

Prospective Planning Application

Reference No. 16/0917/NO



KEY INFORMATION

Ward

4 Paisley North West

Prospective Applicant

Oatridge Ltd
c/o C D Livingstone
14 Albany Street
Edinburgh
EH1 3QB

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 64 FLATS

LOCATION: 46 NEW SNEDDON STREET, PAISLEY PA3 2AZ



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RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan as being covered by Policy P1 'Renfrewshire's Places' where there will be a presumption in favour of a continuance of the built form.
- The form of development shall require to have regard to the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guide.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage, flood risk and ground conditions.

Site Description and Proposal

The site comprises of a generally rectangular-shaped area of cleared, formerly developed land located on the eastern side of New Sneddon Street at its junction with Carlile Place. Flatted residential properties lie immediately to the north; the White Cart Water to the east; a restaurant to the south; and mixed residential/commercial/business uses to the west.

The site extends to approximately 0.5 hectares. The surrounding uses comprise of mixed industrial and commercial and residential.

It is proposed to develop the site for residential purposes.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan under Policy P1 (Renfrewshire's Places) and new development within these areas should be compatible and complementary to existing uses and demonstrate that they would cause no significant harm.

Relevant Site History

None.

Community Consultation

A public event is to take place, the details of which have yet to be confirmed.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

(1) Whether the development would be acceptable in principle, having

regard to the development plan and all relevant material considerations;

- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require to be addressed, including noise and air quality; ground conditions and flood risk.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CosLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 17/0062/NO



KEY INFORMATION

Ward

1 Renfrew North

Prospective Applicant

BDW Trading Limited
7 Buchanan Gate Business Park
Cumbernauld Road
Stepps
G33 6FB

RECOMMENDATION

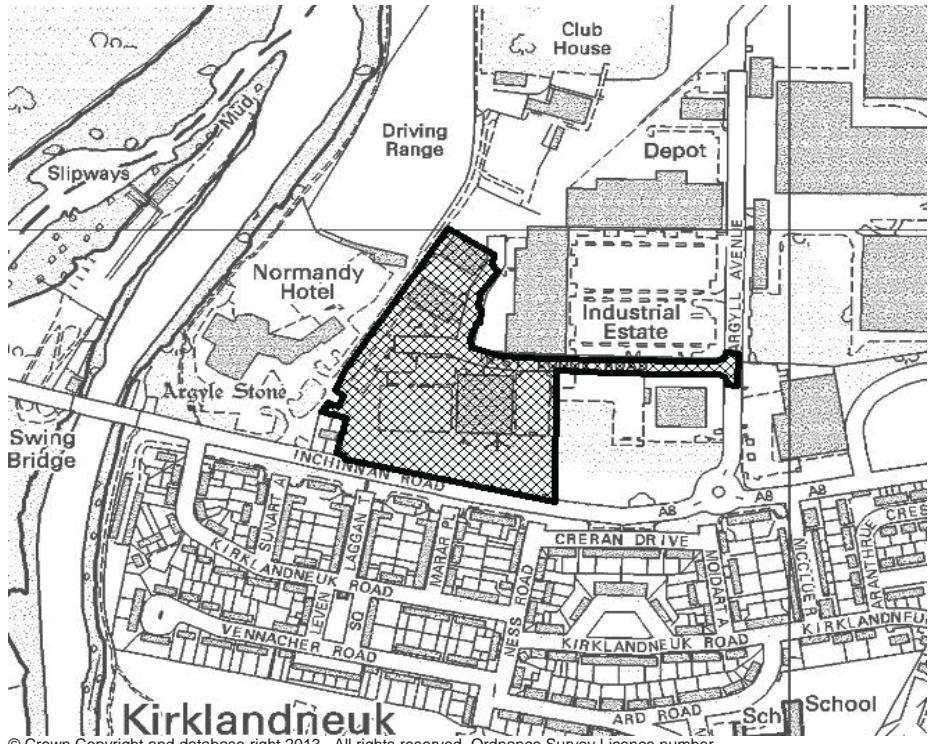
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED LANDSCAPING, INFRASTRUCTURE, ACCESS AND MISCELLANEOUS WORKS

LOCATION: LAND AT INCHINNAN ROAD AND ARGYLL AVENUE, WEST LODGE ROAD, RENFREW



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan as being covered by Policy E3 'Transition Areas' where development proposals should be able to co-exist with existing uses. Consent has previously been approved for residential development on the site.
- The form of development shall require to have regard to the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guide.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and ground conditions.

Site Description and Proposal

The site comprises of an irregularly-shaped area of cleared, formerly developed land lying immediately to the north of Inchinnan Road and on ground which previously formed the southern portion of the Blytheswood Retail Park.

The site extends to approximately 3.3 hectares. The surrounding uses comprise of the retail park to the north; Renfrew Juniors football ground to the east; the Normandy Hotel to the west; and residential uses to the south, across Inchinnan Road.

It is proposed to develop the site for residential purposes with associated landscaping, infrastructure, access and miscellaneous works.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan under Policy E3 (Transition Areas). Policy E3 requires that development proposals should be able to co-exist with existing uses without having significant impact on the character or amenity of the surrounding area including on the vitality and viability of the Network of Centres.

Policy ENV2 (Natural Heritage) seeks to safeguard sites for their natural conservation interests and the portion of the site running immediately adjacent to Inchinnan Road is covered by a Tree Preservation Order.

Relevant Site History

09/0678/PP - Erection of residential development comprising 35 detached, semi-detached and terraced dwellings, formation of access, parking and provision of play area and landscaping. Granted subject to conditions July, 2010.

