

Prospective Planning Application

Reference No. 17/0181/NO



Renfrewshire
Council

KEY INFORMATION

Ward

10 Houston, Crosslee and
Linwood

Prospective Applicant

Acorn Property Group Ltd
per Houghton Planning Ltd
102 High Street
Dunblane
Fk15 0ER

RECOMMENDATION

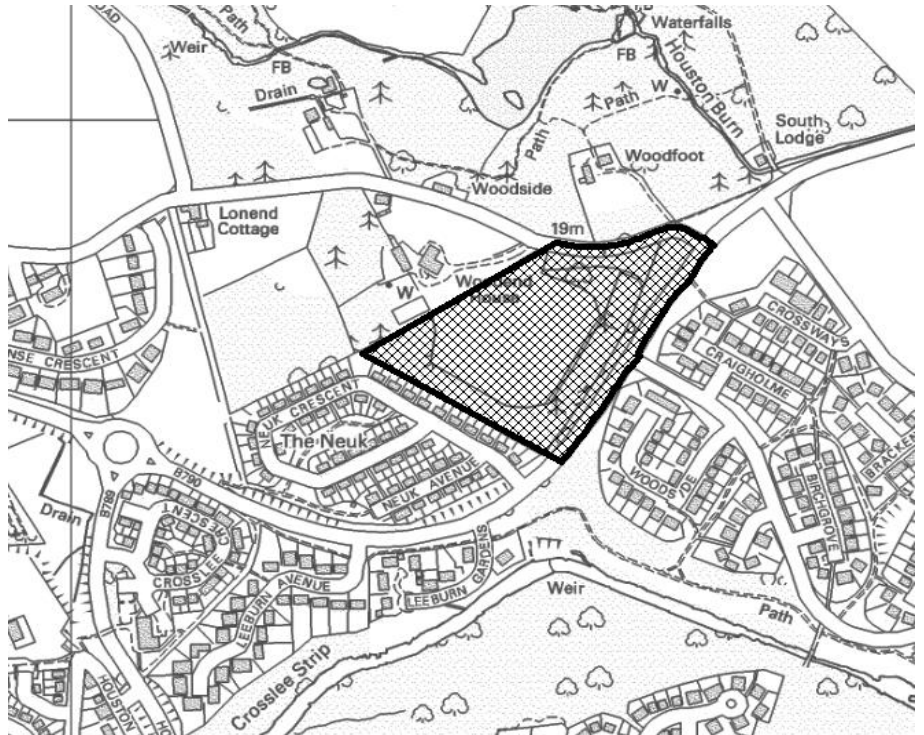
That the Board note the
key issues identified to
date and advise of any
other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL
DEVELOPMENT WITH ACCESS, RELATED INFRASTRUCTURE
AND LANDSCAPING

LOCATION: SITE 160 METRES SOUTH OF WOODFOOT,
HOUSTON ROAD, HOUSTON



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IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt.

Site Description and Proposal

The site comprises an area of gently sloping parkland/paddocks forming part of the extensive grounds of Woodend House, a Category B listed building, and extending to approximately 4.3 hectares, to the east of Houston and north of Crosslee/Craigends, and within the Green Belt.

The surrounding uses comprise a mix of residential and open countryside and woodland areas.

It is proposed to develop the site for residential purposes including open space, landscaping, roads and parking.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt (ENV 1).

Relevant Site History

None.

Community Consultation

The prospective applicants have advised that the Proposal of Application Notice has been sent to Houston Community Council and local ward members. A public event is to take place and 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 principal matters which would require to be assessed should the prospective application be submitted are:-

(1) The development proposal is contrary in principle to the designation of the site within the Adopted Renfrewshire Local Development Plan and any application should be supported by a

justification as to why the site should be released for housing.

(2) Whether the design, layout, density, form and external finishes respect the character of the area;

(3) Whether access and parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

(4) Whether local infrastructure, including sewerage, drainage and educational facilities are capable of accommodating the requirements of the development proposed; and

(5) Whether there are any other environmental, policy or site specific considerations that require to be addressed.

