

Report To:	The Planning Board	Date:	3rd June 2009
Report By:	Head of Planning and Housing	Report No:	09/0057/IC Plan06/09
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Conversion of house and outbuildings to form 7 houses at Auchenbothie Mains Farm Netherwood Road Kilmacolm PA13 4SH		

SITE DESCRIPTION

The site is the farm steading at Auchenbothie Mains Farm, Netherwood Road, Kilmacolm. It comprises Auchenbothie Mains farmhouse to which is attached a quadrangle of two/one storey buildings, containing disused cowsheds and a house.

PROPOSAL

It is proposed to convert the redundant cowsheds to form 6 houses and to retain the existing house in the quadrangle, thus creating a courtyard development of 7 houses. The existing house is 4 apartment. The six proposed houses comprise four x five apartment two storey units, one x four apartment single storey unit and one x three apartment single storey unit. External alterations comprise a new regime of fenestration, the addition of entrance porches and the formation of roof dormers. The principal materials proposed are natural slate and painted wet dash render.

There are three vehicular accesses from the single track Netherwood Road and it is proposed that one be stopped up and two upgraded. A passing place would be formed on the west side of the road, opposite the steading. A total of seventeen off street parking spaces are proposed, split into nine spaces on the north side of the site and eight spaces on the south.

LOCAL PLAN POLICIES

Local Plan Policy H18 - Reuse of Buildings in the Green Belt and Countryside

Proposals for the conversion, re-use or rehabilitation of buildings in the Green Belt and Countryside will be supported provided that:

- (a) such buildings are structurally sound, largely intact and capable of conversion without recourse to substantial demolition and rebuild (the Council will require a structural suitability report to accompany planning applications);

- (b) the proposed development respects the existing character of such buildings in terms of scale, form, proportions and architectural congruity and creates a cohesive and satisfactory group of new houses;
- (c) proposed finishing materials and design details are compatible with the character of the existing structure;
- (d) such buildings no longer meet their original purpose (the Council will require clarification of a building's redundancy);
- (e) such a development can be sympathetically integrated into its setting(details of site surfaces, planting and boundary treatments will be required);and
- (f) infrastructural requirements, particularly roads and drainage matters can be satisfactorily addressed.

Local Plan Policy DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

PPAN 5 advises that the conversion or re-use of existing buildings in the countryside for residential use will be acceptable subject to the following:-

The building should be structurally sound, largely intact and capable of conversion without substantial demolition and rebuild. A structural survey of the property will require to be submitted to accompany any planning application.

The original scale, character, proportion and architectural integrity of the building shall remain intact and any extension shall require, at all times, to be subsidiary to the original dwelling.

Where a traditional building, the detail of design shall follow the criteria specified under the heading "Design of New Housing".

CONSULTATIONS

Head Of Environmental Services - No objections subject to conditions. The floor levels of the dwellings are above the 1 in 200 year storm level and are acceptable

Scottish Environment Protection Agency West - No objections on flood risk grounds but Inverclyde Council are expected to undertake their responsibilities as the Flood Prevention Authority.

Head Of Safer Communities - No objections subject to conditions.

Scottish Natural Heritage - No objections

PUBLICITY

The application was advertised in the Paisley & Renfrew Gazette on 24th March 2009 as a Potential Departure from the Local Plan

SITE NOTICES

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

PUBLIC PARTICIPATION

Two letters of objection have been received (copies attached).

The objectors are concerned that:-

1. Road safety would be adversely affected.
2. The design is bland.
3. Porch fenestration is unsympathetic.
4. The Proposal does not accord with Local plan Policy H18(b) in terms of design.
5. The proposal does not accord with Local Plan Policy H18(e) in terms of the relationship of the proposed car parking to its setting.
6. The proposal may not accord with Local Plan Policy H18(f) regarding infrastructure requirements for roads and drainage

ASSESSMENT

The material considerations in the determination of this planning application are the Development Plan, the consultation responses, the letters of objection and design.

The above can be assessed with reference to the criteria specified in Policy H18.

