

Prospective Planning Application

Reference No. 16/0818/NO



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir & Langbank

Prospective Applicant

BAe Systems
Georgetown Reception
Centre
Houston Road
Houston
PA6 7BG

RECOMMENDATION

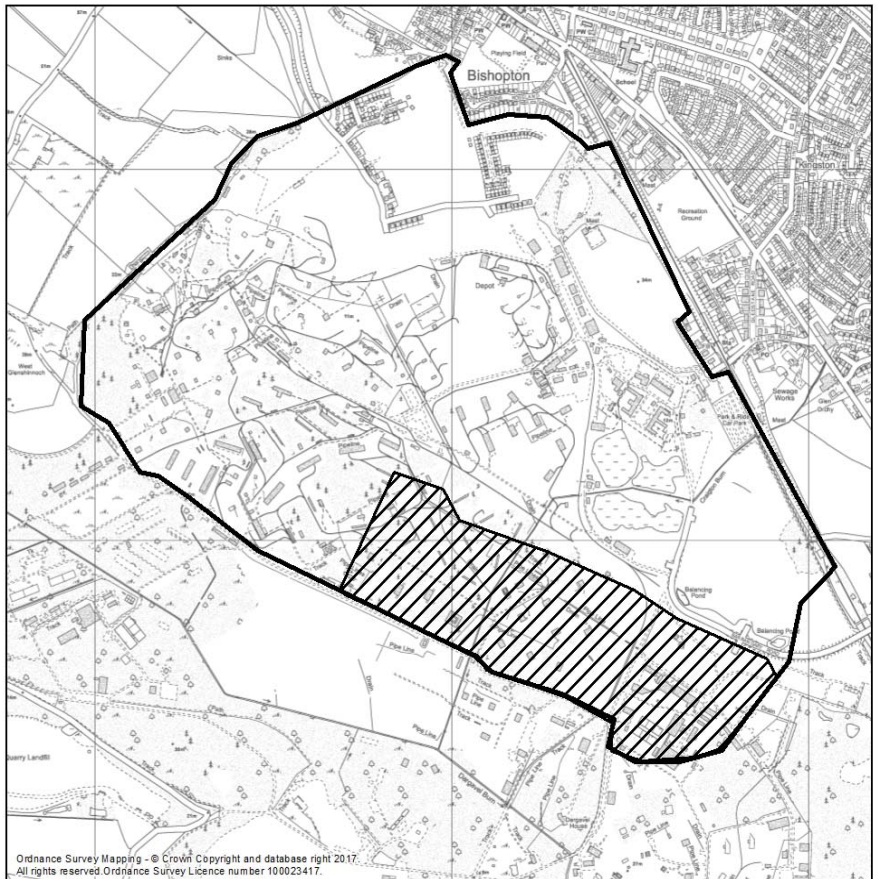
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: USE OF LAND WITHIN THE CORE DEVELOPMENT AREA FOR RESIDENTIAL DEVELOPMENT

LOCATION: ROYAL ORDNANCE, STATION ROAD, BISHOPTON



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan under Policy E1 'Strategic Economic Investment Locations'.
- The form of development shall require to have regard to the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guide; and the ROF Masterplan and Design Code.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and flood risk.

Site Description and Proposal

The site comprises of a generally rectangular-shaped area of formerly developed and now substantially cleared and remediated ground lying to the south of Barangarry Road, Bishopton. The site previously formed part of the wider Royal Ordnance Factory, Bishopton.

The prospective site extends to approximately 37 hectares and forms part of the Bishopton Community Growth Area which received permission in principle in 2009 for a mixed use development comprising residential; commercial; employment-related floor space; local services; retail; educational provision; open space areas; community facilities; community woodland park; and infrastructure works including a motorway junction, and Northern and Southern Access Roads, improvements to station approach and park and ride facilities.

The surrounding uses comprise a mix of residential and former factory land, the BAe Environmental Test Facility, and proposed Community Woodland areas.

It is proposed to develop the site for residential purposes.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan under Policy E1 (Strategic Economic Investment Locations).

Relevant Site History

06/0602/PP – Regeneration of site to form mixed use community growth area. Granted subject to conditions and a Section 75 Agreement on 10 August, 2009.

