

Report To: The Planning Board

Date: 1st August 2018

Report By: Head of Regeneration and Planning

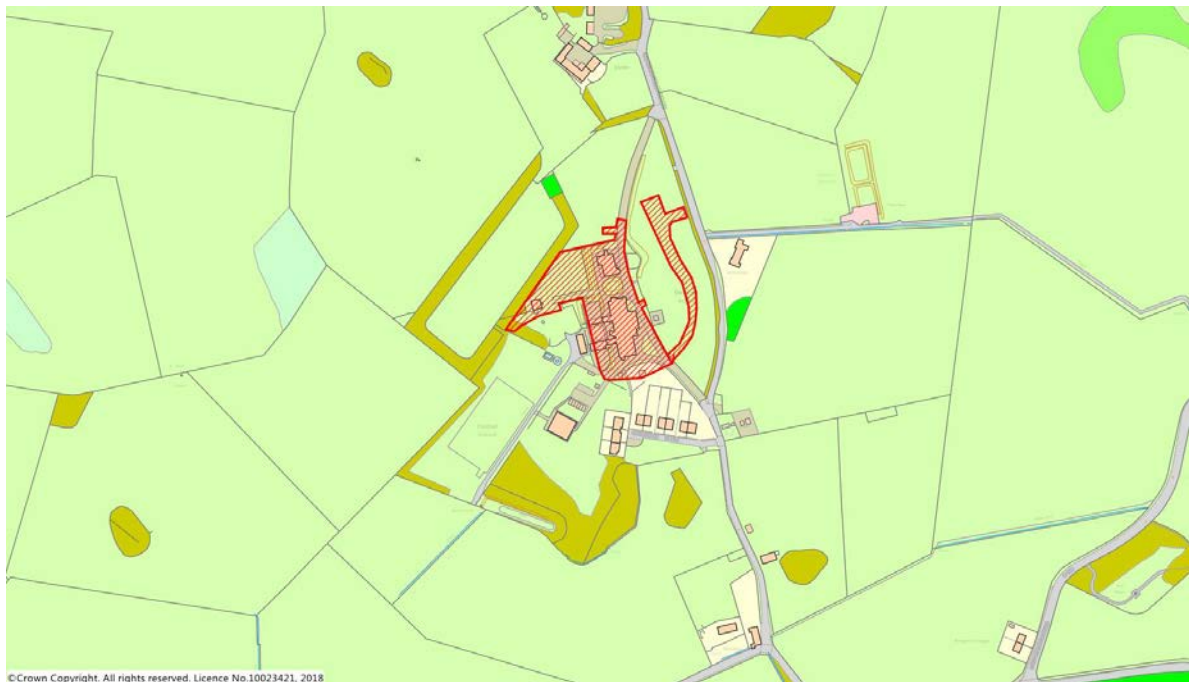
Report No: 17/0351/IC

Local Application Development

Contact Officer: David Ashman

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Subject: Conversion of existing Main Building, Annexe Building and Water Tower into residential units. Main Building - façade retention to North, South and East elevations with full reconstruction of west elevation, internal floor plates and roof, new windows throughout. Annexe Building - internal alterations and repairs to suit new layout. Roof overhauled/reslated, new windows throughout. Water Tower Building – Existing ground floor walls retained with new upper floor construction to match existing at Balrossie House, Blacksholm Road, Kilmacolm



SUMMARY

- The proposal accords with the Inverclyde Development Plan.
- Seven representations have been received, six raising objections. Most frequent objections relate to access and infrastructure concerns.
- Consultees present no impediment to development.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=OYNE6AIMMVP00>

SITE DESCRIPTION

The former Balrossie childrens' home is set in the countryside and located on Blacksholm Road north of its junction with the B788 road, approximately 1 mile west of Kilmacolm.

The home and villa annexe are set at the front of the site, behind which was the staff annexe and a small single storey ornamental building. All are listed category B by Historic Environment Scotland.