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. 17/0213/NO



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North and
Braehead / 4 Paisley
Northwest

Prospective Applicant

Renfrewshire Council
City Deal Team
Renfrewshire House
Cotton Street
Paisley
PA1 1JD

RECOMMENDATION

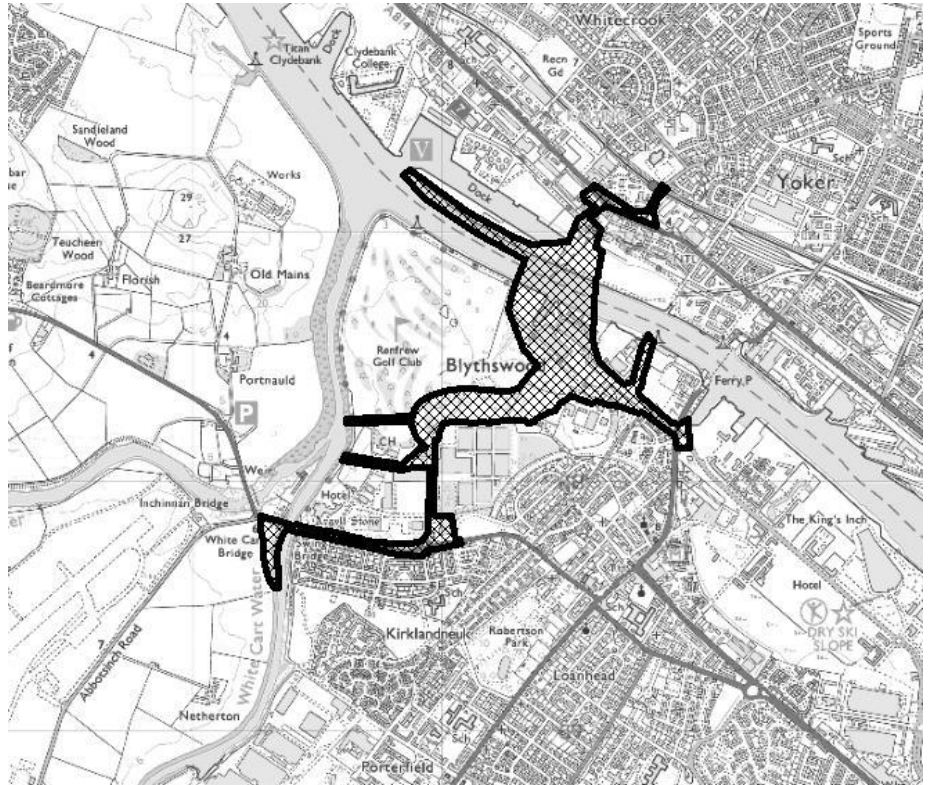
That the Board note the
key issues identified to
date and advise of any
other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: CONSTRUCTION OF OPENING
BRIDGE AND ASSOCIATED ROADS AND CYCLEWAYS

LOCATION: CLYDE WATERFRONT AND RENFREW
RIVERSIDE INFRASTRUCTURE PROJECT, MEADOWSIDE
STREET, RENFREW



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IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as falling within a number of land use designations including Policy E3 'Transition Areas', Policy P1 'Places', Policy ENV1 'Green Belt' and Policy E5 'Glasgow Airport Operational Land'
- The proposal is for the Clyde Waterfront and Renfrew Riverside City Deal Project (CWRR) which is one of a series of linked projects being pursued as part of the Glasgow and Clyde Valley City Deal.

Site Description and Proposal

This submission relates to the pre application consultation procedures set out under Section 35A and 35B of the Planning etc. (Scotland) Act 2006 and regulations 6 and 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

The proposal is for Clyde Waterfront and Renfrew Riverside City Deal Project (CWRR) which is one of a series of linked projects being pursued as part of the Glasgow and Clyde Valley City Deal. The CWRR project comprises a number of infrastructure projects including a new opening bridge across the River Clyde in the vicinity of the existing Renfrew/Yoker Ferry; the new Renfrew Northern Development Road; and public transport opportunities and active travel enhancements.

