

Report To: The Planning Board

Date: 6 September 2023

**Report By: Director
Environmental and Regeneration**

**Report No: 23/0053/IC
Local Application
Development**

Contact Officer: Carrie Main

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**Subject: Proposed erection of detached dwelling house within the grounds of the Bell House (planning permission in principle) at
The Bell House, Langhouse Road, Inverkip**



The application site is marked in blue hatching

SUMMARY

- The proposal is acceptable when assessed against the Development Plan, which comprises: National Planning Framework 4; the 2019 adopted Inverclyde Local Development Plan; and the 2021 proposed Inverclyde Local Development Plan.
- 1 representation has been received objecting to the proposal.
- The consultation responses present no impediment to the principle of development.
- The recommendation is to GRANT PLANNING PERMISSION IN PRINCIPLE SUBJECT TO CONDITIONS.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=RR7C3KIMFOO00>

SITE DESCRIPTION

The application site is located on the south-western side and at the end of Langhouse Road approximately 800m to the south-east of Inverkip. The identified application site extends to approximately 1608sqm.

The site is located in the Green Belt and is situated within an elevated landscape with views over the countryside and the River Clyde. The site forms a relatively level platform where the old concrete foundations, which form a 'U' shape, remain on the site. The site is overgrown with grass and is unbounded and visible from Langhouse Road.

The site forms part of the grounds of the adjacent two-storey 1960's brick-built residential dwelling known as "The Bell House", which lies approximately 25m to the south-east of the site. The site sits on a slightly lower elevation to the Bell House, separated from it by an intervening access lane/footpath to the immediate east of the site, as well as by vegetation cover, including trees and foliage.

An access lane also lies to the immediate north of the site which provides access to the adjacent stables to the north-west of the site. Beyond this, again at a lower elevation, approximately 30m to the north of the site, several residential dwellings comprising of The Langhouse and the more contemporary development of Langhouse Mews. The conversion of The Langhouse into 2 dwellings and the construction of 11 houses within the walled garden, tennis court and field were granted planning permission and listed building consent in 2005 under applications IC/04/284 and LB/04/020 respectively.

Langhouse Road also serves four adjacent cottages, which front onto and are accessed from Langhouse Road as well as The Bell House. Although the site and immediate surrounding area is in the Green Belt there are a small collection of other houses in the immediate vicinity of various styles and finishes. Langhouse Road is a narrow access road with a bridge over the Daff Burn. It also passes under the railway line before opening out within Inverkip itself.

To the south-west and north-east the site is surrounded by fields and open countryside. The designated Square Wood Local Nature Conservation Site (LNCS) is located to the north-east of the site, designated under Policies 33 of the adopted and proposed Inverclyde Local Development Plan.

PROPOSAL

Planning permission in principle is sought for the erection of a detached dwellinghouse on the site. As this is an application for planning permission in principle no details of the proposed house have been given, such as position of the proposed house within the site, the number of storeys, overall height, elevations and materials. The indicative proposed access into the site is shown at the north-east corner, adjacent to Langhouse Road.

Information accompanying the application within the Planning Statement indicates that the site is brownfield land which was once within the grounds of the Langhouse Manor House, built in 1705. A building existed on the site in the 1960s and has since been demolished leaving the old foundations in place. It is further described a clear 'gap-site' between the Bell House and neighbouring residential properties.

NATIONAL PLANNING FRAMEWORK 4

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan

Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1 - Tackling the climate and nature crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2 - Climate mitigation and adaptation

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Policy 8 - Green Belts

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

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation 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, or retired workers where there is no suitable alternative accommodation available;
- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes.

and

ii) the following requirements are met:

reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;

- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- 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; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy 9 - Brownfield, vacant and derelict land and empty buildings

- a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.
- b) Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.
- c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.
- d) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Policy 13 - Sustainable Transport

- b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:
 - i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
 - ii. Will be accessible by public transport, ideally supporting the use of existing services;
 - iii. Integrate transport modes;
 - iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
 - v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
 - vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles; Part 2 – National Planning Policy
 - vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
 - viii. Adequately mitigate any impact on local public access routes.

