

Background Report

Renfrewshire Green Belt Monitoring Report



Background

The preparation of a Local Development Plan provides the opportunity to reconsider all land uses as well as the boundaries that are identified within the adopted Renfrewshire Local Plan to establish their continuing relevance. The Green Belt boundary is drawn tightly around the existing town and villages this is to direct developments to the most appropriate locations and to protect and enhance the quality, character, landscape setting and open space within and around towns and villages.

The Green Belt boundary requires to be reviewed to reflect any new developments and other changes on the edge of settlements that have occurred since the publication of the Renfrewshire Local Plan (which was adopted in March 2006), and to address any anomalies and inconsistencies that have been identified in the review. In addition to this exercise a separate Site Assessment Report has been prepared which examines in detail sites that may be considered for release for alternative land uses.

A key aim of any Green Belt review is to inform the Local Development Plan process. In particular Planning Circular 1/09: Development Planning says that Local Development Plans must set out the authority's general proposals for development in the area and in particular proposals as to where development should and should not occur. Green Belts have a key role to play in directing growth to the most appropriate locations.

To help provide context for the Green Belt Review the Report is split into two sections. The first section examines significant planning applications in the Green Belt over the period 1st April 2010 to 31st March 2011. The second section examines the existing Green Belt boundary and details any changes that are required to be made.

Section 1

1. Introduction

A survey of applications within Renfrewshire Council's Green Belt is undertaken on an annual basis and reflects the situation at 31st of March each year. The survey contributes to annual monitoring of applications within the Green Belt in the Glasgow and the Clyde Valley Strategic Development Plan area. This report outlines the main findings of the 2011 survey for the Renfrewshire Council area.

2. Context

Annual monitoring provides the basis for assessing the geography of development pressure, the types of development concerned and the implications for the designated Green Belt and other environmental policies of the Structure Plan, emerging Strategic Development Plan, Local Plan and emerging Local Development Plan.

The Local Development Plan Green Belt policy will reflect the Scottish Planning Policy which states that the purpose of Green Belt designation is to direct planned growth to the most appropriate locations and support regeneration, protect and enhance the quality, character, landscape setting and identity of towns and cities, and protect and give access to open space within and around towns and cities.

The Glasgow and the Clyde Valley Green Belt seeks to achieve the following interrelated objectives:

- Control the growth of built up areas and support the process of urban renewal;
- Prevent neighbouring towns from merging and control sporadic and isolated development;
- Preserve the special character of towns, including their landscape setting;
- Protect agricultural land from inappropriate development and create the necessary stability for its productive use for appropriate countryside uses such as forestry;
- Protect and, where appropriate, enhance landscape character/biodiversity;
- Provide for the enjoyment and recreational use of the countryside; and
- Support the development of the Green Network.

The Glasgow and the Clyde Valley Strategic Development Plan Proposed Plan that was published in June 2011 states that the Green Belt is central to sustainable planning of the city region. In terms of the Spatial Vision and its sustainability and low carbon focus, the Green Belt is an important strategic tool and has a significant role to play in achieving key environmental objectives by:

- directing planned growth to the most appropriate locations;
- supporting regeneration;
- creating and safeguarding identity through place setting and protecting the separation between communities;
- protecting open space and sustainable access;

- protecting the natural roles of the environment, whether in terms of floodplain capacity, carbon sequestration or biodiversity;
- protecting the farming economy of the city-region; and
- meeting the sustainability requirements of biomass renewable energy, timber production and natural resource developments.

The Renfrewshire Local Plan, which was adopted in March 2006 sets out the boundary of the Green Belt in Renfrewshire and contains detailed Green Belt policies which should be used when assessing planning applications within the Green Belt. The Renfrewshire Local Plan will be replaced by the Renfrewshire Local Development Plan and will continue to set out the detailed Green Belt for Renfrewshire.

3. The Process of Monitoring

Annual monitoring is based on the year 1st April to 31st of March. The 2011 survey therefore comprises applications from 1st April 2010 to 31st March 2011. The review includes all applications where all or part of the site area falls within the Green Belt. All applications are then 'sifted' based upon their strategic impact on the Green Belt. It is this 'sifted' version of applications which is referred to in this report.

To clarify:

- Applications which only share a boundary with the Green Belt (i.e. development as such will not take place within the Green Belt) are not included;
- Applications for listed buildings are not included to avoid double counting (their partner planning permission application, if appropriate, is);
- Tree applications are not included;
- Applications for amendments to previous approved or refused applications are not included
- Applications for minor extensions or alterations to existing properties are not included;
- Applications seeking a Certificate of Lawful Use are not included;
- Applications which have been withdrawn or are invalid are not included;
- Undecided applications roll over to the following year(s) until they have been determined;
- Applications for telecommunications, substantial extensions or alterations, new dwellings or premises, infrastructure and recreational purposes are included, whether approved or refused.

4. 2010-2011 Results

This year, 47 applications were recorded for the purposes of annual monitoring. As can be seen in Figure 4.1, the number of applications submitted in Renfrewshire's Green Belt has fluctuated since monitoring began in 1995. The number of applications peaked in 2002/03 after rising steadily since 1996/97 and has decreased gradually since the peak a decade ago, although there has been a small increase this year from 2009/10. The number of significant applications is now back at the levels it was when monitoring began in 1995.

Figure 4.1

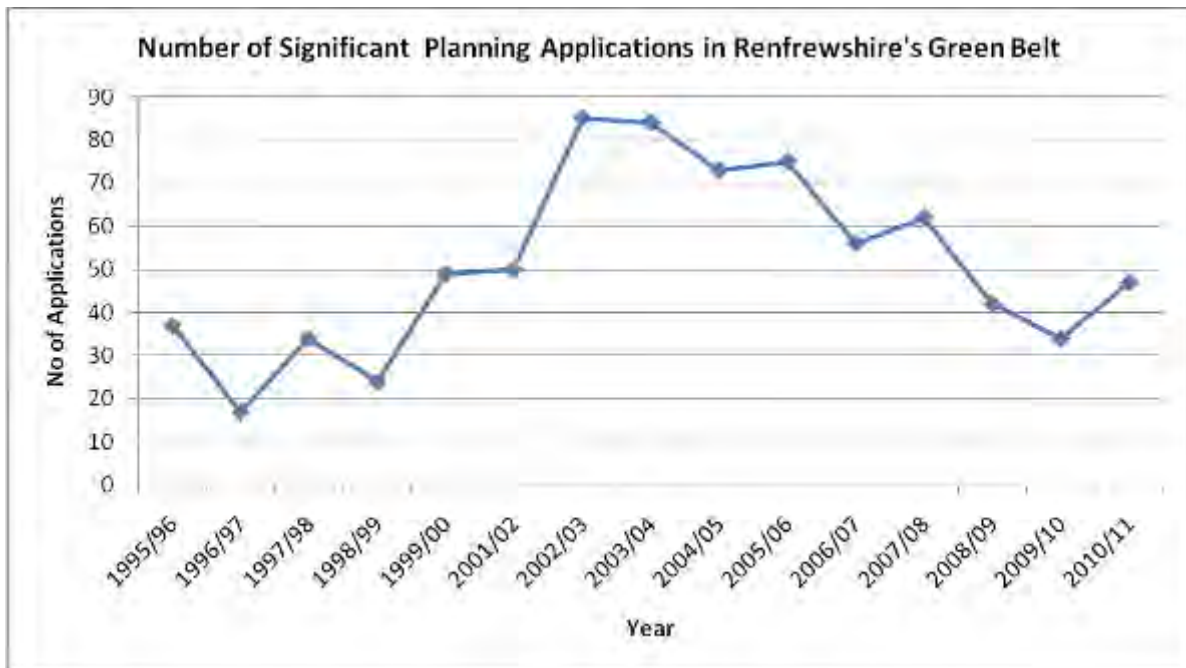


Figure 4.2 indicates the type of decisions that have been made by Renfrewshire Council. Of the 47 applications, 37 were approved (2 at Local Review Body) and 10 were refused (including 1 at Local Review Body).

Figure 4.2

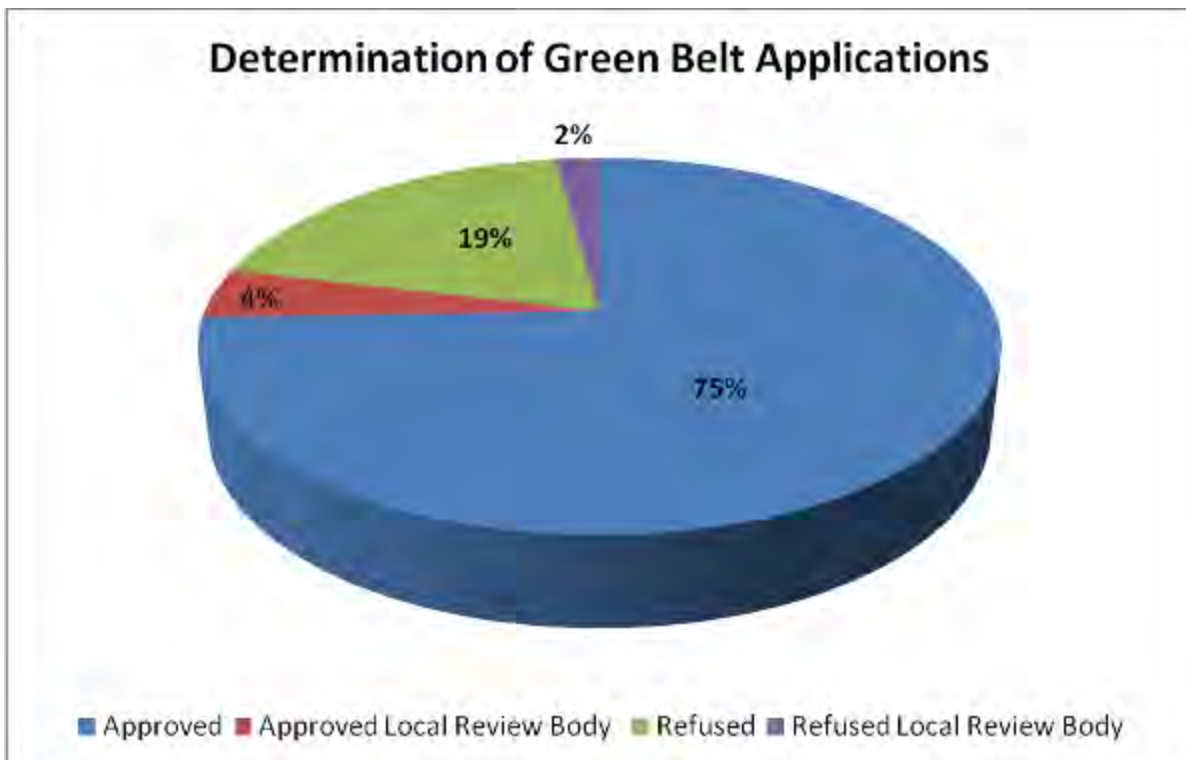
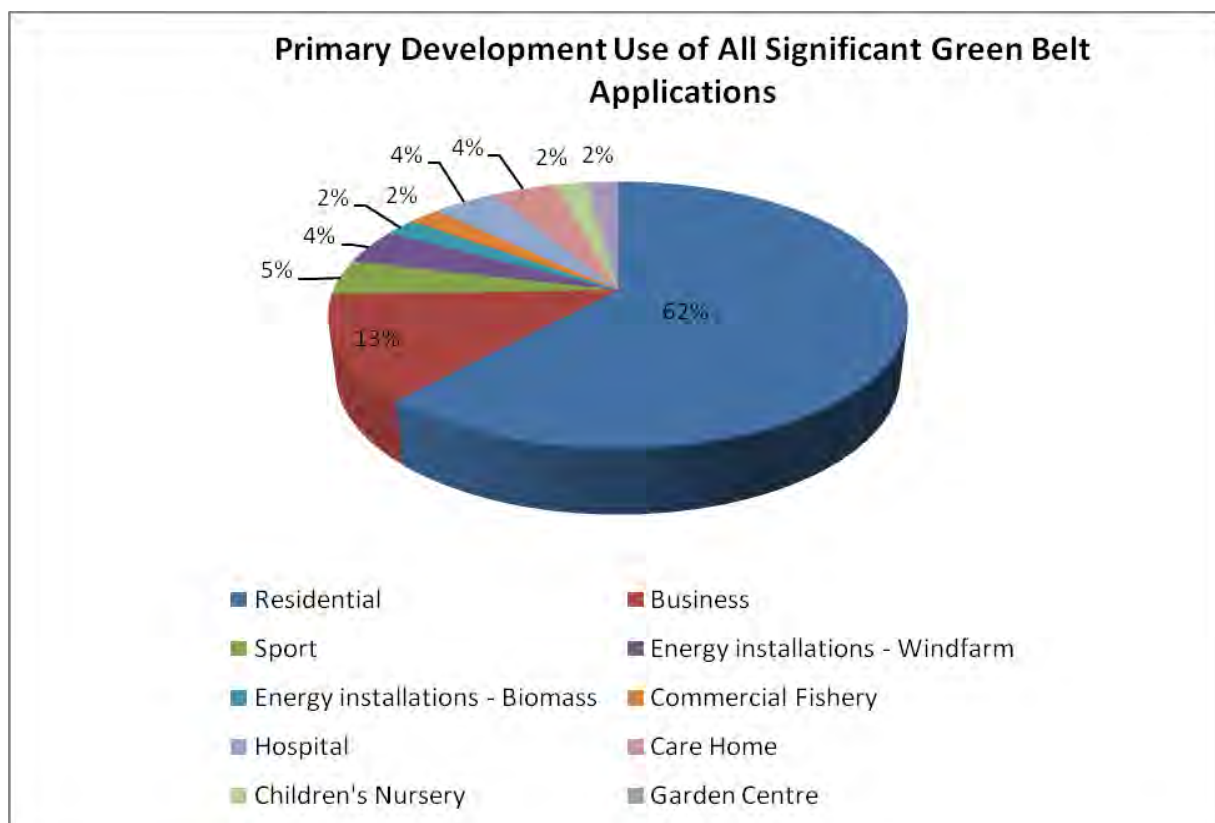


Figure 4.3 shows the primary proposed use of the Green Belt applications. Residential use is the most popular proposed use in the Green Belt. In total, 101 new

residential units were the subject to approval or refusal in the Green Belt this year. 46 single storey semi-detached dwellings were approved at Erskine Hospital and an application was approved for conversion of industrial buildings to form 41 residential units at Midton Road, Howwood. In addition to these two larger applications another 10 dwellings were given consent these were either conversions, change of use or new build agricultural worker dwellings. One new building dwelling was refused at Local Review Body.

Figure 4.3



Figures 4.4 and 4.5 show the primary development use of approved and refused Green Belt applications. As only 10 significant applications were refused in the Green Belt between April 2010 and March 2011 the results are only based on the analysis of a few applications. Almost two thirds of all significant applications approved in the Green Belt are for residential development, this could either be for new dwellings or for significant extensions and conversions to existing buildings. Of the applications refused one third were for business use and one third for residential use. Applications were also refused for two single wind turbines and for a biomass application.

Figure 4.4

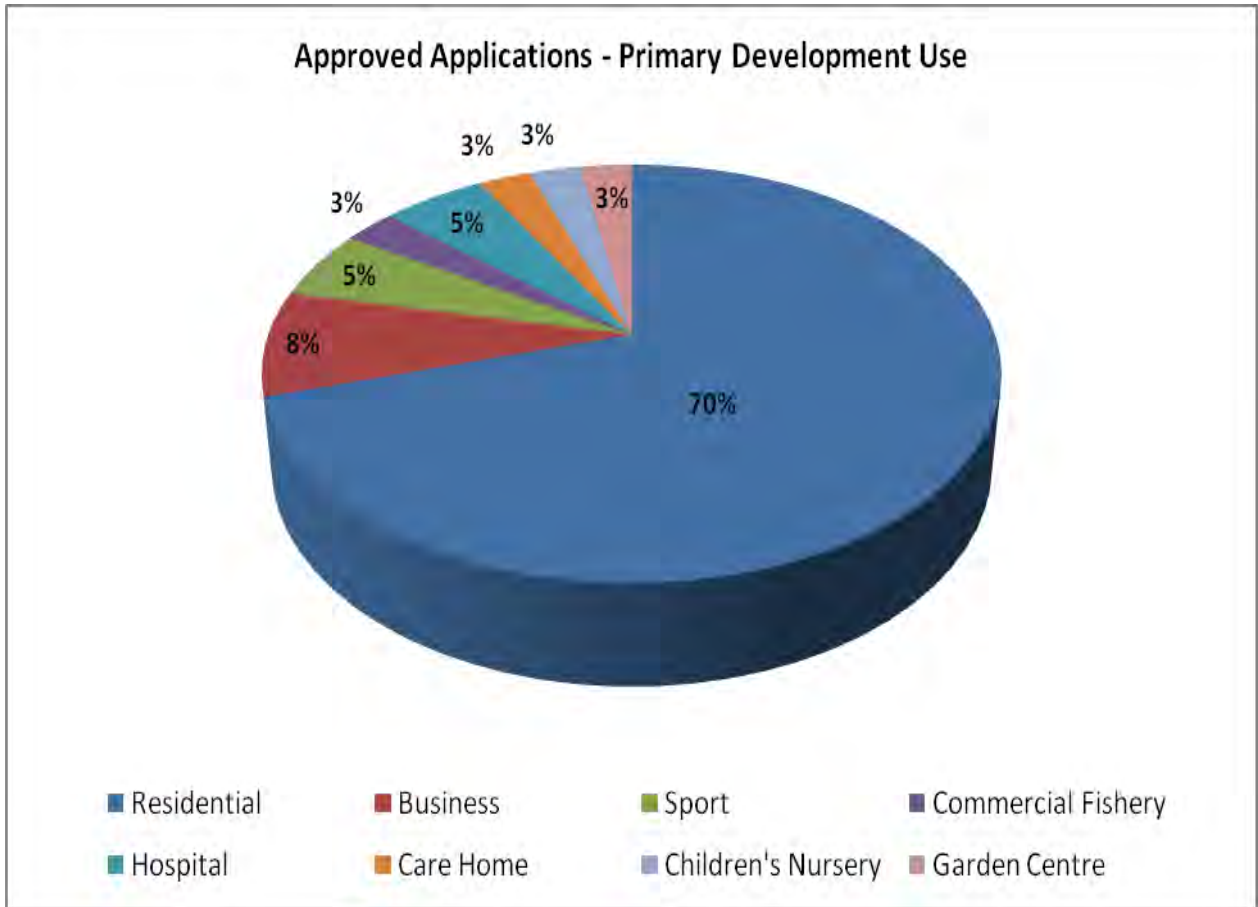
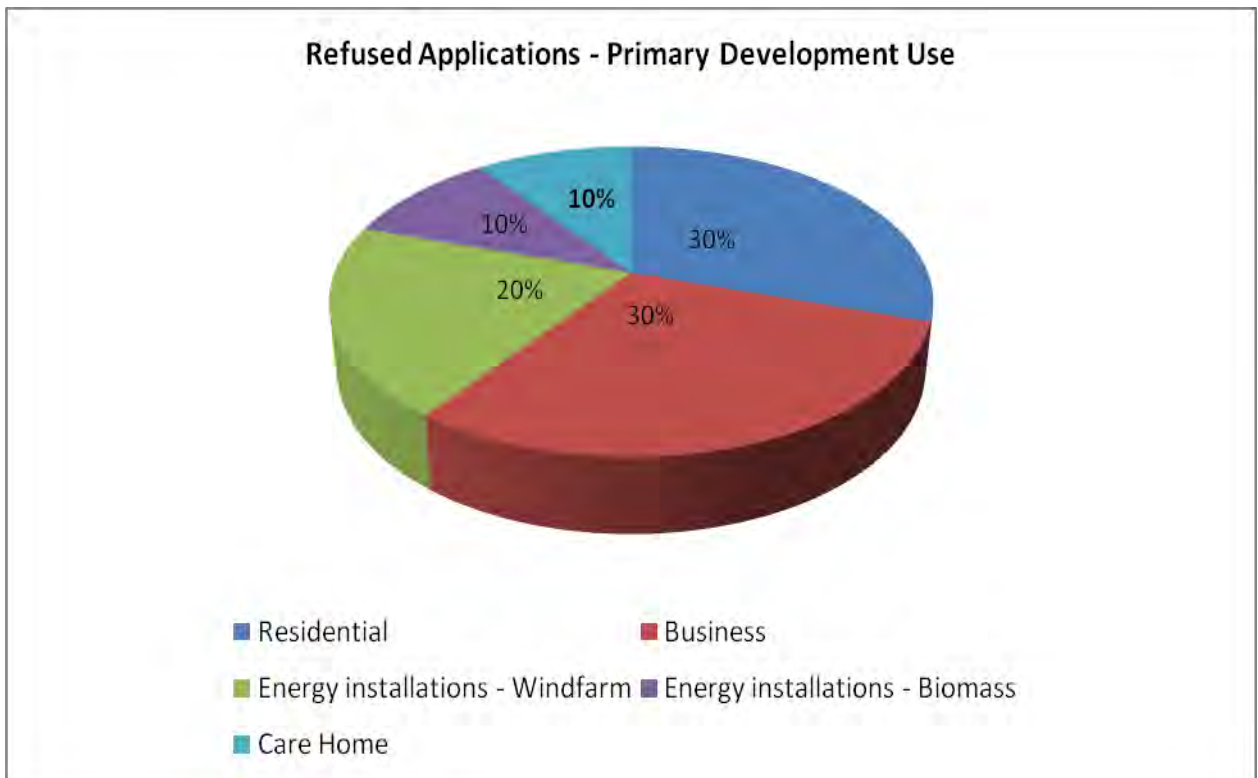


Figure 4.5



Another indicator of how Green Belt policies are performing is shown by looking at those applications within the Green Belt which were advertised as potentially contrary to the Development Plan. 11 applications were advertised as potentially contrary to the Development Plan. 5 of these applications were determined not to be contrary to the Development Plan and were approved. 2 of the 11 applications advertised as potentially contrary to the Development Plan were granted planning permission at the Local Review Body. The other 4 applications that were refused (including one at the Local Review Body) were determined to be contrary to the Local Plan

5. Conclusions

The year 2010/2011 has generally been positive in terms of the implementation of Green Belt policy. Determination of applications in the Green Belt has been in line with the Local and Structure Plan. Although applications have increased slightly from the previous year but are still at relatively low levels. A detailed analysis has therefore been difficult due to the small number of significant applications in the Green Belt.

Section 2

Section 2 of the Green Belt Monitoring Report presents the findings of the Renfrewshire Council's review of the Green Belt boundary. The Green Belt Review has examined in detail the boundary of the urban fringes to ensure that the boundary that will be taken forward in the Renfrewshire Local Development Plan meets the requirements as set in Scottish Planning Policy (SPP). In addition to the Green Belt Review a separate Site Assessment Report has been prepared which examines in detail sites that may be considered for release for alternative land uses.

A detailed examination of the Green Belt boundary using the Council's Geographical Information System (GIS) which provides electronic mapping and aerial photography was undertaken to identify any potential anomalies in the Green Belt boundary. The reason for the identification of each site is provided within each assessment. The identified sites were subject to detailed examination including site visits to determine the most appropriate boundary

The SPP states that Green Belt boundaries should be clearly identifiable on the ground, using strong visual or physical features such as rivers, tree belts, railways or main roads and landscape features that form the horizon. The SPP states that hedges and field enclosures will rarely provide a sufficiently robust boundary. The SPP also requires existing settlements to be excluded from green belt designations in Development Plans, as should existing major educational and research uses, business and industrial operations and airports. These criteria have formed the basis for the assessment of the existing Green Belt boundary.

The use of aerial photography, oblique aerial photography, planning site histories together with the analysis of photographs taken from site visits have assisted in determining the appropriateness of the detailed boundaries of the Green Belt. This report presents the findings of the review and identifies where changes are proposed to the existing Green Belt.

The site summary on the following page lists each of the sites where a change is proposed. A category is assigned against a proposed change that indicates why the change is required. This is either:

- A Incorporation of developed land into the urban area;
- B Providing a clear boundary using physical features; or
- C Incorporating land which forms a natural part of the Green belt.