Within Category 6 "Transport and Infrastructure projects" the relevant threshold or criteria is that 'The length of the road, railway, tramway, aqueduct or pipeline exceeds 8 kilometres'. The proposals do not involve development exceeding 8 kilometres and therefore the prospective application would fall within the category of 'local' rather than 'major'. Nevertheless, the prospective applicants have indicated their intention to undertake all the pre-application consultation requirements as if the application were to fall within the category of 'major'.

Local Development Plan

Relevant Site History

16/0488/EO - Screening opinion on the need for Environmental Assessment. Determined that an EA was required on 15 July, 2016.

16/0681/SC - Scoping Opinion on content of an Environmental Assessment. Views expressed on the required content of the EA on 28 October, 2016.

Community Consultation

Public exhibitions and presentations have taken place in Renfrew Town Hall and Paisley Town Hall on 8 May and 9 May, 2017 respectively. A notice advertising the public exhibition was placed in the local press a minimum of 7 days before the event and was published in the Paisley Daily Express and in the Paisley and the Renfrewshire Gazette on 22 March, 2017 and 26 April, 2017.

Notice of the PAN (within Renfrewshire) was given to Paisley North, Inchinnan, and Renfrew Community Councils.

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

Key Issues

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

- (1) Whether the development proposal accords with the principles, aims, objectives and strategies, and the land use designations, of the site as set out within the Adopted Renfrewshire Local Development Plan.
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether local infrastructure, including sewerage and drainage are capable of accommodating the requirements of the development proposed; and
- (5) Whether there are any other environmental, policy or site specific considerations such as landscape,

ecology, noise, vibration and air quality that require to be addressed.

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. 17/0222/NO



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan /
4 Paisley Northwest

Prospective Applicant

Renfrewshire Council
City Deal Team
Renfrewshire House
Cotton Street
Paisley
PA1 1JD

RECOMMENDATION

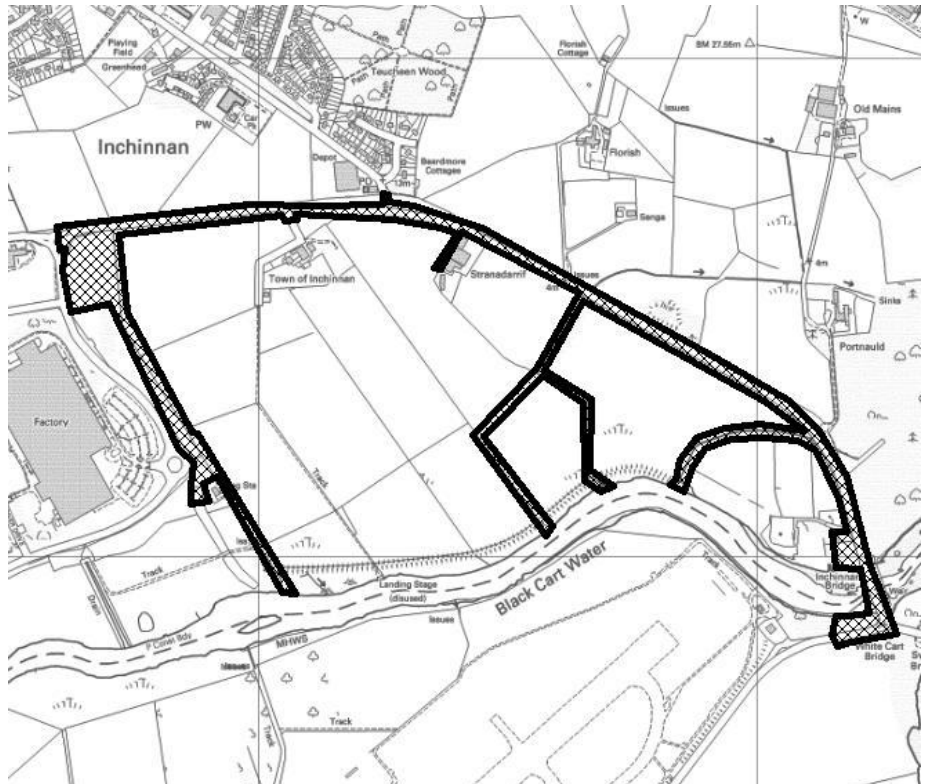
That the Board note the
key issues identified to
date and advise of any
other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: CONSTRUCTION OF
SEGREGATED CYCLEWAY AND ASSOCIATED CYCLE BRIDGE
CROSSING

