

Prospective Planning Application

Reference No. 18/0204/NO



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North and
Braehead

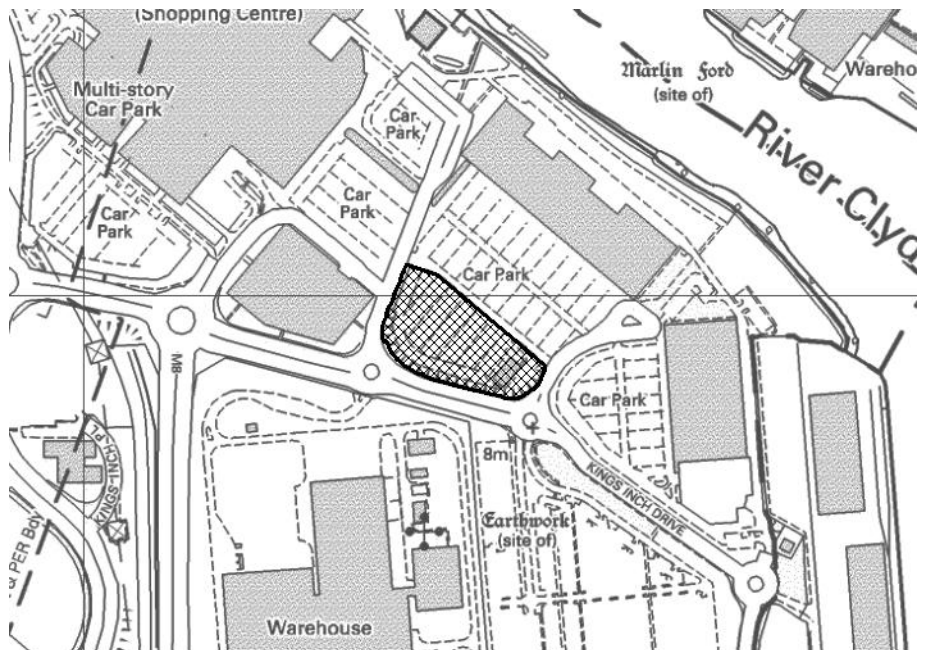
Prospective Applicant

Braehead Glasgow Ltd
40 Broadway
London
SW1H 0BU

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF (NON-FOOD) RETAIL WAREHOUSE DEVELOPMENT INCLUDING SPRINKLE TANK, SUB-STATION AND PUMP ROOM, AND PROVISION OF PARKING, ACCESS, LANDSCAPING AND PUBLIC REALM

LOCATION: BRAEHEAD RETAIL PARK, KING'S INCH DRIVE, RENFREW



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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 a Commercial Centre within the Renfrewshire Network of Centres.

Site Description and Proposal

The majority of the site comprises of car parking, with a fast food drive through restaurant adjacent to the eastern boundary.

The site extends to approximately 1.24 hectares in area. It is bound by Marlin Drive to the west with Braehead Strategic Centre beyond, car parking to the north with retail warehouse units beyond, Marlin Way to the east with Sainsbury's beyond, and Kings Inch Road to the south with IKEA beyond.

The proposal is for the erection of a non food retail warehouse development.

Local Development Plan

The site is identified within the Local Development Plan as being covered by policy C1 Commercial Centres.

Relevant Site History

Planning application 17/0666/PP for the erection of (non-food) retail development comprising three units, sprinkler tank, sub-station and pump room, with associated parking, access, landscaping and public realm was refused on the 17th January 2018.

Community Consultation

A public exhibition was held at Braehead Strategic Centre on the 11 and 12 May 2018. A copy of the PAN has been issued to Renfrew Community Council.

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 having regard to the provisions of the Local Development Plan.
- (2) Whether the design, layout, density, form and external finishes would respect the character of the area.
- (3) Whether access, parking, circulation, servicing and other traffic arrangements are acceptable in terms of road safety and public transport and active travel accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there is 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 Sharon Marklow on 0141 618 7835.