

RENFREWSHIRE COUNCIL

SUMMARY OF PROPOSAL OF APPLICATION NOTICES TO BE PRESENTED TO THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 14/01/2020

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0758/NO 10 - Houston, Crosslee and Linwood	Merchant Homes	Reid Linwood Building, 48 Napier Street, Linwood, Paisley	Erection of residential development	A
19/0789/NO 2 - Renfrew South and Gallowhill	3663 Developments Ltd	127 Wright Street, Renfrew, PA4 8AN	Erection of class 4 (business), class 5 (general industrial) and class 6 (storage & distribution) development	B
19/0809/NO 4 - Paisley Northwest	JR Construction Scotland Ltd	TA Centre, 76 High Street, Paisley, PA1 2BA	Erection of student accommodation and associated uses, partial demolition of existing building with façade retention, and other associated works	C

Total Number of Applications to be presented = 3

Prospective Planning Application

Reference No. 19/0710/NO



Renfrewshire
Council

KEY INFORMATION

Ward: (10) Houston,
Crosslee & Linwood

Prospective Applicant
Merchant Homes

Report by Director of Communities, Housing and Planning
Services

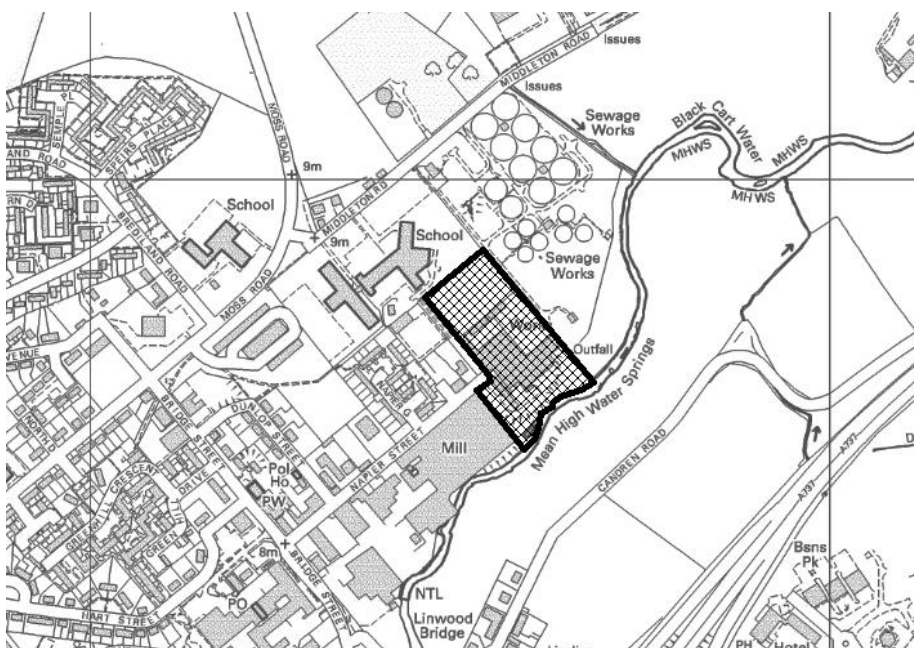
PROPOSAL: Erection of residential development

LOCATION: Reid Linwood Building, 48 Napier Street, Linwood,
Paisley

APPLICATION FOR: Merchant Homes

RECOMMENDATION

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



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Fraser Carlin
Head of Planning and
Housing

CONSIDERATIONS

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and within the Proposed Renfrewshire Local Development Plan (2019) as a Policy E3 'Transition Area'.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- Any proposed future layout will also require to ensure that the site is well connected to the walking, cycling and the public transport network as well as ensure safe walking routes to school along with assessing the capacity in the local road network and junction capacities in the vicinity of the site.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Prospective Planning Application