LOCATION: SITE 250 METRES NORTH OF INCHINNAN
BRIDGE, GREENOCK ROAD, INCHINNAN



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IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as falling within a number of land use designations including Policy ENV1 'Green Belt' and Policy E5 'Glasgow Airport Operational Land'
- The proposal is a part of the Glasgow Airport Investment Area (GAIA) which is one of a series of linked projects being pursued as part of the Glasgow and Clyde Valley City Deal.

Site Description and Proposal

This submission relates to the pre application consultation procedures set out under Section 35A and 35B of the Planning etc. (Scotland) Act 2006 and regulations 6 and 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

The proposal is for the Glasgow Airport Investment Area (GAIA) which is one of a series of linked projects being pursued as part of the Glasgow and Clyde Valley City Deal. The GAIA project will comprise of the realignment of Abbotsinch Road, a cycleway link to Inchinnan Business Park and a potential cycleway crossing of the Black Cart, a crossing of the White Cart close to the Westway Business Park and a further crossing of the White Cart close to Abercorn Industrial Estate. This Proposal of Application Notice (PoAN) relates to the former elements of the project (with the latter being addressed through PoAN reference 17/0223/NO).

Within Category 6 "Transport and Infrastructure projects" the relevant threshold or criteria is that 'The length of the road, railway, tramway, aqueduct or pipeline exceeds 8 kilometres'. The proposals do not involve development exceeding 8 kilometres and therefore the prospective application would fall within the category of 'local' rather than 'major'. Nevertheless, the prospective applicants have indicated their intention to undertake all the pre-application consultation requirements as if the application were to fall within the category of 'major'.

Local Development Plan

Relevant Site History

16/0451/EO - Screening opinion on the need for Environmental Assessment. Determined that an EA was required on 15 July, 2016.

16/0680/SC - Scoping Opinion on content of an Environmental Assessment. Views expressed on the required content of the EA on 28 October, 2016.

Community Consultation

Public exhibitions and presentations have taken place in Renfrew Town Hall and Paisley Town Hall on 8 May and 9 May, 2017 respectively. A notice advertising the public exhibition was placed in the local press a minimum of 7 days before the event and was published in the Paisley Daily Express and in the Paisley and the Renfrewshire Gazette on 22 March, 2017 and 26 April, 2017.

Notice of the PAN (within Renfrewshire) was given to Paisley North, Inchinnan, and Renfrew Community Councils.

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

Key Issues

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

- (1) Whether the development proposal accords with the principles, aims, objectives and strategies, and the land use designations, of the site as set out within the Adopted Renfrewshire Local Development Plan.
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether local infrastructure, including sewerage and drainage are capable of accommodating the requirements of the development proposed; and

(5) Whether there are any other environmental, policy or site specific considerations such as landscape, ecology, noise, vibration and air quality that require to be addressed.

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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Prospective Planning Application

Reference No. 17/0223/NO



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley Northwest / 2
Renfrew South and
Gallowhill

Prospective Applicant

Renfrewshire Council
City Deal Team
Renfrewshire House
Cotton Street
Paisley
PA1 1JD

