

Report To: The Planning Board

Date: 3 April 2024

Report By: Director, Environment and Regeneration

Report No: 23/0228/IC

Local Application Development

Contact Officer: Maria Porch

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Subject: Erection of 18 one-bedroom flats following demolition of existing buildings (planning permission in principle) at 14 West Glen Road, Kilmacolm



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SUMMARY

- The proposal complies with the relevant policies of National Planning Framework 4, the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan.
- Consultation responses present no impediment to development.

- Seven objections have been received relating to: a lack of detail on the proposals being provided; daylight; overlooking; traffic and parking; access; trees; and the requirement for development of this type.
- The recommendation is to GRANT PLANNING PERMISSION IN PRINCIPLE subject to conditions and the conclusion of a Section 75 Legal Agreement relating to the provision of affordable housing within the development.

Drawings may be viewed at: [23/0228/IC | Erection of 18 one bedroom flats following demolition of existing buildings \(planning permission in principle\) | 14 West Glen Road Kilmacolm PA13 4BY \(inverclyde.gov.uk\)](#)

SITE DESCRIPTION

The application site comprises a triangular shaped area of land and currently has a block of two storey cottage flats positioned at the north-west corner of the site. Within the central part of the site there is a two storey workshop building. Towards the site frontage there is a single storey outbuilding, associated with the existing flats. The site area is approximately 0.26 hectares and slopes downwards from West Glen Road to the rear portion of the site off Glenburn Lane.

Boundary treatments include a stone wall at the south-west boundary of the site and a mixed variety of mature planting to the remainder of the west boundary, apart from the existing access point into the site which is fenced. Metal wire panels exist to the site frontage, providing a degree of security and to the eastern boundary, which is an elevated plot, there is a 2m high stone wall. The rear boundary has sporadic planting.

There are two semi-detached houses and their grounds to the east; a block of cottage flats of similar design to that in the application site to the south-west; a three storey block of flats to the west; and two storey houses at the rear. There is a playground opposite the application site to the north.

PROPOSAL

Planning permission in principle is sought for the erection of 18 one-bedroom flats. All of the existing buildings on the site are to be demolished to accommodate the proposed development.

A proposed site plan has been submitted indicating the proposed flats are to be in three separate blocks. Two of the blocks are indicated as being at the north part of the site parallel to West Glen Road and the other block at the central south part of the site and aligned in a general north to south direction. Vehicular access is indicated as being from Glenburn Lane, with twenty one parking spaces shown. The parking spaces are split between the rear of the blocks parallel to West Glen Road and to the south of the other block.

The site plan also indicates landscaping to the north, east and south of the site, as well as between the northernmost blocks and the southern block. No details are provided with regard to formal boundary treatments, although three trees currently within the site boundary are not included on the site plan. Five of the trees currently on the south-east boundary of the site are indicated as being retained.

DEVELOPMENT PLAN POLICIES

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

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

Policy 2

- 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 9

- 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.
- 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.

Policy 12

- c) Development proposals that are likely to generate waste when operational, including residential, commercial and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including: i. provision to maximise waste reduction and waste separation at source, and ii. measures to minimise the cross contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.

Policy 14

- 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.

iii. that build in resilience to the effects of climate change and where appropriate incorporate blue and green infrastructure and nature rich habitats (such as natural planting or water systems).

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;

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 15

a) 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

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 groups such as service personnel.

e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:

- i. a higher contribution is justified by evidence of need, or
- ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes.

The contribution is to be provided in accordance with local policy or guidance.

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 22

a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:

iii. redevelopment of an existing building or site for an equal or less vulnerable use; or.

iv. redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice.

d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.

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 and assessing development proposals, consideration must be given to the factors set out in Figure 3 and demonstrated in a design-led approach. 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 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 7 – Waste Reduction and Management

Proposals for waste management facilities will be supported where they: a) Support the national Zero Waste Plan and promote the waste hierarchy; b) Enable the management of waste closer to where it arises; c) Avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and d) Avoid significant adverse impact on historic buildings and places and the green network and our natural and open spaces.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

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 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.

Adopted Planning Application Advice Note 3 on “Private and Public Open Space Provision in New Residential Development” applies.

Proposed 2021 Inverclyde 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 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 Supplementary Guidance.

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 7 - Waste Reduction and Management

Proposals for waste management facilities will be supported where they:

- a) support the national Zero Waste Plan and promote the waste hierarchy;
- b) enable the management of waste closer to where it arises;
- c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) avoid significant adverse impact on the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

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: 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 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.

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:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) 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:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, links to the wider walking, cycling network and public transport 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 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 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 through 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:
BUILDINGS

- 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 20 – Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Draft Planning Application Advice Note 3 on "Private and Public Open Space Provision in New Residential Development" applies.