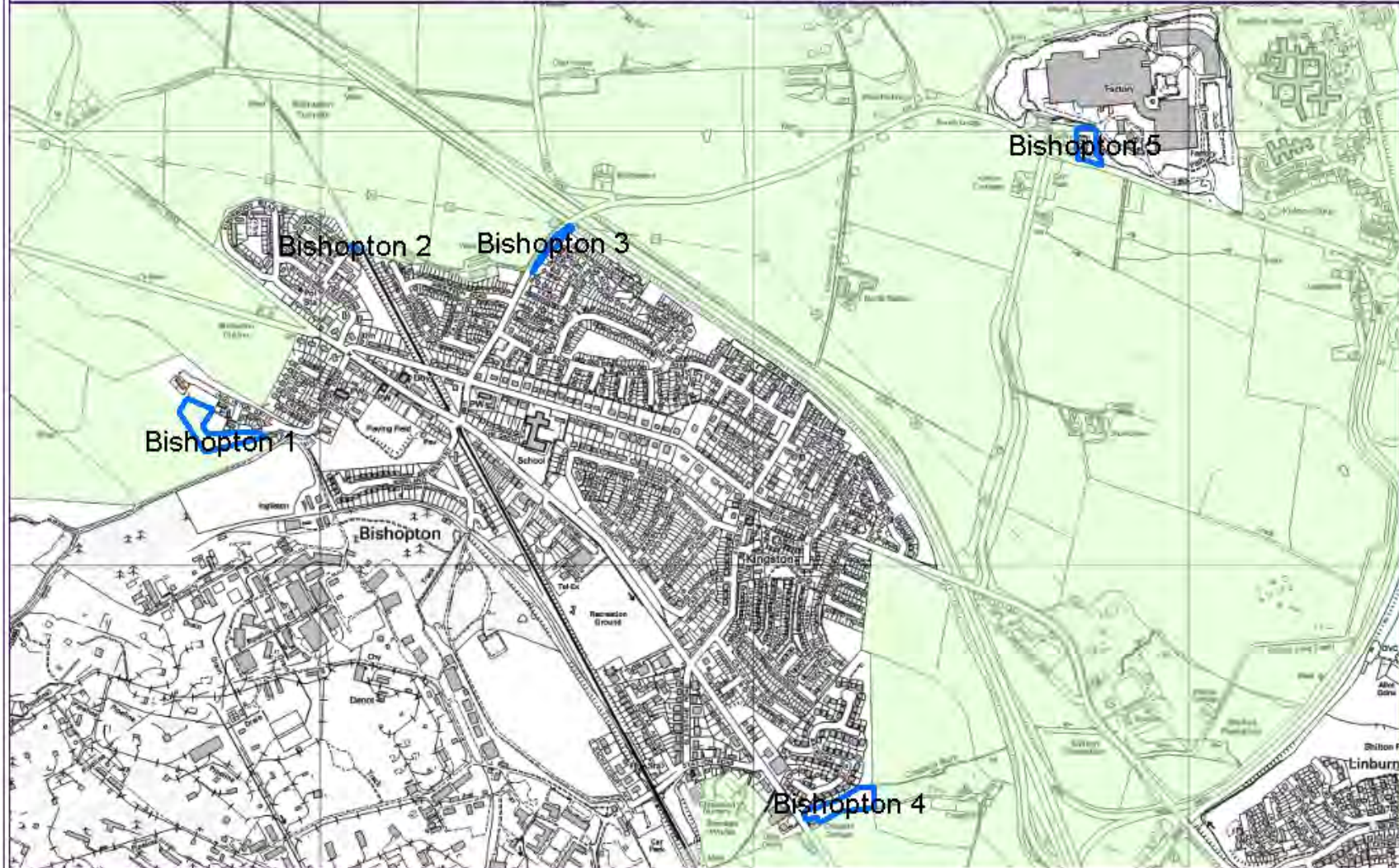
The detailed description for each site contains a map illustrating the site's location and where available oblique aerial photography and photographs taken from the site visits. There is a brief description, illustrating why the site was selected and then site visit and planning history comments. The description then concludes with the recommendations on whether the site is required to be included or removed from the Green Belt designation.

Site Summary

Site Number	Site Address	Changes Proposed	Category
Bishopton 1	Land to the south of Ingliston Drive, Bishopton, PA7 5JS.	Remove from Green Belt	B
Bishopton 2	Land to the north east of Blantyre Drive, Bishopton, PA7 5LS.	Add to Green belt	B and C
Bishopton 3	Land to the rear of 18-30 Campbell Avenue, Bishopton, PA7 5DA.	Remove from Green Belt	B
Bishopton 4	Land to the rear of 2-12 Balmoral Drive, Bishopton, PA7 5HR.	Add to Green Belt	B and C
Bishopton 5	Ailsa Lodge, Erskine Ferry Road, Bishopton, PA7 5PP	Add to Green Belt.	B
BoW 1	Loch Road, Bridge of Weir	Remove from Green Belt	B
BoW 2	Loch Road, Bridge of Weir	Add to Green Belt	B
BoW 3	Bowling Club, Moss Road, Bridge of Weir, PA11 3LY	Add part of site 3 to Green Belt and remove the other part of the site	B
BoW 4	Land to the east of 81 and 83, Hazelwood Road, Bridge of Weir	Remove from Green Belt	A and B
Elderslie 1	Land to the west of Patrickbank Wynd, Elderslie, PA5 9US.	Remove from Green Belt	A and B
Elderslie 2	Land to the south west of Patrickbank Gardens, Elderslie, PA5 9UF.	Remove from Green Belt	A
Elderslie 3	Area of open space to the south of Main Road, Elderslie, PA5 9BQ.	Remove from Green Belt	B
Elderslie 4	Land to the east of 17B Main Road, Elderslie, PA5 9BQ.	Remove from Green Belt	A and B
Erskine 1	Land at the disused Park Quay, Erskine.	The Green Belt will be amended to reflect the Erskine Masterplan	
Erskine 2	Land to the north east of 46 Flures Drive, Erskine, PA8 7DG.	Add to Green Belt	B
Houston 1	Land at Gryffe High, Houston, PA6 7EB	Remove from Green Belt	B
Houston 2	Surgery, Kirk Road, Houston, PA6 7AR.	Remove from Green Belt	A and B
Houston 3	Land to the west of Bridge of Weir Road, Houston	Add to the Green Belt	C
Houston 4	Land at Back O Hill Farm, Houston, PA6 7BY	Remove from Green Belt	A
Houston 5	Land to the south of Brierie-Hill Road, Houston, PA6 7AD	Add to Green Belt	B and C
Houston 6	Land to the east of Fulton Drive, Houston, PA6 7NT.	Add to Green Belt	B
Howwood 1	Land to the rear of 19-23 Bowfield Way, Howwood, PA9 1BF.	Add to Green belt	B and C
Johnstone 1	Land at Morrison's, Napier Street, Johnstone, PA5 8SF.	Remove from Green Belt	A and B

Johnstone 2	Land at Adams House, Auchenlodment Road, Johnstone, PA5 9NX.	Remove from Green Belt	B
Langbank 1	North of Greenock Road, adjacent to shore line and Railway, Langbank.	Add to Green Belt	B and C
Langbank 2	South of Mary Park Road, Langbank.	Add to Green Belt	B and C
Langbank 3	South of Mary Park Road, Langbank	Add to Green Belt	C
Langbank 4	Greenock Road, Langbank	Add to Green Belt	B and C
Langbank 5	Ormidale, Seath Avenue, Langbank, PA14 6YA	Remove from Green Belt	B
Langbank 6	South of Main Road, Langbank.	Remove from Green Belt	A
Linwood 1	Land to the west of Linwood Industrial Estate and the south of the A737.	Add to the Green belt	B
Lochwinnoch 1	Land to the North West of 4-14 Waterston Way, Lochwinnoch, PA12 4EQ.	Remove from the Green Belt	A
Lochwinnoch 2	Land to the north west of Fauldhead, Johnshill, Lochwinnoch, PA12 4EH.	Remove from the Green Belt	B
Lochwinnoch 3	Land at Parkhill Holdings, Lochwinnoch, PA12 4HH.	Add to Green Belt	C
Lochwinnoch 4	Land at Parkhill Holdings, Lochwinnoch, PA12 4HH.	Add to Green Belt	C
Paisley 1	Land to the north west of Dee Crescent, Paisley, PA2 0QT.	Add and remove from the Green Belt.	B
Paisley 2	Gardens of 14 Nethercraigs Road, Paisley, PA2 8SW.	Remove from Green Belt.	B
Paisley 3	Land to the east of Glenvilla Circle, Paisley, PA2 8TS.	Add to Green Belt	B and C
Paisley 4	Ralston Golf Course and the garden of 32 Golf Drive, Paisley, PA1 3LA.	Add and remove from the Green Belt.	B
Paisley 5	Land and Railway embankment to the south of Ralston Golf Course, PA2 7AN.	Add to Green Belt	B
Paisley 6	Ralston Golf Course, Strathmore Avenue, Paisley, PA1 3DT.	Add to Green Belt	B and C
Renfrew 1	Car Park of the Normandy Hotel, Inchinnan Road, Renfrew, PA4 9EJ.	Remove from Green Belt	B

Bishopton - Proposed Green Belt Changes



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Drawn by Judith Chalmers
Print date: 27/01/11
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Scale: 1:12,000



Bishopton Site 1

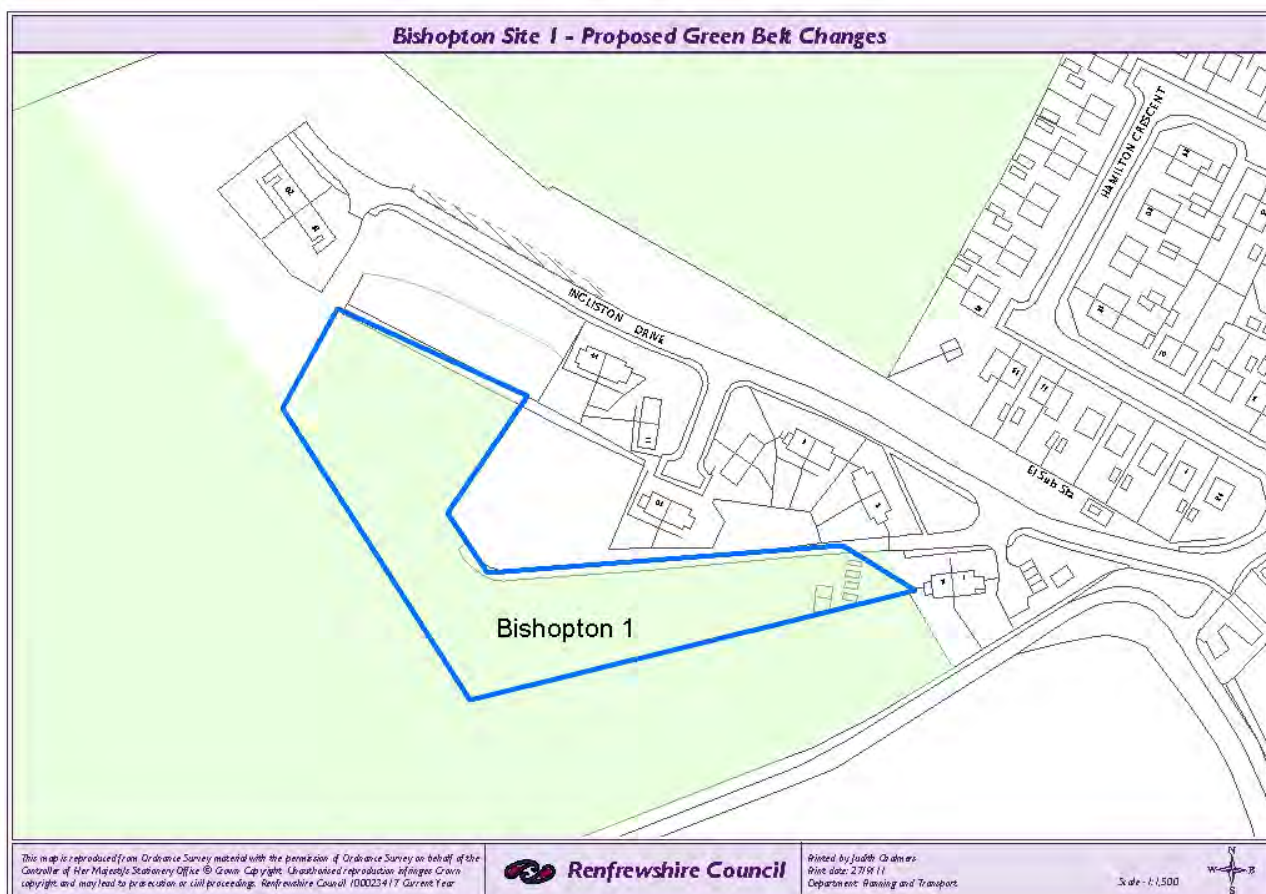
Location: Land to the south of Ingliston Drive, PA7 5JS.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: This land is an irregular shape and does not follow any definable boundary.

Comments: On site there is no clear definitive boundary between the H3 and Green Belt Boundary. To ensure there is a logical boundary it is recommended that this area is removed from the Green Belt as it relates more appropriately to the existing residential use.

Recommendation: Remove from Green Belt





Bishopton Site 2

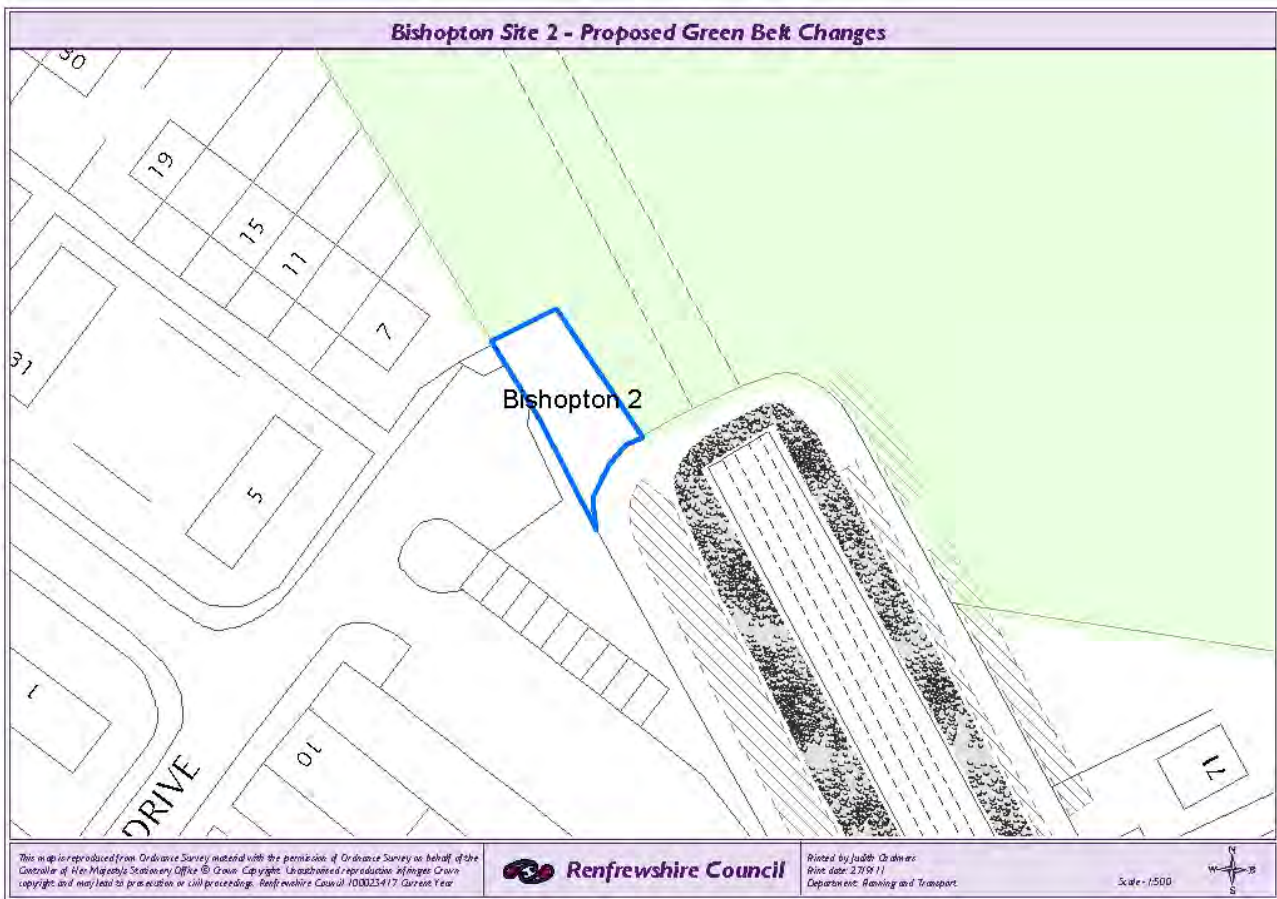
Location: Land to the north east of Blantyre Drive, Bishopton, PA7 5LS.

Local Plan Policy: H1: General Residential Policy

Reason for Identification: A small area of a field to the north of Blantyre Drive has been excluded from the Green Belt from aerial photography it appears that it should be included within the Green Belt.

Comments: The site visit confirmed that site 2 forms part of the field that is covered by Green Belt policy and there are no definable features on the ground that justify why this site is in the urban area.

Recommendation: Add to Green Belt



Bishopton Site 3

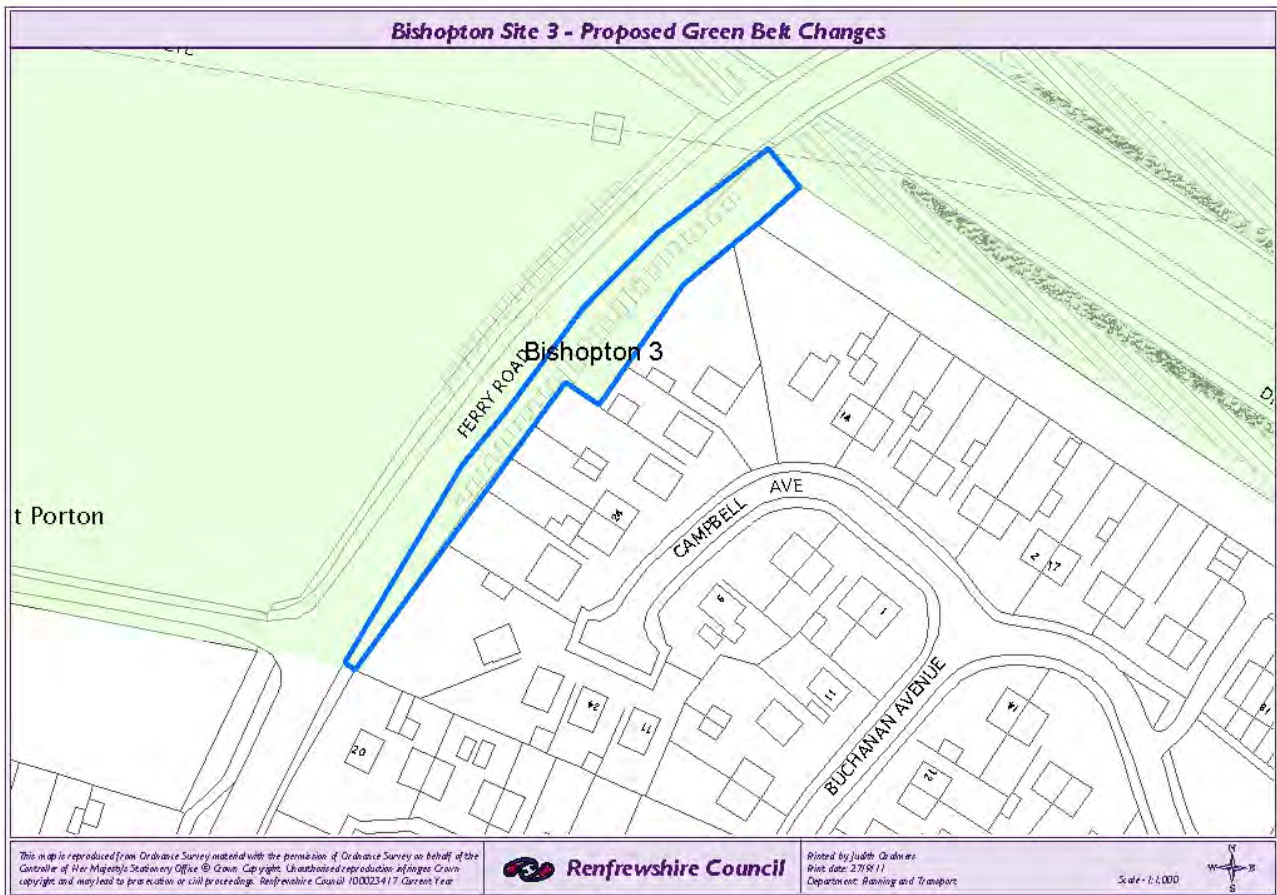
Location: Land to the rear of 18-30 Campbell Avenue, Bishopton, PA7 5DA.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: From aerial photography it appears that the Green Belt boundary should follow the road and not cross over Ferry Road.

Comments: This site is located between residential properties and Ferry Road. The site displays similar characteristics to the residential area adjoining the site.

Recommendation: Remove from Green Belt



Bishopton Site 4

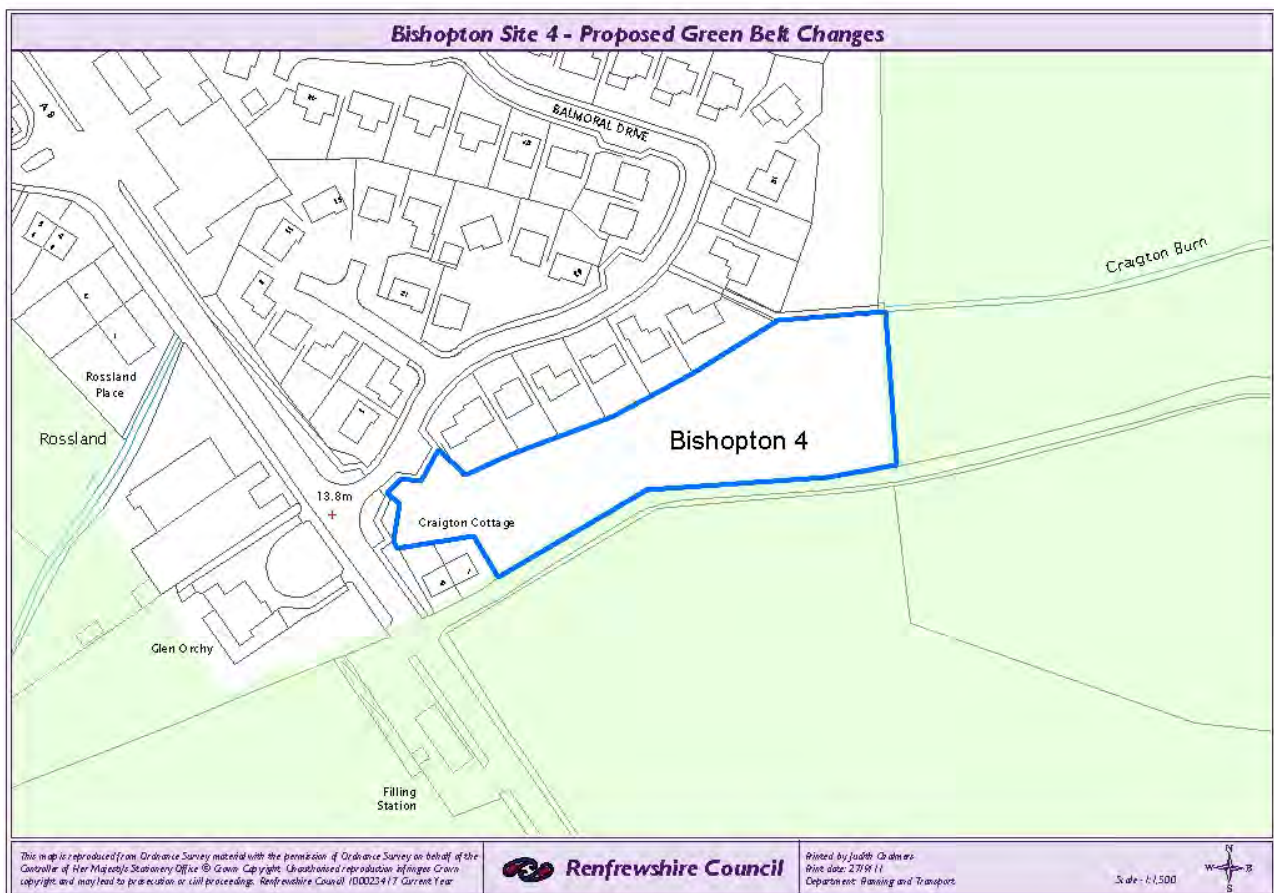
Location: Land to the rear of 2-12 Balmoral Drive, Bishopton, PA7 5HR.

Local Plan Policy: H1: General Residential Policy

Reason for Identification: From aerial photography it appears that the wooded area to the rear of the properties may require to be included within the Green Belt as it displays similar characteristics to adjoining Green Belt land

Comments: A site visit identified that this land does displays similar characteristics to the adjacent woodland given that the land has dense tree coverage. Craighton Burn can be utilised as a more suitable Green Belt boundary.

Recommendation: Add to the Green Belt.