RECOMMENDATION

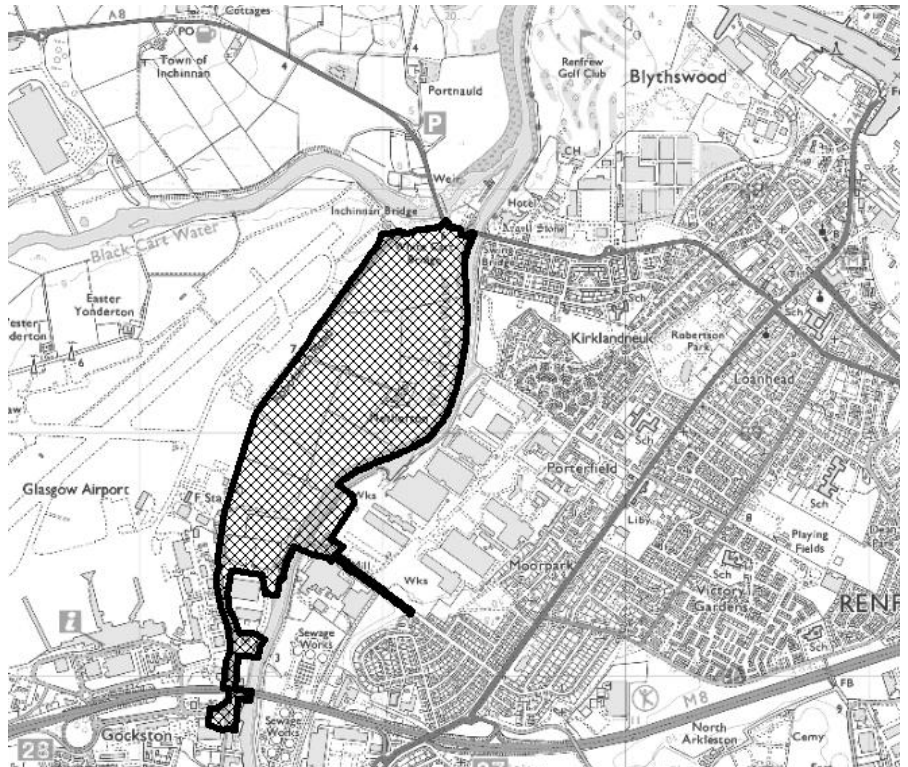
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Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: CONSTRUCTION OF A BRIDGE,
REALIGNMENT OF ROAD AND CONSTRUCTION OF
CYCLEWAYS

LOCATION: GLASGOW AIRPORT INVESTMENT AREA,
ABBOTSINCH ROAD, PAISLEY



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IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as falling within a number of land use designations including Policy E5 'Glasgow Airport Operational Land' and Policy E1 'Strategic Economic Investment Locations' and 'Local Industrial Areas'.
- The proposal is part of the Glasgow Airport Investment Area (GAIA) which is one of a series of linked projects being pursued as part of the Glasgow and Clyde Valley City Deal.

Site Description and Proposal

This submission relates to the pre application consultation procedures set out under Section 35A and 35B of the Planning etc. (Scotland) Act 2006 and regulations 6 and 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

The proposal is for the Glasgow Airport Investment Area (GAIA) which is one of a series of linked projects being pursued as part of the Glasgow and Clyde Valley City Deal. The GAIA project will comprise of the realignment of Abbotsinch Road, a cycleway link to Inchinnan Business Park and a potential cycleway crossing of the Black Cart, a crossing of the White Cart close to the Westway Business Park and a further crossing of the White Cart close to Abercorn Industrial Estate. This Proposal of Application Notice (PoAN) relates to the latter elements of the project (with the former being addressed through PoAN reference 17/0222/NO).

Within Category 6 "Transport and Infrastructure projects" the relevant threshold or criteria is that 'The length of the road, railway, tramway, aqueduct or pipeline exceeds 8 kilometres'. The proposals do not involve development exceeding 8 kilometres and therefore the prospective application would fall within the category of 'local' rather than 'major'. Nevertheless, the prospective applicants have indicated their intention to undertake all the pre-application consultation requirements as if the application were to fall within the category of 'major'.

Local Development Plan

Relevant Site History

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

Key Issues

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- (3) Whether access, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether local infrastructure, including sewerage and drainage are capable of accommodating the requirements of the development proposed; and

(5) Whether there are any other environmental, policy or site specific considerations such as landscape, ecology, noise, vibration and air quality that require to be addressed.

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.