CONSULTATIONS

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

- Parking should be provided in accordance with the National Guidelines based on the number of bedrooms per residential unit and visitor parking should be provided at 0.25 spaces per dwelling (unallocated).
- The parking spaces within car parks should be a minimum of 2.5m by 5.0m with a minimum aisle spacing of 6.0m. A 1m asphalt strip should be provided at the end of the aisles to allow vehicles to turn at the end.
- The roads within the site shall be a minimum of 4.8m wide and have a gradient of 8% or less. The applicant shall demonstrate that this is achievable.
- The applicant should show the footpaths within the site and how the buildings will be accessed from the car parks. The footpaths within the site shall be a minimum of 2.0m wide.
- The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required.
- All surface water should be managed within the site to prevent flooding to surrounding properties and the public road network.
- A Road Construction Consent will be required for all new roads, footways and footpaths.

Public Protection Manager – advises no comments in relation to: Food & Health and Air Quality. Recommends conditions relating to: Japanese Knotweed; Remediation and Verification relating to pollutants; ground conditions; containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located; lighting restrictions; and soundproofing.

Scottish Water – No objections.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on 13th of October 2023 due to there being neighbouring land with no premises situated on it.

SITE NOTICES

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

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Seven representations were received. Six of these representations object to the proposals and one neither supports nor objects. The representations are summarised as follows:

Objections

- The application does not include a Design, Transportation or Drainage Statement.
- No details of the development scale, massing or finish have been provided, although this has been included with other planning applications in principle.
- Unclear on ownership of lane and who has responsibility for it's maintenance.
- Development will have an impact on parking provision in the wider area.
- Removal of trees may have an impact on bats.
- Removal of trees will impact on privacy.
- Location of site access will impact on existing bin collection area.
- The crossing to the existing park and local road network will become unsafe due to the number of dwellings being built and the associated traffic.
- The loss of open space to the rear will have an impact on biodiversity and bats in particular.
- The building to be demolished has local historical significance and should be protected.
- The site lies in an area of medium flooding and insufficient detail is provided to assess potential impact.
- The block indicated to the rear of the site appears to be backland development.
- The development would result in a loss of views.
- Proposals do not address the policies and principles of NPF4.
- Concerned at the Council's approach to community safety.
- Proposals would have an impact on the right of way.
- The village has a number of areas where planning has been approved but no development started together with developments that have not been completed. Questions if the village needs a further development.

Neither in support nor objecting

- There will be more on road parking in an already busy parking area, which would be hazardous for vehicles negotiating bends.
- Consideration should be given to road safety associated with the adjacent play park.

The Kilmacolm Civic Trust has stated that they require additional supporting information in order to meaningfully comment on the proposals.

Kilmacolm Community Council is concerned at provision parking places demonstrated for the number of units proposed. This area has very little on or off street parking and therefore the building of 18 flats will only exacerbate the existing problems.

ASSESSMENT

The material considerations in determination of this application are the National Planning Framework 4 (NPF4); the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); the adopted and draft Planning Application Advice Note

3 on Private and Public Open Space Provision in New Residential Development; the visual impact; the impact on residential amenity; and the consultation responses.

The site currently has flats which have been vacant for a period of time and is therefore brownfield land in the existing urban area. The site is considered to be in a sustainable location that is considered to be consistent with the terms of Policies 1, 2, 9 and 15 of NPF4. The Spatial Development Strategy of both the adopted and proposed Local Development Plans directs residential development to existing built-up areas in the first instance. In this regard the site is located within the existing settlement boundary of Kilmacolm as identified under Policy 20 of the proposed Local Development Plan. As such this site is considered to be in a sustainable location and therefore the proposal accords in general terms with the Spatial Development Strategy. Policy 20 of the proposed Local Development Plan requires development within residential areas to be assessed with regard to impact on the amenity, character and appearance of the area. The surrounding area is residential in character in which there are a variety of dwelling types and styles. The proposal is not considered to be out of this general context although the indicated position and potential design of the proposed flats will be considered in greater detail below against other relevant development plan policies and guidance. Policy 18 of the proposed Local Development Plan supports new housing development on sites identified in Schedule 3 and on other appropriate sites within residential areas. The site however is not identified in Schedule 3. Notwithstanding the site is within the existing urban area and in proximity to the centre of Kilmacolm. The proposal is therefore considered to result in local living to accord with the terms of Policy 16 of NPF4.

NPF4, the Spatial Development Strategy of both the adopted and proposed Local Development Plans as well as Policy 20 of the proposed Local Development Plan gives general support for this proposal. However the proposal also needs to be considered with reference to the other relevant development plan policies as follows.