Bishopton Site 5

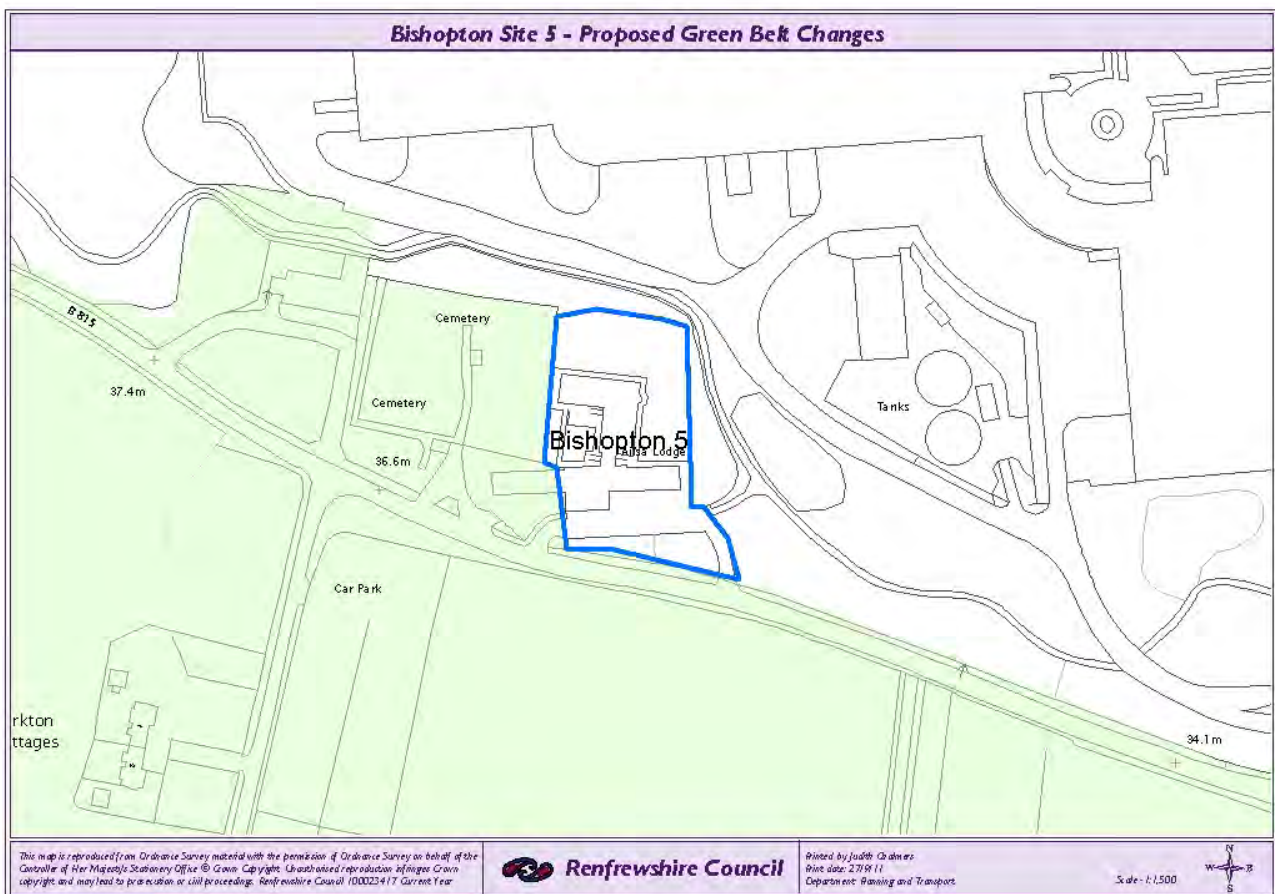
Location: Ailsa Lodge, Erskine Ferry Road, Bishopton, PA7 5PP

Local Plan Policy: H1: General Residential Policy

Reason for Identification: From aerial photography part of Ailsa Lodge is included in the Green Belt and part is excluded - boundary needs to be redrawn to include or exclude all of this property.

Comments: Ailsa Lodge is split by policies GB1 and IB6 - Single User High Amenity Site. Planning permission was granted in 2005 for a two sided extension and partial demolition to form a larger care home. This permission extended the care home into to the Green Belt. Policy IB6 safeguards the land as a single user, high amenity, industrial and business use and it may be more appropriate to amend the Green Belt boundary and include all of Ailsa Lodge in the Green

Recommendation: Add to Green Belt.





Bridge of Weir - Proposed Green Belt Changes



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Bridge of Weir Site 1

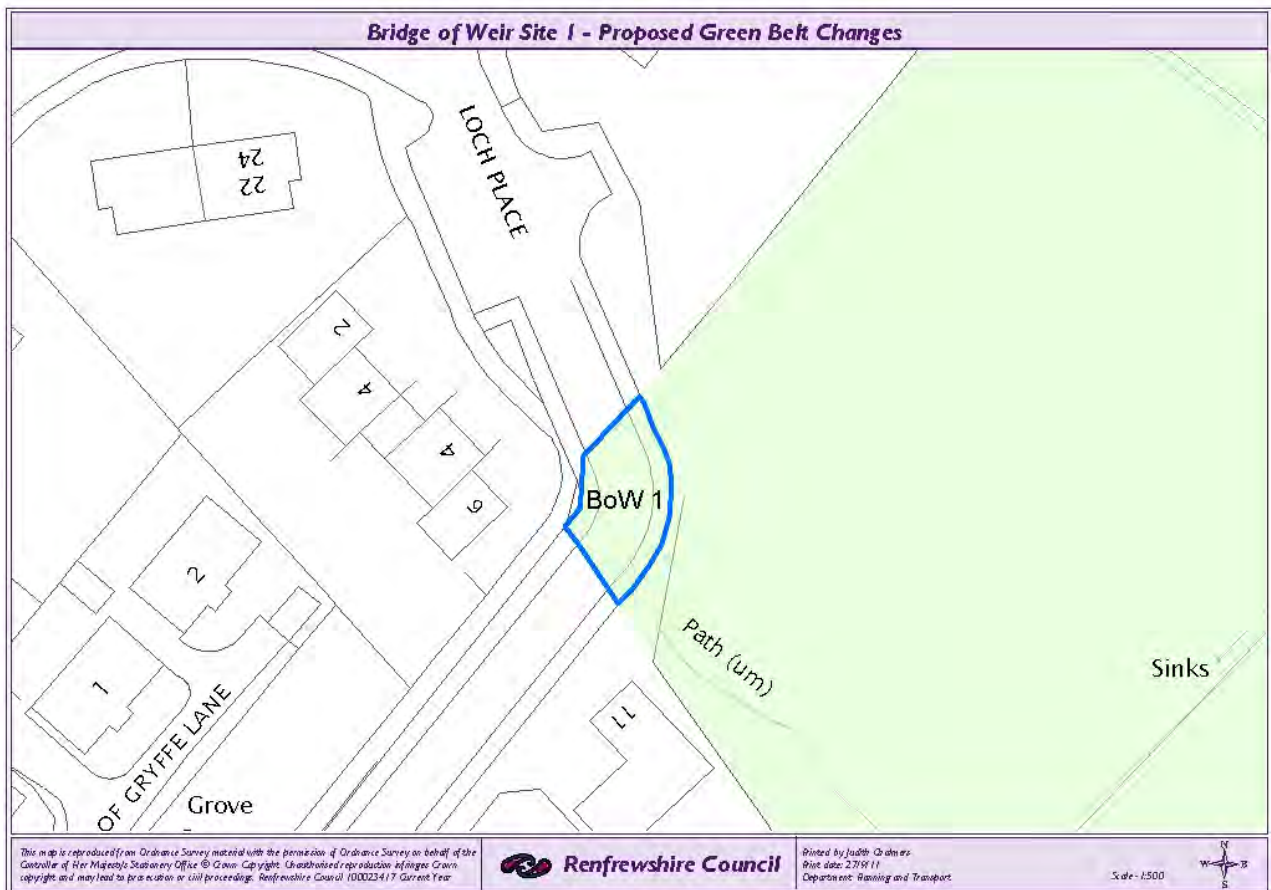
Location: Loch Road, Bridge of Weir

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: New Development - Green Belt boundary may need to be changed to reflect this.

Comments: The Green belt Boundary covers part of the road accessing this new development. The Green Belt should be amended to reflect the urban area.

Recommendation: Remove from Green Belt.





Bridge of Weir Site 2

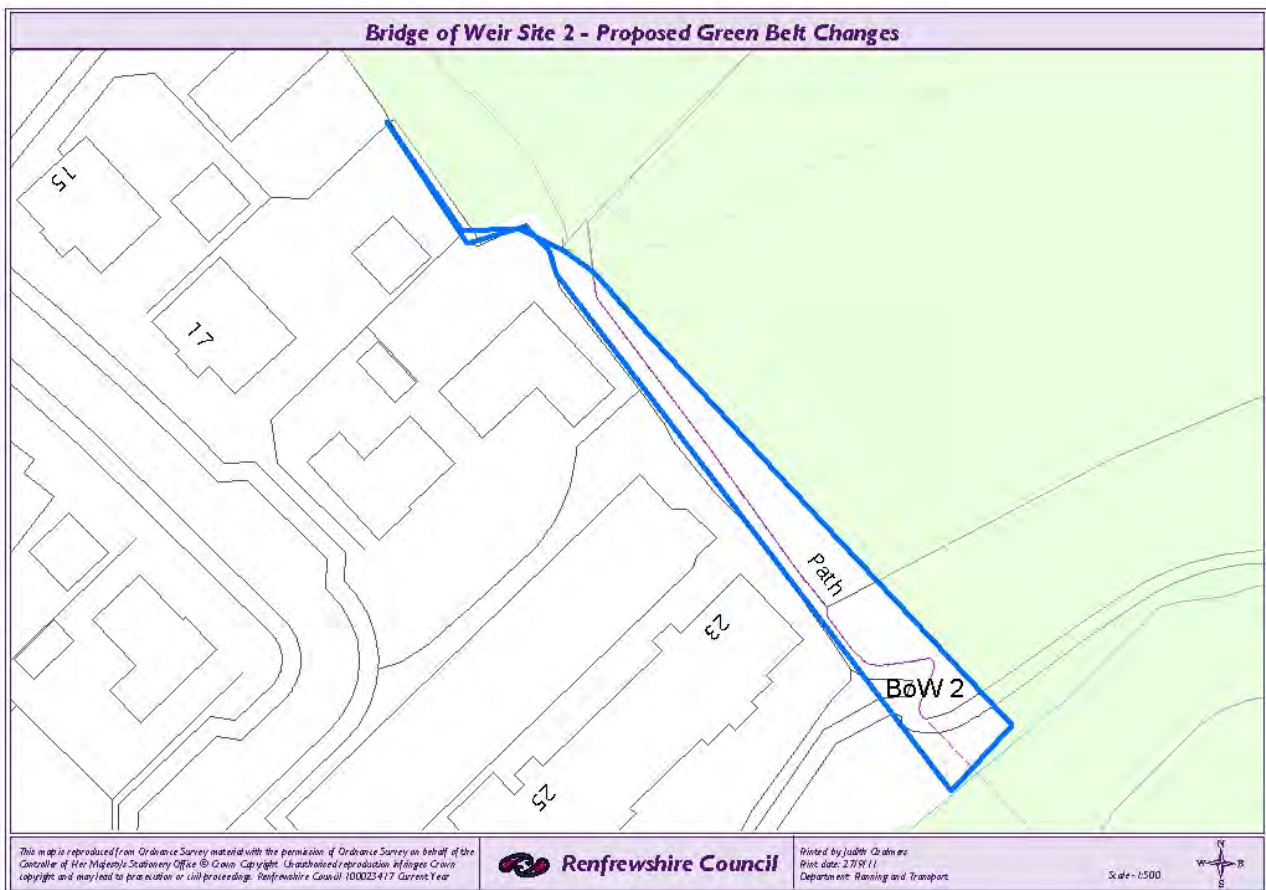
Location: Loch Road, Bridge of Weir

Local Plan Policy: H1: General Residential Policy

Reason for Identification: New Development - Green Belt boundary needs to be changed to reflect this.

Comments: Planning permission was granted in 2004 for 15 detached dwelling houses and 34 flats. Bridge of Weir site 2 was outside the planning application boundary. The Green Belt boundary should be extended up to the boundary of the urban area as the residential development provides a definitive Green Belt boundary.

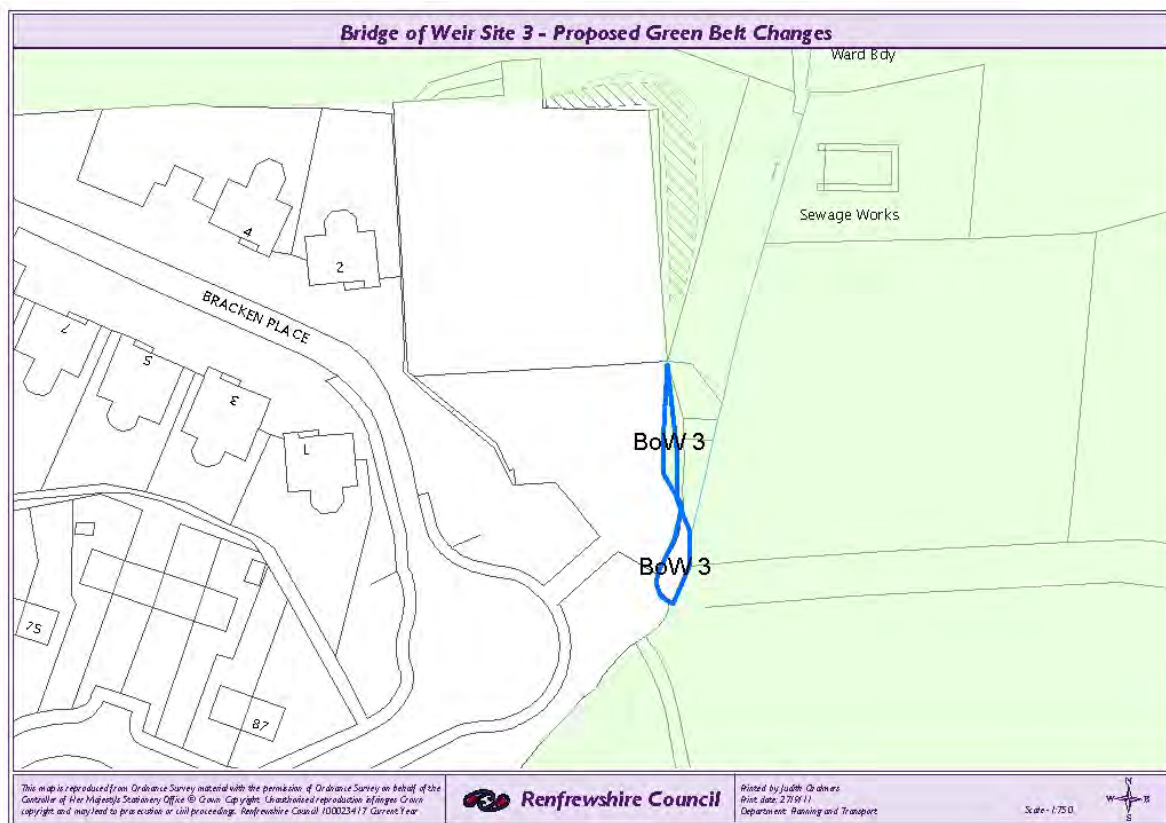
Recommendation: Add to Green Belt.

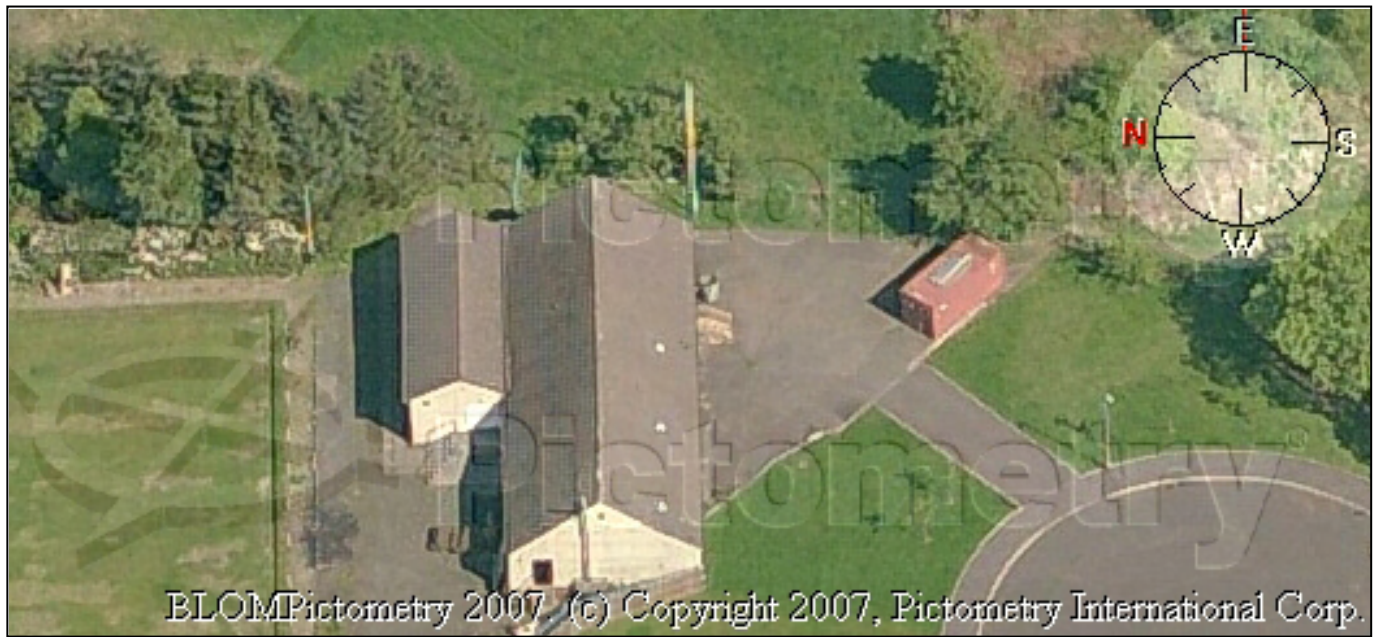




Bridge of Weir Site 3

- Location: Bowling Club, Moss Road, Bridge of Weir, PA11 3LY
- Local Plan Policy: H1: General Residential Policy and Policy GB1: Green Belt
- Reason for Identification: To establish a definable Green Belt boundary small areas may be required to be included and excluded from the Green Belt.
- Comments: The Green Belt boundary is required to be altered to reflect the urban area. The adjacent field boundary should be used.
- Recommendation: Add part of site 3 to Green Belt and remove the other part of the site





Bridge of Weir Site 4

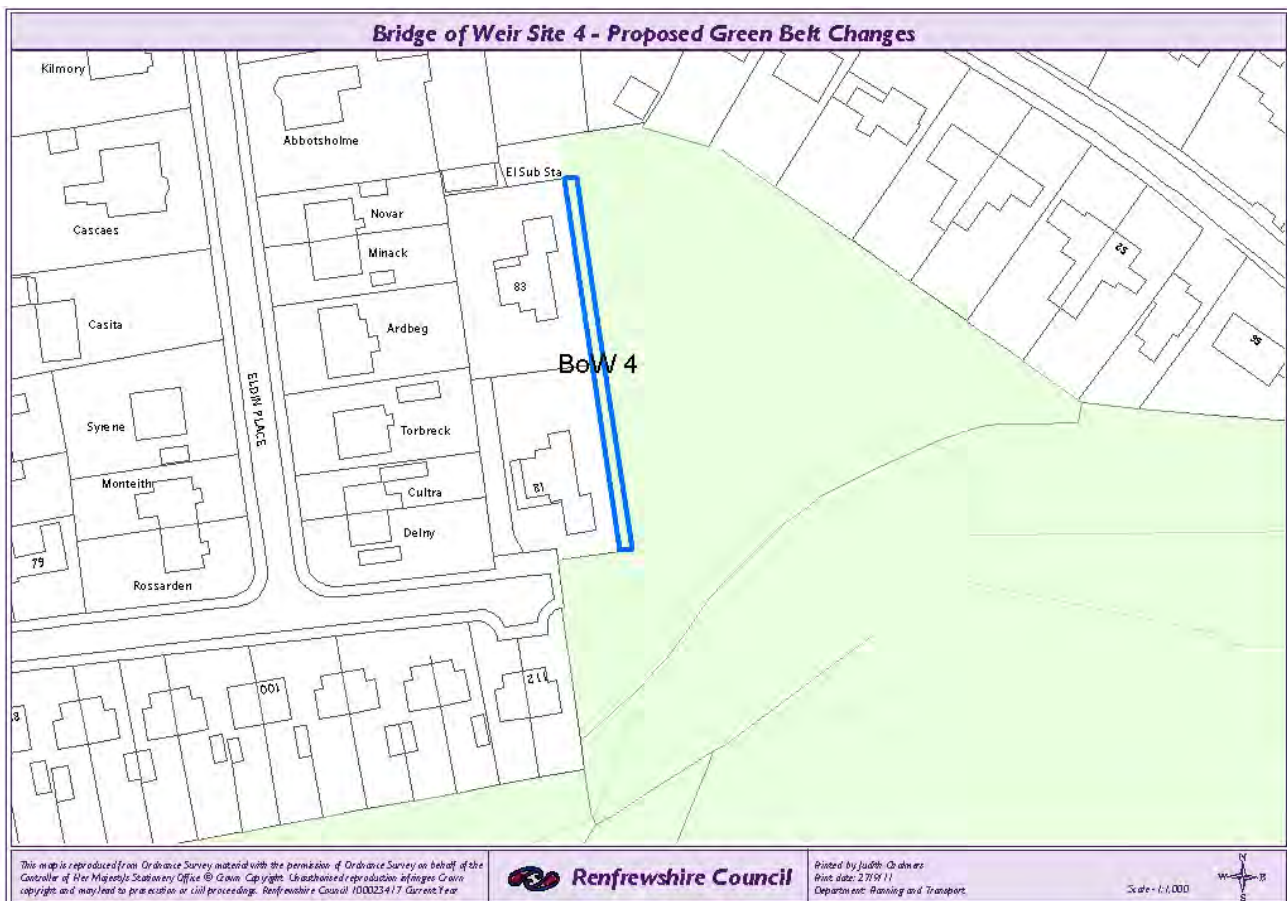
Location: Land to the east of 81 and 83, Hazelwood Road, Bridge of Weir

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: Small strip of land that has been subject to change of use from open ground to garden ground

Comments: This site has been subject to a planning application that was granted consent in 2009. The application was for retrospective planning permission for the change of use of a very small area of open ground, located in the Green Belt, to domestic garden ground to be associated with 81 and 83 Hazelwood Road. The boundary requires to reflect the approved planning permission.

Recommendation: Remove from Green Belt





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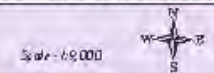
Elderslie - Proposed Green Belt Changes



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Elderslie Site 1

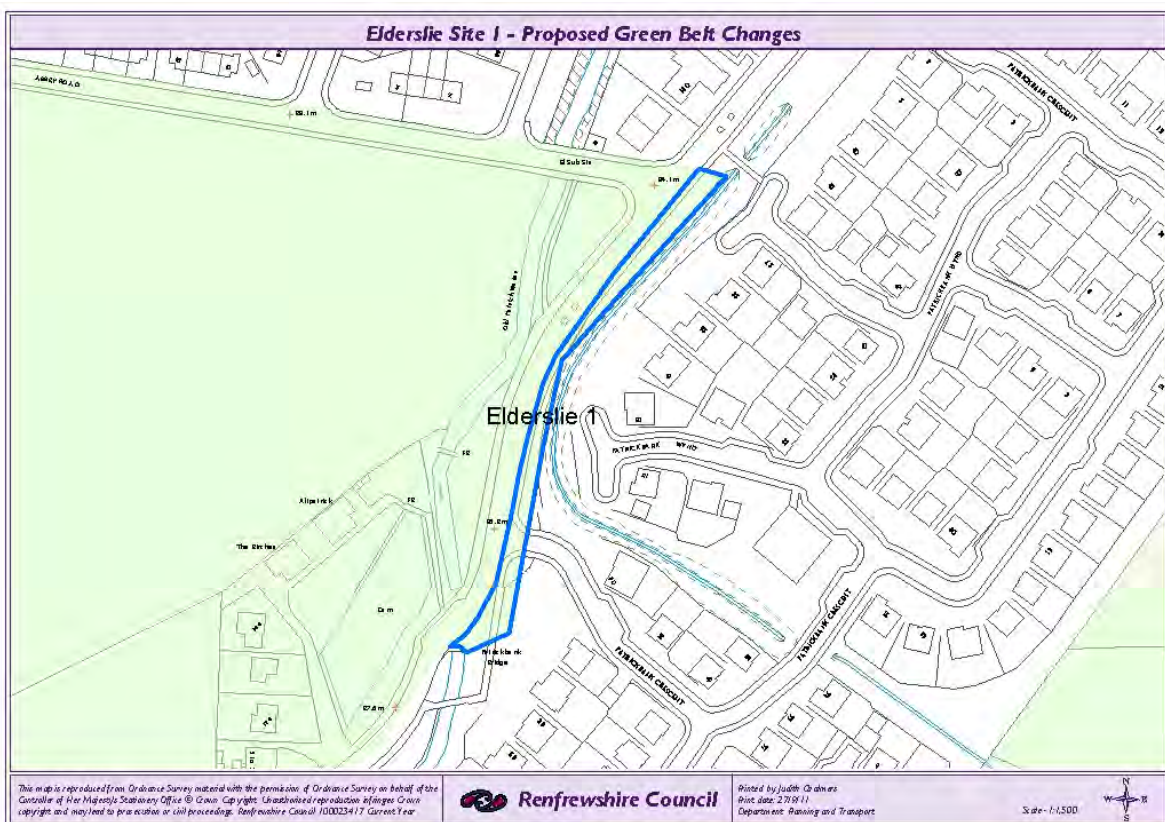
Location: Land to the west of Patrickbank Wynd, Elderslie, Johnstone, PA5 9US.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: This land has recently been developed, in recognition of this new residential development the Green Belt boundary needs to be reviewed.

Comments: This site forms part of the landscaping and Sustainable Urban Drainage Systems for the development and is maintained open space. The Green Belt boundary currently runs down the middle of the landscaped area and the suggested amendment to the Green Belt boundary is to follow the road.

Recommendation: Remove from the Green Belt





Elderslie Site 2

Location: Land to the south west of Patrickbank Gardens, Elderslie, Johnstone, PA5 9UF.

