

Prospective Planning Application

Reference No. 18/0390/NO



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley Northwest

Prospective Applicant

Keppie Design
160 West Regent Street
Glasgow
G2 4RL

Report by Director of Communities, Housing & Planning Services

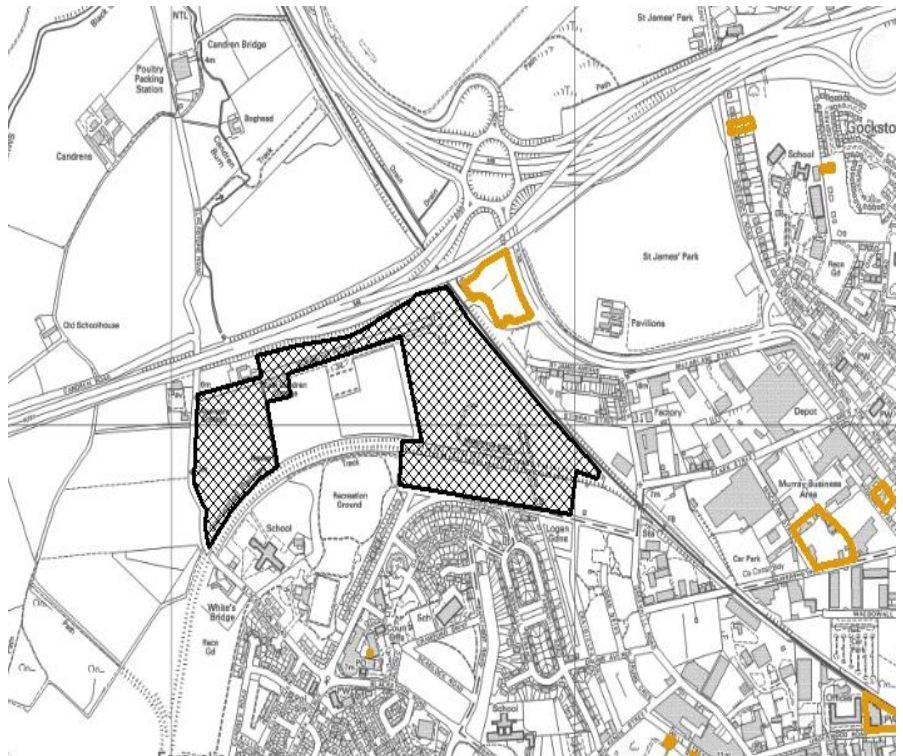
PROSPECTIVE PROPOSAL: ERECTION OF MIXED USE DEVELOPMENT INCLUDING RESIDENTIAL, HOTEL, CLASS 3 (FOOD AND DRINK), GENERAL INDUSTRIAL, STORAGE AND DISTRIBUTION AND LONG STAY CAR PARKING WITH ASSOCIATED ACCESS, INFRASTRUCTURE, LANDSCAPING AND MISCELLANEOUS WORKS

LOCATION: LAND TO SOUTH OF ST JAMES INTERCHANGE, BURNSIDE PLACE, PAISLEY

RECOMMENDATION

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

Fraser Carlin
Head of Planning and
Housing



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IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as a Transition Area which supports a mix of uses provided they are able to co-exist with existing uses.

Site Description and Proposal

The site lies on land at St James Interchange, to the north west of Paisley, close to the A737 trunk road.

The site extends to approximately 19.54 hectares and is a prior notification in relation to a mixed-use development including residential, hotel, Class 3 (food and drink), general industrial, storage and distribution and long stay car parking with associated access, infrastructure, landscaping and miscellaneous works.

Local Development Plan

The site is identified within the Local Development Plan under Policies E3 – 'Transition Areas' and P4 – 'Housing Action Programme Sites'.

Relevant Site History

None relevant.

Community Consultation

The applicant's Proposal of Application Notice advises that a public consultation event took place on 4th July 2018 at the Tannahill Centre, Blackstoun Road, Paisley. A notice advertising the public consultation event was placed in the local press on 27th June 2018.

A copy of the PAN has been issued to Ferguslie 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; 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.