

Prospective Planning Application

Reference No. 17/0661/NO



Renfrewshire
Council

KEY INFORMATION

Ward

10 Houston, Crosslee and
Linwood

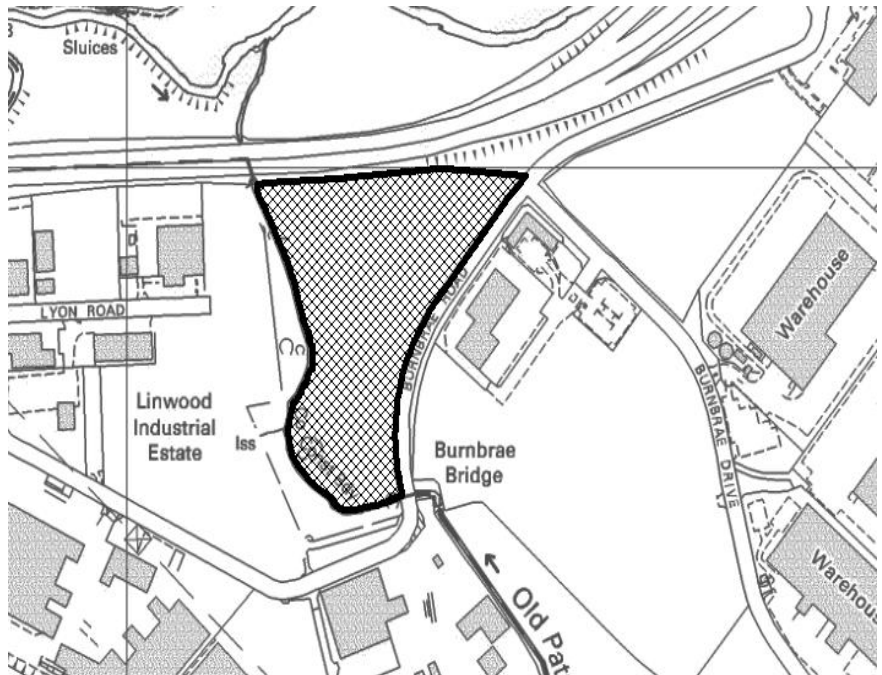
Prospective Applicant

Storage Vault
Per Lambert Smith
Hampton
33 Bothwell Street
Glasgow
G2 6NL

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: FORMATION OF CAR PARK FOR
AIRPORT TRANSIT AND ASSOCIATED WORKS

LOCATION: SITE 100 METRES WEST OF JUNCTION WITH
BURNBRAE DRIVE, BURNBRAE ROAD, LINWOOD, PAISLEY



RECOMMENDATION

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

IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan under Policy E1 'Strategic Economic Investment Locations'.

Fraser Carlin
Head of Planning and
Housing

Site Description and Proposal

The site comprises an area of open land, extending to approximately 4.3 ha, to the west of the Phoenix, Linwood. The site is bounded to the east by Burnbrae Road; to the west by the Old Patrick Water; to the north by the A737; and to the south by the Old Patrick Water and Burnbrae Road. The area is characterised by a mix of industrial, waste transfer, haulage and long-stay car parking land uses.

It is proposed to develop the site for a car park for airport transit, with the potential to accommodate an as yet undefined number of vehicles.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as a Strategic Economic Investment Location (SEIL) under Policy E1.

Relevant Site History

07/0291/PP - Formation of long stay car park and erection of hotel / office development and associated land engineering works. Granted subject to conditions/Section 75 Agreement in December, 2008.

07/0292/PP - Formation of long stay car park and associated land engineering works, formation of vehicular access and erection of gatehouse / reception building. Granted subject to conditions/Section 75 Agreement in December, 2008.

15/0928/PP - Use of land for Class 6 (Storage and Distribution) and associated works including erection of fencing and alterations to site access. Granted subject to conditions August, 2016.

Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition shall be held in the Tweedie Hall, Bridge Street, Linwood at a date and time yet to

be confirmed, with copies of the Proposal of Application Notice sent to Elderslie Community Council.

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 principal matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development proposal is consistent in principle with the SEIL designation of the site within the Renfrewshire Local Development Plan.
- (2) Whether the layout, form and finishes, and landscape treatment respect the character of the area;
- (3) Whether access, circulation and other traffic arrangements are acceptable in terms of road safety;
- (4) Whether local infrastructure, including sewerage and drainage are capable of accommodating the requirements of the development proposed; and
- (5) Whether there are 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 David Bryce on 0141 618 7892.