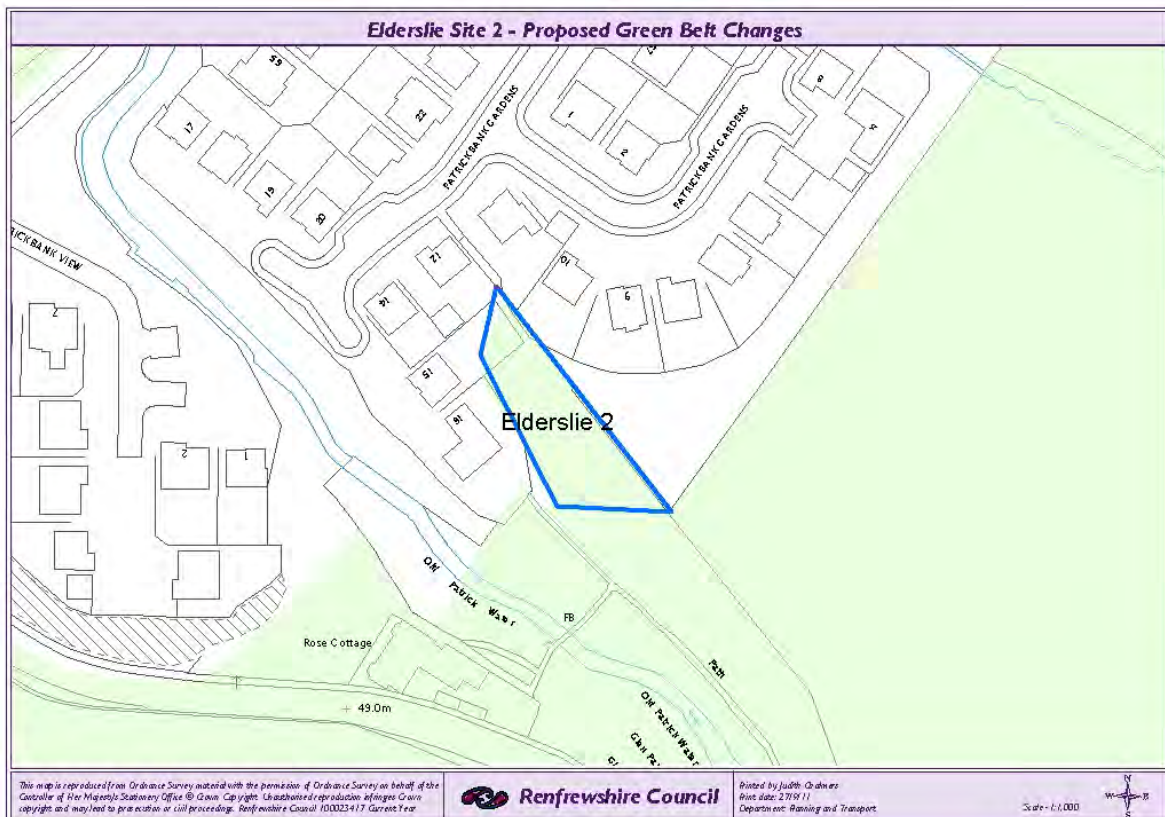
Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: This land has recently been developed, in recognition of this new residential development the Green Belt boundary needs to be reviewed.

Comments: There is an access gate beside 12 Patrickbank Gardens. Examining the planning history for the site, this gate is only there for maintenance purposes and does not provide general access to the rear of the residential properties.

If a definable boundary is to be used then it is recommended that it should be drawn against the residential area.

Recommendation: Remove from Green Belt





Elderslie Site 3

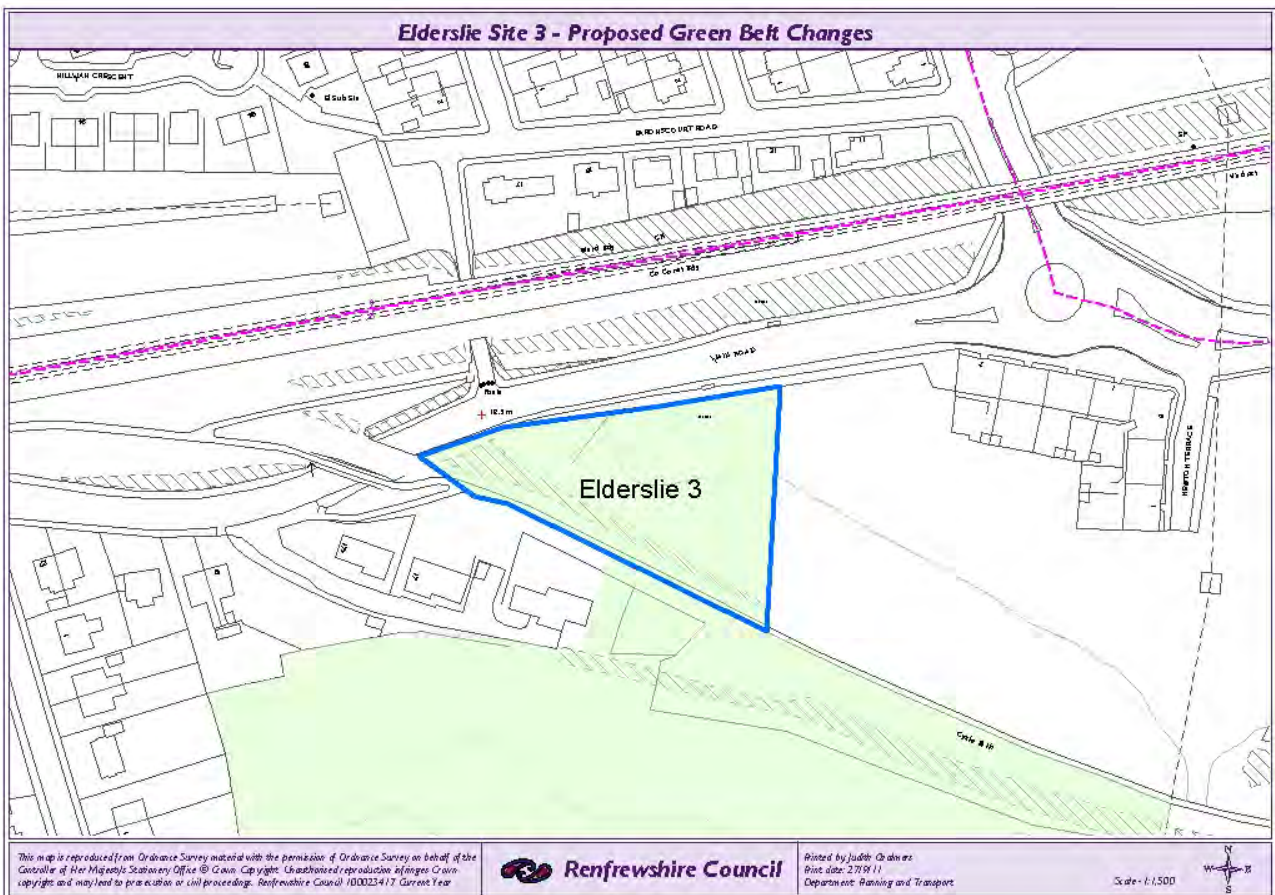
Location: Area of open space to the south of Main Road, Elderslie, PA5 9BQ.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: From aerial photography the Green Belt does not appear to follow a definable boundary, consideration should be given to the merits/ disadvantages of removing the site from the Green Belt.

Comments: The current Green Belt does not follow a definable boundary. A more definable boundary would be to remove the site from the Green Belt and for the boundary to follow the cycle path. It is therefore recommended that the site is removed from the Green Belt and changed to a residential policy coverage.

Recommendation: Remove from Green Belt





Elderslie Site 4

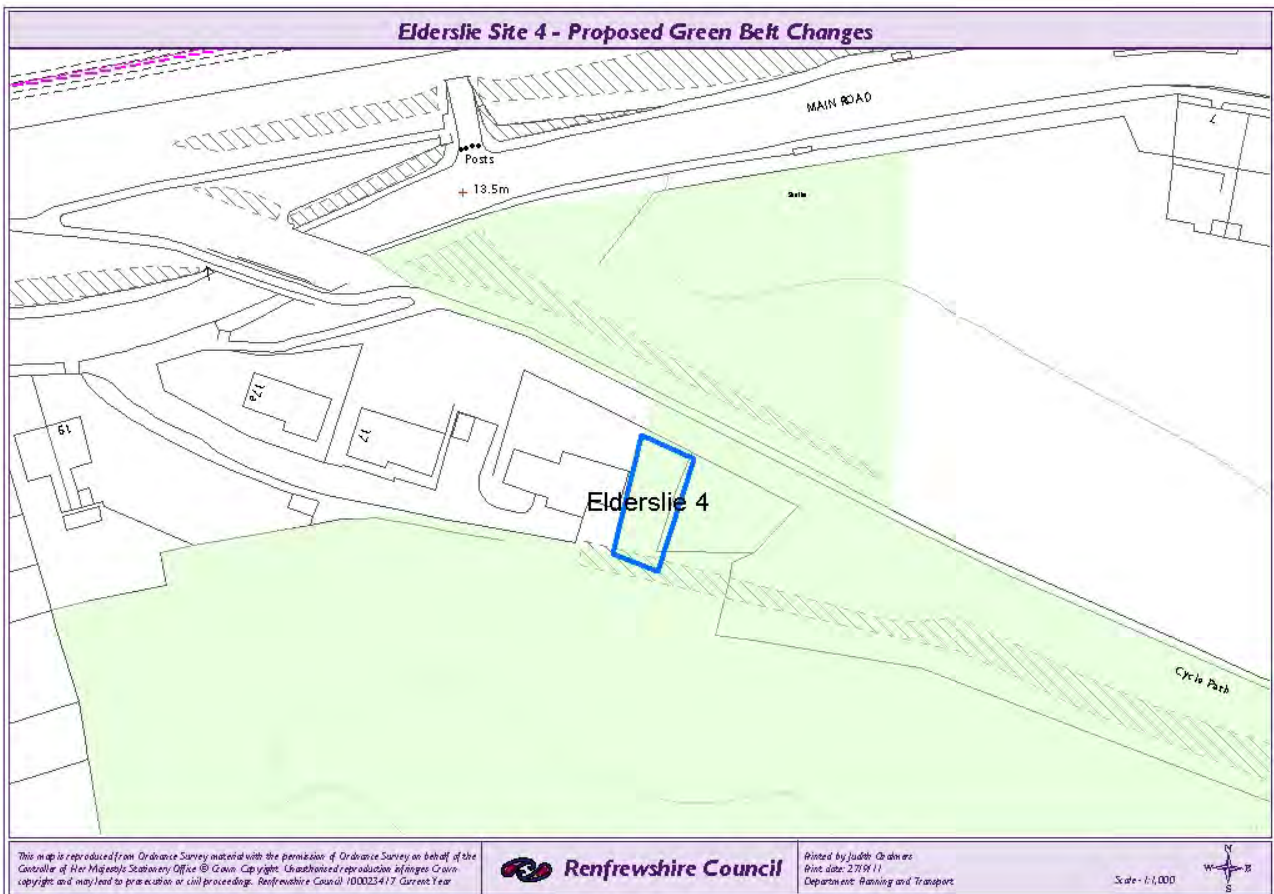
Location: Land to the east of 17B Main Road, Elderslie, PA5 9BQ.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: From aerial photography this area of land appears to form part of the garden ground of 17B Main Road.

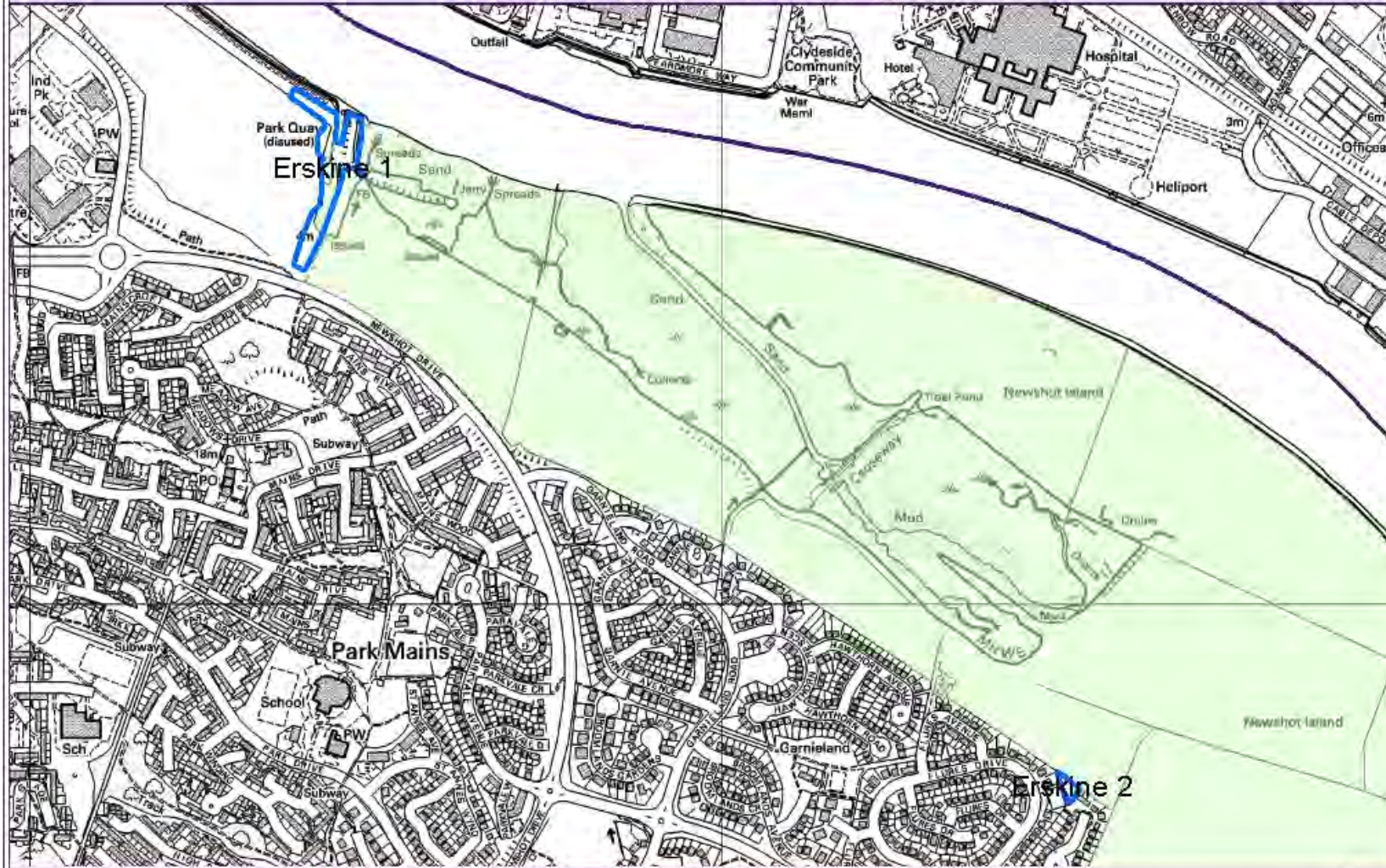
Comments: The site visit identified that this area forms part of the garden ground of 17B Main Road and should be removed from the Green Belt. The land is enclosed by a fence and is maintained.

Recommendation: Remove from Green Belt





Erskine - Proposed Green Belt Changes



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Erskine Site 1

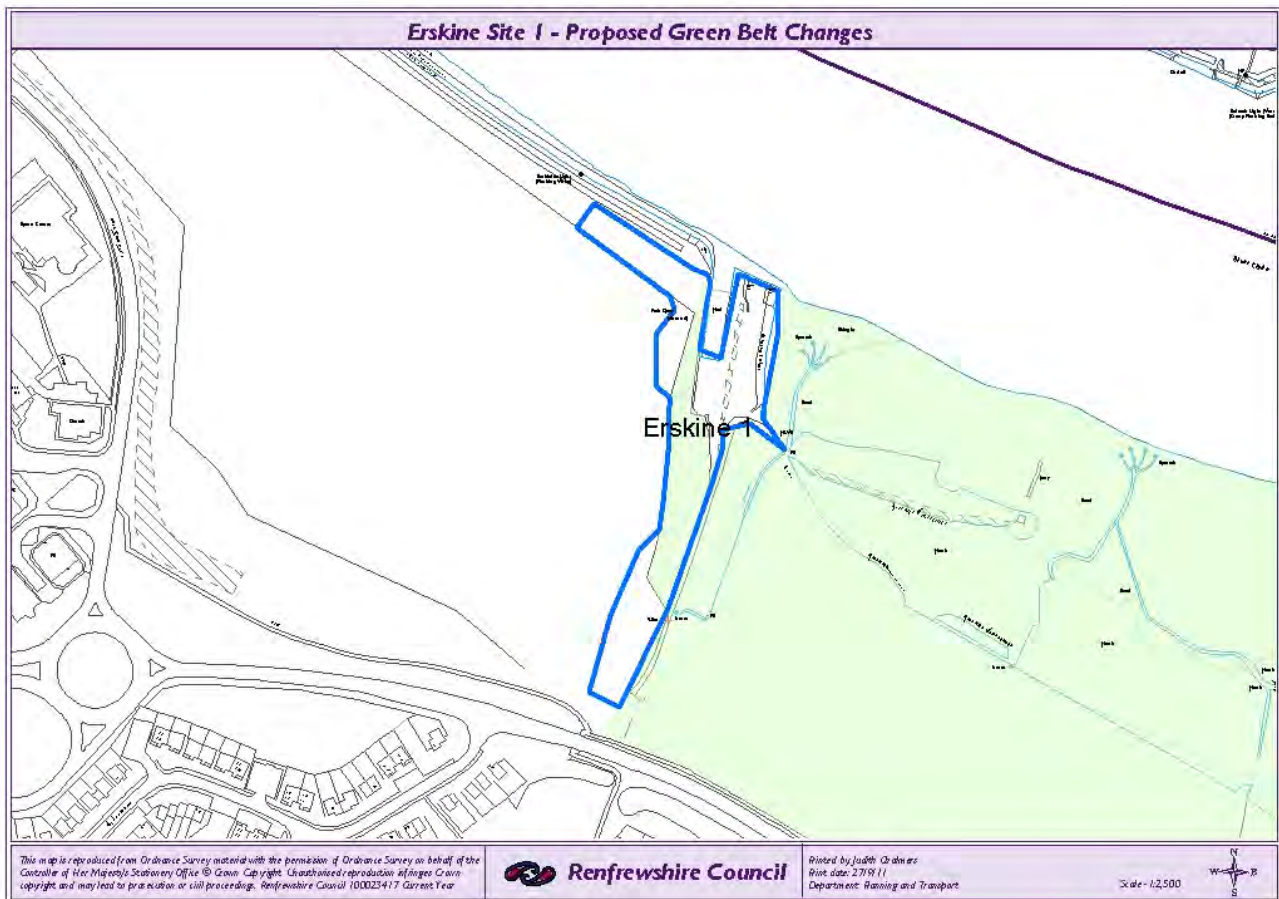
Location: Land at the disused Park Quay, Erskine.

Local Plan Policy: H1: General Residential Policy and Policy GB1: Green Belt

Reason for Identification: Having examined aerial photography it appears an additional area merits inclusion within the Green Belt.

Comments: A master planning exercise is being undertaken in Erskine. The Green Belt boundary will be amended to reflect this plan

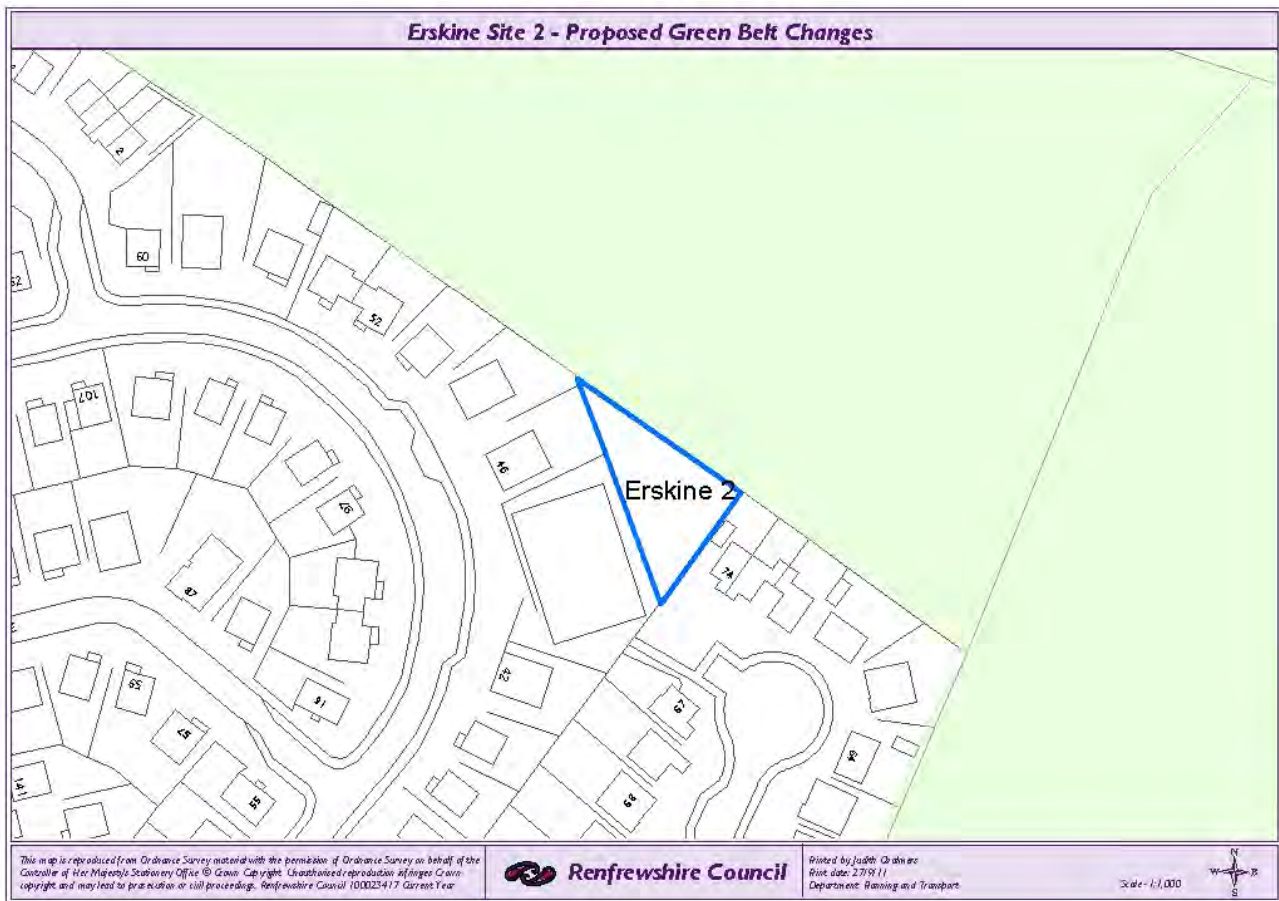
Recommendation: The Green Belt will be amended to reflect the Erskine Masterplan.





Erskine Site 2

- Location:** Land to the north east of 46 Flures Drive, PA8 7DG.
- Local Plan Policy:** H1: General Residential Policy
- Reason for Identification:** Aerial photography indicates that this is an undeveloped area on the edge of the residential area and is not currently covered by Green Belt policy.
- Comments:** There is a fence behind the football pitch so the general public cannot access the area as it is liable to flooding. Site 51 should be included in the Green Belt.
- Recommendation:** Add to Green Belt.





Houston - Proposed Green Belt Changes



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Houston Site 1

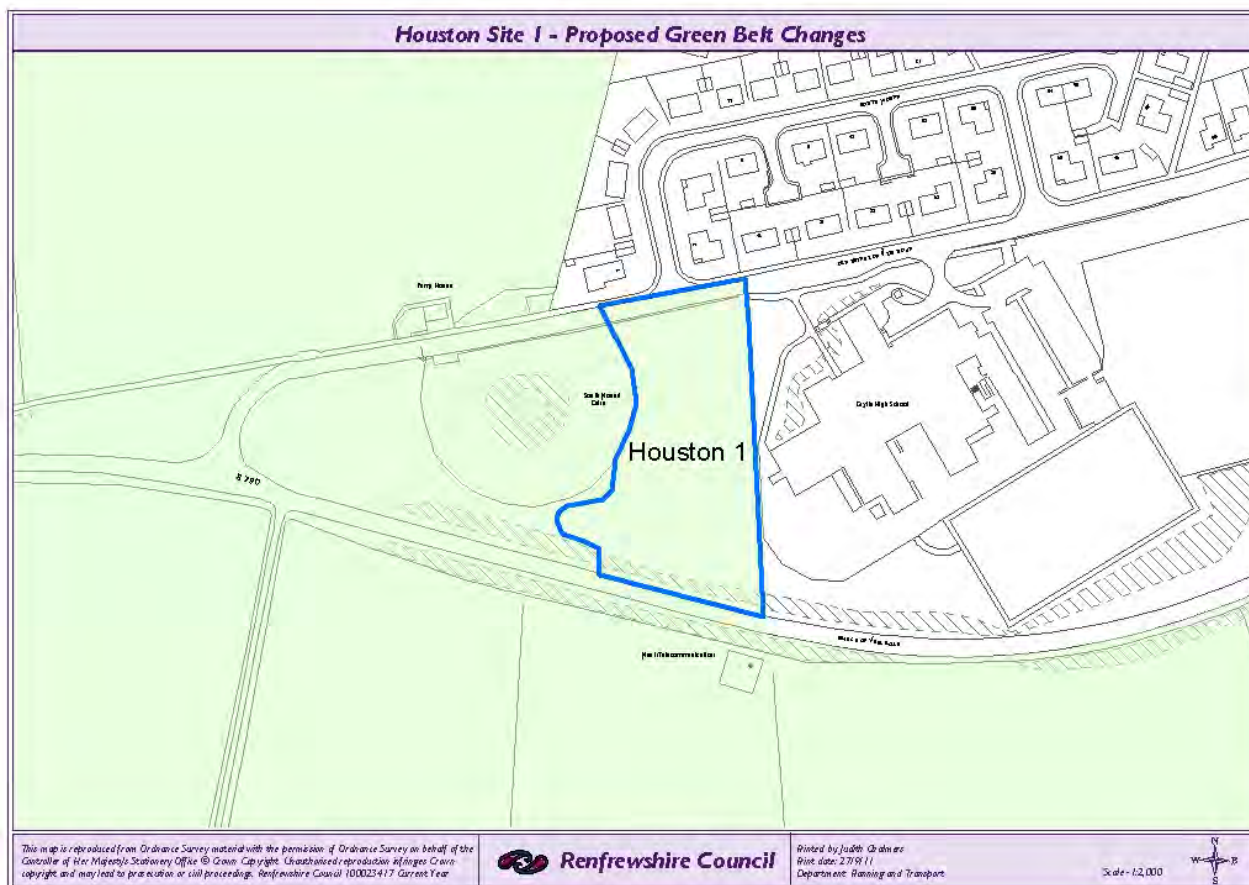
Location: Land at Gryffe High, Houston, PA6 7EB

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: School grounds are partly included and partly excluded from the Green Belt.