Policy 14 - Design, quality and place

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

- c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 15 - Local living and 20-minute neighbourhoods

Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16 - Quality Homes

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
- i. meeting local housing requirements, including affordable homes;
 - ii. providing or enhancing local infrastructure, facilities and services; and
 - iii. improving the residential amenity of the surrounding area.
- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
- i. self-provided homes;
 - ii. accessible, adaptable and wheelchair accessible homes;
 - iii. build to rent;
 - iv. affordable homes;
 - v. a range of size of homes such as those for larger families;
 - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
 - vii. homes for people undertaking further and higher education; and
 - viii. homes for other specialist
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
- i. the proposal is supported by an agreed timescale for build-out; and
 - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
 - iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

Policy 17 - Rural Homes

- a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:
- i. is on a site allocated for housing within the LDP;

- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
 - iii. reuses a redundant or unused building;
 - iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
 - vi. is for a single home for the retirement succession of a viable farm holding;
 - vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
 - viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.
- b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.
- c) Development proposals for new homes in remote rural areas will be supported where the proposal:
- i. supports and sustains existing fragile communities;
 - ii. supports identified local housing outcomes; and
 - iii. is suitable in terms of location, access, and environmental impact.
- d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:
- i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to its rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

Policy 29 - Rural Development

- a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:
- i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
 - ii. diversification of existing businesses;
 - iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
 - iv. essential community services;
 - v. essential infrastructure;
 - vi. reuse of a redundant or unused building;
 - vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
 - ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
 - x. improvement or restoration of the natural environment.
- b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.
- c) Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal:
- i. will support local employment;
 - ii. supports and sustains existing communities, for example through provision of digital infrastructure; and

- iii. is suitable in terms of location, access, siting, design and environmental impact.
- d) Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal:
 - i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to their rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

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:

- a be at significant risk of flooding; (i.e. within the 1 in 200 year design envelope);
- b increase the level of flood risk elsewhere; and
- c 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 during construction and once completed 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:

- a 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
- b 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 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

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 site can be made suitable for the proposed use.

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:

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

In such cases, the Scottish Ministers must be notified.

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

When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

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. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment.

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.

Policy 34 - Trees, Woodland and Forestry

The Council supports the retention of ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a it can be clearly demonstrated that the development cannot be achieved without removal;
- b the public benefits of the proposal outweigh the loss of trees/hedgerows; and
- c compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council. This will also cover the protection of ancient woodlands and the management and protection of existing and new trees during and after the construction phase.

Proposals for new forestry/woodland planting will be assessed with regard to the Supplementary Guidance to be prepared in association with the Clydeplan Strategic Development Plan, and the UK Forestry Standard.

Policy 36 - Delivering Green Infrastructure Through New Development

The Council supports the integration of green infrastructure into new development and will require green infrastructure to be provided in association with new development in accordance with the relevant Supplementary Guidance.

Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

PROPOSED 2021 DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 9 - 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:

- o be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- o increase the level of flood risk elsewhere; and
- o reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood risk management 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 resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Policy 10 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed 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 4th 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, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 - Promoting Sustainable and Active Travel

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

- o provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- o 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 national, regional and 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; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters

Policy 12 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network.

Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards.

Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 - 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) within the curtilage of an existing use, which 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. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 16 - Soils

Development on prime agricultural land will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils.

Where peat and carbon rich soils are present on an application site, a depth survey must be undertaken which demonstrates that areas of deep peat have been avoided as far as is possible. A peat management plan must also be produced, detailing mitigation measures which demonstrate that the unnecessary disturbance, degradation or erosion of peat will be avoided. It will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational

phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Policy 17 - Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

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 are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 - Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, 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 Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 - Individual and Small-Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;

- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 34 - Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Policy 35 - Trees, Woodland and Forestry

The Council supports the retention of trees, including ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a) it can be clearly demonstrated that the development cannot be achieved without removal; or
- b) the public benefits of the proposal outweigh the loss of trees/hedgerows; and
- c) compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council.

