

Prospective Planning Application

Reference No. 18/0721/NO

KEY INFORMATION

Ward 11
Bishopton, Bridge of
Weir and Langbank

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: INSTALLATION OF A GAS-POWERED ELECTRICITY GENERATION PLANT AND ASSOCIATED INFRASTRUCTURE.

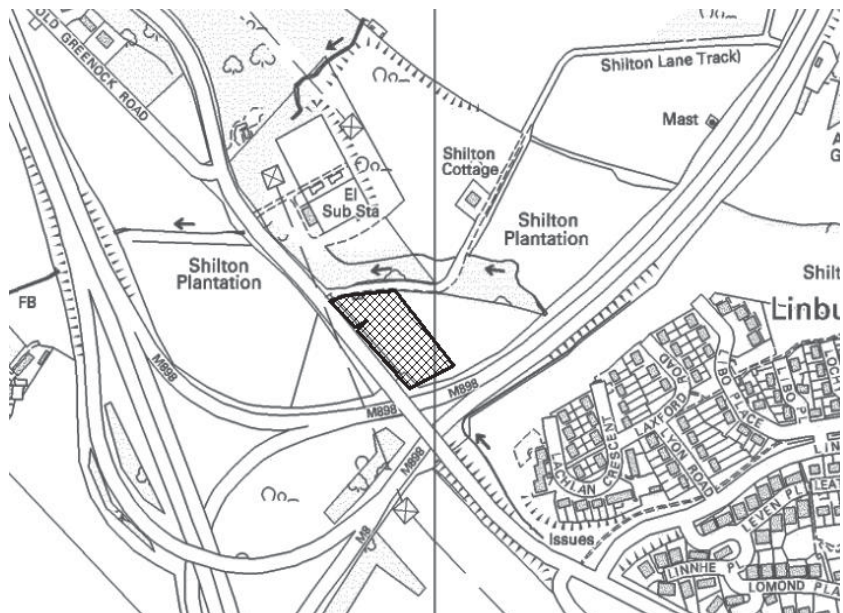
LOCATION: LAND BETWEEN SHILTON COTTAGE AND M898, SHILTON LANE, BISHOPTON.

APPLICATION FOR: PROPOSAL OF APPLICATION NOTICE.

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 Renfrewshire Local Development Plan under Policy ENV1 'Green Belt'.
- Noise, air quality, ecology, drainage, access, impact on landscape character and related matters will require to demonstrate compliance with the relevant guidelines and the Environment and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated.

Site Description and Proposal

The site comprises an area of grassland adjacent to the M898 between Bishopton and Erskine and extends to approximately 0.66 hectares in area.

The applicant is proposing a gas-powered electricity generation plant with a capacity of 49.5 MW.

The site is bound by Old Greenock Road to the south west, the M898 to the south east, Shilton Lane to the north west, and grassland to the north east with a woodland backdrop beyond. The nearest residential properties are Shilton Cottage approx. 121m to the north east, and Lachlan Crescent approx. 130m to the south east beyond the M898.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan under Policy ENV1 'Green Belt' which aims to identify appropriate locations to support planned growth, maintain the identity of settlements, protect and enhance the landscape setting of an area, and protect and promote access opportunities to open space.

Relevant Site History

In 2017 planning permission was granted for a containerised electricity storage facility on the site. This permission has not yet been implemented. Prior to this, permission was granted in 2005 for an equine veterinary clinic on the site. This permission has expired.

It should also be noted that in 2018 a gas-powered electricity generation plant and a containerised electricity storage facility were approved on the opposite side of Old Greenock Road to the south west of the application site.

Community Consultation

A public consultation event is to take place in a place and on a date to be confirmed.

A notice advertising the public consultation event will also be placed in the local press a minimum of 7 days before the event.

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 layout, scale and design respect the landscape character of the area on an individual and cumulative basis;
- (3) Whether access and other traffic arrangements are acceptable in terms of road safety;
- (4) Impact on environment and amenity of surrounding residential properties arising from noise and air quality on an individual and cumulative basis;
- (5) Whether there are any other environmental considerations that require to be addressed, including Glasgow Airport Safeguarding requirements.

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.

Prospective Planning Application

Reference No. 18/0824/NO

KEY INFORMATION

Ward 04

Paisley Northwest

Prospective Applicant

Link Group Limited
Watling House
Callender Business Park
Falkirk
FK1 1XR

RECOMMENDATION

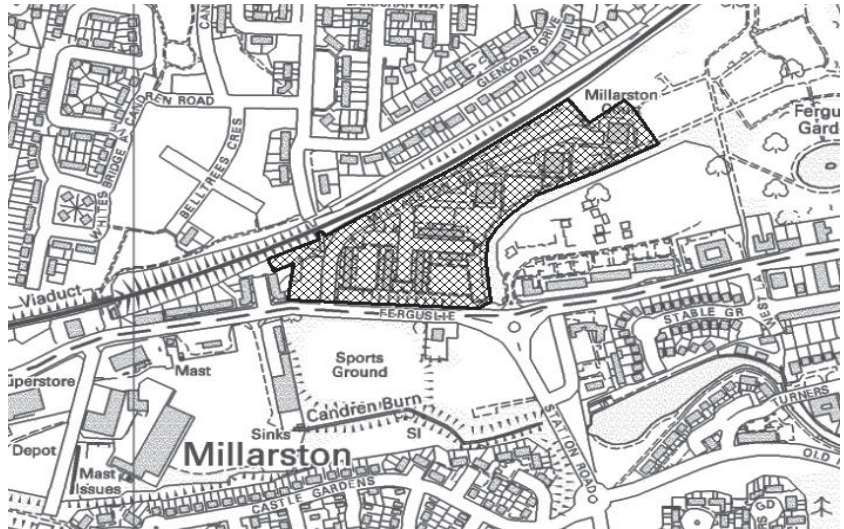
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ROADS, PARKING, OPEN SPACE AND LANDSCAPING