Comments: The site visit indicated that the existing Green Belt boundary does not follow a definable boundary and cuts straight across the informal school playground. A logical boundary would be to follow the adjacent woodland.

Recommendation: Remove from Green Belt.





Houston Site 2

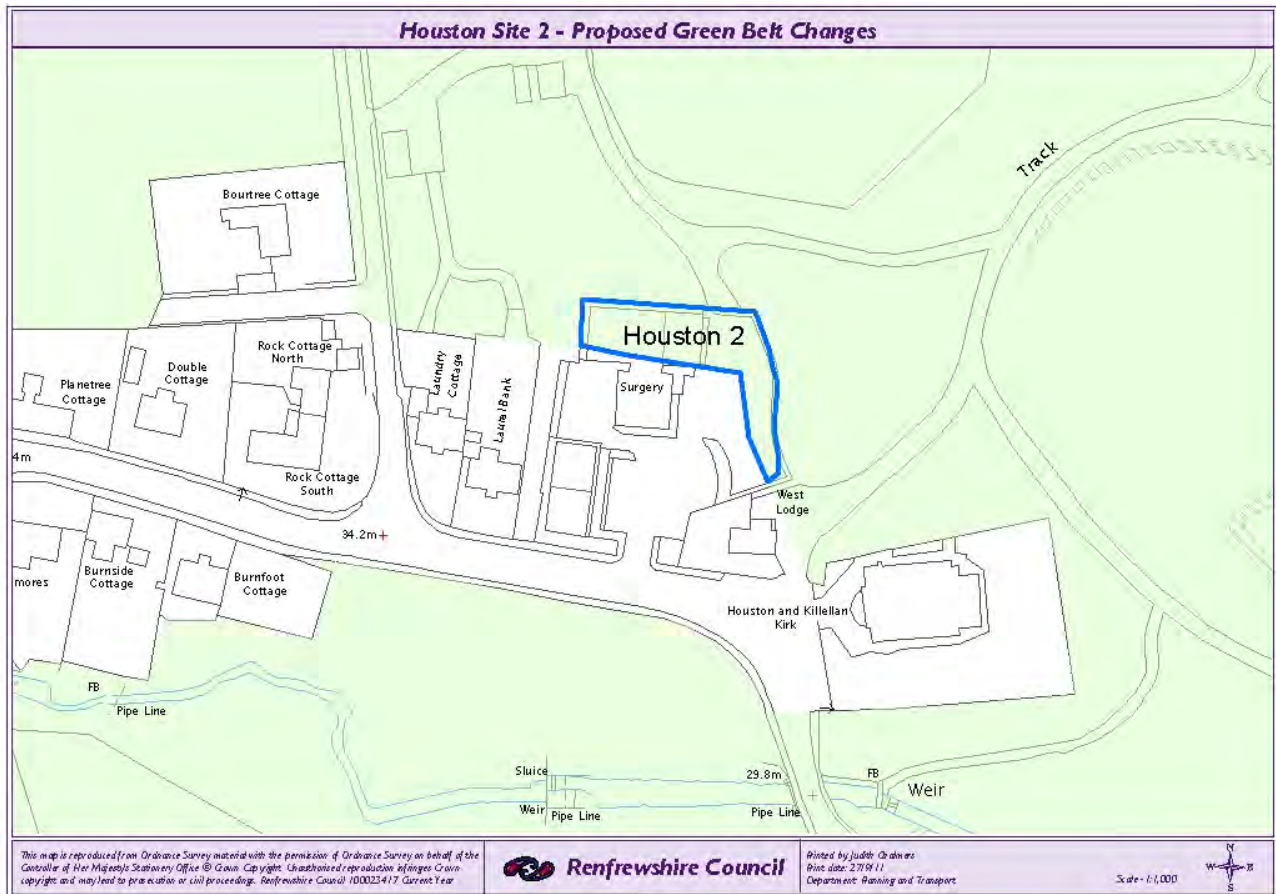
Location: Surgery, Kirk Road, Houston, PA6 7AR.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: The Green Belt runs through the middle of the surgery and the boundary should be amended so that the property is either inside or outside the boundary.

Comments: The Surgery and pharmacy is split by the Green Belt boundary. Part of the car park is also included within the Green Belt boundary. The car park, surgery and pharmacy should be located within the village envelope and therefore be removed from the Green Belt.

Recommendation: Remove from Green Belt.





Houston Site 3

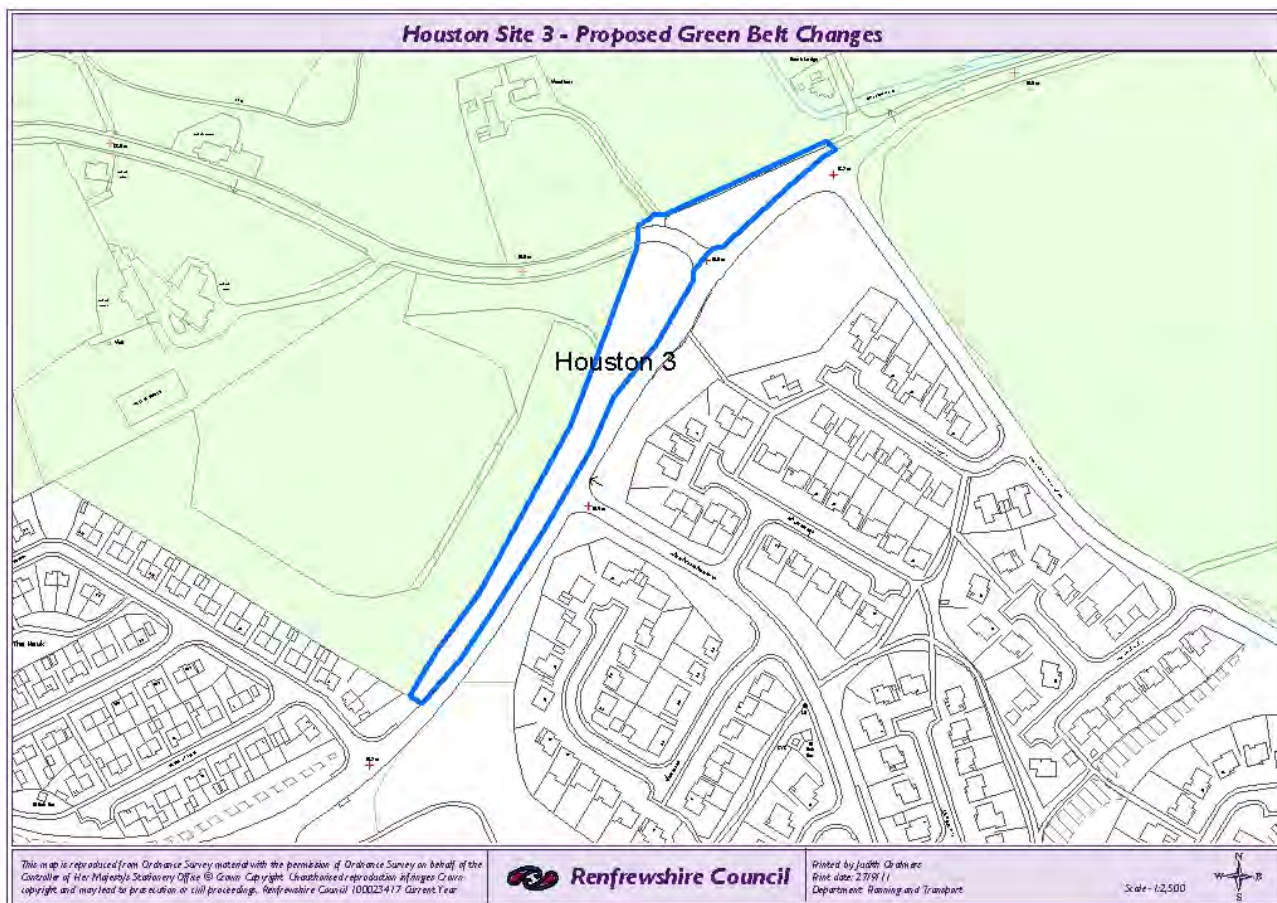
Location: Land to the west of Bridge of Weir Road

Local Plan Policy: H1: General Residential Policy

Reason for Identification: The Green Belt boundary does not follow road and from aerial photography the land appears to have the same characteristics as the adjacent Green Belt.

Comments: This site has a dense tree cover and a definable Green Belt boundary would be to follow the road.

Recommendation: Add to the Green Belt





Houston Site 4

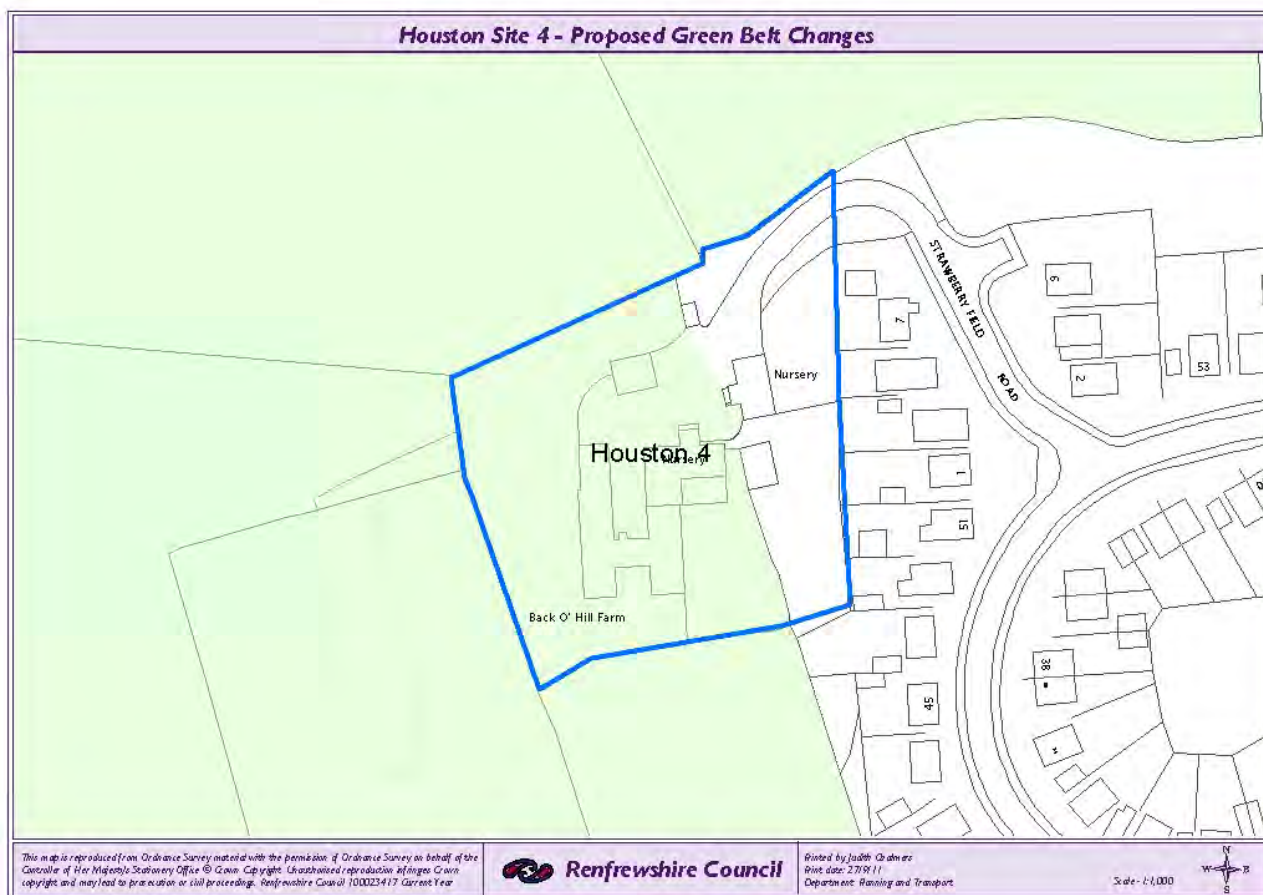
Location: Land at Back O Hill Farm, Houston, PA6 7BY

Local Plan Policy: H1: General Residential Policy and Policy GB1: Green Belt

Reason for Identification: Part of the premises is in the urban area, part is in the Green Belt.

Comments: There are two residential properties and a children's nursery in the farm steading complex. The nursery is accommodated in 2 buildings, 1 of which is part of the farm steading attached to the original farm house and the other is a separate building located to the north east (outside the Green Belt). The area to the north of the original farm steading and to the west of the nursery annexe is used for vehicle manoeuvring and staff parking. The Green Belt boundary splits this farm/ children's nursery in half. For a consistent policy approach it should all be included or excluded from the Green Belt. The farm / nursery buildings all display similar characteristics. It is considered that as the site displays residential characteristics it should be include in the urban area

Recommendation: Remove from Green Belt





Houston Site 5

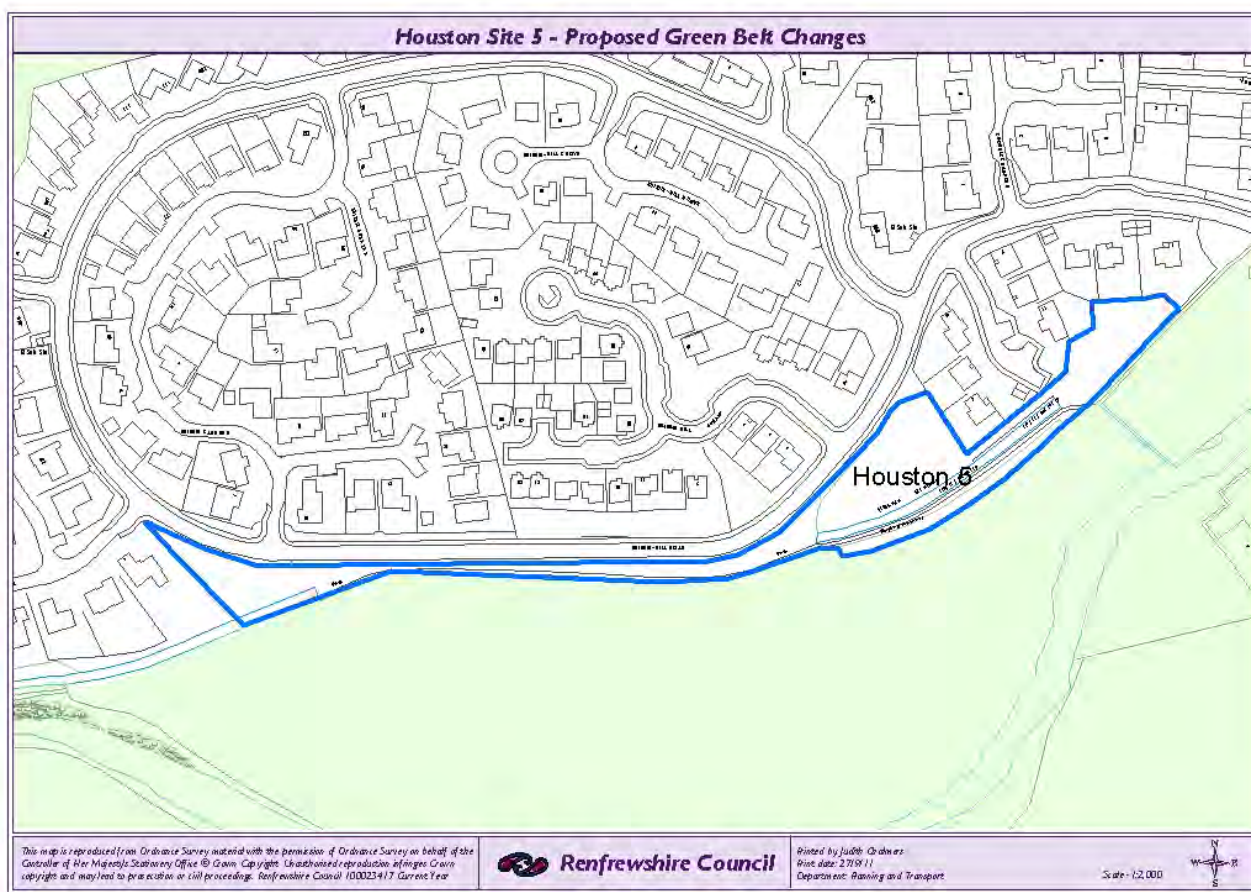
Location: Land to the south of Brierie-Hill Road, PA6 7AD

Local Plan Policy: H1: General Residential Policy

Reason for Identification: The Green Belt boundary does not extend up to the road and the residential area which may provide a more definable Green Belt boundary.

Comments: Site 5 displays characteristics that are similar to the adjacent Green Belt. If a definable Green Belt boundary is required in line with SPP then the Green Belt should be extended to the edge of the urban area.

Recommendation: Add to Green Belt.





Houston Site 6

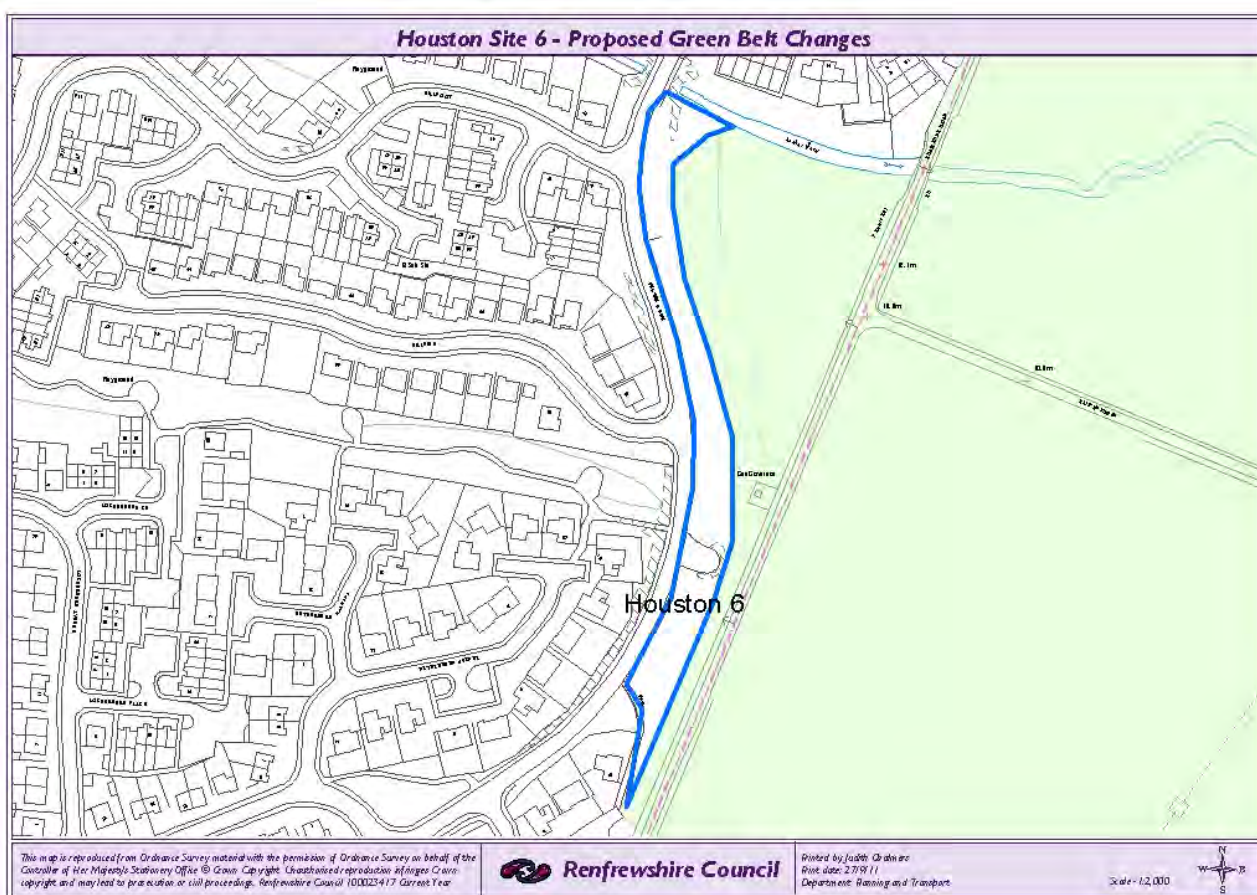
Location: Land to the east of Fulton Drive, Houston, PA6 7NT.

Local Plan Policy: H1: General Residential Policy

Reason for Identification: From aerial photography it appears that the Green Belt boundary should extend to Fulton Drive.

Comments: A more definable Green Belt boundary would be to follow the road and burn to the north.

Recommendation: Add to Green Belt





Howwood - Proposed Green Belt Changes



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Howwood Site 1

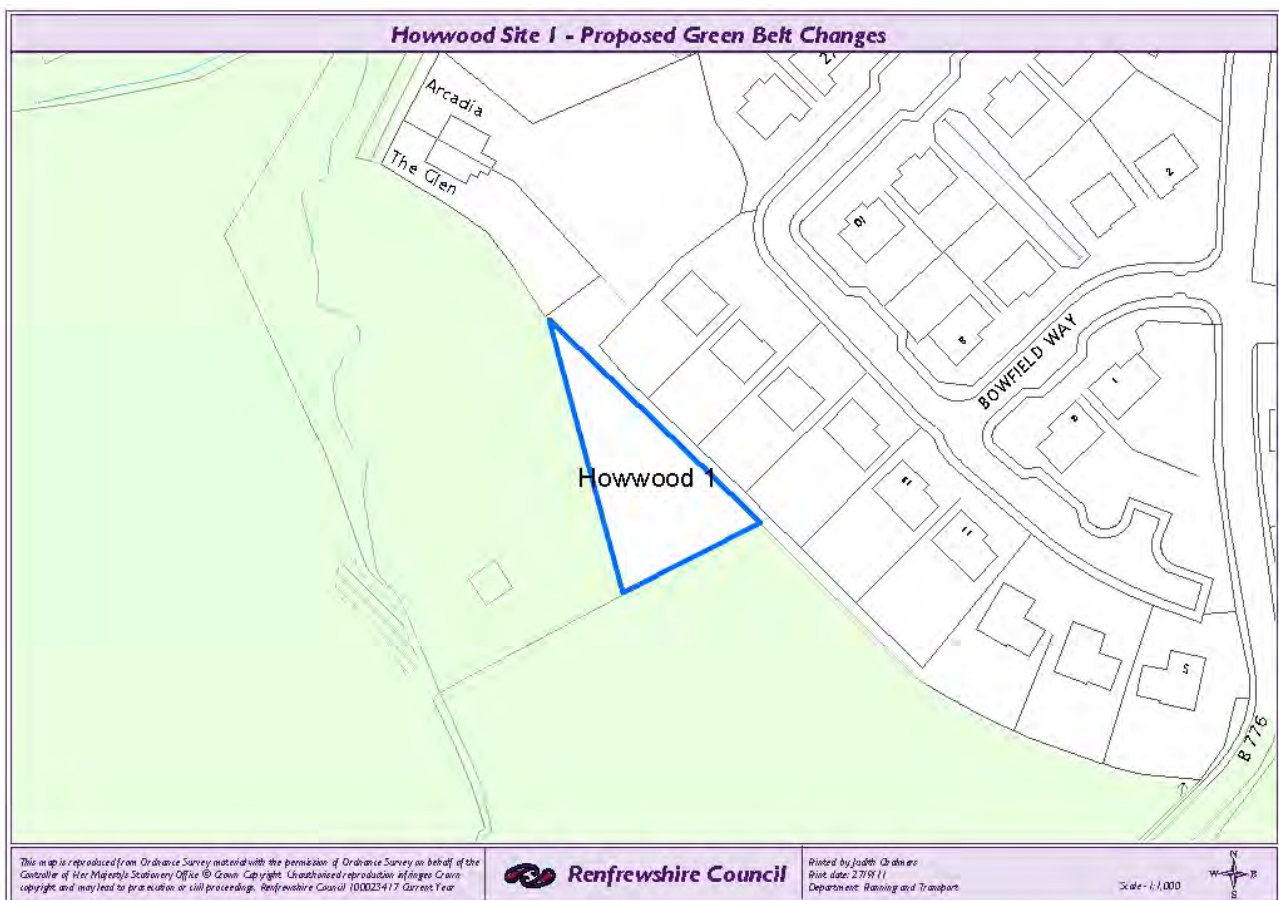
Location: Land rear of 19-23 Bowfield Way, Howwood, PA9 1BF.

Local Plan Policy: H1: General Residential Policy

Reason for Identification: From aerial photography it appears that this land should be included in the Green Belt.

Comments: The Green Belt Boundary should follow the boundary of the residential properties as the site has a dense tree coverage which is the same as the adjacent Green Belt.