Proposals for new forestry/woodland planting will be assessed with regard to the policies of this Plan and the Forestry and Woodland Strategy for the Glasgow City Region

Policy 37 - Delivering Green Infrastructure Through New Development

Green infrastructure provision should be informed by an appraisal of the existing natural features and eco systems services on and in close proximity to the proposed development site and fully incorporated into the wider design process at an early stage, in line with the approach to be set out in the Supplementary Guidance on Green Infrastructure.

Development proposals are required to provide open space in line with the standards to be set out in Supplementary Guidance on Green Infrastructure. The Supplementary Guidance will also set out circumstances under which off-site provision or a developer contribution towards green infrastructure will be provided.

Where opportunities exist, development proposals will be required to provide new paths linking to the active travel network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Development proposals are required to demonstrate how naturalised features will be incorporated into SuDS provision, in order to provide additional benefits such as habitat creation and open space. Where a Suds proposal forms part of open space provision, it should be made safe and accessible.

The Supplementary Guidance on Green Infrastructure will set out how biodiversity enhancement can be incorporated into new developments, and the circumstances in which provision will be expected.

Green infrastructure proposals should be supported by information on how long term management will be achieved, including maintenance requirements, who will be responsible for meeting these requirements, and how they will be funded.

Draft Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Draft Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Draft Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

CONSULTATIONS

Head of Service - Roads and Transportation – advises the following:

1. Parking should be provided in accordance with the National Guidelines:

1 bedroom	1 parking space
2-3 bedrooms	2 parking spaces
4 bedrooms	3 parking spaces

2. The minimum dimensions of the driveway should be 3m wide by 6.0m long per parking space. There should also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.
3. Driveway/ access should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%.

4. The applicant shall demonstrate that they can achieve a visibility splay of 2.4m x 43.0m x 1.05m from the accesses on to Langhouse Road. This shall be agreed with Roads Service.
5. All surface water run-off is to be contained within the site and be limited to that of greenfield run-off.

Head of Public Protection: advises the following:

Recommended conditions on any grant of planning permission relating to: Japanese Knotweed; land contamination; containers to store waste; external lighting and construction works and times to minimise noise disruption.

Also notes: that the site is indicated within an Radon Affected Area mapping (updated December 2022) and a radon risk report should be obtained from Radon UK (https://www.ukradon.org/services/address_search – £3.90). This report will provide more detailed information and guidance on any further action required.

Recommends advisory notes relating to site drainage, construction regulations, surface water, design and construction of buildings to deter gulls and electric vehicle charging points be placed on any grant consent.

PUBLICITY

The application was advertised in the Greenock Telegraph on 24th March 2023 as there is no premises on neighbouring land and the proposal is contrary to the development plan.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. One representation was received objecting to the proposal stating that the foundations shown on the OS map that is proposed to be a foundation of a previous building are the typical shape of a chicken house.

ASSESSMENT

The material considerations in determination of this application are: National Planning Framework 4 (NPF4); the 2019 adopted Inverclyde Local Development Plan (LDP); the 2021 proposed Inverclyde Local Development Plan; the adopted and draft Planning Application Advice Notes (PAAN) 2 on "Single Plot Residential Development"; the adopted and draft Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development"; the adopted and draft Planning Application Advice Note (PAAN) 8 on "Siting and Design of New Houses in the Countryside"; the consultation replies; and the planning application history of the site.

National Planning Framework 4 (NPF4) sets out a long-term spatial strategy with a comprehensive set of national planning policies to form part of the statutory development plan. As per the Chief Planner letter issued in relation to the "Transitional Arrangements for National Planning Framework 4", dated 8th February 2023, in applying NPF4 policies it is stated that in the event of any incompatibility between the provision of NPF4 and the provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 Section 24(3)). NPF4 has been adopted most recently in February 2023 and takes primacy over the adopted Inverclyde Local Development. Conflicts between policies are to be expected. Factors for and against development will be weighed up in the balance of planning judgement.