(a) Buildings require to be structurally sound, largely intact and capable of conversion without recourse to substantial demolition and rebuild (the Council will require a structural suitability report to accompany planning applications). An engineer's structural report has been submitted and it confirms that the existing structure is structurally sound.

(b) The proposed development requires to respect the existing character of such buildings in terms of scale, form, proportions and architectural congruity and creates a cohesive and satisfactory group of new houses. The proposed external alterations have, I consider, been sensitively designed to retain the character of the steading, follow the design guidance in PPAN 5 and provide a quality residential development, sympathetic to the countryside.

(c) Proposed finishing materials and design details require to be compatible with the character of the existing structure. The proposed finishing materials are as existing, comprising natural slate and painted wet dash render, which I consider appropriate to the countryside.

(d) The buildings no longer meet their original purpose (the Council will require clarification of a building's redundancy). The outbuildings have been disused for some time and no cattle are present. A corrugated roof over the centre of the courtyard, which formerly provided shelter for cattle, has been removed. Elsewhere on the outbuildings, parts of the slated roofs have been removed for safety reasons.

(e) The development can be sympathetically integrated into its setting (details of site surfaces, planting and boundary treatments will be required); and planting and boundary treatments are required. The existing drystone walling is to be retained with the exception of an opening to be formed at the north of the site to provide access to car parking. The proposed car parking on the north of the site would be contained within drystone walling, reducing its visual impact. There are a number of mature trees throughout the steading which are proposed to be retained. The central courtyard would be hard and soft landscaped to provide a communal amenity area for the proposed houses

(f) Infrastructural requirements, particularly roads and drainage matters require to be satisfactorily addressed. There are no objections from SEPA on drainage issues. With regard to the road safety issues raised by the objectors, the Head of Environmental Services advises that the proposal will not create a significant number of additional vehicle trips and will result in a reduction in farm vehicle movements.

Finally, policy DC1 advises that applications for planning permission which accord with the principles established in the Council's Planning Practice Advice Notes will be supported. The relevant PPAN in this instance is No 5, "Design and Siting of Houses In The Countryside". PPAN5

makes similar requirements to the criteria in Policy H18 for the conversion or re-use of buildings in the countryside for residential use to be acceptable. Given my favourable assessment against Policy H18, the proposal also accords with the guidance in PPAN5.

RECOMMENDATION

That the application be granted subject to conditions

Conditions

1. That the development to which this permission relates must be begun within five years from the date of this permission.
2. That the development shall not commence until a 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 include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options.
3. That on completion of remediation and verification/validation 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 imported/disposed/reused materials relevant to the site.
4. That 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 within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing by the planning authority.
5. That no material shall be imported onto the site until written details of the source of the imported material has been submitted for approved, in writing by the planning authority. The details which shall be submitted no later than four weeks prior to the material being imported onto the site shall include; The source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the planning authority. The material from the source agreed only shall be imported in strict accordance with these agreed details.
6. Prior to Units 2, 3, 4 and 5 being occupied the northern access to Netherwood Road shall be upgraded to a standard incorporating a 5.5m width over a minimum length of 10m from the roads boundary and achieving a visibility splay of 2.5m x 70.0m x 1.05m.
7. Prior to Units 6 and 7 being occupied the southern access to Netherwood Road shall be upgraded to a standard incorporating a 5.5m width over a minimum length of 10m from the roads boundary and achieving a visibility splay of 2.5m x 70.0m x 1.05m.
8. On completion of the access improvements required by conditions 6 and 7, the existing vehicular access serving Unit 1 shall be stopped up.

9. No walling or planting between the northern and southern accesses onto Netherwood Road shall exceed 1m in height.
10. No development shall commence until samples of all external materials have been submitted to and approved by the Planning Authority in writing: development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives.