Recommendation: Add to Green Belt



Johnstone - Proposed Green Belt Changes



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Johnstone Site 1

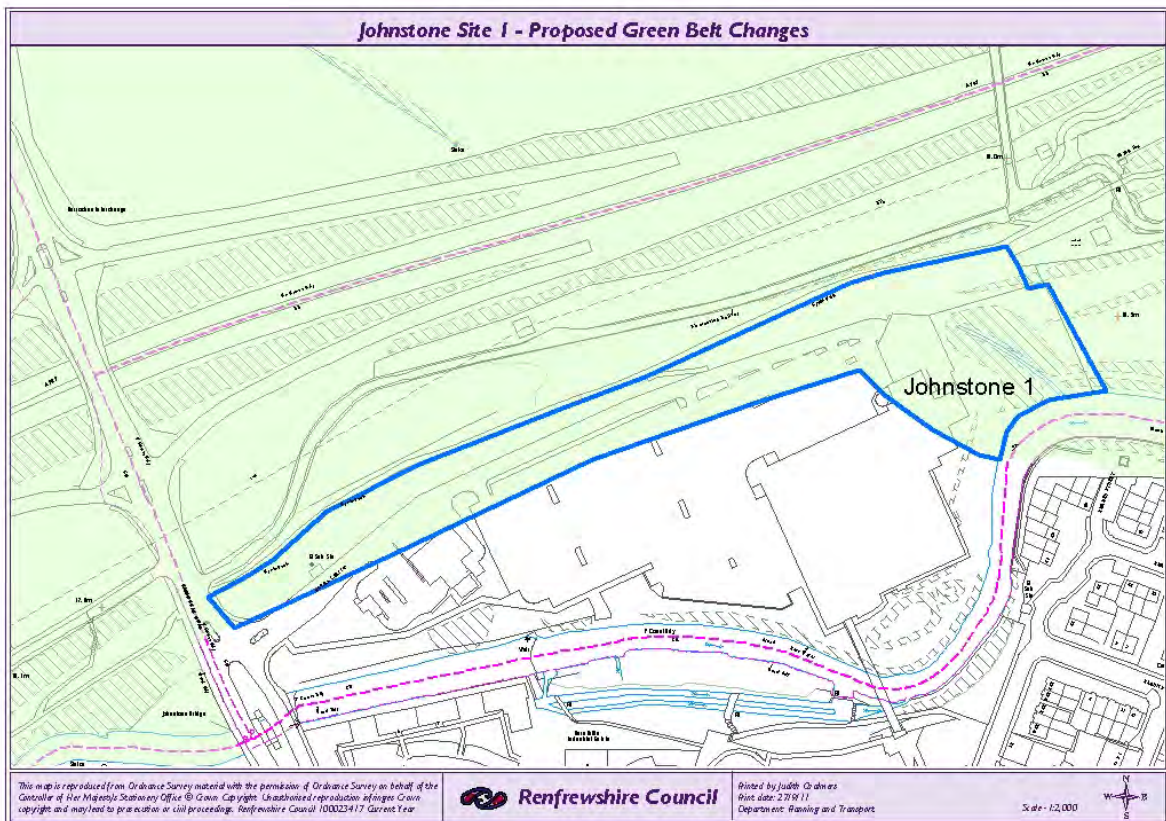
Location: Land at Morrison's, Napier Street, Johnstone, PA5 8SF.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: The Morrison's store has recently been completed and the Green Belt boundary needs to reflect this new development.

Comments: The existing Green Belt boundary runs up the middle of the access road to the car park and then cuts across the rear of the supermarket. The supermarket yard is also in the Green Belt. As this is a recent development the Green Belt boundary is required to be amended to reflect the development that is now on the ground. This would result in a Green Belt boundary following the cycle path and the rear of the supermarket yard.

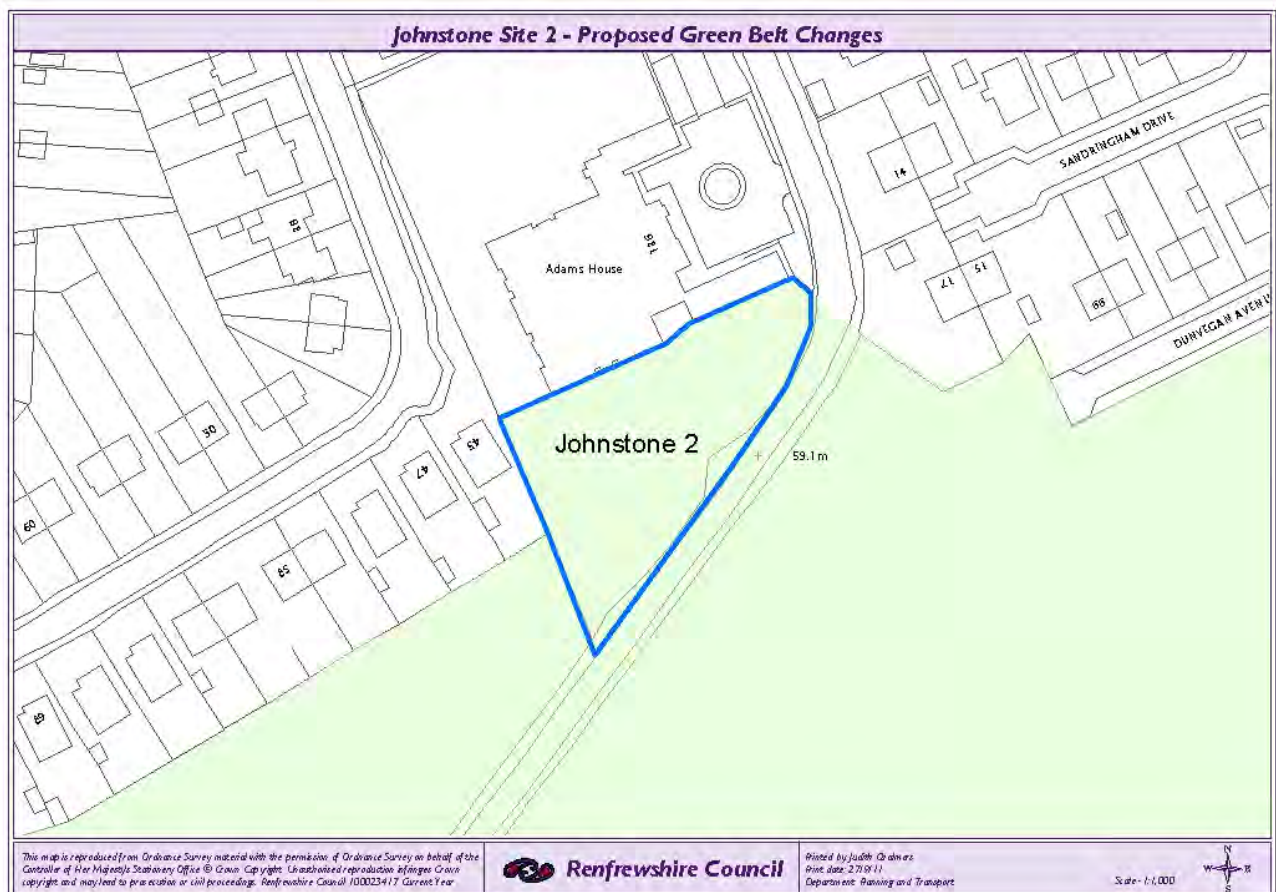
Recommendation: Remove from the Green Belt





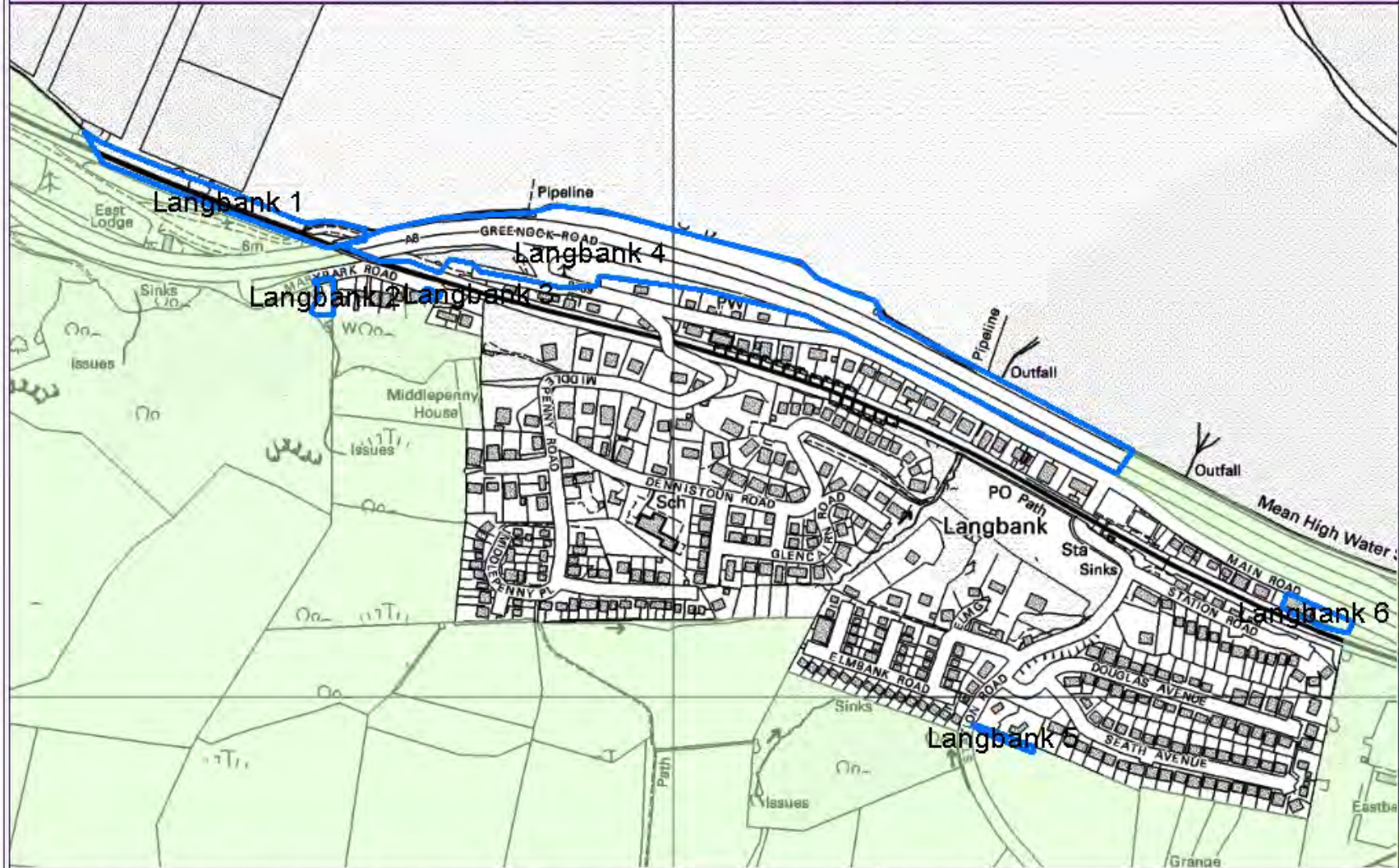
Johnstone Site 2

- Location:** Land at Adams House, Auchenlodment Road, Johnstone, PA5 9NX.
- Local Plan Policy:** Policy GB1: Green Belt
- Reason for Identification:** From aerial photography it appears that this land forms part of the gardens of the care home which is not within the Green Belt.
- Comments:** This site forms part of the curtilage of Adams House care home. The garden is maintained with a path leading into this part of the garden from the home. The garden ground forms part of the curtilage of the property and it should be removed from the Green Belt.
- Recommendation:** Remove from the Green belt





Langbank - Proposed Green Belt Changes



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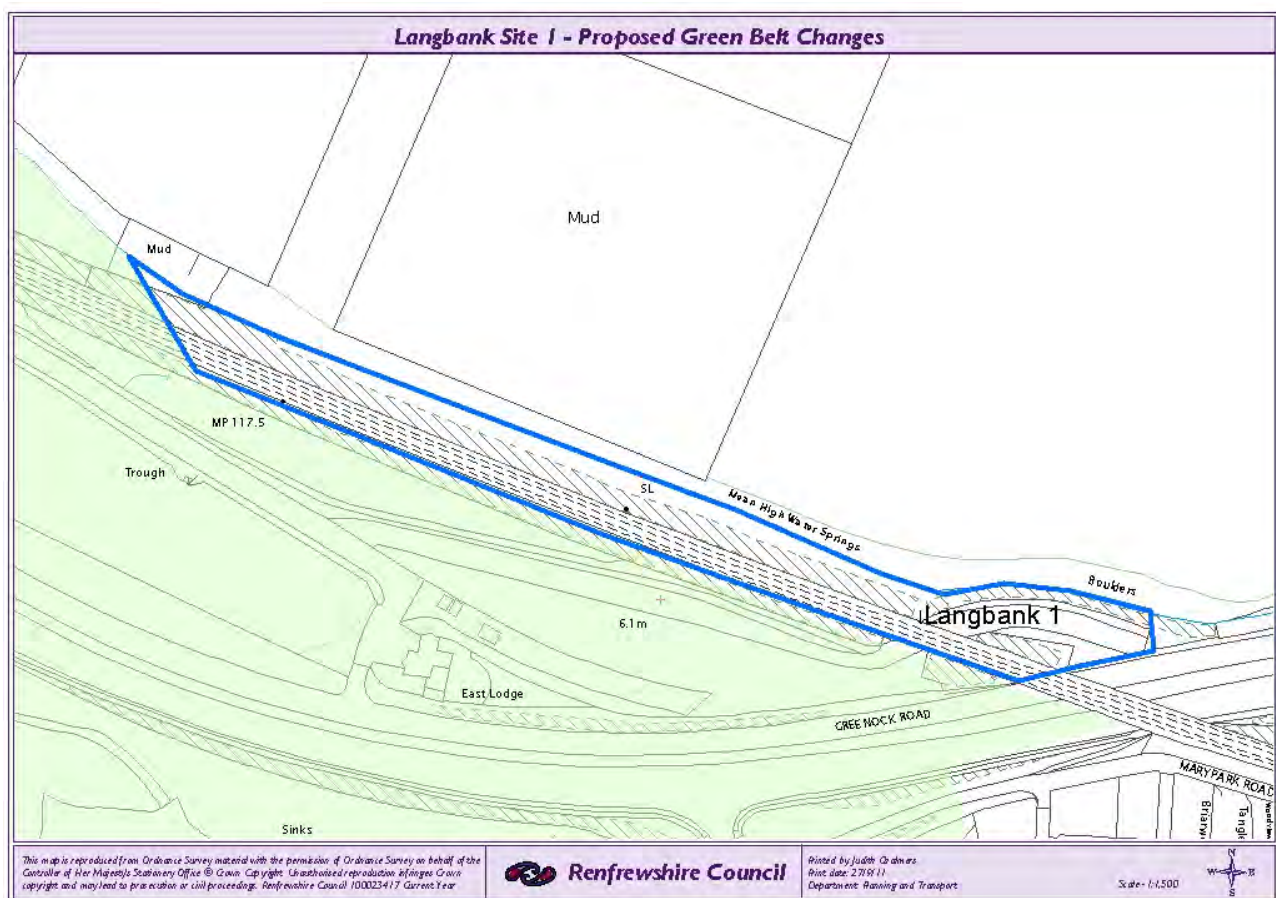
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Langbank Site 1

- Location: North of Greenock Road, adjacent to shore line and Railway, Langbank.
- Local Plan Policy: H1: General Residential Policy
- Reason for Identification: From aerial photography it appears that the Green Belt boundary should extend to the shore line.
- Comments: Site 1 displays characteristics that merit inclusion. The Green Belt should be extended to the mean high water springs.
- Recommendation: Add to Green Belt.



Langbank Site 2

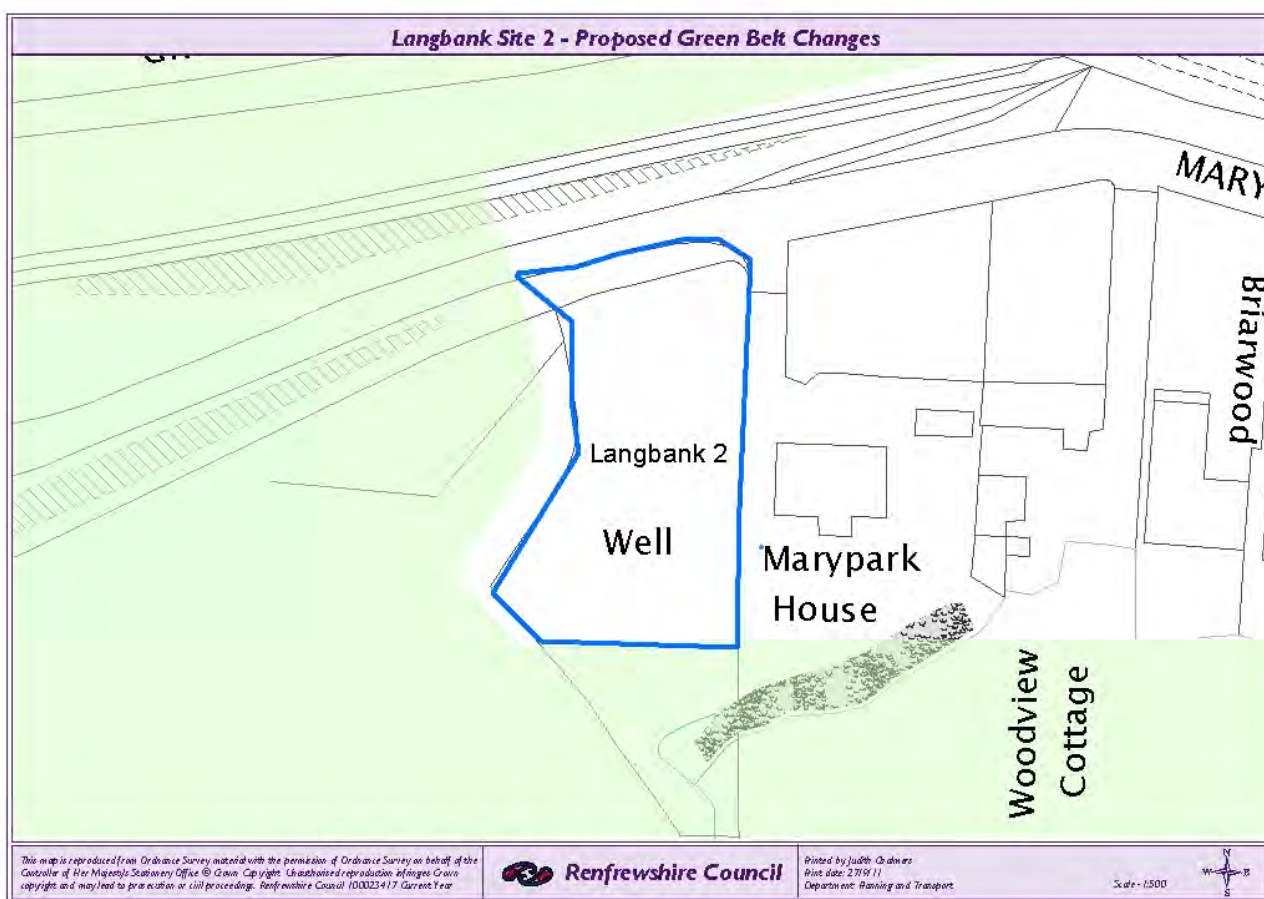
Location: South of Mary Park Road, Langbank.

Local Plan Policy: H1: General Residential Policy

Reason for Identification: Site next to a residential property, from aerial photography it appears no difference in character from adjacent Green Belt. Former building removed between 1971 and 1977.

Comments: The land has naturally regenerated and relates more to the Green Belt than the adjacent residential property. The site has dense tree coverage.

Recommendation: Add to Green Belt.



Langbank Site 3

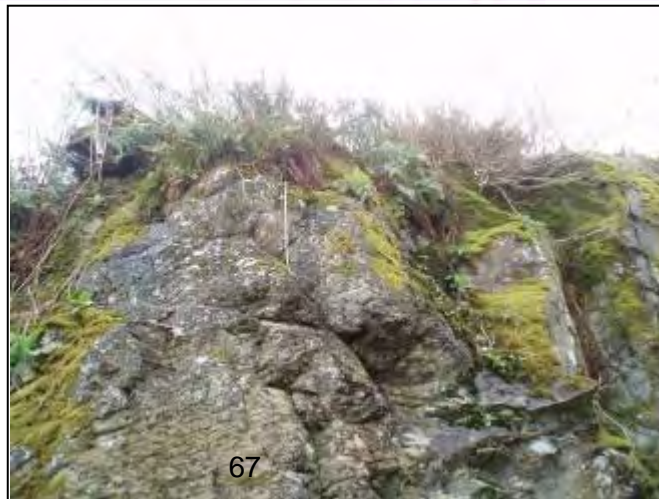
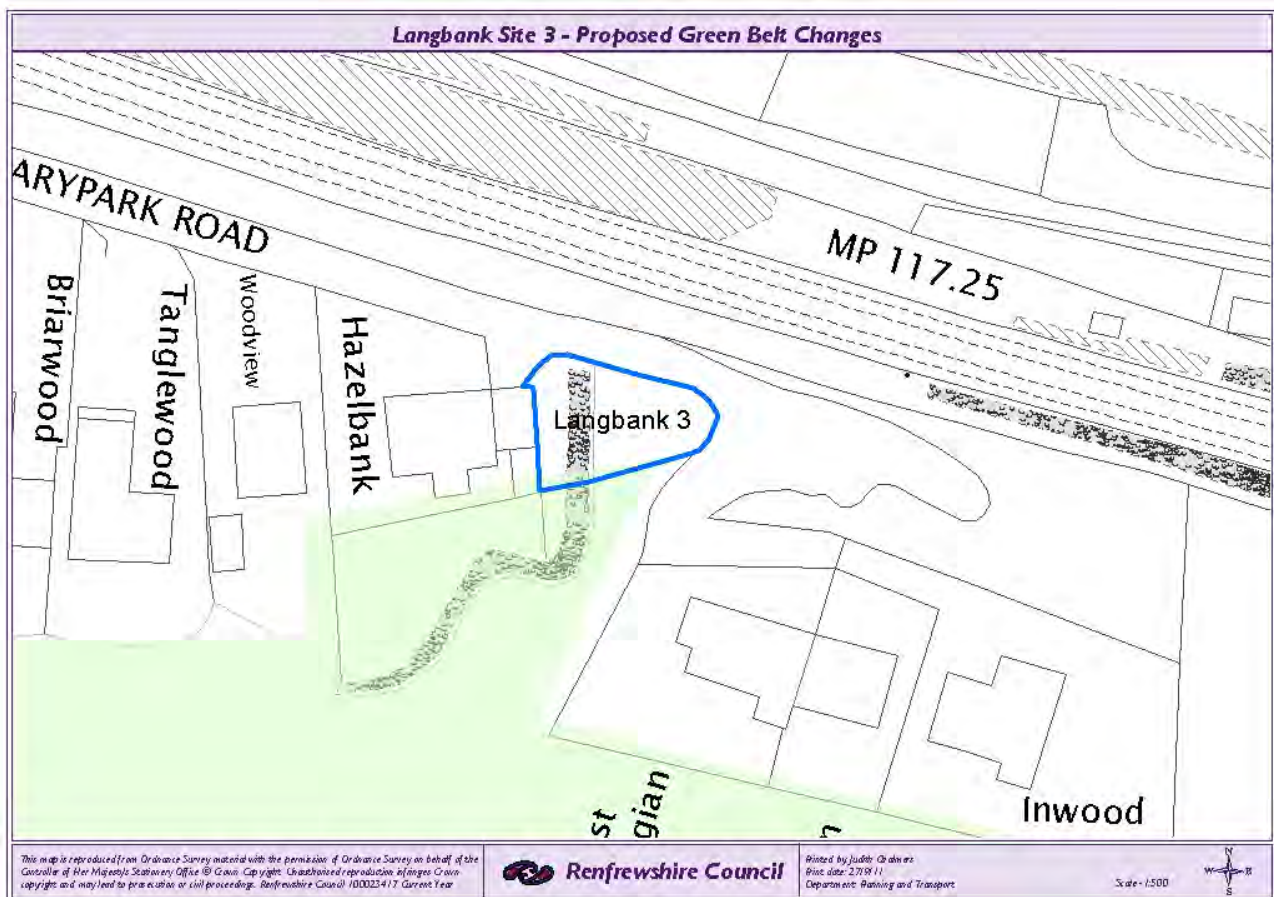
Location: South of Mary Park Road, Langbank

Local Plan Policy: H1: General Residential Policy

Reason for Identification: Site is adjacent to a residential property. From aerial photography the site appears to have the same characteristics as adjacent Green Belt.

Comments: Site 3 consists of a large rock. The boundary of residential property is a more definable boundary.

Recommendation: Add to Green Belt.



