

Prospective Planning Application

Reference No. 17/0803/NO



Renfrewshire
Council

KEY INFORMATION

Ward

11 Bishopton, Bridge of Weir and Langbank

Prospective Applicant

Stewart Milne Homes
Kestral House
3 Kilmartin Place
Tannochside Business Park
Uddingston
G71 5PH

RECOMMENDATION

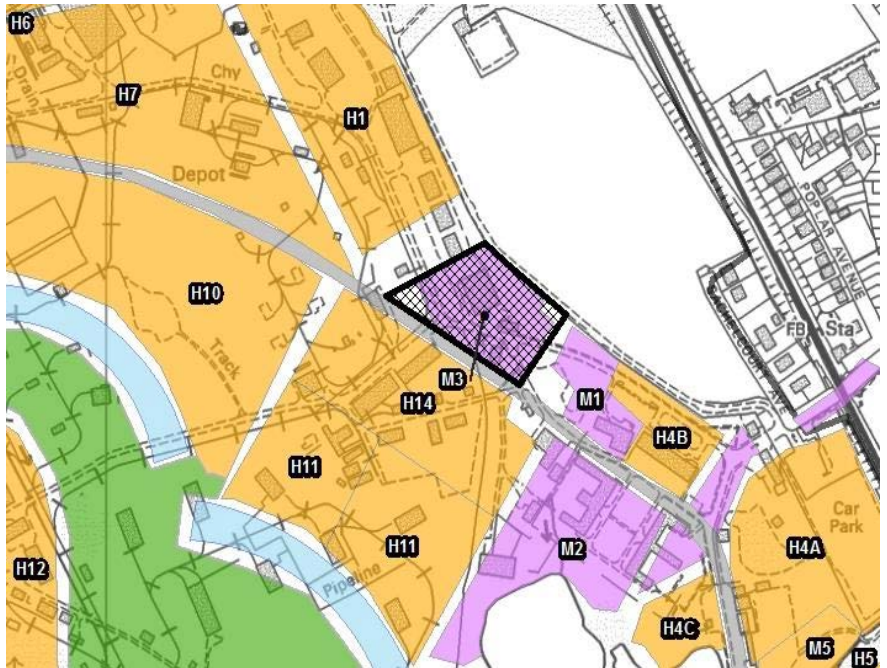
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS

LOCATION: ROYAL ORDNANCE, STATION ROAD, BISHOPTON PA7 5NJ



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan as Policy P1 'Places' and is within the boundary of the planning permission for the redevelopment of the former ROF site as a mixed-use Community Growth Area.

Site Description and Proposal

The formation of a mixed use Community Growth Area (CGA) on the site of the former Royal Ordnance Factory, Bishopton was approved in principle through planning application 06/0602/PP. Under the provisions of this application, the site was designated for mixed use. It is proposed to develop the site for residential purposes.

The application site extends to approximately 1.26 hectares, and is located to the north of The CGA village centre. Residential development plot H1 bounds the site to the north, with plot H32 to the west. There is an area of open space to the south, with Gladstone Hill to the east.

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, where that built form is compatible and complementary to surrounding uses. It is also identified under Policy P5 which states that the Council will support and encourage development within the Community Growth Area where it supports the principles set out in the approved Masterplan for the site.

Relevant Site History

The redevelopment of the former ROF site was agreed through the granting of a 2006 planning application for the delivery of a Community Growth Area. To ensure the site was made suitable for redevelopment, remediation, bulk earthworks and infrastructure provision has been undertaken.

Community Consultation

A public exhibition will be undertaken on the 23rd of January at Bishopton Community Centre.

Copies of the Proposal of Application Notice have been sent to Bishopton Community Council and local elected members within Ward 11.

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.

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.