LOCATION: LAND TO NORTH WEST OF JUNCTION WITH FERGUSLIE, MILLARSTON DRIVE, PAISLEY



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IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan as a Housing Action Programme site.
- Development should comply with the provisions of Policies P1 and P4 of the Renfrewshire Local Development Plan and the Delivering the Places Strategy of the New Development Supplementary Guidance.
- The form of development shall require to respect the density and character of development in the surrounding urban area and ensure there is no significant affect on its character and amenity.
- 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 land stability and that noise and air quality levels can be appropriately addressed and achieved.

Site Description and Proposal

The site comprises vacant land which served a previous housing development, extending to approximately 4.3 hectares, in the north west of Paisley.

To the north of the site is a train line, with parkland to the east and residential and commercial development to the south and west.

It is proposed to erect a residential development with associated roads, car parking, open space and landscaping, with vehicular access being taken from the existing access at Ferguslie Road.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as a Housing Action Programme Site (P4).

Relevant Site History

02/0533/PP - Partial demolition of 2 no. blocks of flatted dwelling houses. Granted subject to conditions July 2002.

02/0954/DD - Demolition of existing housing to include temporary landscaping of site. Granted subject to conditions September 2002.

03/1478/PP - Erection of 4 two storey villas and 12 two/three storey flats with ancillary car parking. Granted subject to conditions October 2005

Community Consultation

The applicant's Proposal of Application Notice advises that a public consultation event was held at Foxbar Community Centre on 13th December 2018, prior to the submission of a full planning application. Copies of the Proposal of Application Notice have been sent to Paisley West and Central, Paisley North and Paisley East and Whitehaugh Community Councils 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.

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Prospective Planning Application

Reference No. 18/0860/NO

KEY INFORMATION

Ward 06

Paisley Southeast

Prospective Applicant

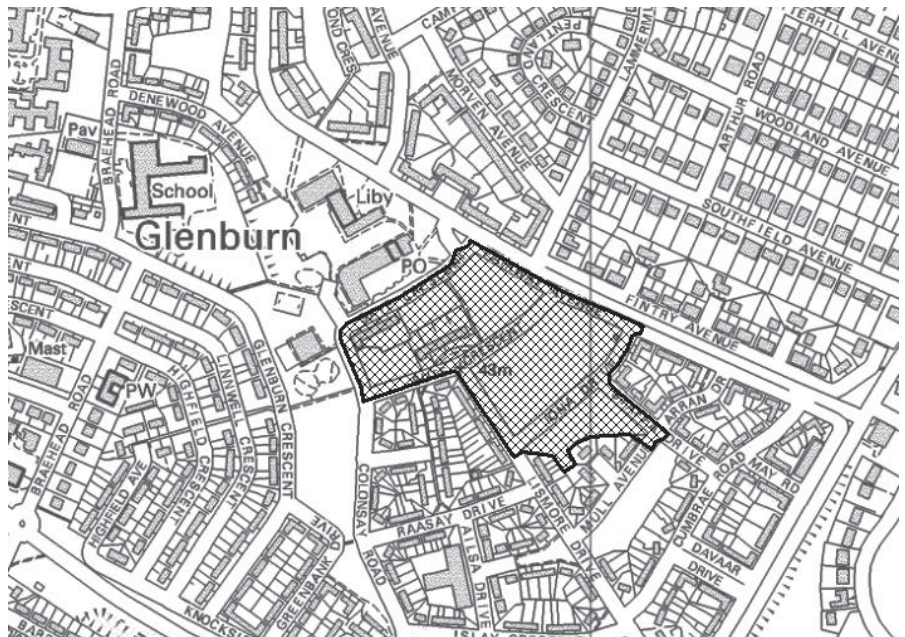
Sanctuary Scotland
Housing Association Ltd
Sanctuary House
7 Freeland Drive
Glasgow
G53 6PG

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: SITE BETWEEN BUTE CRESCENT AND SKYE CRESCENT, PAISLEY

APPLICATION FOR: PROPOSAL OF APPLICATION NOTICE



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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 Renfrewshire Local Development Plan as being covered by a 'P1 - Renfrewshire's Places' land use policy designation.
- The form of development will require to respect the density and character prevailing in the immediate area.
- Traffic, parking, access and related matters will require to demonstrate compliance with the Supplementary Planning Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated in terms of sewerage, drainage, etc and that an acceptable level of residential amenity can be achieved.

Site Description and Proposal

The site is a generally flat site extending approximately 3.9 hectares, within an existing residential area at Glenburn in Paisley.

The site is bounded to the north by a parade of shops, residential properties and a day nursey to the west and residential properties to the south and east.

It is proposed to develop the site for residential use with associated landscaping, parking and infrastructure.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan under Policy P1 “Renfrewshire’s Places” which presumes in favour of the continuance of built form is compatible and complementary to surrounding uses.

Relevant Site History

None

Community Consultation

A public event will be undertaken at Glenburn Community Centre, the date of which will be confirmed with an advert placed in the press. The details of this will be communicated to local elected members.

Given that Glenburn Community Council is no longer active, the Community Council Liaison have been notified as well as the local Tenant and Residents Association.

The applicant is also going to leaflet neighbouring properties in the area to advertise the consultation event.

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 ground conditions and noise.

Recommendation

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