scale 1:100
		Drawn JM
		Checked SG

PROPOSED GROUND FLOOR PLAN
 SCALE 1:100
 1:100

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NB Recent revisions clouded in red on drawing

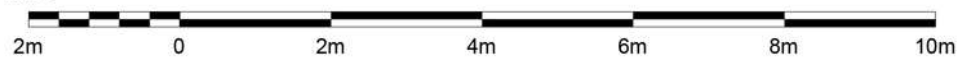
Revision	Initials	Date
-	-	-



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

1:100



FRAMED ESTATES

Project Title	PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY
---------------	---

Drawing Title	PROPOSED FIRST FLOOR PLAN	A3
Date	September 23	
Stage	PLANNING	Scale
		1:100
Drg No	Rev	Drawn
653-AP2-111	-	JM
		Checked
		SG

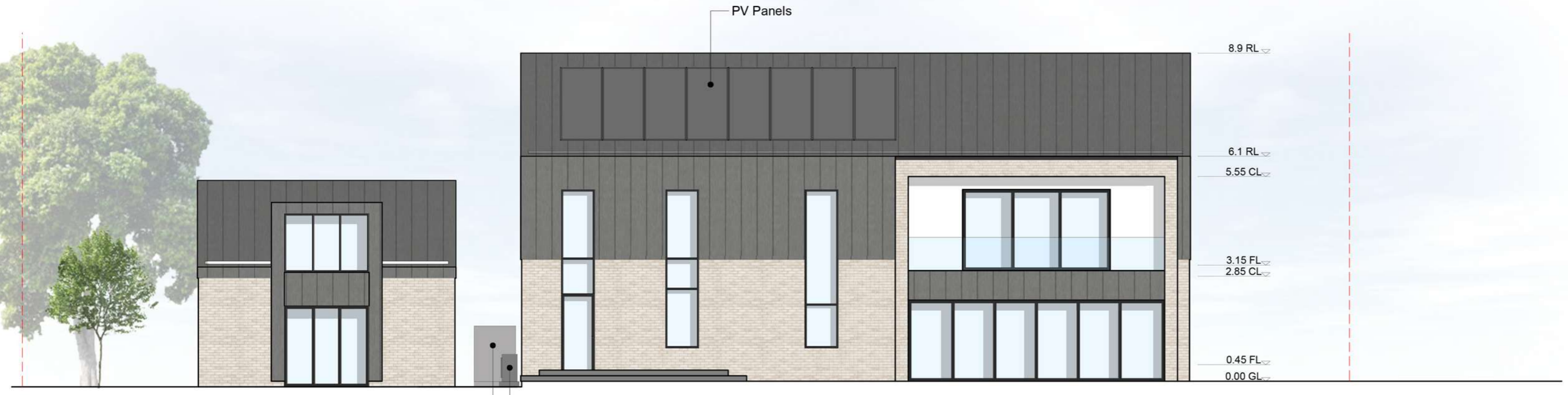
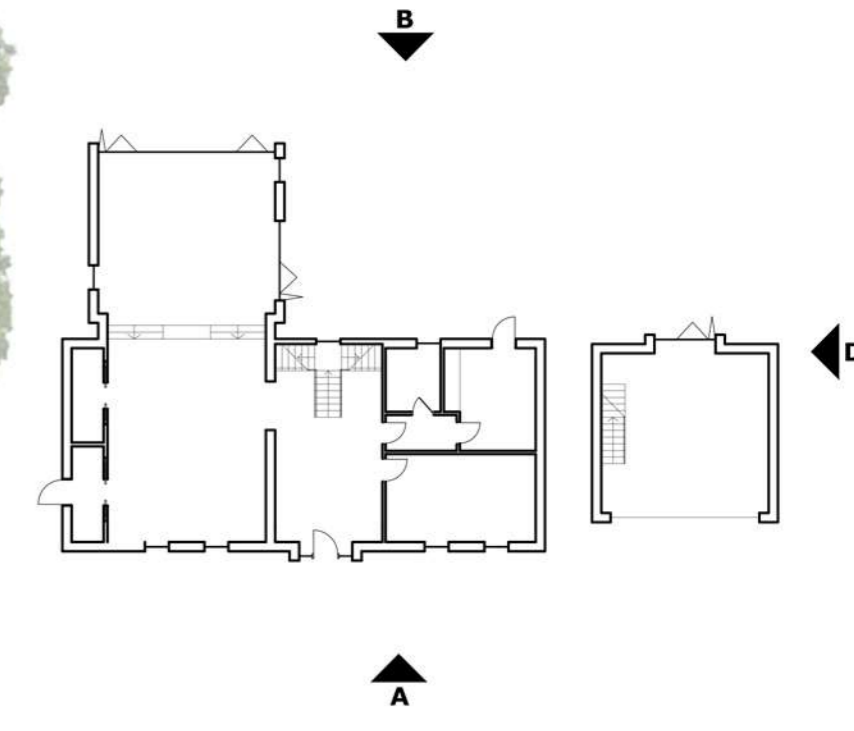
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Revision	Initials	Date
-	-	-



PROPOSED NORTH-WEST ELEVATION (A)
SCALE 1:100



PROPOSED SOUTH-EAST ELEVATION (B)
SCALE 1:100



LEGEND

- Planning Application Boundary
- Trees/Landscaping
- +0.00 Existing/Proposed Levels
- Grass
- Timber Decking
- Concrete/Stone Paving
- Exterior Zinc Cladding
- Brick
- Windows, uPVC Colour: black

FRAMED ESTATES

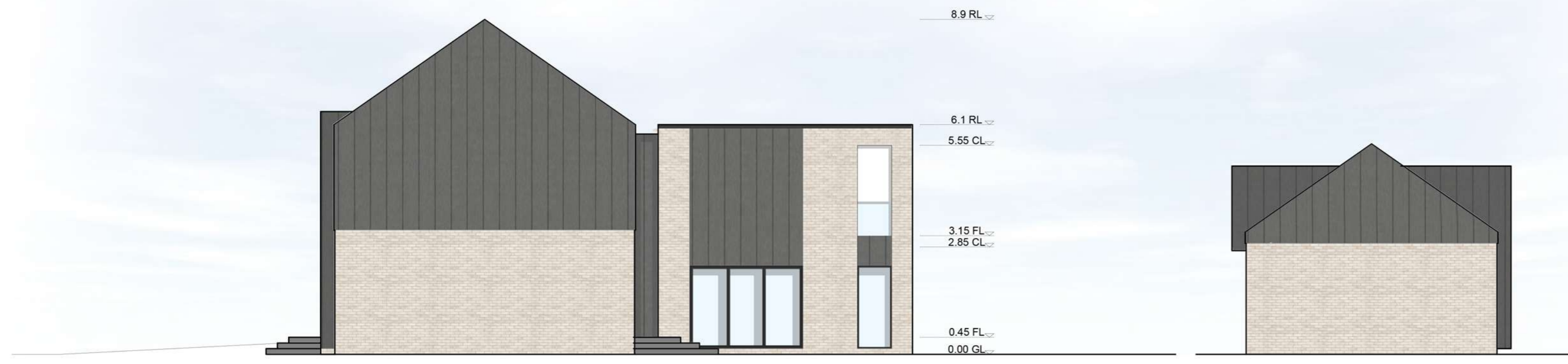
Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title PROPOSED ELEVATIONS 1		A2
Date September 23		
Stage PLANNING		Scale 1:100
Drg No 653-AP2-200	Rev -	Drawn JM
		Checked SG