The main building is 2-storey Scottish Renaissance featuring gothic details, a piended roof with a prominent centre gabled section and 2 single-storey service wings extending from the rear. The annexe is a 2-storey, 3-bay villa. The ornamental building is a small, square-plan, flat-roofed water tower building originally forming a focal point in the garden. The listing of buildings also extends controls to boundary features, including the entrance gates at the north and south ends of the original driveway into the site.

Adjacent to the site lie a group of houses at Balrossie Drive originally associated with the former childrens' home but now in private ownership.

The grounds around the listed buildings have not been maintained in recent years and some self-seeded trees have also become established over time.

PROPOSAL

Planning permission and listed building consent were granted in September 2007 and February 2015 for the conversion of the listed buildings and enabling new build housing but were not implemented. It is now proposed to revisit development of the site in a different form. This is being done through the submission of four applications; planning application 18/0076/IC proposes "27 new build houses with associated roads infrastructure and new package waste treatment plant", planning application 18/0077/IC proposes "22 new build houses with associated roads infrastructure and new package waste treatment plant", listed building application 17/0038/LB seeks listed building consent for the conversion and alteration of all three listed buildings to bring them into use as habitable dwellings, and this application seeks planning permission for the same works as the listed building consent application 17/0038/LB.

Although the existing roofs offer a degree of protection from the elements, the applicant advises that some coverings and structures will need to be replaced as the current materials are past their useful life and are in very poor condition. Lead and slates have been stripped in places and there has been some fire damage. There is also significant water penetration and, where they remain, marked deterioration of gutters and downpipes. The walls are in generally better condition, with only a few areas of decay limiting work to primarily cleaning and pointing, with small areas of damaged roughcast to be repaired. Most windows have been boarded, but those exposed and damaged will be replaced to make the buildings habitable. The interiors are generally in poor condition due to water ingress and vandalism; almost no original interior finishes survive.

The application plans show the alterations necessary to allow the conversion to residential accommodation.

In the main building it is proposed to retain the east (front), south and north facades. The west (rear) elevation will be reinstated using materials matching the other elevations. The reinstated rear elevation will incorporate additional fenestration and doors and non-original additions will be demolished. Alterations to the side elevations are limited but include the demolition of the non-original extension and the punching through of a new window and doors. Otherwise, the key alterations to the front elevation are limited to four new doors. New roof light windows will also be introduced to the roof space in line with the side elevations. New double glazed timber sash and casement windows will generally be used throughout, together with new cast iron gutters and downpipes. The interior works, which will involve completely new floor plates, will be carried out to allow the creation of 12 x 2 and 3 bedroom flats.

The annexe building is in better overall condition, with roof alterations limited to repairs and making good with natural slate and terracotta decorative ridges to match the existing. As per the main building, new cast iron gutters and downpipes are to be used. Non-original extensions will also be removed and external finishes are to be made good with a new entrance created where a non-original stair is removed. The existing rear lean-to roof area will be infilled with materials matching the retained facades to provide additional ground floor accommodation. A small, new dormer will be introduced to the front elevation. This will assist with conversion of the building to 2 x 4 bedroom semi-detached villas.

The water tower building is a single storey structure although historical information suggests that it was taller, mimicking the main building's central tower. The applicant proposes to retain and refurbish the structure, re-creating the levels above to form a 3 bedroom dwelling in the style of the original tower.

The applications are supported by a raft of documentation including a Design and Access Statement, a condition survey of the listed buildings, a tree survey and arboricultural report, an ecological survey and costings justifying the provision of new build in relation to phased works to secure the long term future of the listed buildings. The applicant has set out the intended programme in the supporting documentation, noting that redevelopment of the listed buildings alone is not financially viable. The proposed programme is to demolish and remove all outbuildings and extensions not required; make the listed buildings safe and secure and mitigate any further damage; build the site infrastructure and the first 22 houses; before carrying out the full refurbishment of the listed buildings. It is expected to take 12-24 months for the refurbishment and this is to be completed prior to completion of the final 6 new build houses (49 are proposed in total). Construction works are expected to take 3½ years with sales lagging 6 months behind construction, thus completing the whole development within 4 years. It is explained that the current proposals are as a result of local demand and re-profiling the house types after extensive market research which has revealed a demand for smaller family houses.