NPF 4 supports sustainable, liveable and productive places. Sustainable development on brownfield land, where compact urban growth and the sensitive growth and diversification of sustainable rural areas is encouraged. Development should be aligned with the principles of local living to make productive use of existing buildings, places, infrastructure and services. Development in sustainable and accessible locations should be well-designed, energy efficient and good quality to contribute to the overall creation of successful and sustainable places.

NPF4 Policies 1, 2, 8, 9, 13, 14, 15, 16, 17 and 29 are of most relevance to this proposal. Policies 1 and 2 support development that addresses the global climate emergency and nature crisis and where emissions from development are minimised. Policy 8 ensures that development is directed to the right place, prevents unsustainable growth, and protects and enhances the character, landscape setting and identity of settlements. Policy 9 encourages to reuse of brownfield land to help reduce the need for greenfield development and the development of derelict buildings or spaces to improve wellbeing and to transform our places. Policy 13 encourages development in locations which support sustainable travel. Policy 14 supports development which is are consistent with the six qualities of successful places in delivering healthy, pleasant, distinctive, connected, sustainable and adaptable places. Policy 15 facilitates the creation of compact neighbourhoods planned together with new homes which offer high-quality, accessible, mixed-use development which supports the health and wellbeing of communities. Policy 16 encourages high quality, affordable, sustainable homes in the right locations which provides choice across all tenures that meet the diverse housing needs of people and communities. Policy 17 facilities the delivery of more high-quality, affordable, and sustainable rural homes in the right locations, to support rural communities and that are linked with service provision. The distinctive character, sense of place and natural and cultural assets or rural areas must be safeguarded and enhanced. Policy 29 likewise, supports a balanced and sustainable rural population which encourages growth and diversification without detracting from the distinctive character, natural assets and cultural heritage.

The application site is located in the Green Belt under both the adopted and proposed Inverclyde Local Development Plans, as defined by Policy 14 of the adopted LDP and Policies 15 and 19 of the proposed LDP. Policy 8 of NPF4 refers to Green Belts designated within the LDP. Each of these policies indicate that development will only be permitted if it is associated with a specific locational requirement to justify their location within the green belt, with a number of appropriate circumstances outlined within the criteria including agriculture, horticulture, woodland or forestry; a tourism or recreational use that requires a countryside location; infrastructure with a specific locational need; 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 intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form and one-for-one replacements of existing permanent homes. These policies further add that in addition to a specific locational requirement, justification should be provided as to why a green belt location is essential and not an alternative site outwith the green belt; that the purpose of the green belt is not undermined; that the proposal is compatible with the surrounding established countryside and landscape character and that the proposal is of appropriate scale and appearance to minimise visual impact on the green belt and where there are no significant long-term impact on the environmental quality of the green belt. Policy 15 of the proposed LDP is similarly worded. The proposal does not meet any of these criteria for specific locational requirement and therefore does not fully comply with these policies.

Furthermore, Policy 19 of the proposed LDP reinforces Policy 15 with more specific regard to individual and small-scale housing proposals in the Green Belt. This policy sets out additional criteria in respect of small-scale development. Criterion (d) relates to the sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building. The proposed development is a new residential dwelling in its own right and cannot therefore be considered ancillary. None of these criteria are therefore applicable to this proposal and it therefore additionally presents a departure from Policy 19 of the proposed LDP.

Policy 18 of the proposed LDP further defines that if additional land is required for housing development, the Council will consider proposals with regard to policies applicable to the site and

further criteria. The applicant does make reference to the site being brownfield, with criterion (a) of the policy being specific in that it identifies a strong preference for appropriate brownfield sites within the identified settlement boundaries. The proposal is not within one of the settlement boundaries recognised by the LDPs and therefore cannot be supported solely on the grounds that it is a brownfield site. Criterion (c) supports proposals for sustainable development. Whilst it is acknowledged that the site is outwith the settlement boundary and therefore not identified as land for housing in the spatial strategy of the LDPs consideration of the principles and policies of NPF4 must be taken into account to determine whether development of this brownfield site, for a single house, close to Inverkip Village would constitute sustainable development.