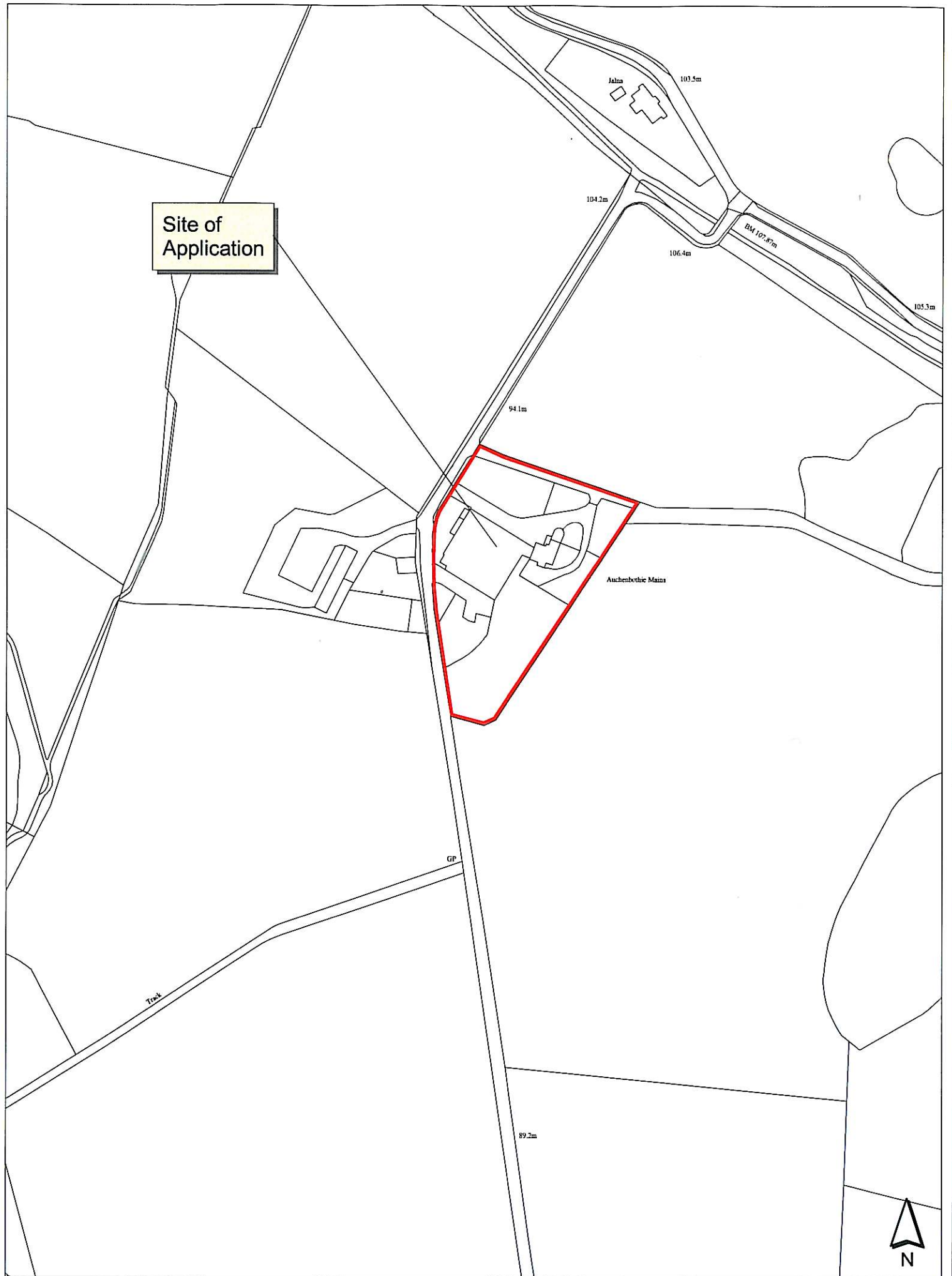
Reasons

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. To satisfactorily address potential contamination issues in the interests of environmental safety.
3. To provide verification that remediation has been carried out to the authority's satisfaction
4. To ensure that all contamination issues are recorded and dealt with appropriately.
5. To protect receptors from the harmful effects of imported contamination.
6. In the interests of road safety on Netherwood Road.
7. In the interests of road safety on Netherwood Road.
8. In the interests of road safety on Netherwood Road.
9. To maximise forward visibility on the curve of Netherwood Road.
10. To ensure a choice of materials appropriate to the countryside.