Langbank Site 4

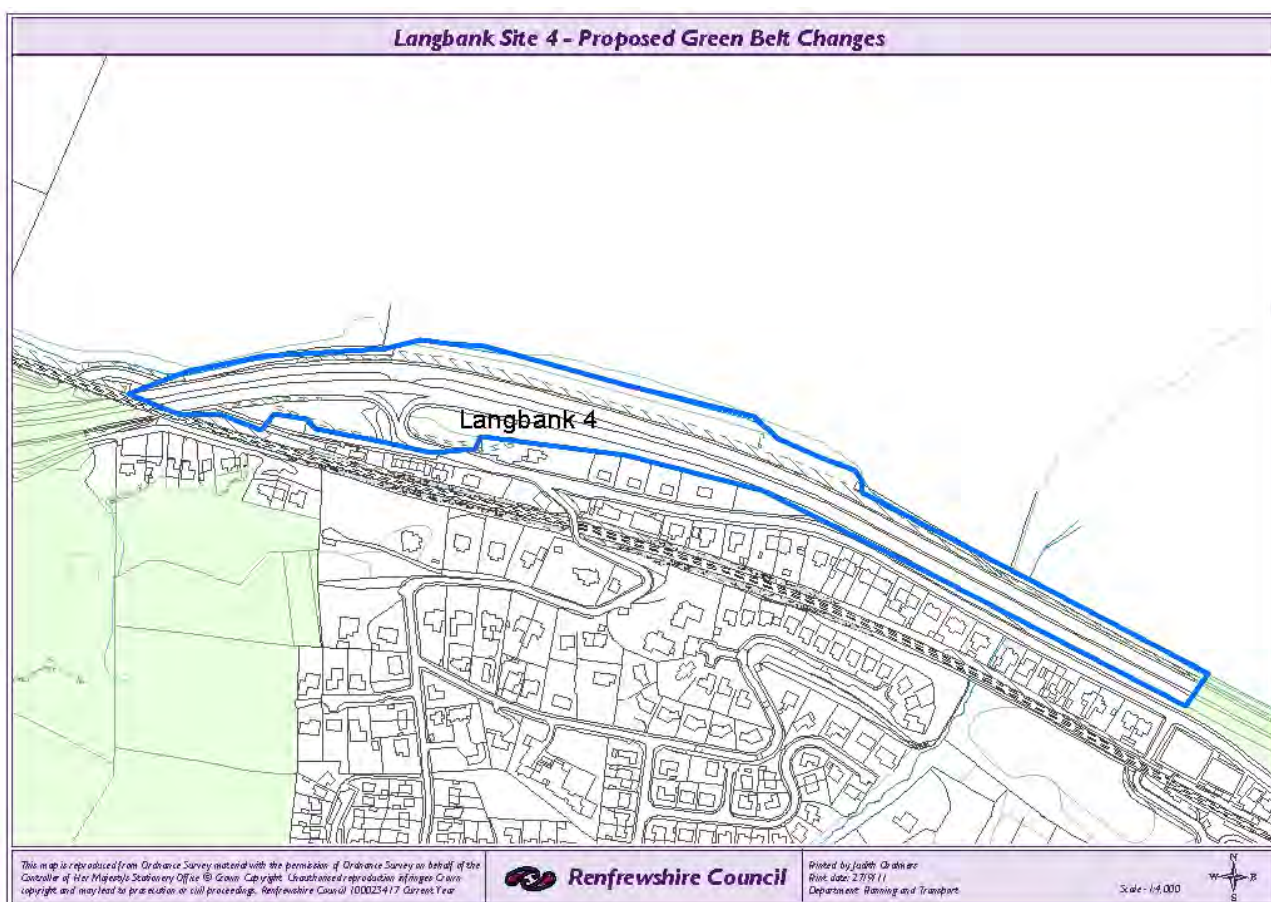
Location: Greenock Road, Langbank

Local Plan Policy: H1: General Residential Policy

Reason for Identification: The existing Green Belt boundary does not follow a definable boundary.

Comments: The area above and below the Trunk Road should be added to the Green Belt.

Recommendation: Add to Green Belt



Langbank Site 5

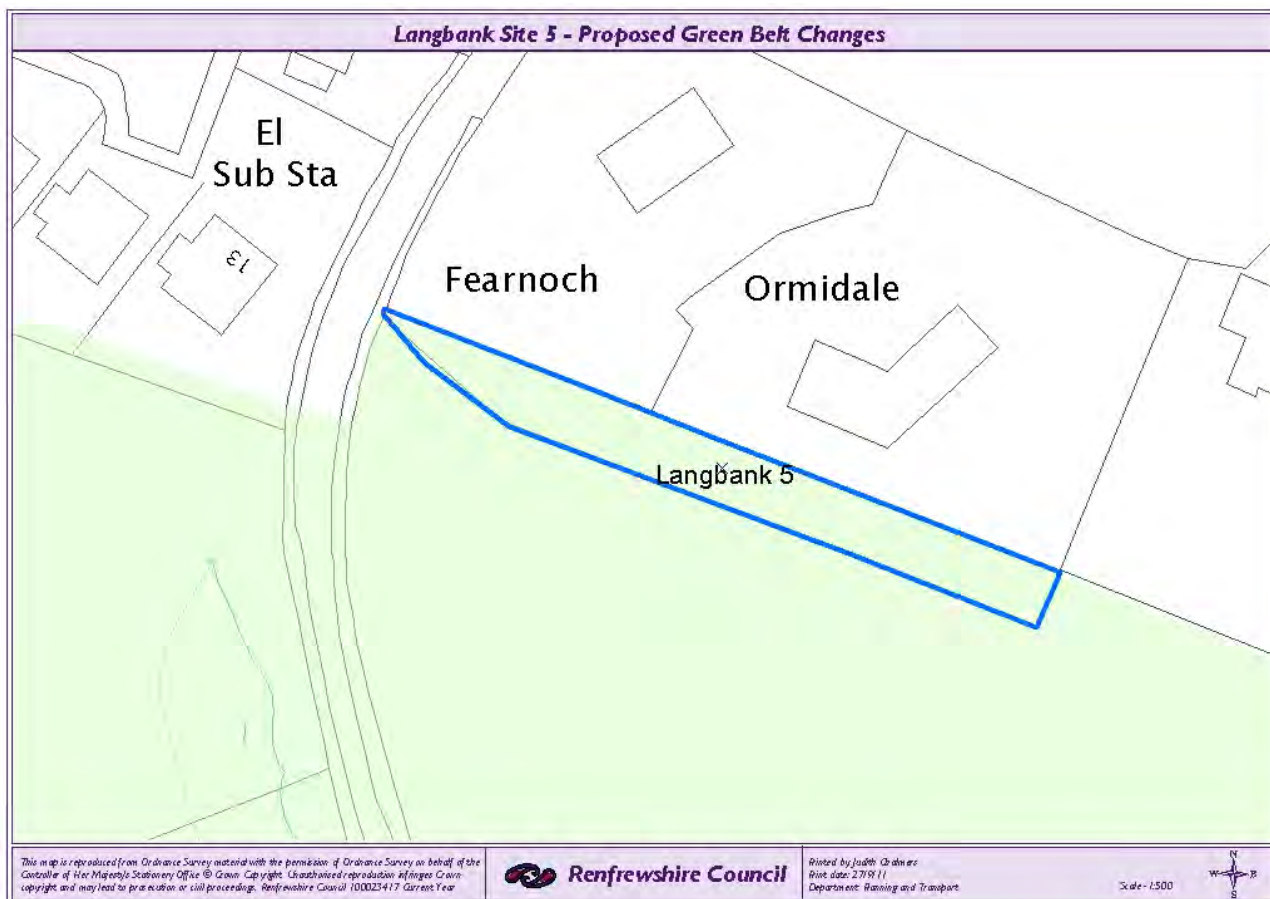
Location: Ormidale, Seath Avenue, Langbank, PA14 6YA

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: The green belt covers part the garden of Ormidale, Seath Avenue, Langbank.

Comments: A site visit identified that there are two fences, and the existing Green Belt appears to follow the inner fence. The Green Belt boundary should follow the rear fence which is adjacent to the agricultural field.

Recommendation: Remove from Green Belt.



Langbank Site 6

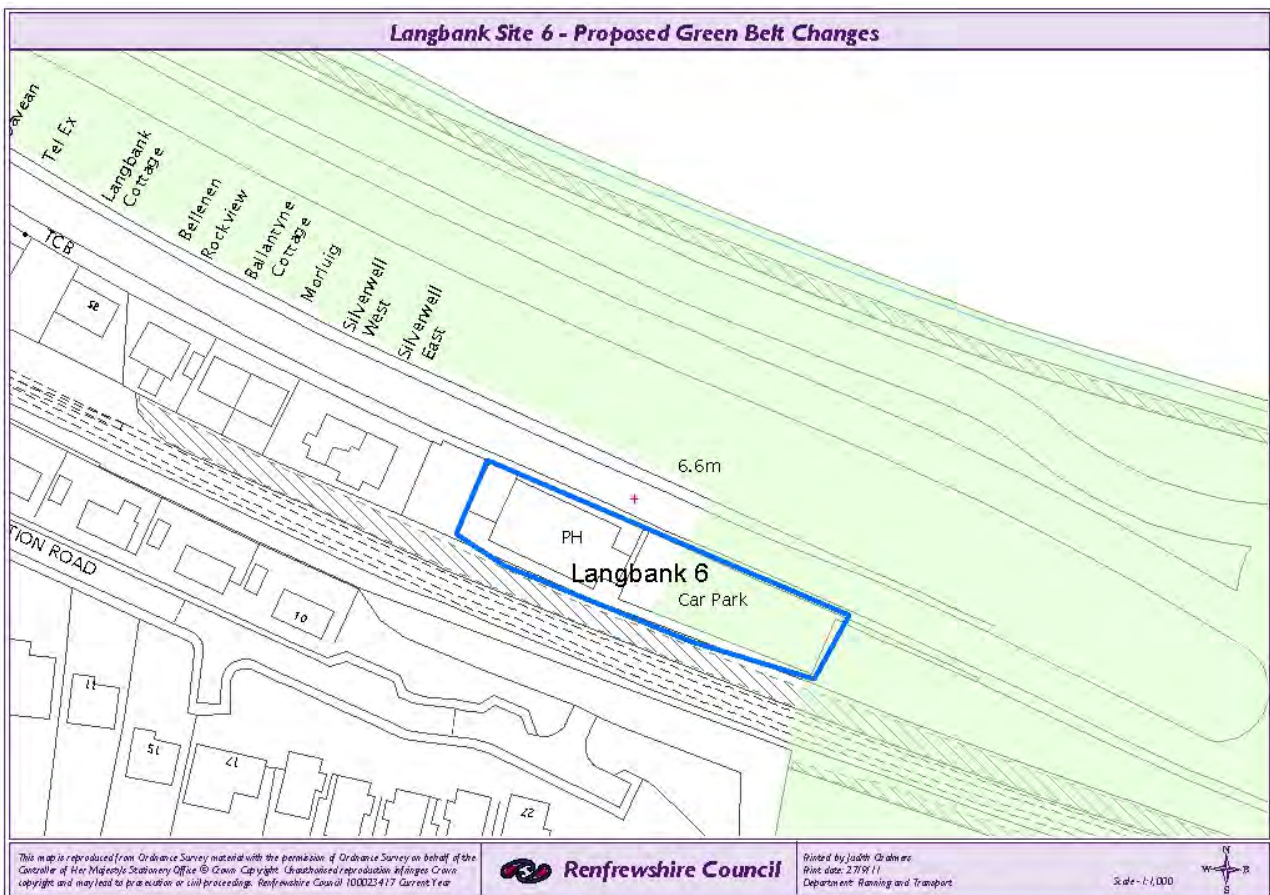
Location: South of Main Road, Langbank.

Local Plan Policy: H1: General Residential Policy and Policy GB1: Green Belt

Reason for Identification: Pub car park is partly in the Green Belt and the pub is covered by H1.

Comments: A site visit identified that the car park forms part of the urban area.

Recommendation: Remove from Green Belt



Linwood - Proposed Green Belt Changes



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Linwood Site 1

Location: Land to the west of Linwood Industrial Estate and the south of the A737.

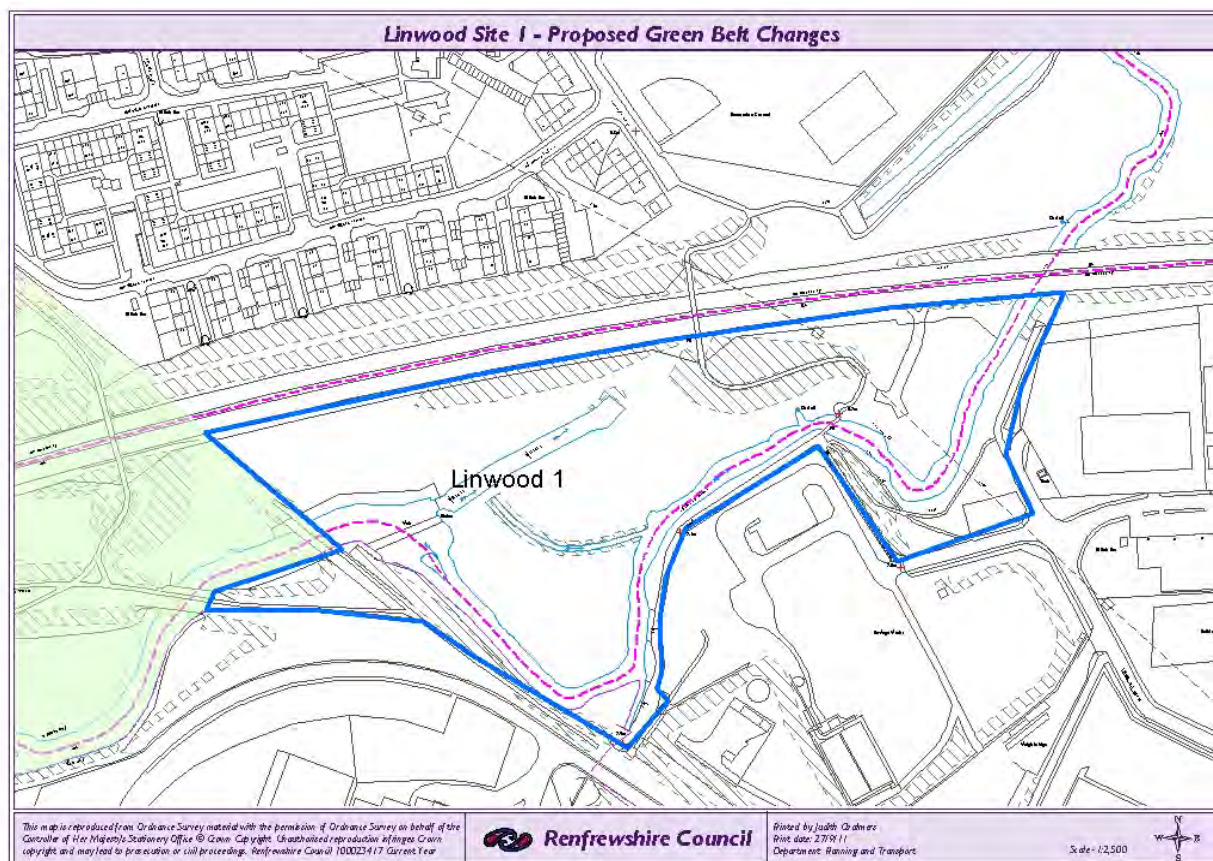
Local Plan Policy: L3: Formal & informal open space policy

Reason for Identification: It appears that at this location the Green Belt Boundary does not follow a definable boundary - a suggested amendment could follow the A737 and the Black Cart Water.

Comments: The site is currently covered by Local Plan policy L3 – Protection of Formal and Informal Open Space. From the site visit, it appears that the site isn't informal open space rather just access to the cycle network as you cannot use the area for any other recreational purpose than walking as there is dense scrub and woodland. The site is also a SINC.

Currently the existing Green Belt boundary just stops at the site of the old railway line. In line with SPP this will need to be altered so it follows a definable boundary. It is recommended that the site is included within the Green Belt and the boundary follows the A737 bypass and river.

Recommendation: Add to the Green belt





Lochwinnoch - Proposed Green Belt Changes



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Lochwinnoch Site 1

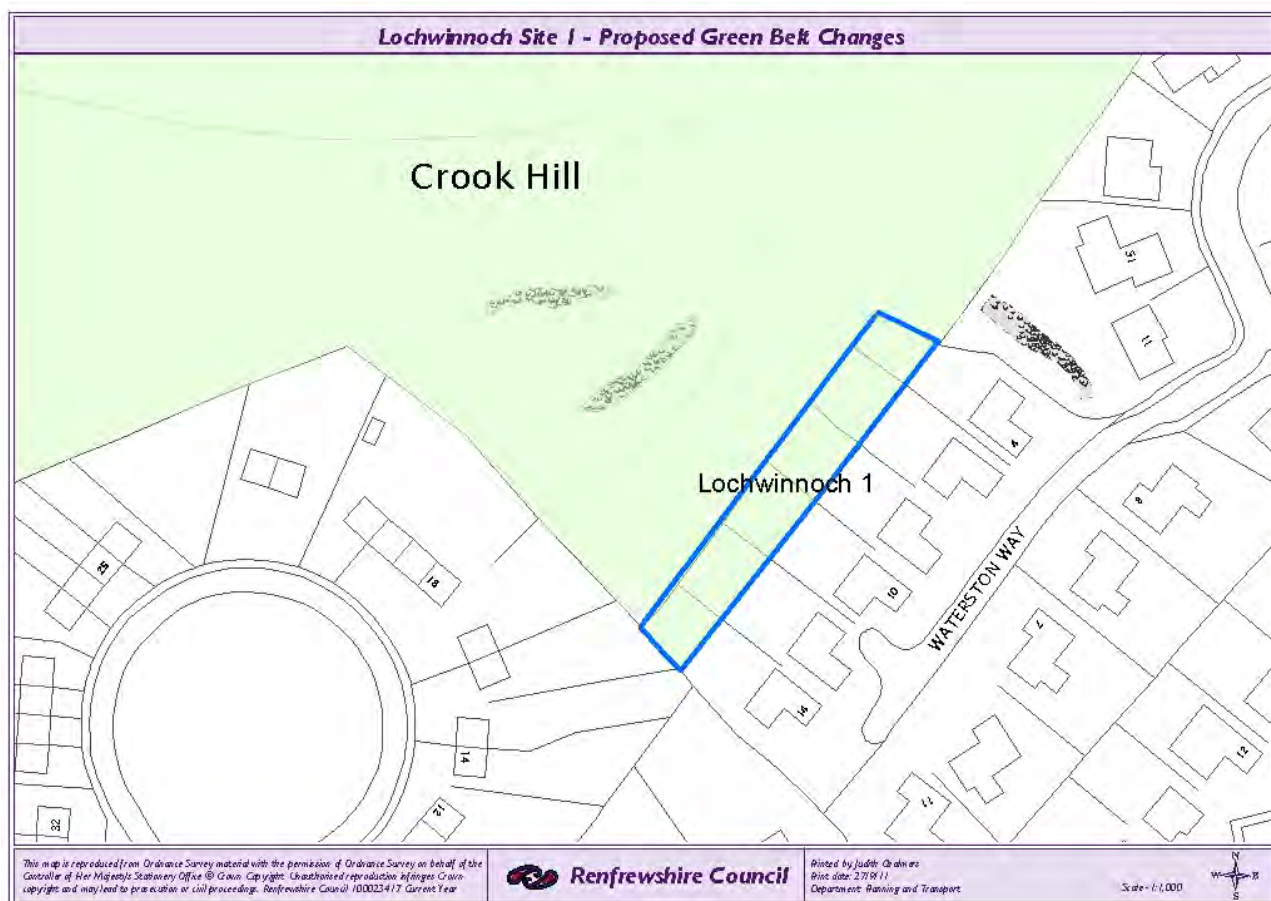
Location: Land to the North West of 4-14 Waterston Way, Lochwinnoch, PA12 4EQ.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: Part of the garden grounds of 4, 6, 8, 10, 12 and 14 Waterson Way are included within the Green Belt. The boundary of the Green Belt does not run along rear garden boundaries shown on the adopted Local Plan Proposals Map

Comments: Green Belt Boundary does not follow boundary on the ground the site should therefore be removed from the Green Belt to reflect this.

Recommendation: Remove from the Green Belt



Lochwinnoch Site 2

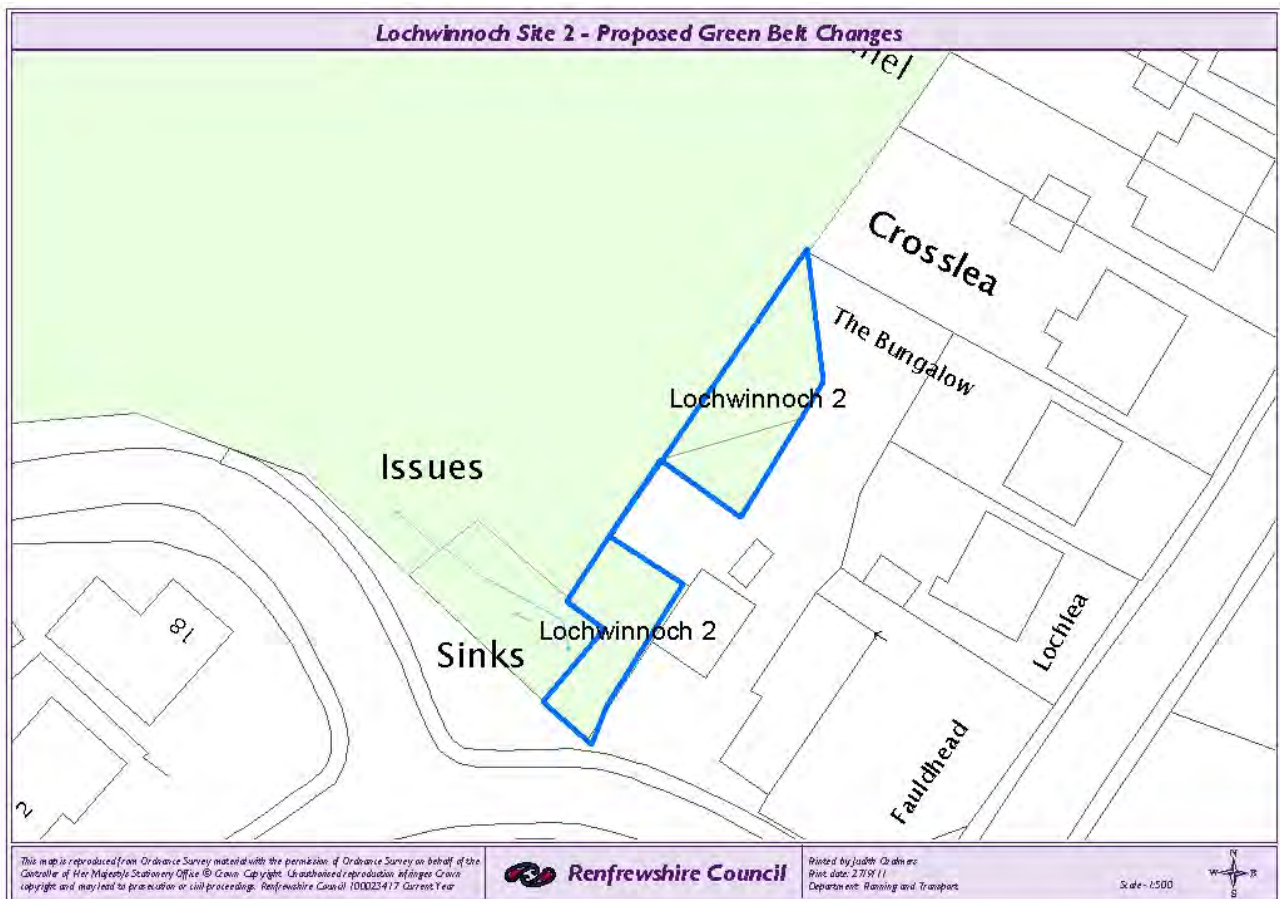
Location: Land north west of Fauldhead, Johnshill, Lochwinnoch, PA12 4EH.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: Area of land to the north west of residential properties. A site visit is required to assess if this forms part of the Green Belt.

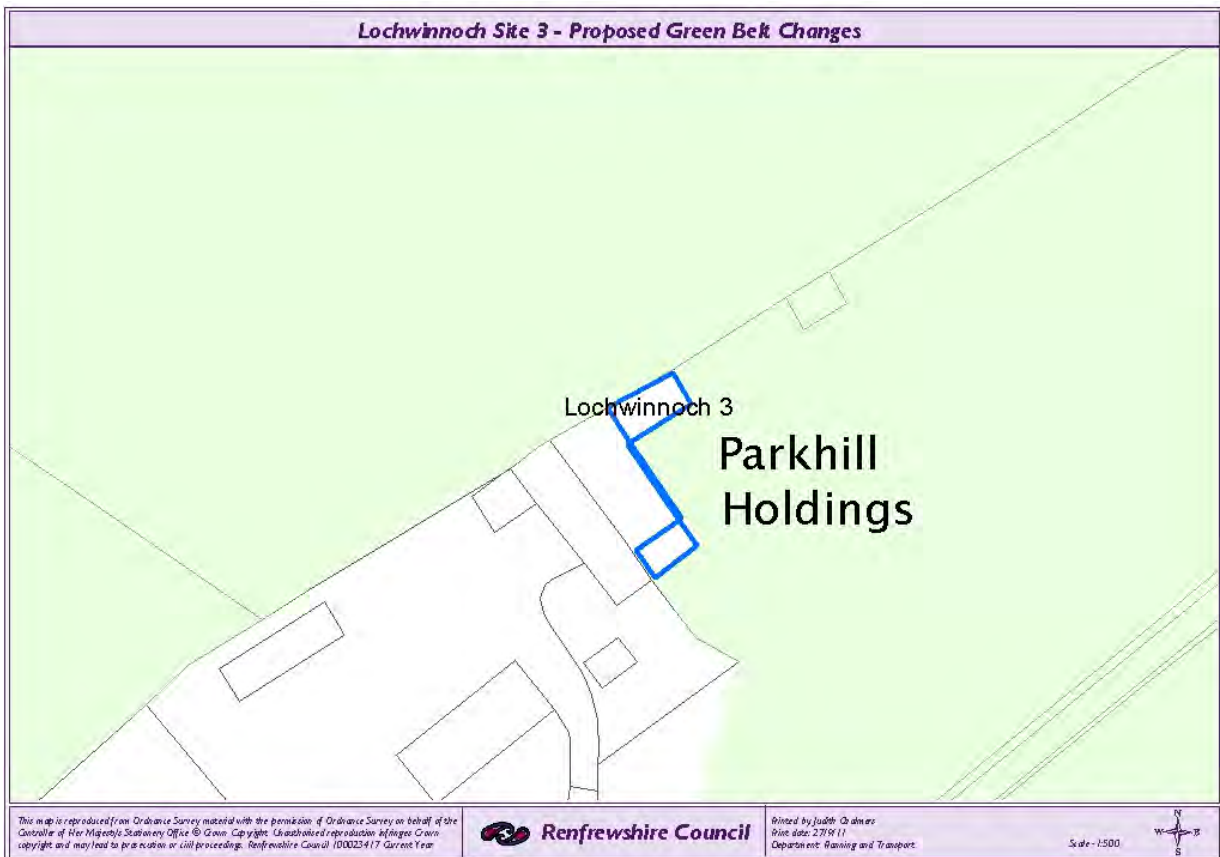
Comments: The site visit identified that this area is fenced off from the adjacent grazing field.