The site is located approximately 1 mile and a 20-minute walk from the Main Street of Inverkip where local services and facilities exist. Development at this location is therefore considered to contribute to local living and a '20-minute neighbourhood' under Policy 15 of NPF4.

In considering the existing settlement pattern, it is acknowledged that although in the Green Belt, several residential properties lie within close proximity to the site. This lessens any resultant isolated or sporadic development into the wider Green Belt. The site is therefore considered compatible with the surrounding land uses. It is also considered to be generally compatible with the surrounding built form in terms of location and plot size. For these reasons, it is not considered that the principle of a single house development at this site would cause any significant change to the character, sense of place, landscape of this rural area. The details of the proposed house, ratio of building to garden ground, building lines, form and design, etc. will be assessed in greater detail in the assessment of any subsequent application for the Approval of Matters or full planning permission.



View from Langhouse Road, at the north-eastern corner of the site, at the proposed site access

Policy 17 of NPF4 supports rural housing supports development proposals for new homes in rural areas where the development is suitably scaled, sited and designed to be in keeping with the character of the area. Policy 1 of both LDPs, alongside Policy 14 of NPF4 will be relevant in determining whether the proposal would reflect local architecture and urban form and retain locally distinct built or natural features without any adverse implications to amenity, landscape and natural and cultural assets. Both the adopted and draft PAAN2, 3 and 8 in provide design guidance. These matters would be more appropriately addressed under any subsequent detailed application.

Development proposals for the reuse of brownfield land is supported where the reuse is sustainable, and the biodiversity value of brownfield land which has naturalised should also be taken into account under Policy 9 of NPF4. Policy 17 of the proposed LDP similarly offers support for bringing brownfield sites back into beneficial use, albeit it specifies this as brownfield sites within the urban area. Policy 17 (ii) of NPF4 further supports development where brownfield land is reused where a return to a natural state has not or will not happen without intervention. The site is brownfield and given its accessible location close to the centre of Inverkip and to the settlement boundary it can be considered as being sustainable. Whilst the site has naturalised to a limited extent, as it is overgrown with grass, the concrete foundations from a previous building still exist on the site and it is therefore accepted that the return of the site to a natural state will not happen without intervention.

I note the vegetation and tree cover at the site boundaries, which are of landscape value and provide screening to the surrounding vicinity and residential developments. However, it is acknowledged that the site has no natural heritage or landscape designations. I am therefore content that the development would not present any significant adverse implications to the biodiversity, ecological value which would merit the refusal of planning permission. The applicants should however establish whether protected species are present, how they may be affected and how any development is to mitigate impacts and safeguard green network infrastructure. The enhancement and retention of the sites and surrounding natural features and characteristics should also be understood and addressed carefully within any detailed design and application to comply with Policies 33, 34 and 26 of the adopted LDP and Policies 34, 35 and 37 of the proposed LDP.



View of the site from its south-western corner

A proposed residential property at this rural location is considered to provide a new home which promotes diversity and choice in the housing stock, adaptable to changing and diverse needs, with general compliance with criterion (c) of Policy 16 of NPF4 in ensuring the provision of quality homes. It is further noted that within criterion (f) that development for new homes on land not allocated for housing in the LDP will only be supported in circumstances where the proposal is supported by an agreed timescale for build-out; and the proposal is otherwise consistent with the plan strategy and other relevant policies including 20-minute neighbourhoods and that the proposal is consistent with the rural homes policy (Policy 17). Policy 17 supports new homes in rural areas which contribute towards local living and take into account detailed local housing needs (including affordable housing),

economic considerations and the transport needs of the development as appropriate for the rural location. New homes should be designed to high standard, respond to its rural location, and be designed to minimise greenhouse gas emission as far as possible.