DEVELOPMENT PLAN POLICIES

Clydeplan Strategic Development Plan

Policy 14 - Green Belt

In support of the Vision and Spatial Development Strategy, Local Authorities should:

- designate within Local Development Plans, the inner and outer boundaries of the Green Belt to ensure the objectives set out in paragraph 8.15 are achieved;
- collaborate to ensure consistency across Local Development Plan areas when defining or altering Green Belt boundaries.

Inverclyde Local Development Plan

Policy HER4 - Alteration, Extension and Demolition of Listed Buildings

There is a presumption in favour of the retention of listed buildings, and their demolition, in full or in part, will only be accepted after a full assessment of the importance and condition of the building has been undertaken. Proposals to alter, extend or demolish a listed building must respect the reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Scotland's SHEP and "Managing Change in the Historic Environment" guidance note series

Policy ENV2 - Assessing Development Proposals in the Green Belt and the Countryside

Development in the Green Belt will only be considered favourably in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer Policy INF1); or
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to Policy ECN6); or
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer Policies INF3 and INF7); or
- (d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to Policy RES7); and
- (e) it does not adversely impact on the natural and built heritage, and environmental resources;
- (f) it does not adversely impact on landscape character;
- (g) it does not adversely impact on prime quality agricultural land;
- (h) it does not adversely impact on peat land with a high value as a carbon store;
- (i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and
- (k) it has regard to Supplementary Guidance on Planning Application Advice Notes.

Policy ENV7 - Biodiversity

The protection and enhancement of biodiversity will be considered in the determination of planning applications, where appropriate. Planning permission will not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.

Inverclyde Council, in conjunction with its partners, will continue to develop habitat and species action plans through the approved Local Biodiversity Action Plan (LBAP) in order to manage and enhance the biodiversity of the Inverclyde area.

Policy RES3 - Residential Development Opportunities

Residential development will be encouraged and supported on the sites and indicative locations included in Schedule 6.1 and indicated on the Proposals Map. An annual audit of the housing land supply will monitor and review, and where necessary, augment the Effective Land Supply, to maintain a minimum five year's supply in accordance with the GCV SDP and SPP guidance.

Policy INF4 - Reducing Flood Risk

Development will not be acceptable where it is at risk of flooding, or increases flood risk elsewhere. There may be exceptions for infrastructure if a specific location is essential for operational reasons and the development is designed to operate in flood conditions and to have minimal impact on water flow and retention.

All developments at risk of flooding will require to be accompanied by a Flood Risk Assessment (FRA) and should include a freeboard allowance, use water resistant materials where appropriate and include suitable management measures and mitigation for any loss of flood storage capacity.

Policy INF5 - Sustainable Urban Drainage Systems

Proposed new development should be drained by appropriate Sustainable Urban Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition. Where the scheme is not to be adopted by Scottish Water, the developer should indicate how the scheme will be maintained in the long term.

Where more than one development drains into the same catchment a co-ordinated approach to SUDS provision should be taken where practicable.

Policy TRA2 - Sustainable Access

New major trip-generating developments will be directed to locations accessible by walking, cycling and public transport, and developers will be required to submit a transport assessment and a travel plan, if appropriate. Such developments will be required to recognise the needs of cyclists and pedestrians as well as access to public transport routes and hubs, and have regard to the Council's Core Paths Plan, where appropriate. Where development occurs which makes it necessary to close Core Paths and other safeguarded routes, provision of an alternative route will be required.

The Council will also support and seek to complete the Inverclyde Coastal Route with developers required to make appropriate provision when submitting planning applications. National Routes 75 and 753 of the National Cycle Network will also be protected.

Planning Application Advice Note (PAAN) 7 on "Window Replacement in Conservation Areas and in Listed Buildings" applies.