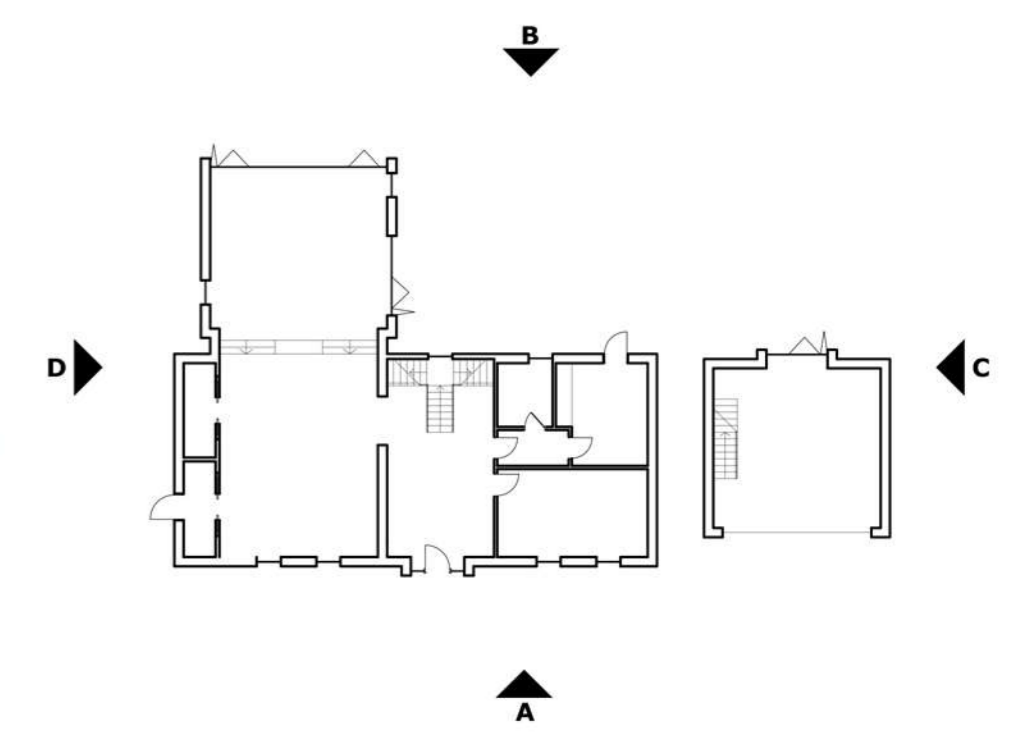
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Revision	Initials	Date
-	-	-



PROPOSED SOUTH-WEST ELEVATION (C)
SCALE 1:100



PROPOSED NORTH-EAST ELEVATION (D)
SCALE 1:100



LEGEND


- Planning Application Boundary
- Trees/Landscaping
- +0.00 Existing/Proposed Levels
- Grass
- Timber Decking
- Concrete/Stone Paving
- Exterior Zinc Cladding
- Brick
- Windows, uPVC Colour: black

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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	PROPOSED ELEVATIONS 2	A2
Date	September 23	
Stage	PLANNING	Scale 1:100
Drg No	653-AP2-201	Drawn JM
Rev	-	Checked SG

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12 Seedhill Road Paisley PA1 1JS
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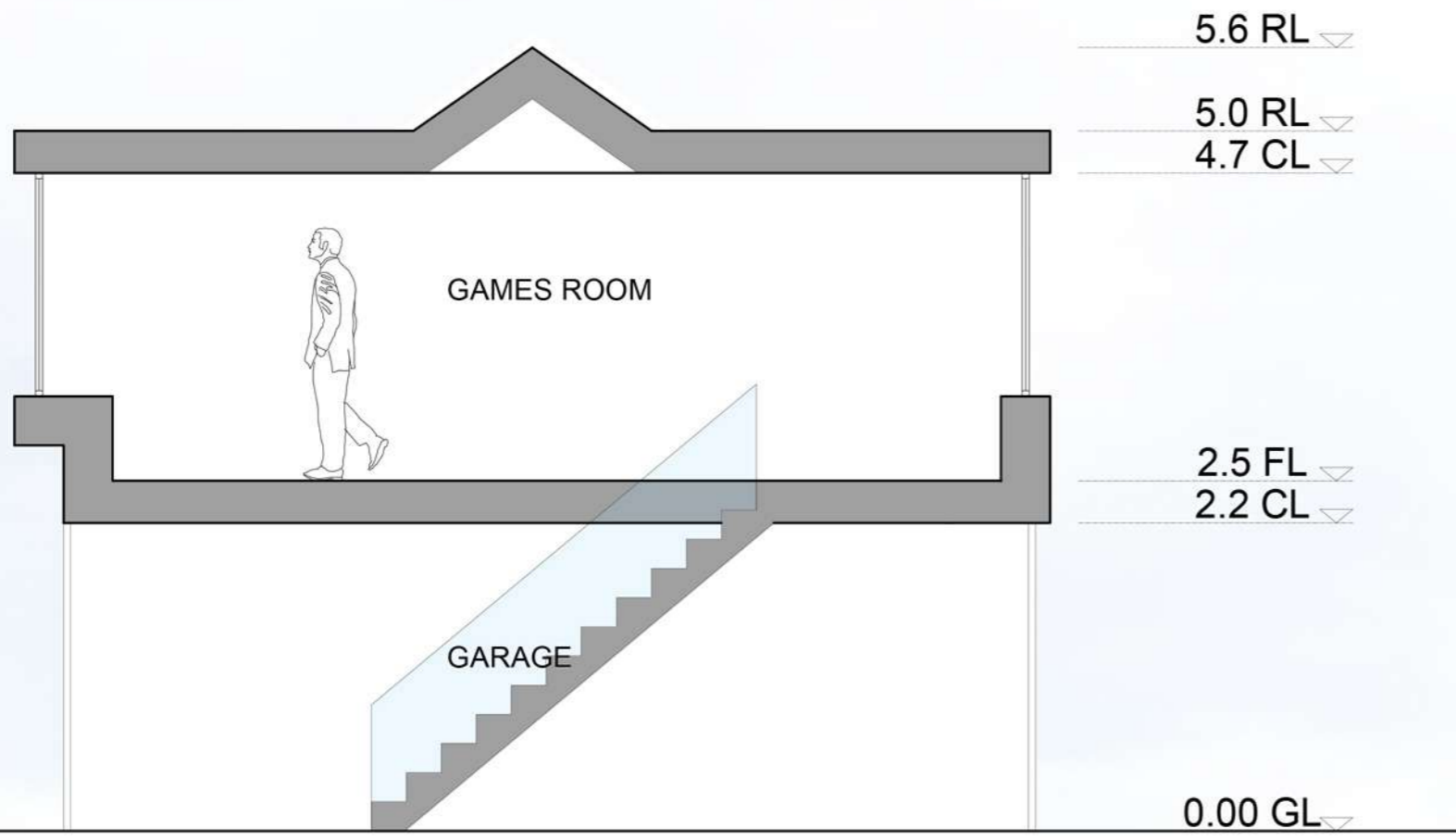
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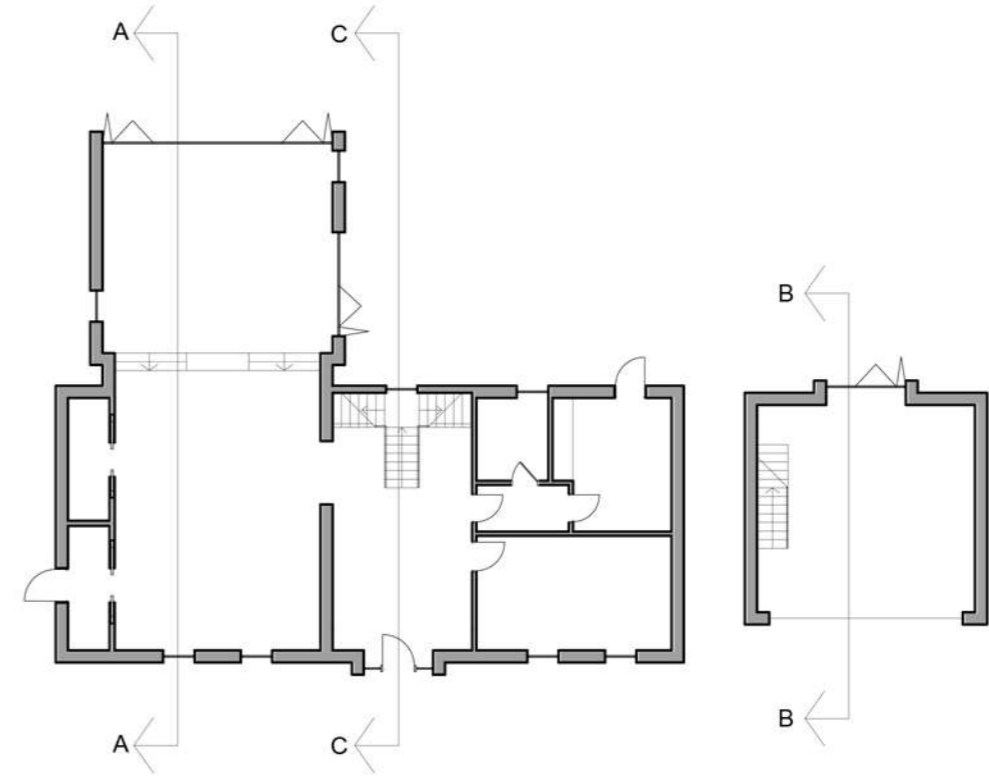
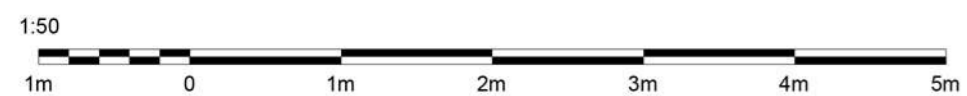
Revision	Initials	Date
-	-	-



SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

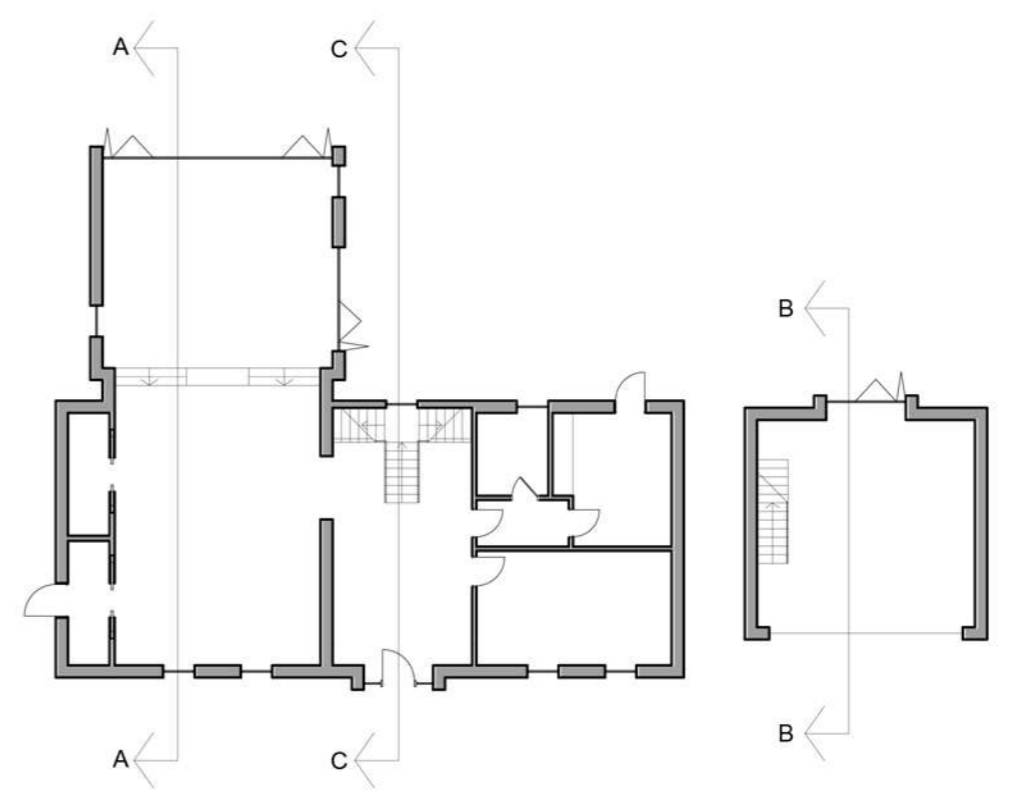
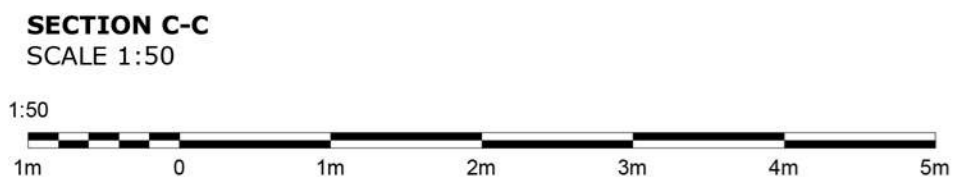
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Date	September 23	
Stage	PLANNING	Scale 1:50
Drawn	JM	Checked SG
Drg No	653-AP2-300	Rev -

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Revision	Initials	Date
-	-	-
-	-	-

8.9 RL
 6.1 RL
 5.55 CL
 3.15 FL
 2.85 CL
 0.45 FL
 0.00 GL



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	PROPOSED SECTIONS 2	A2
Date	September 23	
Scale	1:50	
Stage	PLANNING	
Drawn	JM	
Checked	SG	
Drg No	653-AP2-301	
Rev	-	

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Revision	Initials	Date
-	-	-



F R A M E D E S T A T E S

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	A3
ARTIST IMPRESSION 1	
Date	September 23
Stage	Scale
PLANNING	N/A
Drg No	Rev
653-AP2-400	-
Drawn	Checked
JM	SG

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Revision	Initials	Date
-	-	-



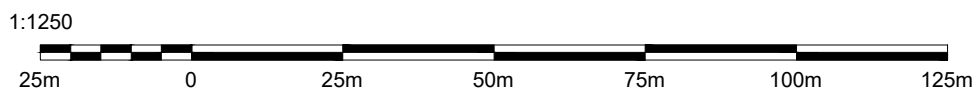
FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title		A3
ARTIST IMPRESSION 2		
Date		September 23
Stage		Scale
PLANNING		N/A
Drg No		Drawn
653-AP2-401		JM
Rev	Checked	SG
-		



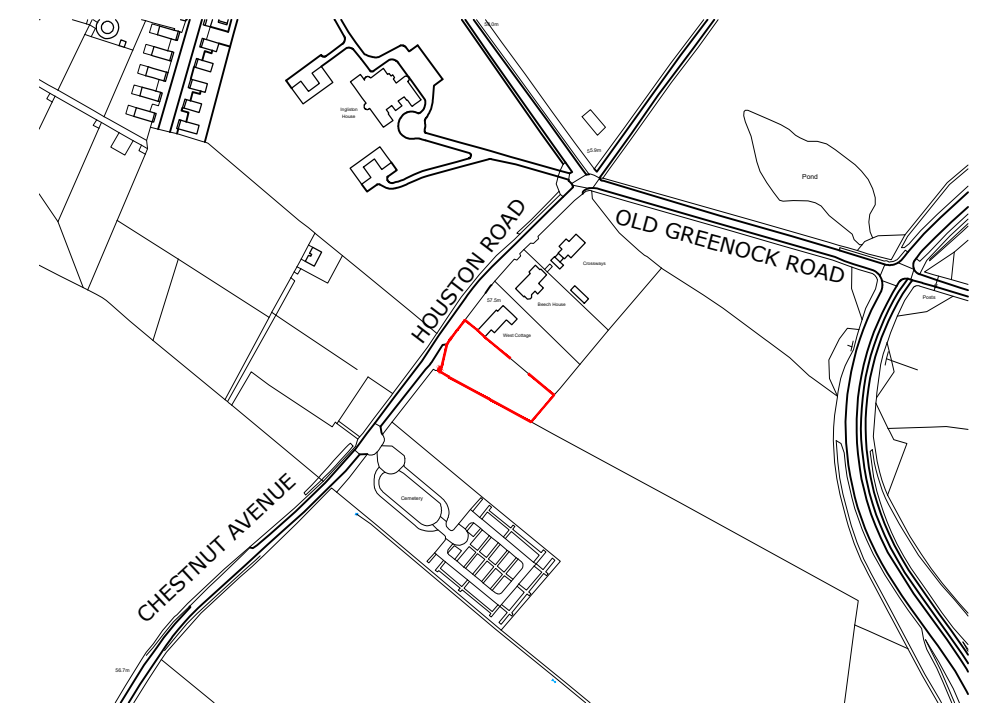
EXISTING BLOCK PLAN
SCALE 1:1250



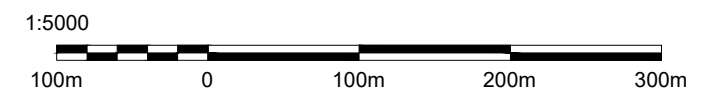
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Revision	Initials	Date
-	-	-



