

Prospective Planning Application

Reference No. 18/0680/NO



Renfrewshire
Council

KEY INFORMATION

Ward 04

Paisley Northwest

Prospective Applicant

Cairn Hotel Group
31-32W Parade
Newcastle upon Tyne
NE4 7LB

RECOMMENDATION

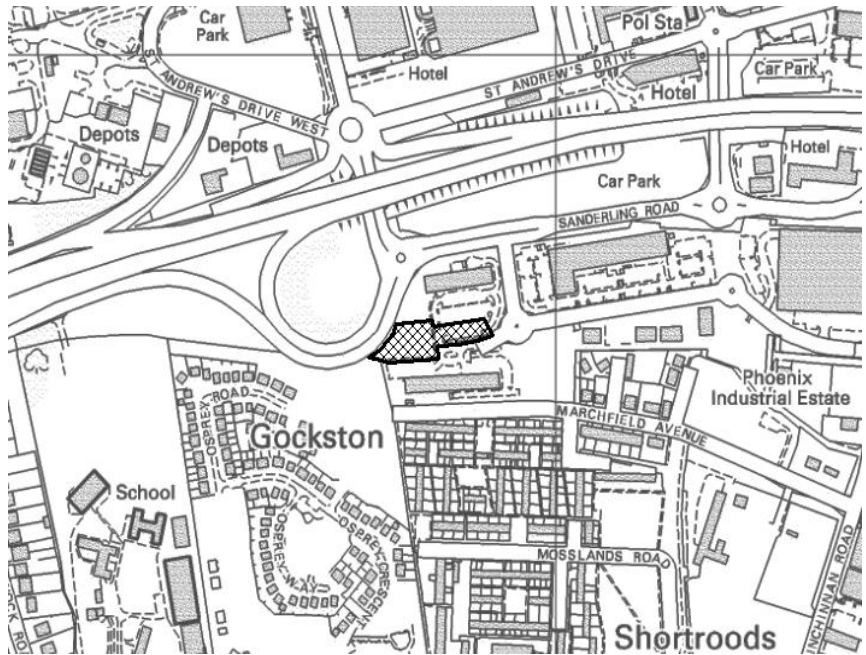
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: ERECTION OF HOTEL WITH ASSOCIATED FACILITIES AND ANCILLARY WORKS

LOCATION: SITE ON NORTH WESTERN BOUNDARY OF NO.1 MARCHBURN DRIVE, GLASGOW AIRPORT, PAISLEY



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IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan as an Economic Investment Location.

Site Description and Proposal

The site comprises an area of overgrown grassland and existing car park provision for an adjacent hotel, extending to approximately 0.33 ha, on the northern edge of Paisley, within the larger economic investment location. To the immediate north and south of the site are established hotels and to the east an airport associated business use.

It is proposed to erect a further hotel development, with vehicular access being taken from Marchburn Drive.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as an Economic Investment Location (E1).

Relevant Site History

17/0581/PP - Erection of restaurant (class 3) with drive - thru and associated access and parking. Granted subject to conditions December 2017.

Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition shall be held prior to the submission of a full planning application, with details of the event to be confirmed. Copies of the Proposal of Application Notice have been sent to Paisley Northwest Community Council and local members.

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;

- (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, particularly 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 impact, air quality and Glasgow Airport Safeguarding requirements.

Recommendation

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