PROPOSED DEVELOPMENT PLAN POLICIES

Policy 8 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- be at significant risk of flooding;
- increase the level of flood risk elsewhere; and
- reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 14 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 16 - Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Policy 18 - New Housing Development

New housing development will be supported on the sites identified in Schedule 4, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Development Briefs for Housing Sites, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development. There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages which are brought forward under Policy 17 to be available for social rent. Supplementary Guidance will be prepared in respect of this requirement.

Policy 29 - Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of listed buildings will not be supported.

Policy 33 - Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- there are no alternative solutions;
- there are imperative reasons of overriding public interest, including those of a social or economic nature; or
- compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

Development affecting Protected Species will only be permitted where:

- it preserves public health or public safety or is for other imperative reasons of overriding public interest including those of a social or economic nature and has beneficial consequences of primary importance for the environment;
- there is no satisfactory alternative; and
- it maintains the species in a favourable conservation status.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance.

Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Proposed Planning Application Advice Note (PAAN) 7 on "Window Replacement in Conservation Areas and in Listed Buildings" applies.

CONSULTATIONS

Head of Environmental and Commercial Services – no objection subject to compliance with the following:

- Parking spaces shall be a minimum of 2.5m by 5m.
- The aisle within the car park at the main building shall be 6m wide.
- All roads in the site shall be a minimum of 5.5m wide and footpaths 2m wide.
- All roads shall have a gradient of 8% or less.
- A visibility splay of 2.4m by 43m by 1.05m shall be provided from the main access onto Blacksholm Road.

- The visitor parking spaces adjacent to plots 39 and 46 shall be formed at 90 degrees to the road - the new layout shall be submitted to the Roads Service for approval.
- Traffic calming shall be provided within the development to allow the promotion of a 20mph speed limit.
- The turning heads within the site do not appear to comply with the dimensions provided in the National Roads Development Guide - the applicant shall redesign the layout accordingly for approval by the Roads Service.
- A Road Construction Consent will be required for all new roads, footways and footpaths.
- A lighting and electrical design for adoptable areas will be required. A system of lighting shall be kept operational at all times within the existing public adopted areas.
- A field drain should be installed at the bottom of the slopes around the site to prevent any surface water flowing onto the road.
- Confirmation of connection to Scottish Water Network should be submitted for approval.
- A Road Bond will be required if building works are to be undertaken before roads are completed.
- The drainage strategy is acceptable subject to conditions addressing the containment of surface water within the site; surface water discharge being limited to that of greenfield run-off; a detailed drainage drawing being submitted for approval; detailed drainage design should be submitted for approval including the outfall to the river; a maintenance regime for the surface water should be submitted for approval.

It is noted that the existing accesses to the site will be closed to vehicular traffic, therefore a stopping up order is not required.

Greenspace Manager – the bat survey submitted by the applicant is acceptable.

Scottish Natural Heritage - the applicant should provide the following additional information:

- Clarification on the roost suitability of the structures;
- Dawn and dusk survey's in line with the Bat Conservation Trust (BCT) Good Practice Guidelines (2016) and appropriate to the roost suitability;
- A map showing the number of surveyors, surveyor locations and justification for any areas of no coverage in line with the BCT guidelines;
- Details of transect/automated surveys;
- An assessment of the hibernation potential on the site;
- Further survey of the four trees noted to have PRFs and likely to be affected by works or a clear statement that none of these trees will be affected;
- A species protection plan, if bats are found to be on site and likely to be affected by the proposals.

If planning permission is approved without this further information the applicant is at risk of being unable to make practical use of the planning permission, or the applicant committing an offence under protected species legislation.

Head of Safer and Inclusive Communities - no objections subject to conditions in respect of Japanese Knotweed, contaminated land, controls on external lighting, minimisation of noise disruption, isolation of lift mechanisms and sound insulation. Advisory notes are suggested in respect of site drainage, vermin and gull control, construction regulations, septic tanks and surface water controls.

Scottish Gas Networks – no objection.

Scottish Water - no objection. Advice and guidance is provided on making potential connections to Scottish Water plant and apparatus.