The development is considered to contribute positively to local living and the local economy through provision of local employment during construction, to enhance the viability of Inverkip, to support the modest and sympathetic growth and diversification of this existing small rural residential community and to subject to detailed design has the potential to improve the amenity of the site and reuse a sustainably located, brownfield site, in general compliance with the principle of Policies 17 and 29 of NPF4. In relation to transport needs, given the small scale of the proposal, as a one house development, no specific transport requirements are considered necessary in this instance, as it is considered that the existing transport network will be able to cope sufficiently with the proposed development in providing links to local facilities via sustainable transport modes, including walking, wheeling, or cycling. This was confirmed following consultation with the Head of Service - Roads and Transportation who offers no objection or further requirements to this proposal in principle. Further comments were provided in respect of suitable visibility of any site access, parking provision, driveway gradient and surface water flooding and drainage provision to meet the terms of Policies 10 and 11 of the adopted LDP and Policies 9 and 10 of 11 of the LDP alongside Policy 13 of NPF4. These requirements can be addressed as part of the detail of development.

In further addressing the design and specifically minimising greenhouse gas emissions, Policy 6 of both the adopted and proposed LDPs seeks to ensure that all new buildings are energy efficient and that at least 15% and 20% respectively of the carbon dioxide emissions standard (rising to at least 25% by the end of 2025 respectively) reduction set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. If planning permission in principle were granted the requirement for low and zero carbon generating technologies can be addressed by a planning condition with the details submitted for further approval. The provision of electric vehicle charging facilities, which would be one trickle charging point in this instance, can also be addressed by a planning condition to comply with the terms of Policy 10 of the adopted LDP, Policy 11 of the proposed LDP and Policy 13 of NPF4.

Policy 9 of the adopted Local Development Plan and Policy 10 of the proposed Local Development Plan require that where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system or where such a connection is not feasible, a temporary wastewater drainage system can be supported if, i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contribution, and ii) the design of, and maintenance arrangements for the temporary system meets the requirements of SEPA, Scottish Water and Inverclyde Council as appropriate. It is also the case that 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. The specified details of the proposed drainage have not been submitted with this application. Notwithstanding, it is expected that the development will require appropriate drainage. If planning permission in principle is granted the drainage proposals can be addressed by a planning condition with the details being submitted for further approval.

Contaminated land is addressed under Policies 16 of the adopted and proposed LDPs. In this regard I am principally guided by the Head of Public Protection who following consultation offers no objection the principle of the proposal and has recommended conditions relating to contaminated land and the detailed specification and location of waste containers which will require to be addressed by a detailed application. Other matters relating to external lighting, any noise or disruption during construction is addressed by the Head of Public Protection (Environmental Health) via separate legislation and is not relevant in the assessment and determination of any planning application.

With regard to the objection received, which states that the foundations of the previous building are the typical shape of a chicken house. Whilst I recognise that a building previously existed on the site and recognise that there is a strong likelihood that it may have been an outbuilding ancillary to The Bell House or nearby development no specification or evidence of what the previous building was or

used for has been provided. Nonetheless, this does not alter my assessment of the proposal against the relevant policies, being development on a brownfield, previously developed, site.

Overall conclusion

It is clear that from the assessment against the relevant policy context that disparity and conflict exist between policies of the NPF4 and the policies of the adopted and proposed Inverclyde Local Development Plan. As mentioned above, as NPF4 was adopted more recently than the Inverclyde Local Development Plan its policies prevail and, in any case, the proposal must be weighed up in balance of planning judgement. In this instance the principle of the proposed development is not wholly supported by the development plan (both NPF4 and the Inverclyde LDP). Within NPF4, it does not comply fully with the terms of Policy 8, as there is no specific locational requirement to justify the location of the proposed house in the Green Belt. No specific location requirement is also the reason for departure from both the adopted Inverclyde LDP under Policy 14 and proposed Inverclyde LDP, under Policies 15 and 19. In weighing up this departure against the full assessment of all relevant policies which make up the development plan, it is considered that on balance, the proposal forms an acceptable departure. In summary, the principle of the development does not undermine the purpose of the green belt; is compatible with the surrounding character of the area and it is not considered that there will be significant long-term impacts on the environmental quality of the green belt. The proposal would contribute to local living and a 20-minute neighbourhood, presents an opportunity to provide a quality rural home, improve the amenity of the area, support an existing rural community, and enable reuse of an accessible and sustainable brownfield site without any adverse implications to the distinctive character of the area, sense of place, landscape, natural or cultural assets of the area. Whilst these matters are subject to detailed design, I am content that the terms of the policies and design guidance are achievable in principle by a single house development on the site. For these reasons, it can be concluded that the proposed development is on balance in overall in compliance with the Development Plan. There are no other material considerations which would warrant the refusal of planning permission. The proposed development therefore merits the conditional approval of planning permission in principle.