09/0527/PP – Engineering operations comprising remediation and bulk earthworks. Granted subject to conditions on 24 March 2010.

06/1065/PP – Construction of a motorway junction. Granted subject to conditions on 6 February, 2009.

Community Consultation

A public event took place in the Bishopton Community Centre on 7 December, 2016 and the details of this were confirmed as being communicated to the community council and press advertised.

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

A significant amount of development has already taken place to secure the implementation of the Community Growth Area. This includes large scale remediation activity and significant infrastructure investment in roads, drainage, SUDS and services. To date over 1000 houses have now obtained detailed planning permission with over half of these being constructed and occupied.

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 all relevant material considerations;
- (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, 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, including noise and air quality; flood risk; and contaminated land.

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.

Prospective Planning Application

Reference No. 16/0836/NO



Renfrewshire
Council

KEY INFORMATION

Ward

5 Paisley South

Prospective Applicant

Miller Homes
Miller House
2 Lochside View
Edinburgh Park
Edinburgh
EH12 9DH

RECOMMENDATION

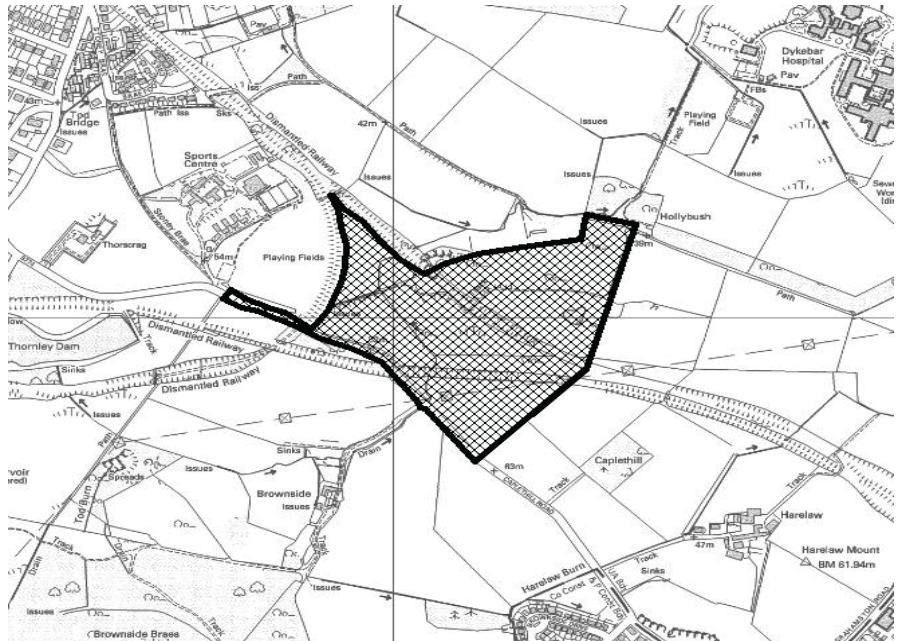
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE, LANDSCAPING AND ENGINEERING WORKS

LOCATION: DISMANTLED RAILWAY BETWEEN GLENBURN ROAD AND CAPLETHILL ROAD, PAISLEY



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan as being covered predominantly by Policy ENV1 'Green Belt'; with a small part of the northern portion falling within Policy P6 'Paisley South Expansion Area'.
- The form of development shall require to have regard to the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guide.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of access, sewerage, drainage and flood risk.

Site Description and Proposal

The site comprises of an irregularly-shaped area of undeveloped grazing farmland and open countryside, bisected by former railway solums lying generally to the east of Caplethill Road, Paisley.

The site extends to approximately 17.5 hectares. The surrounding uses comprise of agricultural activities and general countryside and recreational uses.

It is proposed to develop the site for residential purposes.

Local Development Plan

The site is predominantly identified within the Adopted Renfrewshire Local Development Plan under Policy ENV1 (Green Belt). A small part of the northern portion is covered by Policy P6 (Paisley South Expansion Area).

Relevant Site History

None.

Community Consultation

A public event has been intimated as taking place in the Glenburn Community Centre on 19 January, 2017 and the details of this have been confirmed as having been communicated to the community council and are to be press advertised.

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 all relevant material considerations;

- (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, 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, including noise and air quality; and flood risk.

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.

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