Scottish Environment Protection Agency West - no objection provided there is no detrimental impact on water quality.

Kilmacollm Community Council – support in principle the conversion and restoration of the buildings but object due to lack of information on timing of this versus the new build and the

potential impact on the roads in the area. A presentation by the developer on these points would be welcomed.

PUBLICITY

The application was advertised in the Edinburgh Gazette and Greenock Telegraph on 10th November 2017 as development affecting a listed building.

SITE NOTICES

A site notice was posted on 10th November 2017 for development affecting a listed building.

PUBLIC PARTICIPATION

Seven representations have been received, six object to the application and one supports. While the objectors present general support for the retention of the listed buildings, the points of objection may be summarised as follows:

- It is not clear why the conversion and new build applications are separate and not the one application.
- There is a lack of information regarding the timing of new build and conversions.
- Blacksholm Road and other connected roads are not suitable for the level of traffic which would be generated by this proposal as they are single track in places, with no footways and blind bends. This is a risk to people and horses.
- An alternative access to the site from the B788 should be considered.
- Lack of public transport means that everyone will use cars.
- Blacksholm Road already floods and further run off from the site will make this worse.
- There is a lack of adequate gas, water and sewerage facilities and concerns over capacity.
- There are concerns over maintenance of proposed SUDS facilities.
- Development may result in the loss of wildlife (buzzards, pheasants, bats and owls specifically mentioned).
- There is a lack of a full waste recycling service from the Council.
- Some of the existing site has been voluntarily maintained by neighbours for years and they should be gifted the land.
- There is concern this proposal will be supported to stop others around Kilmacolm.

The representation in support is from Kilmacolm Civic Trust, which has some reservations on pedestrian access to and from Kilmacolm and the proposed vehicle access point. The existing remote footpath is considered to be in a poor state and it requests the developer be required to upgrade the quality of the path. Establishing other pedestrian linkages is considered to be too dangerous. It also requests that an alternative access from the B788 be investigated.

ASSESSMENT

Section 25 of The Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. Accordingly the application must be assessed against the Clydeplan Strategic Development Plan and the adopted Inverclyde Local Development Plan, Planning Application Advice Note 7 on "Window Replacement in Conservation Areas and in Listed Buildings", and the Supplementary Guidance on "Enabling Development". It must also take into consideration the proposed Local Development Plan, proposed Planning Application Advice Note 7, Historic Environment Scotland's Policy Statement (which supersedes the SHEP) and "Managing Change in the Historic Environment" guidance notes on "Demolition", "Doorways", "External Walls", "Interiors", "Roofs" and "Windows", the impact on the architectural integrity and historic interest of the buildings, the consultee replies, public representations and the applicant's supporting information.

The relevant Development Plan policies consider the implications of development in the Green Belt, protection of the listed buildings, biodiversity, flood risk, drainage, sustainable transport and land contamination.

The principle of conversion of this listed building presents no conflict with the Green Belt policies. Development Plan Policy ENV2 of the adopted Local Development Plan and Policy 14 of the proposed Local Development Plan both support the appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds. As a listed building and being a former childrens' home this building matches the criteria. Both plans respond to Policy 14 of the Clydeplan Strategic Development Plan in identifying the Green Belt boundary and this proposal has no impact on this.



Balrossie House

Furthermore, Policy RES3 of the adopted Local Development Plan and Policy 18 of the proposed Local Development Plan identify the site as a housing development opportunity within the Green Belt. Schedule 6.1 to Policy RES3 and Schedule 4 to Policy 18 both identify an indicative capacity of 40 dwellings at this site, including a new build element. This application only concerns itself with the conversion of existing buildings, which at 12 proposed new flatted dwellings in the main building, 2 semi-detached villas in the annexe and one detached dwelling in the water tower is well within the overall anticipated site capacity.