EXISTING LOCATION PLAN
SCALE 1:5000



LEGEND

--- APPLICATION BOUNDARY

FRAMED ESTATES

Project Title	PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY	
---------------	---	--

Drawing Title	EXISTING LOCATION AND BLOCK PLAN	A3
Date		
Stage	PLANNING	Scale 1:1250/5000
Drg No	653-AP2-100	Rev -
Rev	-	Drawn JM
		Checked SG

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Revision	Initials	Date
-	-	-



LEGEND

- - - Planning Application Boundary
- Trees/Landscaping

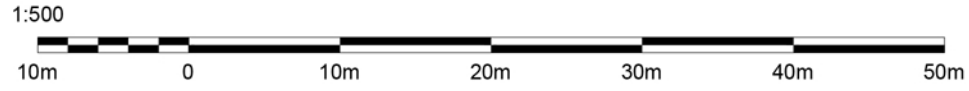


FRAMED ESTATES

Project Title	
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY	

Drawing Title		A3
EXISTING SITE PLAN		
Stage		Date
PLANNING		September 23
Drg No		Scale
653-AP2-101	Rev	1:500
		Drawn
		JM
		Checked
		SG

EXISTING SITE PLAN
SCALE 1:500



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




NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	JM	03-11-23

Visibility splay added

NOTE:
The existing site boundary treatment is to be retained. 2m approx. high hedge to the northeast and northwest (front) boundary. Mature tree line with post and wire fence to southeast and southwest boundary.

LEGEND

-  Planning Application Boundary
-  Trees/Landscaping
-  Grass
-  Timber Decking
-  Concrete/Stone Paving
-  Bark Chips
-  Wildflowers



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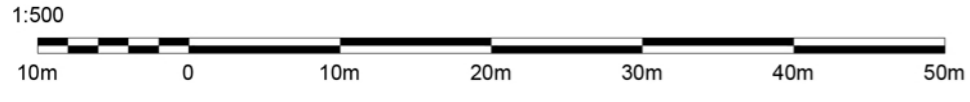
Project Title	
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY	

Drawing Title		A3
PROPOSED SITE WITH ROOF PLAN		
Date	September 23	
Stage	Scale	
PLANNING	1:500	
Drawn	JM	
Checked	SG	
Drg No	Rev	
653-AP2-102	A	

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PROPOSED SITE PLAN SHOWING ROOF
SCALE 1:500



60x4.5m Visibility Splay

- Solar PV panels
- Rainwater harvesting tank
- Air source heat pump

- HOUSTON ROAD
- Beech House
- Refuse Storage
- West Cottage
- Brise Soleil
- Rotational wildflower patch
- Vegetable patches
- Tool shed
- Fruit trees
- SUDS pond
- Raised planters

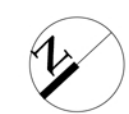
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Revision	Initials	Date
-	-	-



- LEGEND**
- Grass
 - Timber Decking
 - Concrete/Stone Paving



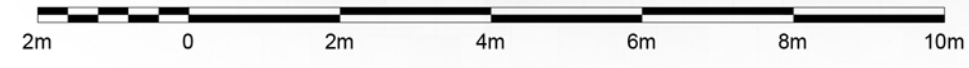
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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title PROPOSED GROUND FLOOR PLAN		A3
Stage PLANNING		
Drg No 653-AP2-110	Rev -	Date September 23
		Scale 1:100
		Drawn JM
		Checked SG

PROPOSED GROUND FLOOR PLAN

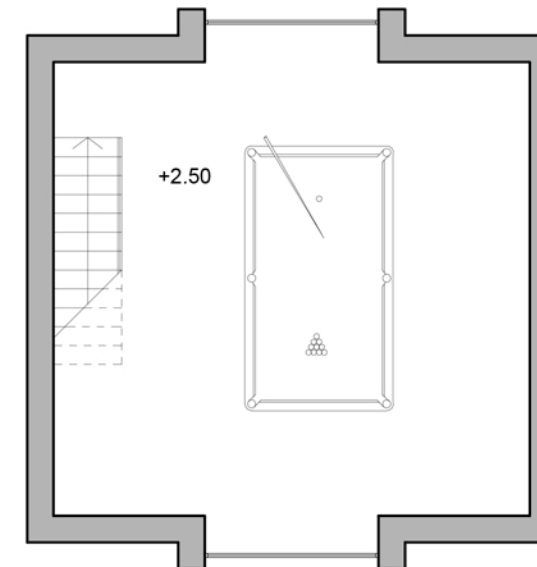
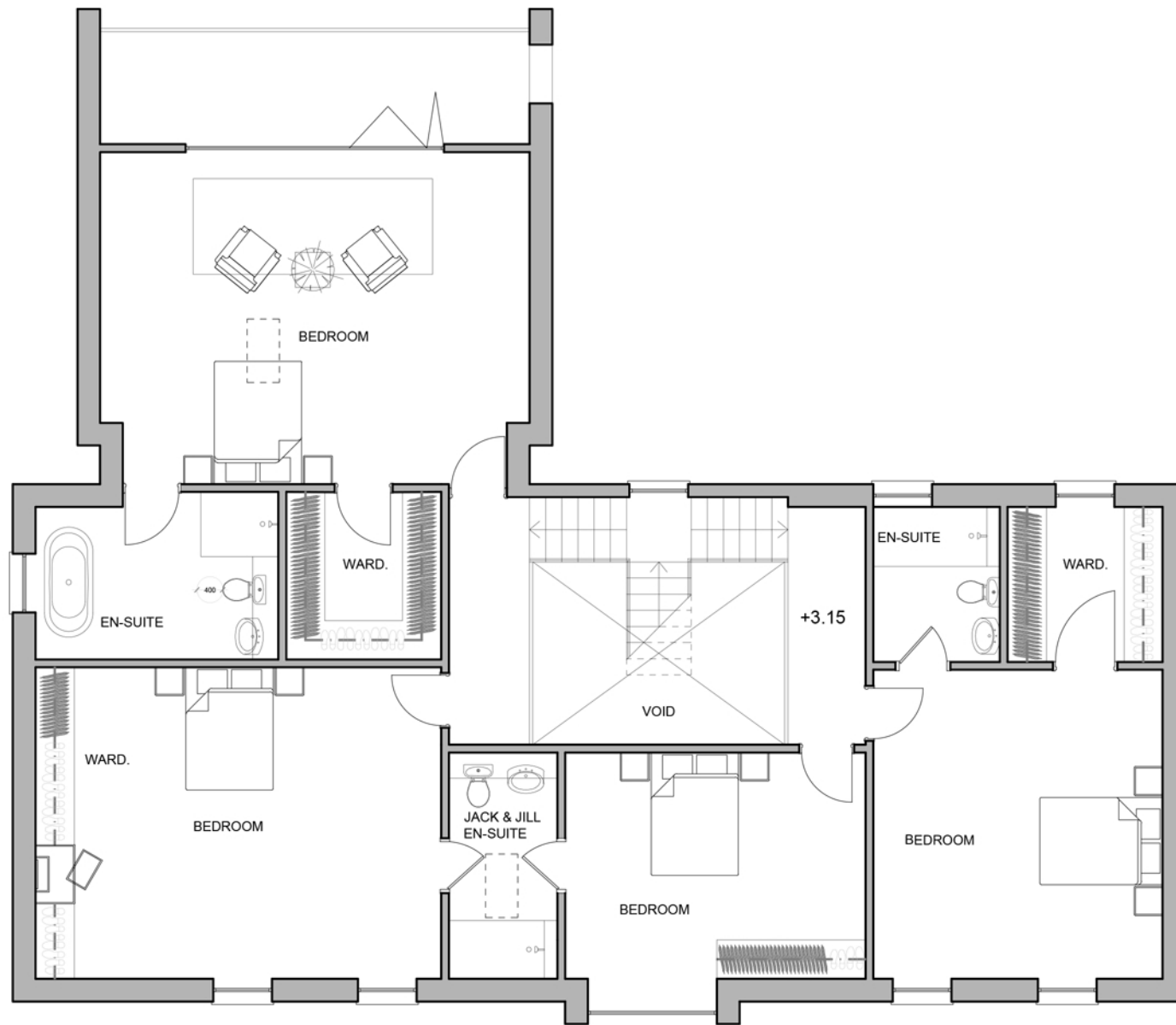
SCALE 1:100