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Prospective Planning Application

Reference No. 17/0352/NO



Renfrewshire
Council

KEY INFORMATION

Ward

8 Johnstone South & Elderslie / 9 Johnstone North, Kilbarchan, Howwood & Lochwinnoch

Prospective Applicant

JH Civil Engineering
Per PM Associates
6 Carrickstone View
Westerwood
Cumbernauld
G68 0BB

RECOMMENDATION

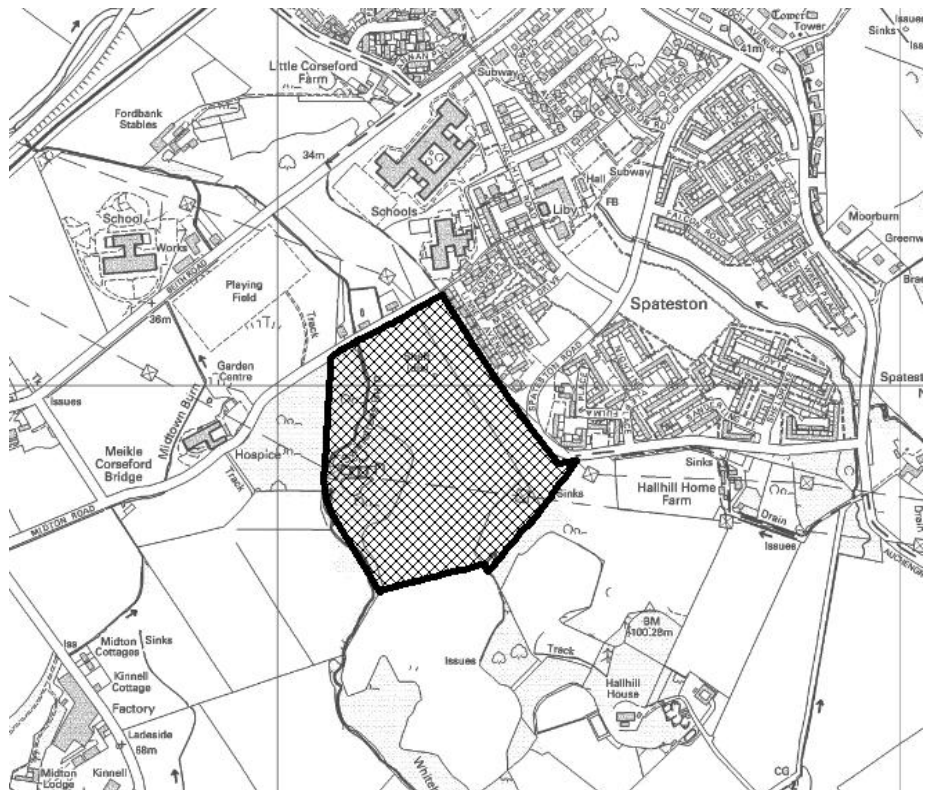
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ACCESS, RELATED INFRASTRUCTURE AND LANDSCAPING

LOCATION: SITE 300 METRES SOUTH OF THE HOLMS, OLD HOWWOOD ROAD, HOWWOOD, JOHNSTONE



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IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt.

Site Description and Proposal

The site comprises an area of agricultural land, extending to approximately 12 ha, on the south west edge of Johnstone, outwith the established main settlement. To the east lies existing residential development, to the north open undeveloped land and St Anthony's Primary School, and to the north west, west and south, further Green Belt land.

It is proposed to develop the site for an undefined number of residential units, with ancillary works including the provision of infrastructure and landscaping.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt (ENV 1).

Relevant Site History

None.

Community Consultation

The Proposal of Application Notice advises that copies of the Proposal of Application Notice were sent to Johnstone and Howwood Community Councils and that details of the public event are to be confirmed in due course.

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

(1) The development proposal is contrary in principle to the designation of the site within the Adopted Renfrewshire Local Development Plan and any application should be supported by a justification as to why the site should be released for housing.

(2) Whether the design, layout, density, form and external finishes respect the character of the area;

(3) Whether access and parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

(4) Whether local infrastructure, including sewerage, drainage and educational facilities are capable of accommodating the requirements of the development proposed; and

(5) Whether there are any other environmental, policy or site specific considerations that require to be addressed.

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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