Policy HER4 of the adopted Local Development Plan and Policy 29 of the proposed Local Development Plan are the key policies in consideration of the impact of the proposals on the listed building status. Policy HER4 presumes in favour of the retention of listed buildings. Proposals to alter, extend or demolish them must respect the reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Environment Scotland's Policy Statement and "Managing Change in the Historic Environment" guidance note series. Policy 29 addresses proposals for development affecting a listed building, including its setting, indicating that they are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use. Demolition of listed buildings will not be supported.

Historic Environment Scotland acknowledges in its Policy Statement that in assessing an application for planning permission for the conversion of a listed building, a planning authority is

required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. In this instance the most significant buildings are to be retained, with the extent of external modification to Balrossie House largely limited to the demolition of an extension and rear elevation alterations. The main alterations to the villa annexe are to the rear with a side elevation demolition. I am satisfied that the applicant has sensitively limited the number of interventions required to bring these two buildings back into use as residences. Substantial vertical enlargement is required to the water tower feature building to facilitate conversion to form a dwellinghouse, but the historical evidence suggests that this is an attempt to restore the building to close to its original exterior. I consider all the modifications will be in harmony with the character of the buildings, will largely preserve the architectural integrity and allow for their longer term retention to the benefit of the heritage of the area. I also note that there are no remaining internal features of merit that would be adversely affected by the proposals.



Annexe

Turning to the relevant Historic Environment Scotland guidance notes, although the “Demolition” guidance note is aimed at whole building demolitions, I am satisfied that the demolitions of non-original extensions and associated buildings of lesser importance are a positive development in respect of the architectural integrity of the main building, the annexe and their setting. There are no demolitions affecting the water tower.

Referring to guidance on “Doorways”, the original doorways in all three buildings are largely being respected. One opening is being closed on a side elevation of the main building but this is not to the detriment of the character. Changes are necessary to external walls and roofs to bring the buildings into habitable condition but I regard these as being sensitively handled with reference to the corresponding guidance notes. As noted earlier, little of the interior of the buildings remains intact either due to previous alterations or as a result of the effects of weathering and vandalism.

Finally, considering “Windows”, the guidance note accepts there will be circumstances where windows are beyond retrieval and require to be replaced. It specifies a number of matters to be addressed in their replacement. Adopted PAAN7 and proposed PAAN7 note that replacement windows should match the design of the original windows, should be painted to accord with the original colour, where appropriate glazing bars should match the original in position and size and that, if sash and case windows are used, the bottom sash should be capable of opening inwards. I note that most of the existing windows are boarded up and that those exposed have significantly weathered or been vandalised to the extent that they cannot be re-used. Where visible on the site, most of the original windows appear to be timber sliding sashes. I note that the applicant intends to refurbish the buildings generally with double glazed timber sash and

casement windows, which is acceptable. The detailing of these can be covered by condition but the replacement windows proposed are, in principle, largely in character with the buildings and in accordance with the guidance note on "Windows" and adopted and proposed PAAN7s.

I am also influenced by the consultation reply from Historic Environment Scotland to the associated listed building application 17/0038/LB. It indicates that this application is welcomed, particularly given the ongoing deterioration and vandalism that is occurring; the proposals do not raise historic environment issues of national significance; Historic Environment Scotland is happy to comment on further submissions; and that consideration on outstanding matters such as repair details and new fittings may be addressed by conditions.

Impacts of the proposed development on biodiversity are addressed by Policy ENV7 of the adopted Local Development Plan and Policy 33 of the proposed Local Development Plan. It is required that planning permission should not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation, with development minimising adverse impact on wildlife and designed to conserve and enhance biodiversity. Appropriate surveys have been carried out by the applicant and the results of the surveys and studies, showing no bats within the buildings, have been submitted to and accepted by the Council's Greenspace Manager. He advises that no further reference to SNH is required on the basis that the concerns have been met. I am therefore satisfied that there are no adverse implications for wildlife and therefore the terms of Policy ENV7 and Policy 33 have been addressed.