Policy 14 of NPF4 and Policy 1 of both the adopted and proposed Local Development Plans refer to qualities relating to successful places. The qualities of being Pleasant, Distinctive and Sustainable under Policy 14 of NPF4 are relevant. In addition Policy 1 of both the adopted and proposed Local Development Plans require all development to have regard to the six qualities of successful places. The relevant factors in this instance are being "Distinctive" in reflecting local architecture and urban form and through contributing positively to historic building and places; "Easy to Move Around" by being well connected, with good path links to the wider path network, public transport nodes and neighbouring developments; "Safe and Pleasant" by avoiding conflict between adjacent uses by having regard to adverse impacts that may be created by flooding, invasion of privacy or overshadowing as well as minimising parking in the street scene; and "Welcoming" by integrating new development into existing communities.

In considering the qualities of successful places, the pattern of development at this part of the Kilmacolm is not uniform as there are a variety of building types and designs in the surrounding area. Given the application is in principle at this time, only the block positioning has been suggested, as indicated on the submitted plans. The proposed development will therefore only will be viewed in this general context. Two of the proposed blocks are indicated to face onto West Glen Road and this would not be out of context with the general character of the surrounding area. The third block would be positioned to face Glenburn Lane, towards the south part of the site. The proposal would in general terms be considered to reflect the urban form and accord with the quality of being "Distinctive". If planning permission in principle is granted the details of the flats will be assessed in a subsequent approval of matters/detailed application against the relevant qualities in Policy 1 of both the adopted and proposed Local Development Plans.

As the site is within the existing built-up area of Kilmacolm it is considered to be at a sustainable location and a variety of services can be accessed by a variety of transport modes. The proposal is considered to accord with the qualities of being "Easy to Move Around" and being "Welcoming" as it is within the existing settlement boundary and will therefore be integrated into the existing community.

Turning to the specific site as well as the position and possible design of the proposed flats, there are other policies and advice that are relevant to this proposal. Both the adopted and draft PAAN3's advise on private garden ground sizes reflecting those in the locality as well as according with established density and pattern of development. The distance to garden boundaries should also reflect the immediate locality, together with the established street front building line. Height, roof design, use of materials and colours should reflect the immediate locality.



View from Glenburn Lane into the site

With regard to the size of the site and the number of blocks indicated, it is appropriate to consider this in the context of the adjacent plots. There are a variety of plot sizes in the surrounding area due to the variance in house types. The proposed indicated development would not be out of context with this general character. The indicated footprint of the proposed blocks are 200sqm each, occupying approximately 23% of the proposed site area. Even when including the indicated proposed driveway/parking spaces the proposal does not represent overdevelopment of the site and it is considered there will be a sufficient amount of ground associated with the proposed development.

In terms of the height, roof design, use of materials and colours it will be more appropriate to assess these matters in any subsequent approval of matters/details application. That being said it is considered appropriate to restrict the number of storeys to a maximum of three by using a planning condition, if the application is approved. The indicated position of the proposed flats is set back from West Glen Road which is considered acceptable in this instance, respecting the established building line. The position of the front elevation of the proposed flats can be addressed by a planning condition should planning permission in principle be granted.

In terms of potential overlooking and loss of privacy the position of the blocks and in particular their distance away from the existing residential properties is unlikely to result in a significant loss of privacy. The details of the proposed flats will have to be considered in greater detail when any approval of matters/detailed application is submitted for consideration.

With regard to Policy 16 of NPF4 which requires the provision of affordable housing in new developments, the applicant has confirmed willingness to enter into a Section 75 Legal Agreement to provide 25% affordable units within the detailed development. This shall take the form of good quality homes that are affordable to people on low incomes and can include social rented, mid-market

rented, shared-ownership, shared-equity, housing sold at discount (including plots for self-build), self-build plots and low-cost housing without subsidy. This Agreement satisfies the terms of Policy 16 if NPF4.

Turning to other policies that are relevant to the consideration of this application, Policy 6 of both the adopted and proposed Local Development Plans 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 20% by the end of 2022 and 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 is 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 can also be addressed by a planning condition in order to comply with the terms of Policy 10 of the adopted Local Development Plan and Policy 11 of the proposed Local Development Plan.

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. The outline details of the proposed drainage have been submitted with this application and are considered acceptable for a planning application in principle.

The drawings submitted with the application suggest the proposed flats would have 1 bedroom each and this would require 18 parking spaces as well as 4 visitor spaces as advised by the Head of Service – Roads and Transportation. Based on what is indicated on the proposed site plan, 20 spaces are demonstrated. The required parking will however be assessed in greater detail in a subsequent approval of matters/detailed application in order to accord with the terms of Policy 11 of the adopted Local Development Plan and Policy 12 of the proposed Local Development Plan. The proposal is also within the settlement boundary and local services/facilities can be accessed. There are no significant implications with respect to Policy 10 of the adopted Local Development Plan and Policy 11 of the proposed Local Development Plan. If planning permission in principle is granted a condition can be attached to outline the required parking in accordance with the National Roads Development Guide.