RECOMMENDATION

That planning permission in principle be granted subject to the following conditions:

1. The development to which this planning permission in principle relates must be begun within 5 years from the date of this permission.
2. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of the proposed dwellinghouse, any ancillary building, means of access, parking areas and any vehicular turning areas.
3. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed floor plans and elevations of the proposed dwellinghouse and shall show dimensions as well as the type and colour of all external materials.
4. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the type and colour of all hard surfacing materials to be used on both driveways and hardstanding areas.
5. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed ground levels throughout the site and proposed finished floor levels of the

proposed dwellinghouse and garage in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point.

6. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to all walls (including any retaining walls) and fences to be erected on site.
7. Development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the details of surface water management and Sustainable Urban Drainage Systems proposals. For the avoidance of doubt the surface water management for the proposed development shall be contained/attenuated within the site before discharging to the public system and shall be restricted to greenfield runoff rates.
8. For the avoidance of doubt the applications submitted in relation to conditions 2 and 3 above shall allow for the following:
 - a) Parking should be provided in accordance with the National Guidelines:

1 parking space for a 1 bedroom house;
2 parking spaces for a 2 or 3 bedroom house;
3 parking spaces for a 4 bedroom house.

Note: for a proposed garage to be counted as a parking space, it must be a minimum of 3.0m by 7.0m.
 - b) The minimum dimensions of the driveways shall be 3m wide by 6.0m long per parking space. There shall also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.
 - c) Driveway/ access should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%.
 - d) The applicant shall demonstrate that they can achieve a visibility splay of 2.4m x 43.0m x 1.05m from the accesses on to Langhouse Road. This shall be agreed with Roads Service.
 - e) All surface water run-off is to be contained within the site and be limited to that of greenfield run-off.
9. Development shall not commence until an application for approval of matters has been submitted to and approved in writing by the Planning Authority relating to the proposed landscaping/planting at the site. Details of the scheme shall include (as appropriate):
 - i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
 - ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
 - iii) The phasing/timescale for carrying out these works.

Thereafter the matters that are approved shall be implemented in their approved form in the first planting season following completion of the dwellinghouse.

10. Prior to the commencement of development, confirmation of connection to Scottish Water's Network shall be submitted to and approved in writing by the Planning Authority.
11. For the avoidance of doubt the dwellinghouse shall be designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met

through the installation and operation of low and zero carbon generating technologies (rising to at least 25% by the end of 2025). Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in the dwellinghouse. Thereafter the approved low and zero carbon generating technologies shall be implemented in their approved form before the occupation of the dwellinghouse.

12. For the avoidance of doubt the dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority relating to the proposed Electric Vehicle Charging Point. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of the dwellinghouse.
13. Development shall not commence until details/plans of the bin stores/containers to be used to store waste materials and recyclable materials at the dwellinghouse as well as details of the areas where such containers are to be located have been submitted to and approved in writing by the Planning Authority. Following approval, the bin stores/containers shall be implemented by first occupation of the dwellinghouse.
14. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
15. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
16. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.
17. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reasons:

1. To ensure that the matters referred to are given full consideration and to accord with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
2. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

3. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
4. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
5. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
6. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
7. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
8. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
9. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
10. To ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime.
11. To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.
12. In the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.
13. To ensure the development is acceptable in appearance.
14. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
15. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
16. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
17. To ensure that all contamination issues are recorded and dealt with appropriately.

Mr Stuart W Jamieson
Director
Environment and Regeneration