Policy INF4 of the adopted Local Development Plan and Policy 8 of the proposed Local Development Plan seek to reduce flood risk and manage flood risk respectively. Furthermore, Policy INF5 of the adopted Local Development Plan and Policy 9 of the proposed Local Development Plan address sustainable urban drainage systems, both requiring that surface water drainage is dealt with by sustainable means in accordance with Scottish Water's requirements and guidance. Supporting information provided by the applicant has been considered by the Scottish Environment Protection Agency (SEPA) and the Head of Environmental and Commercial Services. SEPA has no objection in principle subject to there being no detrimental impact on water quality; any concerns in this respect relate to the proposed package waste treatment plant to which the converted buildings will connect. There is an existing septic tank serving the established houses at Balrossie Drive. The replacement plant will serve the existing houses, the listed building conversions and the proposed new build enabling development, and it will connect into the existing site drainage outfall which discharges to Gryffe Water. The Head of Safer and Inclusive Communities is satisfied with the proposed arrangements subject to conditions. The Head of Environmental and Commercial Services is satisfied with the information which has been submitted to date in respect of drainage but requires that certain matters be reserved by condition. I have no objection to these approaches to dealing with outstanding matters. In view of the above I consider the terms of Policies INF4, INF5, 8 and 9 have been addressed. It should be noted that as the site is remote from the built-up area there is a lack of infrastructure other than the sewerage arrangements already addressed above. It is the responsibility of the applicant to ensure that adequate connections are made and contact is established with the appropriate utilities. If capacity is an issue then it will be for the applicant to fund any adaptations required to allow the development to proceed.

Policy TRA2 of the adopted Local Development Plan and Policy 10 of the proposed Local Development Plan both address sustainable access in terms of travel and transport, aiming to direct major trip-generating developments to locations accessible by walking, cycling and public transport. The policies also require developers to submit a transport assessment and a travel plan, if appropriate; the Head of Environmental and Commercial Services advises that a travel plan and transport assessment are not ordinarily required for residential developments and are not required in this instance. It is acknowledged that Blacksholm Road presently lacks dedicated pedestrian facilities but the applicant has shown remote footpaths within the site which allow good internal movement, one of which also directs pedestrians to the existing core path from Blacksholm Road to Kilmacolm. Although Kilmacolm Civic Trust requests the upgrade of this footpath it is not within the applicant's ownership and therefore an improvement cannot be secured by condition. It is also acknowledged that, being in a relatively remote location outwith the built-up area and not on a public transport route, there will inevitably be a high

dependency on the use of private transport. Ultimately it has to be considered if the relative lack of sustainable transport opportunities is of such material significance as to outweigh the benefits of bringing the listed buildings back into use thereby ensuring their retention in the interests of the cultural heritage. In common with decisions previously made for development of this site in the past, I consider that retention of the buildings outweighs the sustainable travel implications.

Policy 16 of the proposed Local Development Plan requires that development proposed on land that the Council considers to be potentially contaminated can only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures. To address this, the Head of Safer and Inclusive Communities requests conditions to control Japanese Knotweed and site contamination within the curtilage of the listed buildings.

Having considered the implications on the Green Belt, protection of the listed buildings, biodiversity, flood risk, drainage, sustainable transport and land contamination as required by the Development Plan, I consider that, on balance, the proposals accord with the Development Plan. It remains to be established, however, if there are any material considerations which suggest that planning permission should not be granted. In this respect I turn to the remaining consultation responses and points of objection not addressed above.

I note public concerns expressed about the capability of Blacksholm Road to handle the additional traffic likely to arise from this proposal and traffic management generally, however the Head of Environmental and Commercial Services has expressed no such concern. As the field to the south of the site is not fully within the applicant's ownership the possibility of a connection to the B788 is outwith the applicant's control, especially in respect of visibility splays, and the proposed access to the site has to be considered as submitted. The consultation responses from the Head of Environmental and Commercial Services and the Head of Safer and Inclusive Communities present no additional points to suggest that planning permission be refused. It should be noted that the consultation reply from the Head of Environmental and Commercial Services addressed all four linked applications and many of the matters raised in respect of this application relate more properly to applications 18/0076/IC and 18/0077/IC.