Reference No. 19/0710/NO



Renfrewshire
Council

Site Description and Proposal	
<p>The site comprises a commercial/industrial use within the Linwood area.</p> <p>The site is bounded by a former sewage works to the north east, the Black Cart to the south, a bowling green and residential development to the north west, a school to the north and further industrial land to the south west.</p> <p>The proposal would be for a residential development on the site and comprises an area of approximately 2.6 hectares.</p>	<p>networks, where appropriate, safe routes to school;</p> <p>(4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;</p> <p>(5) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development;</p> <p>(6) Whether there are any other environmental considerations that require to be addressed, and;</p> <p>(7) Whether education capacity is available to serve the development within the local catchment area.</p>
Relevant Site History	
None relevant.	
Community Consultation	
<p>The applicant's Proposal of Application Notice advises that a Public Meeting will take place. Full details of which have yet to be confirmed by the applicant, although the proposed date for the meeting 15 January 2020.</p> <p>A copy of the Proposal of Application Notice has been sent to Linwood Community Council as well as Local Members.</p> <p>A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.</p>	
Key Issues	
<p>The principle matters which would require to be assessed should the prospective application be submitted are:-</p> <p>(1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;</p> <p>(2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;</p> <p>(3) Whether there is access and connectivity to walking, cycling and public transport</p>	<p>Recommendation</p> <p>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.</p> <p>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.</p> <p>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.</p>

Prospective Planning Application

Reference No. 19/0789/NO



Renfrewshire
Council

KEY INFORMATION

Ward: (2) Renfrew South & Gallowhill

Prospective Applicant
3663 Developments Ltd
with North Planning and
Development as agent.

Report by Director of Communities, Housing and Planning
Services

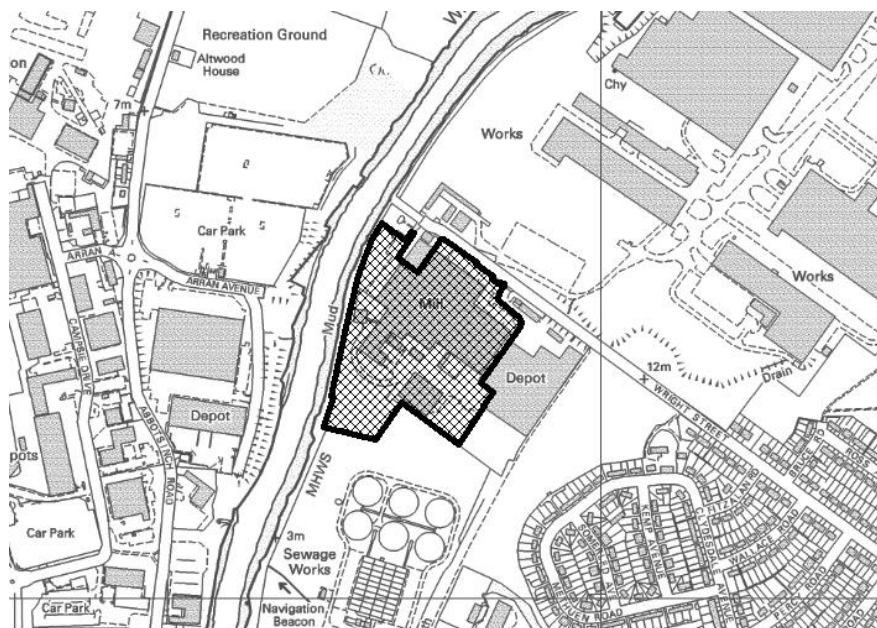
PROPOSAL: Erection of class 4 (business), class 5 (general industrial) and class 6 (storage and distribution) development

LOCATION: 127 Wright Street, Renfrew, PA4 8AN

APPLICATION FOR: 3663 Developments Ltd

RECOMMENDATION

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



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Fraser Carlin
Head of Planning and
Housing

CONSIDERATIONS

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Policy E3 – 'Transition Areas' and within the Proposed Local Development Plan (2019) as Policy E1 - 'Strategic Economic Investment Locations' (SEIL).
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the proposed Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Prospective Planning Application

Reference No. 19/0789/NO



Renfrewshire
Council

Site Description and Proposal

The site consists of vacant brownfield land located at the north western end of Wright Street. Surrounding land uses include the Westway Business Park to the north east, Glasgow Airport beyond the White Cart Water to the north west, and a bottling plant to the south east

The proposal would be for a development of class 4 (business), class 5 (general industrial) and class 6 (storage and distribution) uses.

