

Prospective Planning Application

Reference No. 18/0392/NO



Renfrewshire
Council

KEY INFORMATION

Ward

5 Paisley East and Central
6 Paisley Southeast

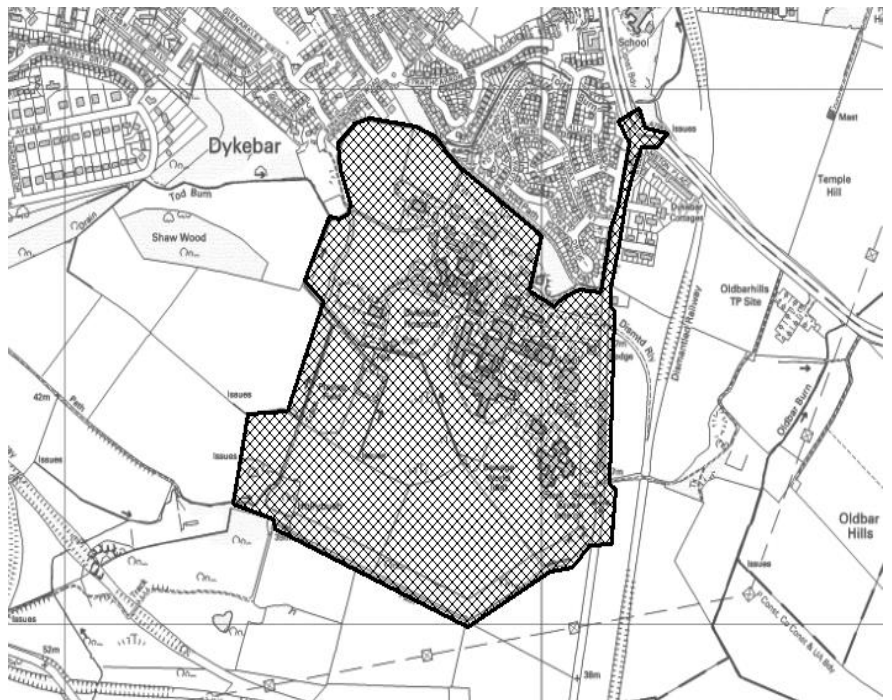
Prospective Applicant

Cala Land Management
BDW Trading Ltd
Bellway Homes Ltd
NHS GGC

Report by Director of Communities, Housing & Planning Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS AND ANCILLARY WORKS

LOCATION: MAIN BUILDING AND GROUNDS, DYKEBAR HOSPITAL, GRAHAMSTON ROAD, PAISLEY, PA2 7DE



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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 Paisley South Expansion Area. Identified as a long term residential expansion to Paisley with a masterplan approach required in developing the site.

Site Description and Proposal

The site lies on the south eastern edge of Paisley to the south of the established residential area of Dykebar, and west of Grahamston Road (B771).

The site extends to approximately 49.58 hectares and the north-east half of the site incorporates Dykebar Hospital grounds and buildings, some of which are listed.

The proposal is for the erection of a residential development.

Local Development Plan

The site is identified within the Local Development Plan under Policy P6 'Paisley South Expansion Area'.

Relevant Site History

None relevant.

Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition took place on the 20 June 2018 at Dykebar Hospital. A copy of the PAN has been issued to Hawkhead and Lochfield Community Council, Paisley East and Whitehaugh 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 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;

(5) Whether there is any other environmental, policy or site specific considerations that require to be addressed; and,

(6) Whether there will be any adverse impact to the character or setting of the existing listed buildings on site.

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.