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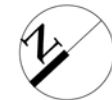
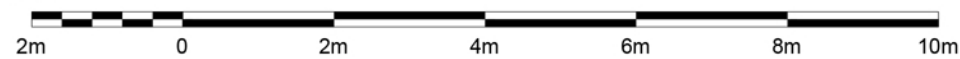
Revision	Initials	Date
-	-	-



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

1:100



FRAMED ESTATES

Project Title	PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY
---------------	---

Drawing Title	PROPOSED FIRST FLOOR PLAN	A3
Date	September 23	
Stage	PLANNING	Scale
		1:100
Drg No	Rev	Drawn
653-AP2-111	-	JM
		Checked
		SG

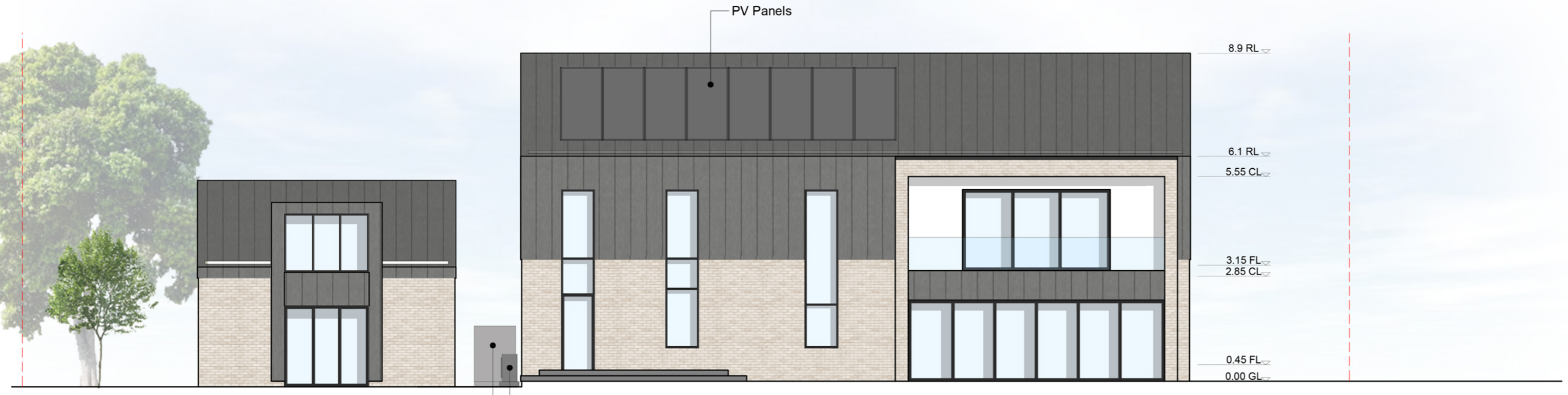
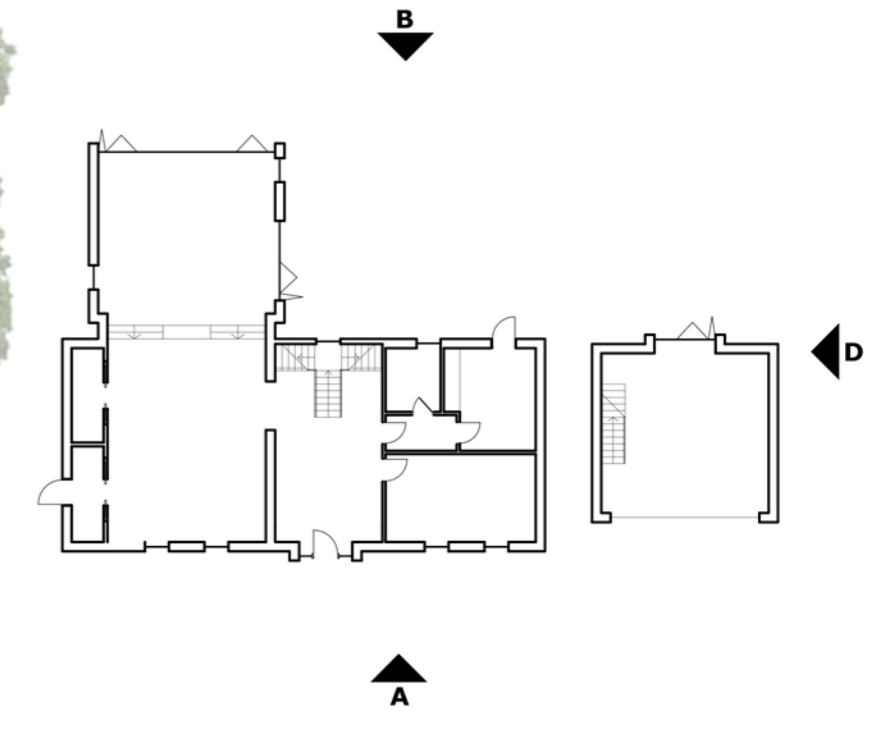
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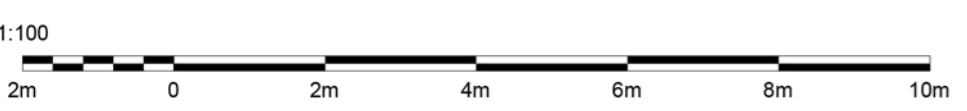
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-	-	-



PROPOSED NORTH-WEST ELEVATION (A)
SCALE 1:100



PROPOSED SOUTH-EAST ELEVATION (B)
SCALE 1:100



LEGEND

- Planning Application Boundary
- Trees/Landscaping
- +0.00 Existing/Proposed Levels
- Grass
- Timber Decking
- Concrete/Stone Paving
- Exterior Zinc Cladding
- Brick
- Windows, uPVC Colour: black