Relevant Site History

19/0792/EO – Screening opinion in respect of the requirement for an Environmental Impact Assessment relating to the erection of class 4 (business), class 5 (general industrial) and class 6 (storage and distribution) development.

16/0083/PP – Erection of residential development (in principle). Granted subject to conditions 23/08/2016.

09/0514/PP – Erection of residential development (in outline). Granted subject to conditions 28/04/2010.

Community Consultation

The applicant's Proposal of Application Notice confirms that a public event will be held on Thursday 9th January 2020 at the Glynhill Hotel between the hours of 3pm and 8pm.

A copy of the Proposal of Application Notice has been sent to Renfrew Community Council as well as Local Ward Councillors.

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 any other material considerations;

- (2) Whether the siting, design and external appearance of the development respects and fits well the character of the area as well as the surrounding environment;
- (3) Whether there is access and connectivity to walking, cycling and public transport networks;
- (4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (5) Whether the local infrastructure can accept the requirements of the proposed development;
- (6) 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 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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Prospective Planning Application

Reference No. 19/0809/NO



Renfrewshire
Council

KEY INFORMATION

Ward: (12) Paisley
Northwest

Prospective Applicant
JR Construction Scotland
Ltd with Icen projects
acting as agent

Report by Director of Communities, Housing and Planning
Services

PROPOSAL: Erection of student accommodation and associated
uses, partial demolition of existing building with façade retention,
and other associated works

LOCATION: TA Centre, 76 High Street, paisley, PA1 2BA

APPLICATION FOR: JR Construction Scotland

RECOMMENDATION

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



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Fraser Carlin
Head of Planning and
Housing

CONSIDERATIONS

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Policy C1 – 'Strategic Town Centre and within the Proposed Local Development Plan (2019) as Policy C1 - 'Strategic Centre'
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the proposed Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- The site accommodates a category B listed building and is within the Paisley Town Centre Conservation Area.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Prospective Planning Application

Reference No. 19/0809/NO



Renfrewshire
Council

Site Description and Proposal

The former TA Centre is located on Paisley High Street. It is a category B listed building which has been vacant for several years.

Surrounding land uses include the Thomas Coats Memorial Church to the west, Paisley Museum to the east, and the University of the West of Scotland to the south.

The proposal is for the erection of student accommodation and associated uses, partial demolition of existing building with façade retention, and other associated works.

Relevant Site History

07/0131/PP & 07/0132/LB - Refurbishment of main buildings and subdivision to form 8 flats; refurbishment of chapel to form 1 house; demolition of rear buildings and erection of 17 new build flats and maisonettes with associated parking and landscaping. Granted subject to conditions in 2007.

Community Consultation

The applicant's Proposal of Application Notice confirms that a public event will be held on the 16th January 2020 in the Chancellors Hall, UWS, Paisley, PA1 2BE between 2pm and 7pm.

A copy of the Proposal of Application Notice has been sent to Paisley West and Central Community Council as well as Local Ward Councillors.

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 any other material considerations;
- (2) Whether the siting, design and external appearance of the development respects

the listed building and the character and appearance of the Conservation Area;

- (3) Whether there is access and connectivity to walking, cycling and public transport networks;
- (4) Whether circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (5) Whether the local infrastructure, including the road network, sewerage and drainage can accept the requirements of the proposed development;
- (6) 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 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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