

Prospective Planning Application

Reference No. 17/0883/NO



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley North West & 12
Erskine and Inchinnan

Prospective Applicant

Renfrewshire Council
City Deal Team
Development and Housing
Services
Renfrewshire House
Cotton Street
Paisley
PA1 1JD

RECOMMENDATION

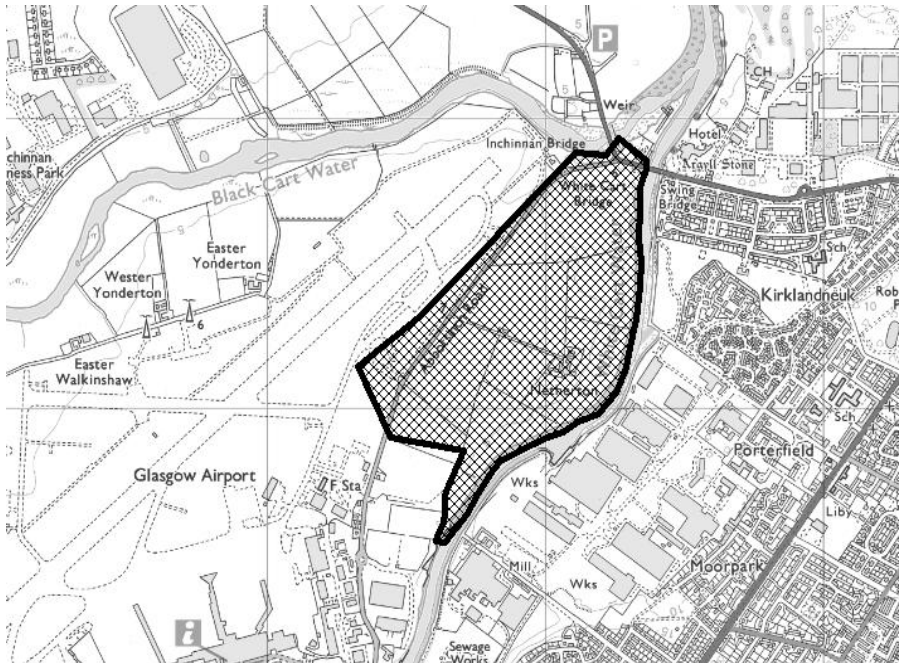
That the Board note the
key issues identified to
date and advise of any
other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF BUSINESS PARK
DEVELOPMENT WITH ASSOCIATED CAR PARKING, ACCESS,
LAND ENGINEERING AND INFRASTRUCTURE WORKS

LOCATION: NETHERTON FARM, ABBOTSINCH ROAD,
RENFREW, PA4 9PA



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan under Policy E5 'Glasgow Airport Operational Land'.
- The site comprises land recently identified as the location for the National Manufacturing Institute for Scotland.
- The site comprises land 'released' for development through the infrastructure works proposed in the Glasgow Airport Investment Area project which forms part of Renfrewshire's suite of Glasgow City Region City Deal projects.

Site Description and Proposal

The application site covers an area measuring approximately 69 hectares and is situated to the east of the White Cart Water and generally to the west of Abbotsinch Road, with Inchinnan Road/Greenock Road forming the northernmost extent and an area of long stay airport car parking to the southernmost boundary. The application site is generally flat arable land and is surrounded by a mix of commercial uses which are associated with the functioning of the airport to the west and south, and the Westway Business Park to the east.

The application site is former farmland and has been acquired by the Council as part of Renfrewshire's suite of Glasgow City Region City Deal projects.

It is proposed to develop the site to accommodate a business park development with associated car parking, access, land engineering and infrastructure work.

Members may recall having approved the Glasgow Airport Investment Area (GAIA) proposals at the Communities Housing and Planning Policy Board at its meeting on 7 November, 2017 which involved three principal components, namely (1) the realignment of Abbotsinch Road; (2) the erection of a bridge spanning the White Cart Water; and (3) associated infrastructure, cycleway, landscaping and drainage. Limited building demolition (Netherton Cottage) was also approved to facilitate the construction of the works.

These would comprise 'enabling works' in the form of advance supporting infrastructure and road and junction improvements to accommodate the anticipated future investment in the area.

The site comprises land recently identified as the location for the National Manufacturing Institute for Scotland.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as Glasgow Airport Operational Land (Policy E5).

Relevant Site History

17/0485/PP - The Glasgow Airport Investment Area project (realigned Abbotsinch Road and erection of bridge at Wright Street, Renfrew), granted subject to conditions at the Communities, Housing and Planning Policy Board on 7 November, 2017.

17/0486/PP - The Clyde Waterfront and Renfrew Riverside project (new Clyde crossing) which straddles three administrative areas (Renfrewshire Council, West Dunbartonshire Council and Glasgow City Council) and which has been 'called-in' by Scottish Ministers for determination.

17/0487/PP – The Inchinnan to Renfrew Cycleway was continued for a site visit at the Communities, Housing and Planning Policy Board at its meeting on 7 November, 2017. The site visit took place on 12 December, 2017 and determination is to take place at this Board.

The Airport Access project is a further component of Renfrewshire's suite of Glasgow City Region City Deal projects although this has not yet become the subject of an application for planning permission and is still in the project development stage.

Community Consultation

The prospective applicant has advised that the Proposal of Application Notice has been sent to Paisley North Community Council, Inchinnan Community Council and Renfrew Community Council and the local ward members for Renfrew North and Braehead, Renfrew South and Gallowhill, Paisley North West, and, Erskine and Inchinnan.

A public consultation event is also to take place, the details of which have yet to be confirmed. The event will be advertised in the local press a minimum of seven days in advance of the event taking place.

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. The site is identified within the Renfrewshire Local Development Plan as being covered by Policy E5 'Glasgow Airport Operational Land'.
- (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 David Bryce on 0141 618 7892.