FRAMED ESTATES

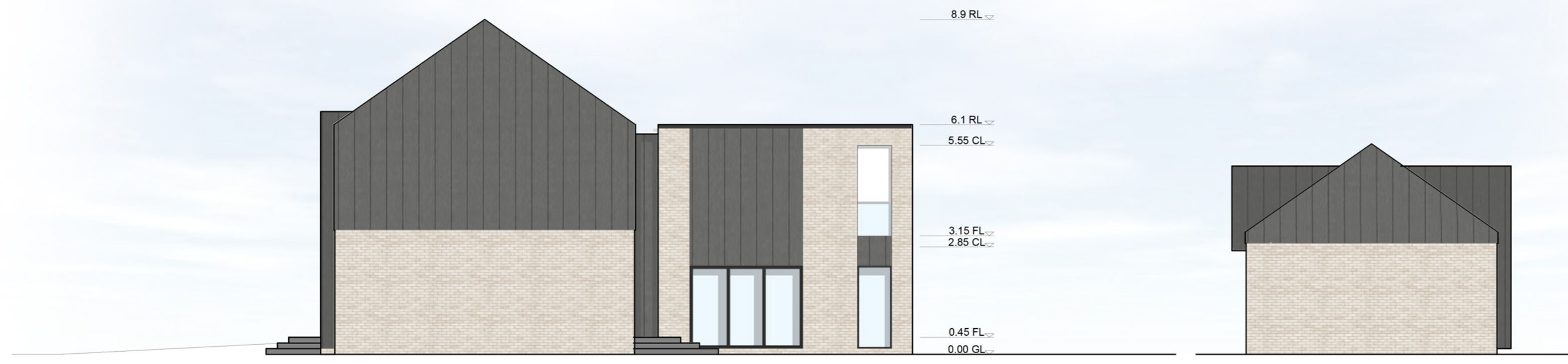
Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title		A2
PROPOSED ELEVATIONS 1		
Date		September 23
Stage		Scale
PLANNING		1:100
Drg No		Drawn
653-AP2-200		JM
Rev		Checked
-		SG

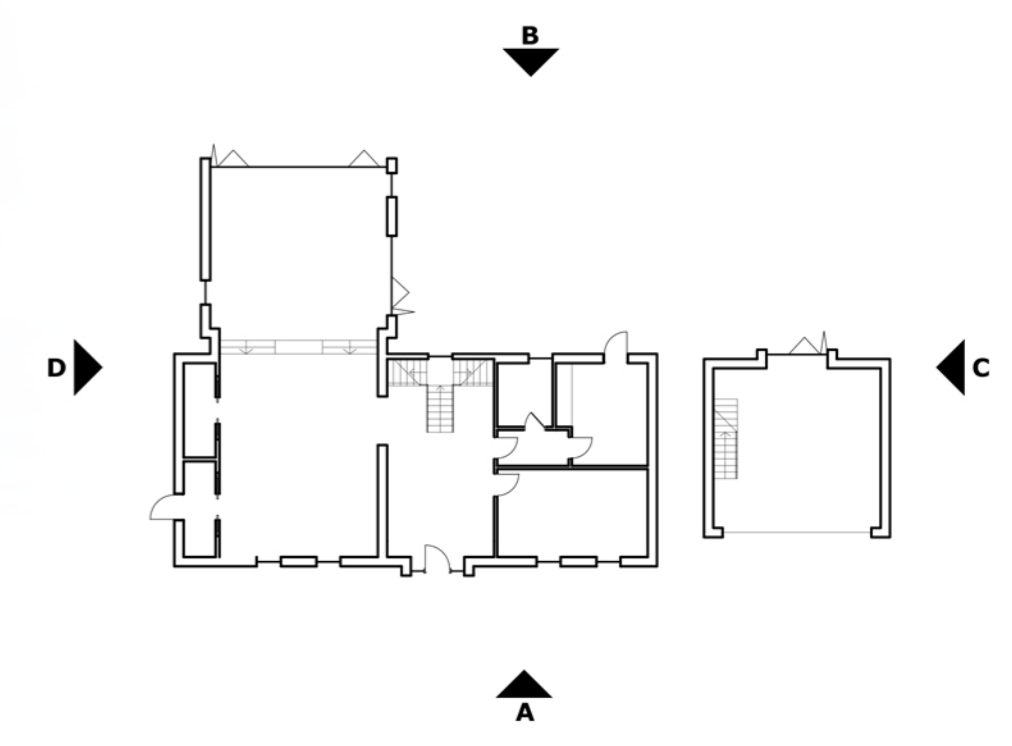
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Revision	Initials	Date
-	-	-



PROPOSED SOUTH-WEST ELEVATION (C)
SCALE 1:100



PROPOSED NORTH-EAST ELEVATION (D)
SCALE 1:100



LEGEND


- Planning Application Boundary
- Trees/Landscaping
- +0.00 Existing/Proposed Levels
- Grass
- Timber Decking
- Concrete/Stone Paving
- Exterior Zinc Cladding
- Brick
- Windows, uPVC Colour: black

FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title		A2
PROPOSED ELEVATIONS 2		
Date	September 23	Scale
Stage	PLANNING	1:100
Drawn	JM	Checked
Drg No	653-AP2-201	Rev
		-
		SG