Consultation Responses

In terms of other matters raised in the consultation responses that have not been considered above the following should be noted.

The advice from the Head of Service - Roads and Transportation regarding the requirement for a Roads Construction Consent and street lighting can be addressed by advisory notes.

In terms of the advice from the Health of Public Protection a planning condition can be used in relation to Japanese Knotweed and contamination if they are encountered during site works. The details of any bin stores can also be addressed by a planning condition for the details of which to be submitted for approval before development commences. The advice regarding external lighting, sound insulation and for waste to be managed/disposed of responsibly are more appropriate as advisory notes.

Representations

With regard to the representations that have been received and which have not been specifically considered within the main body of the assessment above, the following comments are made.

The application is in principle only at this time and does not require to be accompanied by a range of supporting documents and drawings to inform assessment. Concerns expressed about additional traffic likely to arise from this proposal and its impact are noted, however the Head of Service – Roads and Transportation has not raised concerns regarding the impact on the roads network.

Ownership information is included in the Land Ownership Certificate submitted with the planning application. The application site is not allocated open space and trees on the site are not afforded specific protection, therefore their retention is not a requirement of planning policy. Should any bats be found on site, this is the responsibility of the developer to liaise with NatureScot.

The buildings to be removed are not a listing building nor located in a conservation area.

With regard to flood risk the Head of Service – Roads and Transportation is satisfied with the submission at this time and the proposals are unlikely to give rise to risk.

Each application is considered in its own merit and its own suitability in accordance with the provisions of the development plan and other material considerations taken into account in determining applications. Whilst consent may be in place for other residential developments in the area the build out timescales of consented development cannot be enforced by the Planning Authority. The right to a view is not a material planning consideration.

The proposed block indicated towards the south part of the site is accessed from Glenburn Lane as are the other two proposed blocks and is therefore not considered to be backland development.

Overall Conclusion

In conclusion, the principle of the proposal at this location is considered acceptable when assessed against the relevant development plan policies and guidance. There are no material planning considerations that outweigh the relevant policies or guidance.

RECOMMENDATION

That Planning Permission in Principle be granted subject to conditions below following the conclusion of a Section 75 Legal Agreement relating to the provision of 25% affordable housing within the development:

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 flats (ensuring the established building line is respected at the site frontage), footpaths, means of access, parking areas and any vehicular turning areas.
3. For the avoidance of doubt the application submitted in relation to condition 2 above shall allow for the following:
 - i) Parking should be provided in accordance with the National Guidelines:
 - 1 parking space for a 1 bedroom flat;
 - 2 parking spaces for a 2 or 3 bedroom flat;
 - 3 parking spaces for a 4 bedroom flat.

Visitor parking should be provided at 0.25 spaces per dwelling (unallocated).

ii) The parking spaces within car parks shall be a minimum of 2.5m by 5.0m with a minimum aisle spacing of 6.0m. A 1m asphalt strip should be provided at the end of the aisles to allow vehicles to turn at the end.

iii) The roads within the site shall be a minimum of 4.8m wide and have a gradient of 8% or less.

iv) The footpaths within the site shall be a minimum of 2.0m wide.

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 proposed floor plans and elevations (ensuring the overall height of the development does not exceed three storeys) of the proposed development and shall show dimensions as well as the type and colour of all external materials.
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 type and colour of all hard surfacing materials to be used on hardstanding areas.
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 the proposed ground levels throughout the site and proposed finished floor levels of the development in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point.
7. 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.
8. 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.
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. Development shall not commence until details/plans of the bin stores/containers to be used to store waste materials and recyclable materials at the development 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 any of the flats.

12. 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.
13. The development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Strategy 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 acceptable codes of practice. The remediation strategy shall also include a Verification Plan. Any subsequent modifications to the Remediation Strategy and Verification plan must be approved in writing by the Planning Authority prior to implementation.
14. On completion of remediation and verification works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. 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.
15. The presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and amendments to the Remediation Strategy (i.e. that has not been included in contingency) shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
16. The development shall be designed to ensure that at least 25% 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, details of which shall be submitted to and approved in writing by the Planning Authority prior to commencement of any construction works on site.
17. For the avoidance of doubt the development shall include Electric Vehicle Charging Points. 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 Points. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of any flat in the development.

Reasons:

1. To comply with Section 59(2A)(a) 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 development has the appropriate amount of parking.
4. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

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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 ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
12. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
13. To satisfactorily address potential contamination issues in the interests of environmental safety.
14. To provide verification that remediation has been carried out to the Authority's satisfaction.
15. To ensure that all contamination issues are recorded and dealt with appropriately.
16. To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.
17. In the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.

Stuart Jamieson
Director, Environment and Regeneration

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