Recommendation: Remove from the Green Belt



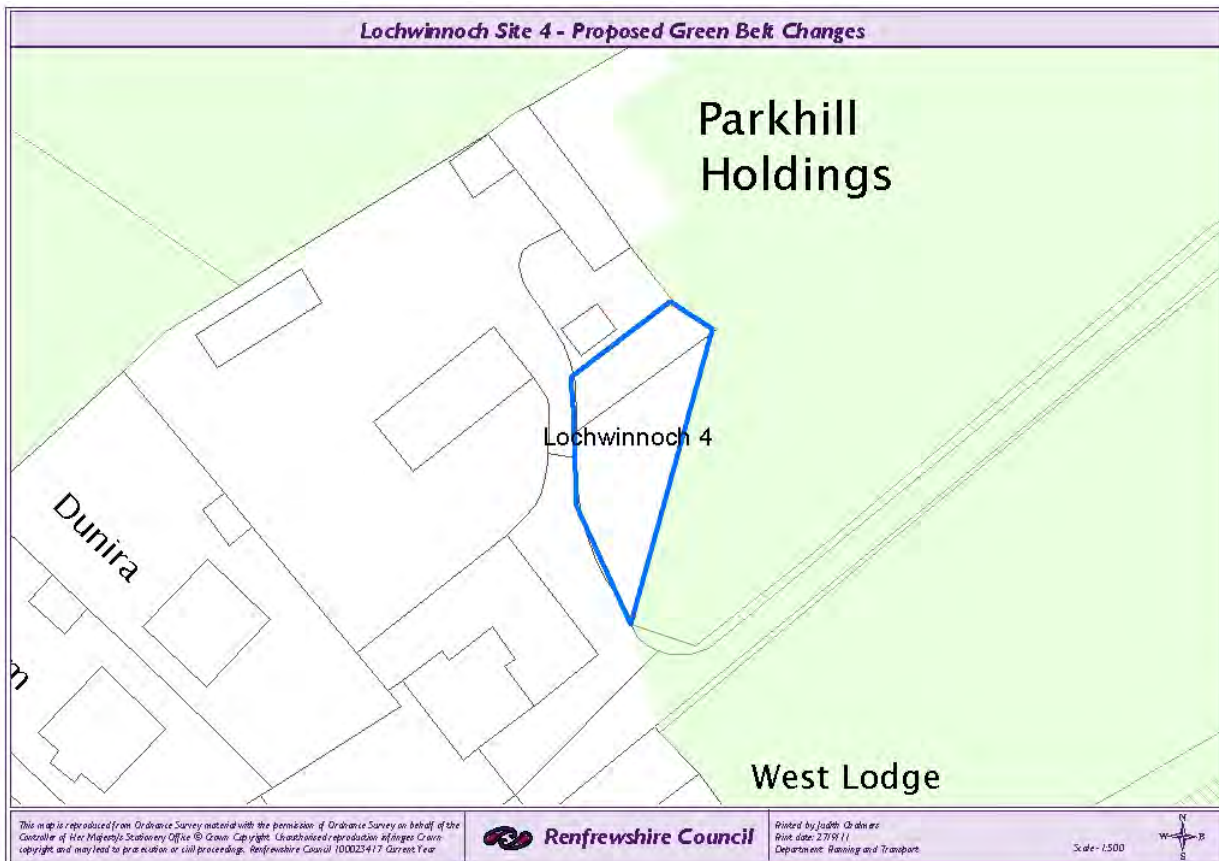
Lochwinnoch Site 3

- Location: Land at Parkhill Holdings, Lochwinnoch, PA12 4HH.
- Local Plan Policy: H1: General Residential Policy
- Reason for Identification: This small area is excluded from the Green Belt but from aerial photography it appears that it should be included within the Green Belt.
- Comments: Site 3 is agricultural land and to have a definable boundary the area should be added to the Green Belt with the boundary following the agricultural boundary.
- Recommendation: Add to Green Belt



Lochwinnoch Site 4

- Location: Land at Parkhill Holdings, Lochwinnoch, PA12 4HH.
- Local Plan Policy: H1: General Residential Policy
- Reason for Identification: This area of land is excluded from the Green Belt but from aerial photography it appears that it should be included within the Green Belt.
- Comments: The Green Belt boundary cuts diagonally across the field. The Green Belt boundary should be amended to follow the fence boundary around the agricultural field.
- Recommendation: Add to Green Belt



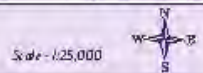
Paisley - Proposed Green Belt Changes



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Paisley Site 1

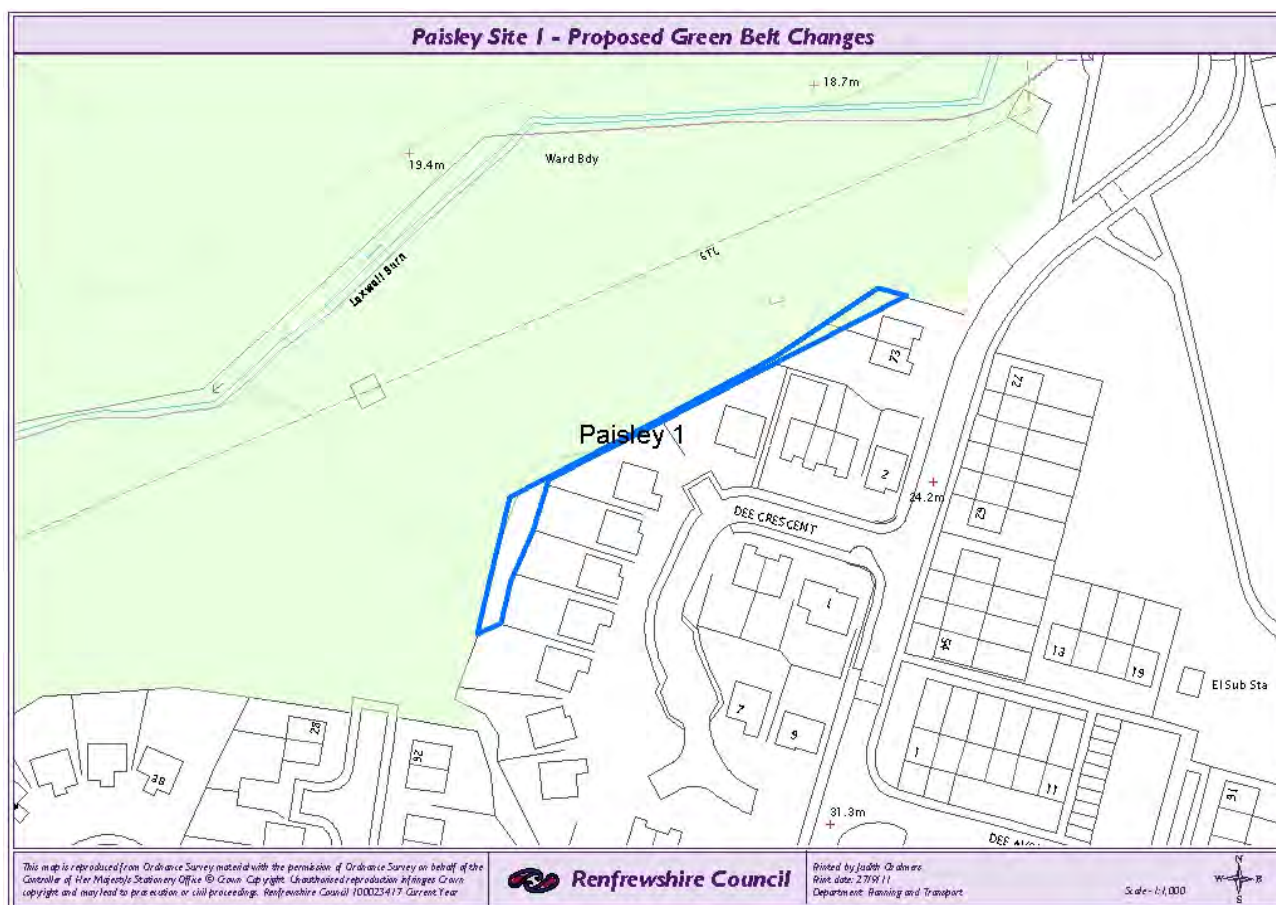
Location: Land to the north west of Dee Crescent, Paisley, PA2 0QT.

Local Plan Policy: H1: General Residential Policy and Policy GB1: Green Belt

Reason for Identification: A recent residential development and the Green Belt needs to be reviewed to reflect this development.

Comments: The Green Belt needs to be adjusted to follow the rear of the residential properties.

Recommendation: Remove and add to Greenbelt





Paisley Site 2

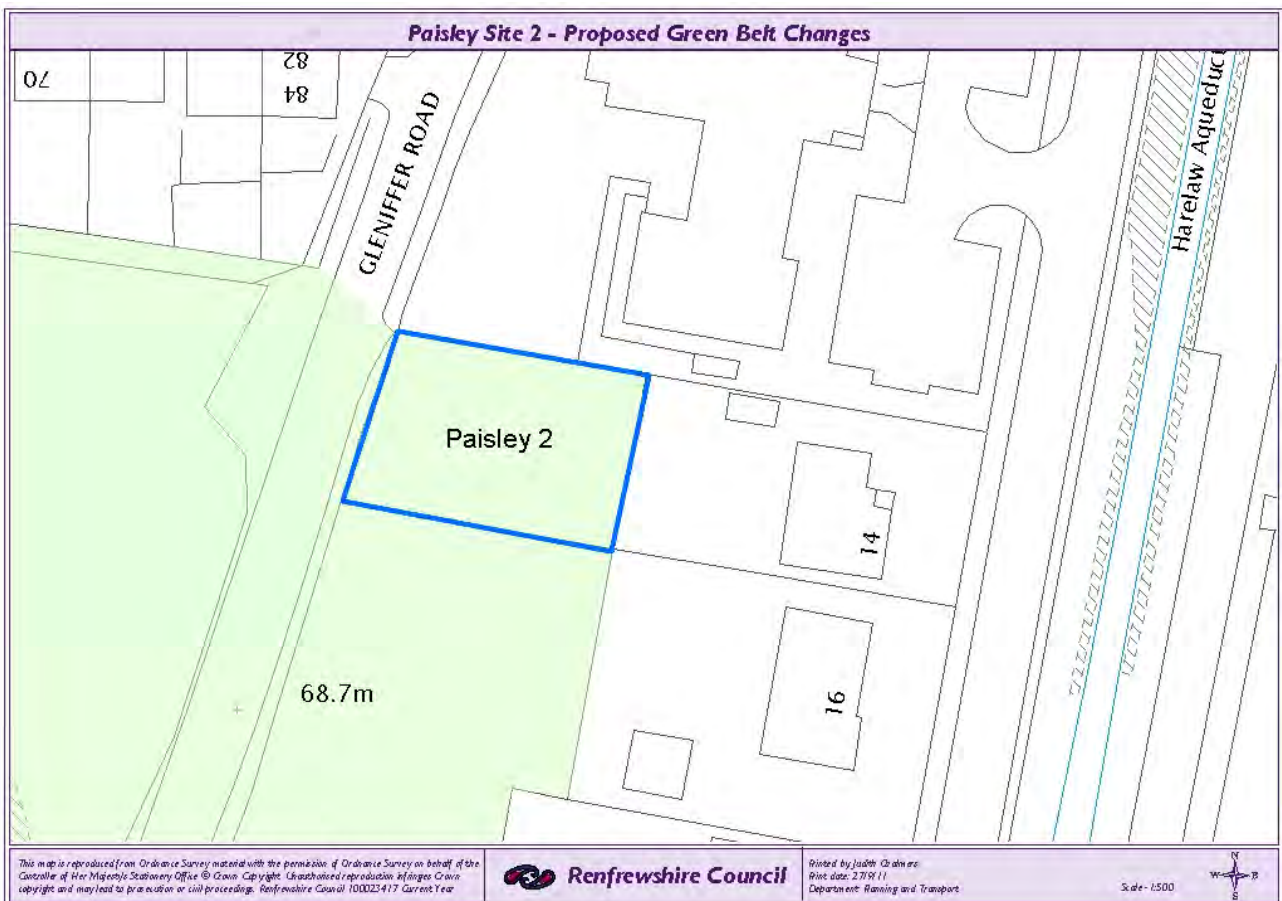
Location: Gardens of 14 Nethercraigs Road, Paisley, PA2 8SW.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: Garden ground which appears to be in Green Belt.

Comments: Examining the planning history for the site it appears that the original planning consent for the dwellings included all of this garden area. As such the site should be removed from the Green Belt.

Recommendation: Remove from Green Belt.





Paisley Site 3

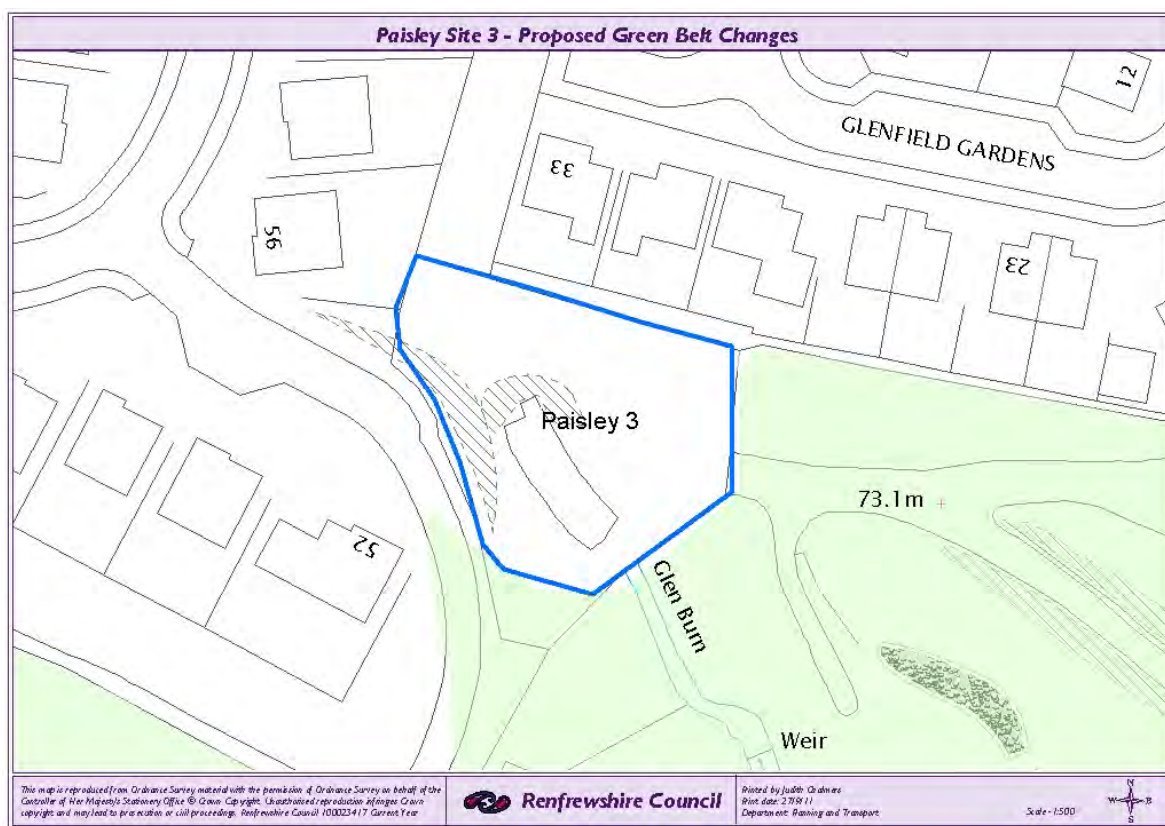
Location: Land to the east of Glenvilla Circle, Paisley, PA2 8TS.

Local Plan Policy: H1: General Residential Policy

Reason for Identification: There has been a recent residential development and the Green Belt requires to be reviewed to reflect this.

Comments: The existing Green Belt boundary reflects the previous ownership of the site. Planning permission was granted 2006 for the erection of 95 detached dwelling houses at the former cattle market site on Glenfield Road under reference no. 05/0396/PP. Application number 07/0956/PP amended the layout of this application.

Recommendation: Add to Green Belt







Paisley Site 5

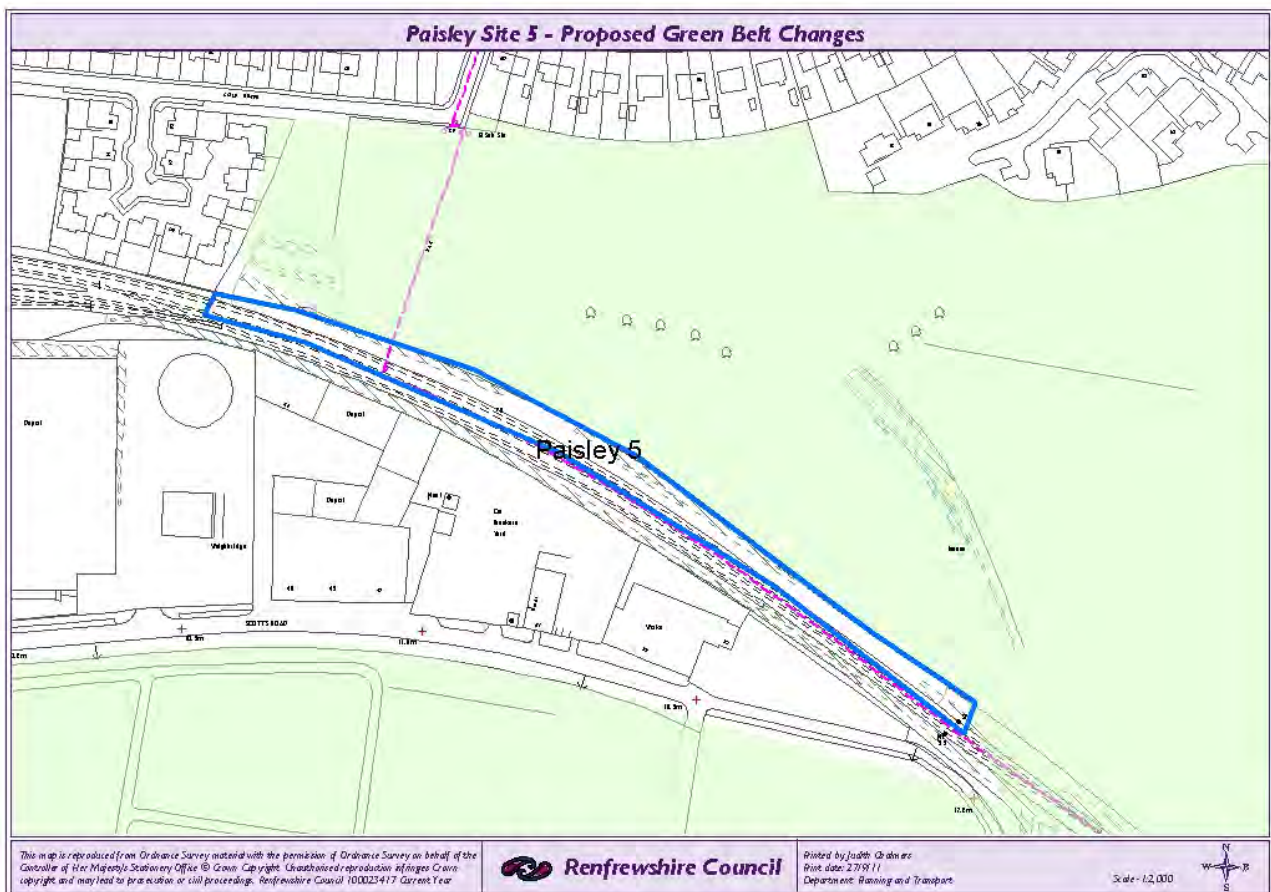
Location: Land and Railway embankment to the south of Ralston Golf Course and to the north of Scott's Road, Paisley, PA2 7AN.

Local Plan Policy: H1: General Residential Policy

Reason for Identification: There is consistency issues throughout the proposals map and whether Railways and their verges should / should not be included.

Comments: The site is currently a siding along the Paisley Canal rail line and is located between the rail line and open space. To be consistent with the majority of land use that surrounds the site it should be added to the Green Belt.

Recommendation: Add to Green Belt





Paisley Site 6

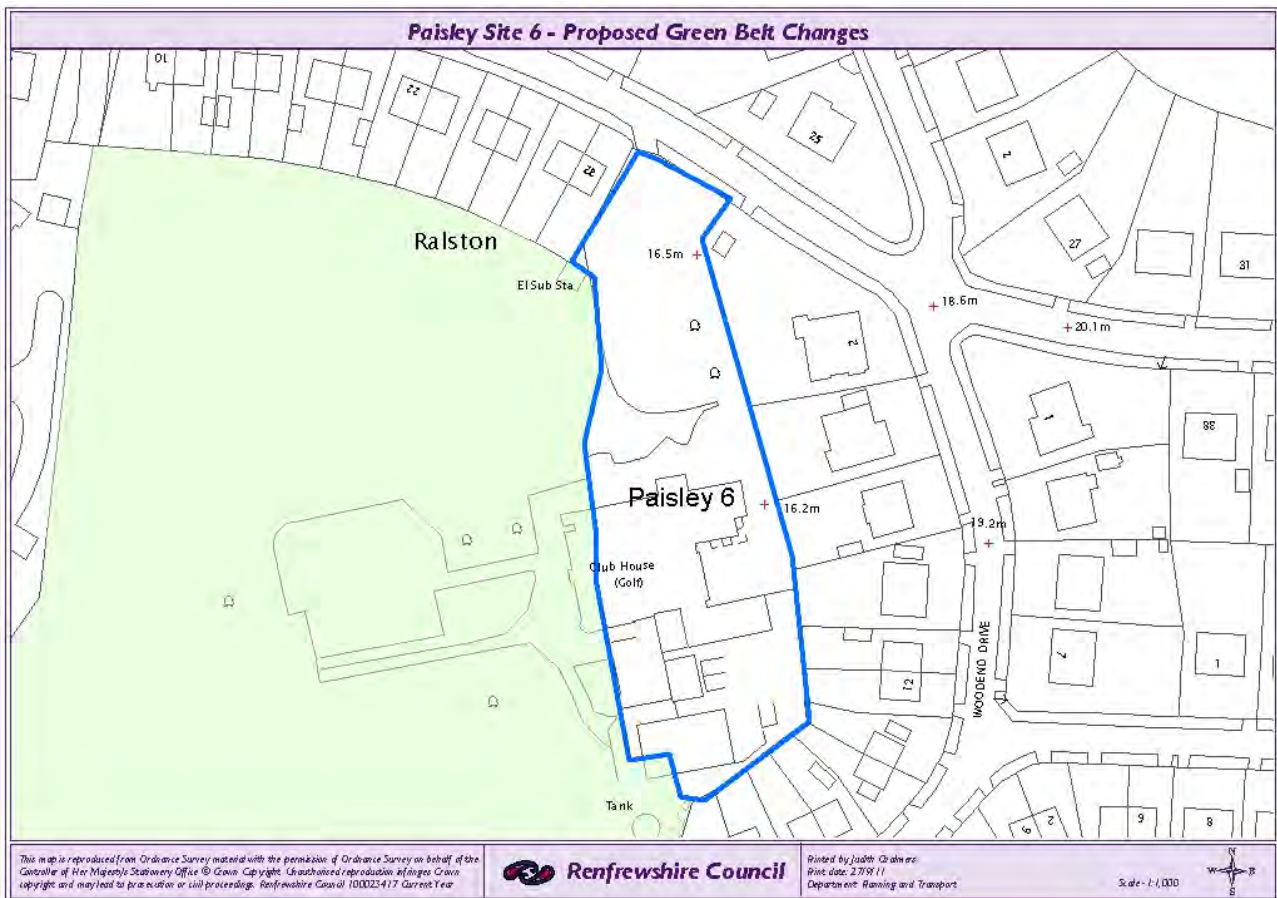
Location: Ralston Golf Course, Strathmore Avenue, Paisley, PA1 3DT.

Local Plan Policy: H1: General Residential Policy

Reason for Identification: Part of the golf course clubhouse and car park is included within the Green Belt and part is contained within general residential policy.

Comments: The area to the west of the club house was subject to an objection during the preparation of the Renfrewshire Local Plan to remove the area from Green belt and construct 7 or 8 residential dwellings. The reporter recommended no change to the Green Belt boundary. Planning permission was granted in 2003 for extension of car park. The car park is now split by Green Belt and residential policy. In addition the Green belt boundary also runs through part of the Club house, the boundary needs to be amended to be consistent.

Recommendation: Add to Green Belt





Renfrew - Proposed Green Belt Changes



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Renfrew Site 1

Location: Car Park of the Normandy Hotel, Inchinnan Road, Renfrew, PA4 9EJ.

Local Plan Policy: Policy GB1: Green Belt

Reason for Identification: Need to reassess the Green Belt boundary here in light of the recent planning application.

Comments: Planning permission was granted in 2010 for the expansion of an existing parking area to the rear of the Normandy Hotel (within Green Belt), by adding an additional 220 car parking spaces and 5 coach parking bays. The Green Belt boundary requires to be amended to reflect this consent. The new Green Belt boundary should reflect the planning consent.

Recommendation: Remove from Green Belt