F. K WILLIAMSON
Head of Planning and Housing

BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Inverclyde Council PPAN 5
5. Letters of objection



KILMACOLM COMMUNITY COUNCIL

Penclaven
Port Glasgow Road
Kilmacolm
PA13 4QG

1/04/09

F.K. Williamson
Head of Planning Services
Cathcart House
6 Cathcart Square
GREENOCK
PA15 1LS

Dear Mr Williamson,

Planning Application 09/0057/IC - Auchenbothie Mains Farm, Kilmacolm

Kilmacolm Community Council has no planning objection to this application to convert the disused outbuildings and house at Auchenbothie Mains Farm to form 7 dwellings, but we do have concerns about the road.

Netherwood Road is a narrow country road with a sharp bend and blind summit, but much used by local traffic to enter and exit the south west of Kilmacolm. There is repeated collapsing of the edges and breaking up of the surface in places, due in part to the heavy farm vehicles accessing the shed opposite the farm and also the large trees on the west side.

In view of the extra traffic generated by the proposed development we would suggest that some upgrade of the road should be addressed, and if the shed is to continue to be used for farming activities, improved access to it would also help the issue.

Yours sincerely



Helen Calvert (Chairman)

cc. Robert Graham, Head of Roads

KILMACOLM CIVIC TRUST
(Scottish Charity No SCO 32744)

30 Whitelea Crescent
Kilmacolm
PA13 4JP

Mr F K Williamson
Head of Planning Services
Inverclyde Council
Cathcart House
6 Cathcart Square
GREENOCK
PA15 1LS

01505 874121
watson.kilmac@btinternet.com

29 April 2009

Dear Mr Williamson,

09/0057/IC_Auchenbothie Mains Farm, Netherwood Road, Kilmacolm

The Kilmacolm Civic Trust has considered this application and has the following comments which we would hope that you can deal with through negotiations with the applicant.

In terms of **design** there are two main concerns

1. The long and unbroken roof line of the dwellings would benefit from a degree of articulation especially from the north west looking down from Netherwood Road and the cycle track. Combined with the porches this gives a bland appearance.
2. The entrance porch's full length windows topped off with triangular panes do not sit comfortably with the rest of the building or the farm house. This is unsympathetic and out of character with agricultural buildings or the adjoining farmhouse. They reduce the main elevations to being institutional / suburban in character rather than rural and agricultural which the rest of the design promotes.

In our view the proposal does not meet **H18 (b) the proposed development respects the existing character of such buildings in terms of scale, form, proportions and architectural congruity and creates a cohesive and satisfactory group of new houses;**

Site Layout

The car park, along with bin store, is unsuitable and intrusive and should be incorporated with the main house further away from Netherwood Road, this would allow the walled area to be simply landscaped.

In our view the proposal does not meet **H18 (e) such a development can be sympathetically integrated into its setting (details of site surfaces, planting and boundary treatments will be required);**

The windows should be timber and not UPVC which are out of character with converted agricultural buildings. The corner house has recently replaced its windows which are not as shown in the drawing with more attractive smaller panes, the window as per drawing should be enforced if the scheme goes ahead. This is important as part of **H18 (c) proposed finishing materials and design details are compatible with the character,**

Traffic and capacity

The Trust has two concerns

1. The capacity and safety of Netherwood Road, especially to the south of the site and including the blind summit which has been the site of various accidents, between the site and Knockbuckle Road, to cope with more traffic which this development will generate. One passing place is shown on the plan, would extra ones be required near the summit to allow for reversing and passing?
2. The capacity of the drainage system to cope with new dwellings, especially that of the septic tank

We would wish to be satisfied that the application meets these requirements in respect of ***H18 (f) infrastructural requirements, particularly roads and drainage matters can be satisfactorily addressed.***

If the application cannot be satisfactorily amended to meet these concerns we would wish to object for the reasons stated.

Yours Sincerely,

John Watson

John Watson (Vice Chair – Planning)