While I note the lack of a full waste recycling service for existing adjacent houses and the use of some of the land by neighbours over previous years, these are not considerations material to determination of the application. I also note concern over this proposal being considered in the context of other proposed developments around Kilmacolm but each application has to be treated on merit with reference to the Development Plan; regardless of proposals for residential development elsewhere in the Kilmacolm area, this is an identified housing site in the approved Local Development Plan.

I note the concerns of Kilmacolm Community Council on the timing of the conversions versus the new building provision. This is addressed in my assessment of the new build proposals under the assessment of applications 18/0076/IC and 18/0077/IC, also being reported to this meeting of the Planning Board. It suffices to say here that the timing of the new buildings will be controlled by condition.

I am therefore satisfied that there are no material considerations which suggest that planning permission should not be granted. I consider that the proposal should be supported but that conditions should be imposed to address some aspects of detailing of the proposed works.

RECOMMENDATION

That the application be granted, subject to the following conditions:

1. That no development shall commence until full details of the following works to Balrossie House, the villa annexe and the watertower have been submitted to and approved in writing by the Planning Authority in consultation with Historic Environment Scotland:
 - Stonework repairs/replacement
 - Roof repairs.

- Fenestration repairs/replacement.
 - Door repairs/replacement.
 - Guttering and downpipe repairs/replacement.
2. That no development shall commence until full details of the following works have been submitted to and approved in writing by the Planning Authority in consultation with Historic Environment Scotland:
 - Garden feature repairs/replacement.
 - Boundary repairs/replacement.
 - All hard and soft landscaping works.
 3. That no development shall commence on site until full details of a programme for the completion and maintenance of hard and soft landscaping works have been submitted to and approved in writing by the Planning Authority.
 4. That no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and agreed in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.
 5. That no dwelling shall be occupied until the footway, road and parking spaces serving the dwelling are completed to sealed base course level.
 6. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas.
 7. That all surface water originating within the site shall be intercepted within the site and the discharge shall be limited to that of greenfield run-off.
 8. That prior to the commencement of development a detailed drainage design drawing shall be submitted to and approved in writing by the Planning Authority and this shall include details of the outfall to the river.
 9. That prior to the commencement of development a maintenance regime for the surface water shall be submitted to and approved in writing by the Planning Authority.
 10. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
 11. That prior to the commencement of construction, a full and detailed description of the sewage treatment facility which will service the proposed development of the former Balrossie home shall be submitted to and approved by the Planning Authority. The description must include a calculation of the estimated throughput, the type of treatment being undertaken, details of any discharge, its location and rate and a scale plan of the facility.
 12. That none of the dwellings hereby permitted shall be occupied until the sewage treatment facility approved in terms of condition 11 above becomes operational.
 13. That the applicant shall ensure that no works within the application site interrupt the service provisions to the adjacent existing houses on Balrossie Drive at any point during construction operations.

14. That the recommendations in the Bat Hibernation Survey by Stone's Wildlife Management dated 25th January-10th March 2018 shall be implemented in full.

Reasons

1. To ensure that the detailed works reflect the design and character of the existing listed buildings.
2. To ensure that the works within the curtilage of the listed buildings reflects the design and character of the buildings.
3. To ensure that landscaping works within the curtilage of the listed buildings are maintained to reflect the design and character of the buildings.
4. To allow for archaeological monitoring of any and all ground breaking work associated with the proposed development in the interests of antiquity.
5. To ensure the provision of adequate traffic and pedestrian facilities.
6. To control runoff from the site to reduce the risk of flooding.
7. To control runoff from the site to reduce the risk of flooding.
8. To control runoff from the site to reduce the risk of flooding.
9. To ensure that the site remains clear of flooding in the longer term.
10. To ensure adequate service connections can be achieved.
11. To ensure the provision of adequate sewerage arrangements.
12. To ensure the provision of adequate sewerage arrangements.
13. In the interests of amenity of adjacent residents.
14. In the interests of nature conservation.

Stuart Jamieson
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Ashman on 01475 712416.