08/0077/PP - Erection of residential development, formation of football ground and associated facilities including pavilion

and covered terrace. Granted subject to conditions February, 2008.

07/1271/VR - Deletion of conditions 3.1, 3.3 and 6.5 of planning consent 04/1288/PP. Granted subject to conditions February, 2008.

04/1288/PP - Erection of residential development, formation of football ground and associated facilities including pavilion and covered terrace, and erection of industrial starter units. Granted subject to conditions, and section 75 Agreement, February, 2007.

Community Consultation

A public event has been intimated as taking place in the Normandy Hotel on 7 March 2017 and the details of this have been confirmed as having been communicated to the community council and local elected members and are to be press advertised.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the development plan and all relevant material considerations;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

(4) Whether the local infrastructure, sewerage and drainage are capable of accepting the requirements of the proposed development; and

(5) Whether there are any other environmental considerations that require to be addressed, including tree protection; noise and air quality; and ground conditions.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 17/0154/NO



KEY INFORMATION

Ward

9 Houston, Crosslee and Linwood

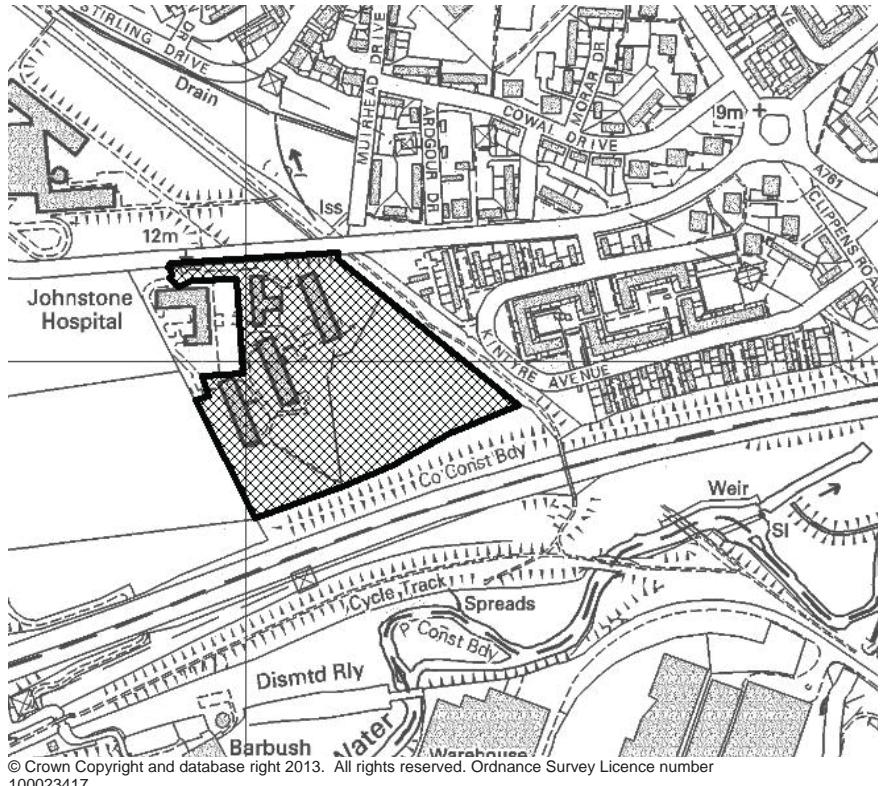
Prospective Applicant

Taylor Wimpey and HNS
Greater Glasgow & Clyde
c/o Iceni Projects
The Mercantile Chambers
52 Bothwell Street
Glasgow
G2 6TS

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH LANDSCAPING, INFRASTRUCTURE AND ASSOCIATED WORKS

LOCATION: JOHNSTONE HOSPITAL, BRIDGE OF WEIR ROAD, LINWOOD, PAISLEY



RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The prospective site is identified within the Adopted Renfrewshire Local Development Plan under Policy P3 ('Additional Housing Site') with an indicative capacity of 50 units.
- The form of development shall require to respect the density and character of development in the surrounding urban area.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and ground conditions.

Site Description and Proposal

The site comprises of an irregularly-shaped area of cleared, formerly developed land lying immediately to the south of Bridge of Weir Road and to the north of the A737 on ground which previously formed the site of Johnstone Hospital.

The site extends to approximately 4.2 hectares. The surrounding uses comprise of St Benedict's High School to the north across Bridge of Weir Road; a cycleway (on a former rail solum) to the east with residential uses beyond; the Scottish Ambulance Service depot to the west with open fields beyond; and the A737 to the south.

It is proposed to develop the site for residential purposes with associated landscaping, infrastructure, access and miscellaneous works.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan under Policy P3 (Additional Housing Sites). Policy P3 advises that the Council will support and encourage residential development on the sites identified in Schedule 1 and 2 as additional housing sites to meet the identified housing requirements. This site is contained within Schedule 1 with an indicative capacity of 50 units.

These sites will require to comply with the criteria set out in the New Development Supplementary Guidance to ensure that they make a positive contribution to Renfrewshire's places.

Relevant Site History

13/0486/DD – Demolition of vacant buildings. Permission not required 01/08/2013.

Community Consultation

A public event has been arranged to take place in the Tweedie Hall, Linwood on 26 April 2017 and the details of this have been confirmed as having been communicated to Linwood Community Council and Johnstone Community Council and local elected members for Ward 9.

The public event will be press advertised a minimum of 7 days prior to the event taking place.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the development plan and all relevant material considerations;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require to be addressed, including tree protection; noise and air quality; and ground conditions.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CosLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

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