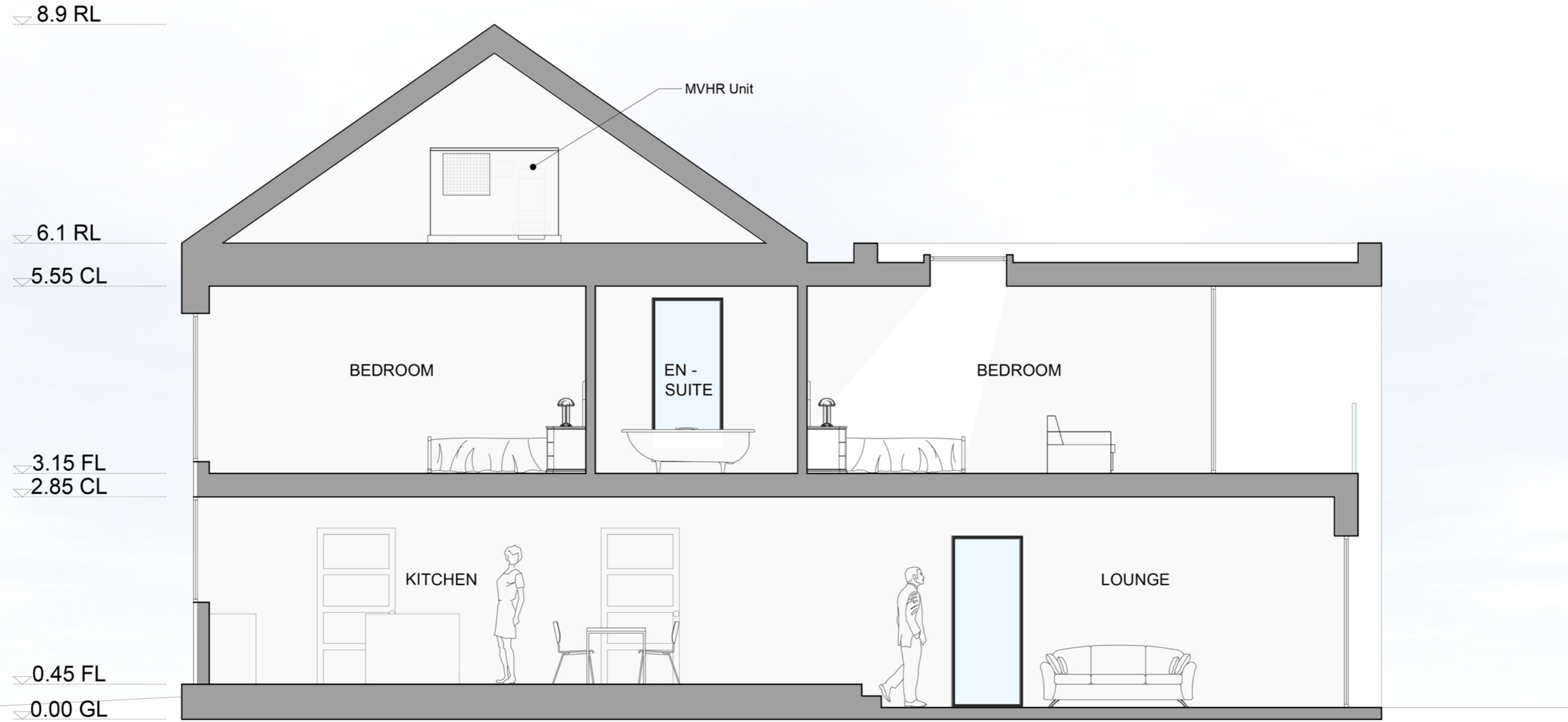
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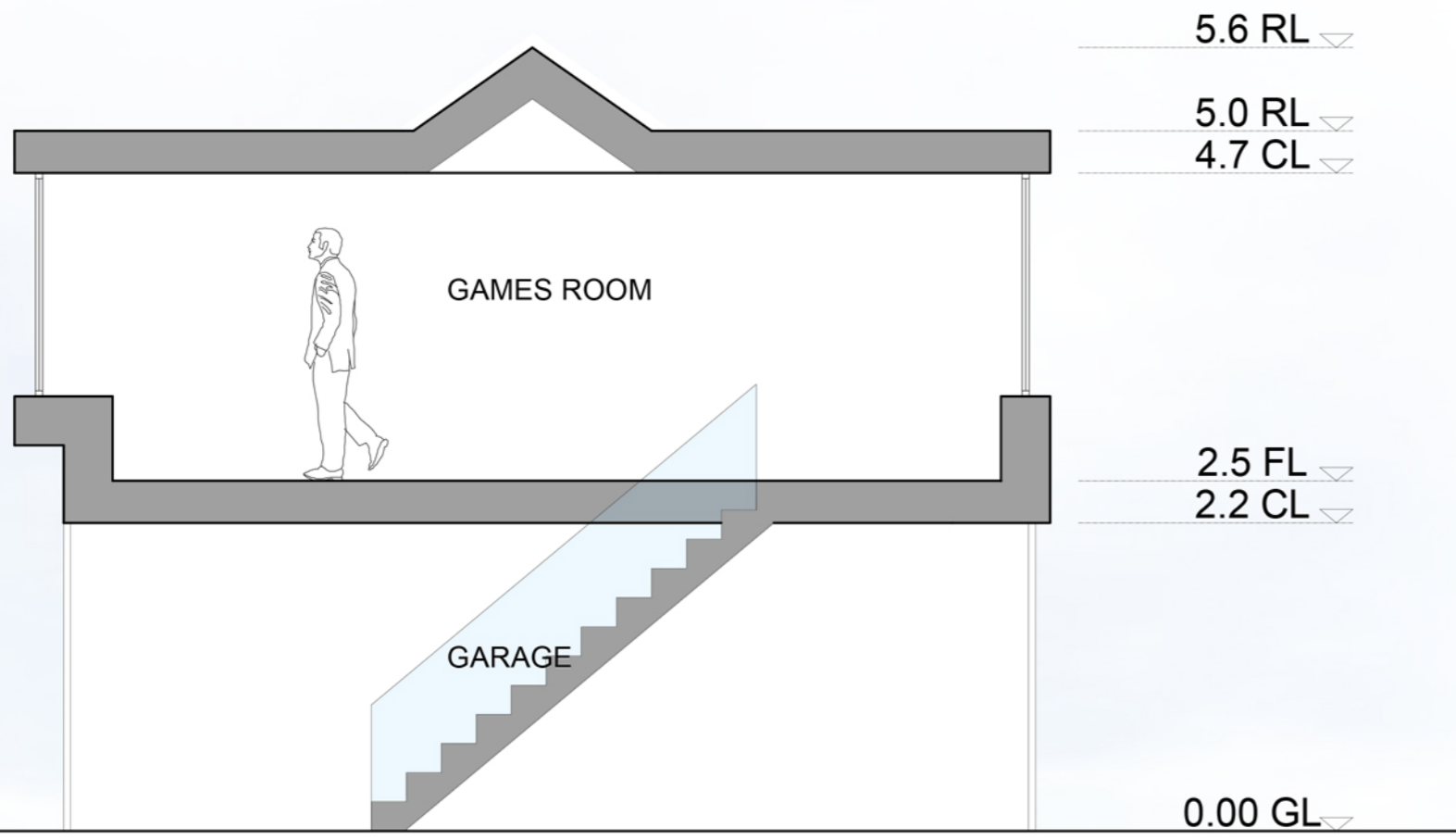
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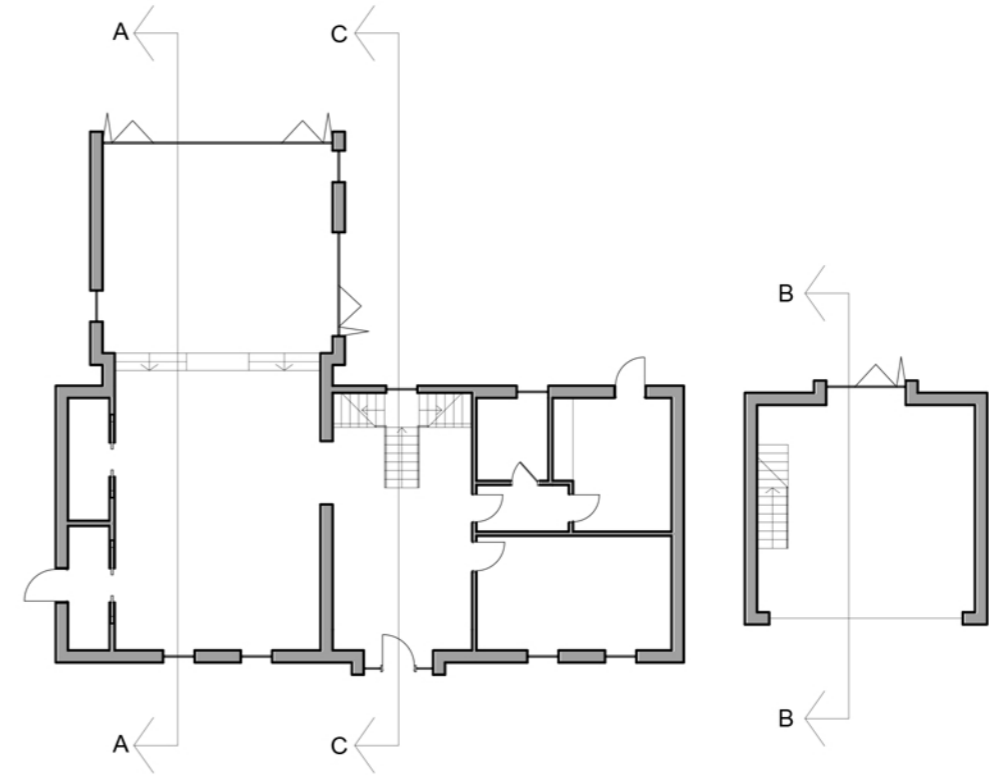
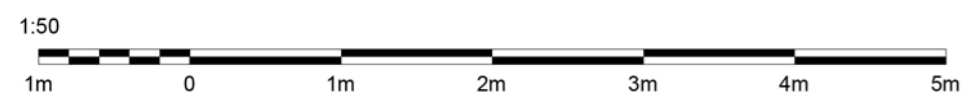
Revision	Initials	Date
-	-	-



SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

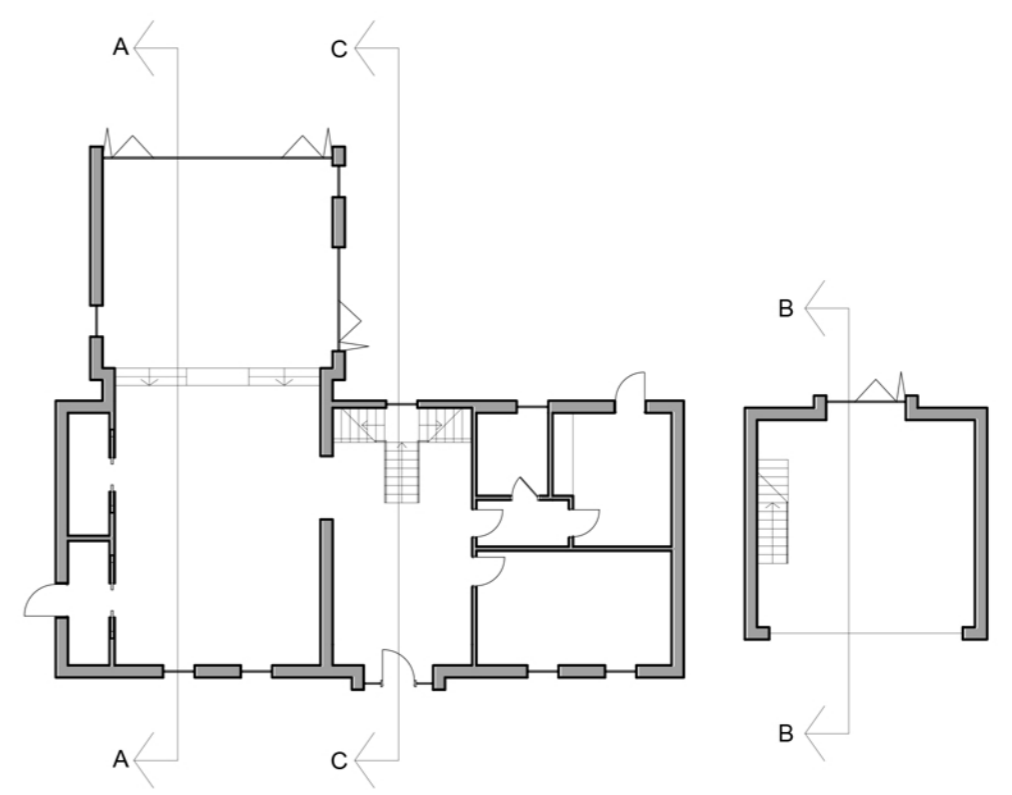
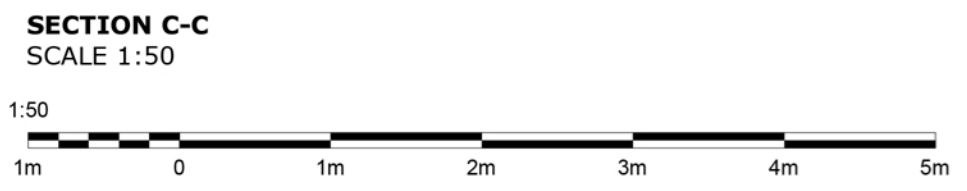
Drawing Title	PROPOSED SECTIONS 1	A2
Date	September 23	
Stage	PLANNING	Scale 1:50
Drg No	653-AP2-300	Rev -
Drawn	JM	Checked SG

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Revision	Initials	Date
-	-	-
-	-	-

▽ 8.9 RL
 ▽ 6.1 RL
 ▽ 5.55 CL
 ▽ 3.15 FL
 ▽ 2.85 CL
 ▽ 0.45 FL
 ▽ 0.00 GL



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	PROPOSED SECTIONS 2	A2
Date	September 23	
Scale	1:50	
Stage	PLANNING	
Drawn	JM	
Checked	SG	
Drg No	653-AP2-301	
Rev	-	

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Revision	Initials	Date
-	-	-



F R A M E D E S T A T E S

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	A3
ARTIST IMPRESSION 1	
Stage	Date
PLANNING	September 23
Drg No	Scale
653-AP2-400	N/A
Rev	Drawn
-	JM
	Checked
	SG

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Revision	Initials	Date
-	-	-



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	A3
ARTIST IMPRESSION 2	
Date	September 23
Stage	Scale
PLANNING	N/A
Drg No	Rev
653-AP2-401	-
Drawn	Checked
JM	SG

Bishopton Community Council.

87 Old Greenock Rd.,
Bishopton,
Renfrewshire PA7

5BB

July 25th 2023.

Planning Department
Renfrewshire Council
Renfrewshire House
Cotton St
Paisley/

Dear Sir/Madam

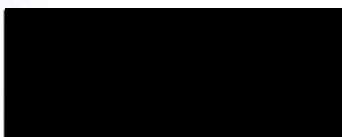
Re Planning Application 22/0583/PP

I write on behalf of Bishopton Community Council. Last year the Community Council objected to the planning application (22/0583/PP) to build a two storey house on the vacant plot adjacent to West Cottage on Houston Road Bishopton. We did so on the basis that we felt the design was out of keeping with the neighbouring properties, and the fact that it was on the greenbelt.

In light of new information received via the applicant, Bishopton Community Council would like to withdraw our objection. Our reasons for this is that we now understand that the design proposed was influenced by Renfrewshire Council requesting a “modern” design. Also, this single plot, while within the greenbelt, is very distinct from the open fields around it being clearly delineated by stone walls and trees, and it had originally been assigned as a fourth house when the original three had been built. We feel that it would be better for a single family home to be built on the plot and the land properly kept, than for it to lie wild and be overgrown with weeds.

Also we feel that the reporter’s verdict rejecting the appeal is based upon NPF4, which came into force after this application was originally made, and should not be used as a justification to refuse the appeal.

Yours sincerely,



FAO Andrew MacKenzie

Planning Officer, Development Management
Chief Executive's Service

Renfrewshire House,
Cotton Street,
Paisley,
PA1 1JD



Barnhill Farm Shop
Houston Road, Inchinnan, Renfrew, PA4 9LU

Dear Mr MacKenzie,

I am writing to you regarding planning application number 23-0496-PP, a small-holding located on the Southwestern boundary of West Cottage, Houston Road, Bishopton.

As the owner of a well-established farm shop in Barnhill, I am always looking for locally grown produce within Renfrewshire to encourage shopping locally. This includes purchasing produce from small holdings across the county. As the largest sustainable grocers in Renfrewshire, I am critically aware of how important independent small holdings can impact Bishopton, Erskine and other towns and villages within Renfrewshire.

I fully support the above-mentioned application, as purchasing produce from within Renfrewshire would encourage a circular local economy, reduce emissions, promote healthy habits, and encourage sustainable living.

I believe the plot of land that the owners have purchased will be a fantastic location for a small-holding, close enough to local amenities where they may also wish to sell their produce. The uncontaminated soil will provide plenty of nutrients to get them started almost immediately.

Kind regards,

[REDACTED]

James Mackie

Managing Director
Barnhill Farm Shop

Beech House
Houston Road
Bishopton
PA7 5NY
April 4th 2023

Planning and Environmental Appeals Division,
Ground Floor, Hadrian House
Callendar Business Park,
Callendar Road
Falkirk, FK1 1XR



Dear Sirs,
Renfrewshire Council Application No.: 22/0583/PP

With regard to the above Application, and the Appeal lodged with you, I wish to notify you that we are **IN FAVOUR** of the proposed application.

We have resided at the above address, the second of the existing 3 houses at the location, since 1976, and have always been aware of the vacant plot, which was clearly intended for a fourth dwelling, and which is now the subject of the Planning Application.

For many years now, the plot has been an eyesore, fully populated by American Fireweed (providing an abundance of floating seeds in the late summer) and rabbit burrows, plus blown-down trees. It was therefore very welcome to find that, following a sale of the land, an application had been lodged for a single dwelling using the whole grounds.

Such an application will, in our opinion, secure the grounds for an appropriate dwelling use. Our primary concern has always been that it would be purchased by a mass-builder and we would end up with a totally inappropriate number of homes.

I note that the application was refused upon a basis of *"it has not been demonstrated that there is a specific locational need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of any demonstrable locational need"*.

This appears a bit strange, as there has – apparently – been sufficient "specific locational needs" for dwelling houses to permit the increase in planned dwelling numbers in the Dargavel "Village" (sic) development from some 2,200 at initial Masterplan stage to 4,400 – and no doubt climbing even now. There is, apparently, a "need" for development in this locale.

I note that the proposed design does not blend well with the 3 existing houses but is of high-quality design. Given the age (80 years) of the existing properties this is not surprising and does not unduly concern us.

I am also aware of the Objection lodged by the Community Council, but understand that this is a general objection to building on "Green Belt" land rather than a specific objection to the proposal. I do not however agree that this single proposal will create a precedent.

I shall be pleased to provide any further information you may deem necessary, and am content for the applicant to be advised of our position.

Yours sincerely



Ian M Earnshaw / Margaret H Earnshaw

CC. John Mackintosh (Bishopton Community Concil), Mrs Mary Odam, Mr P Fraser, West Cottage.