

# Prospective Planning Application

Reference No. 17/0629/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward

9 Johnstone North,  
Kilbarchan, Howwood and  
Lochwinnoch

### Prospective Applicant

Stewart Milne Group Ltd  
Per Muir Smith Evans  
203 Bath Street  
Glasgow  
G2 4HZ

## RECOMMENDATION

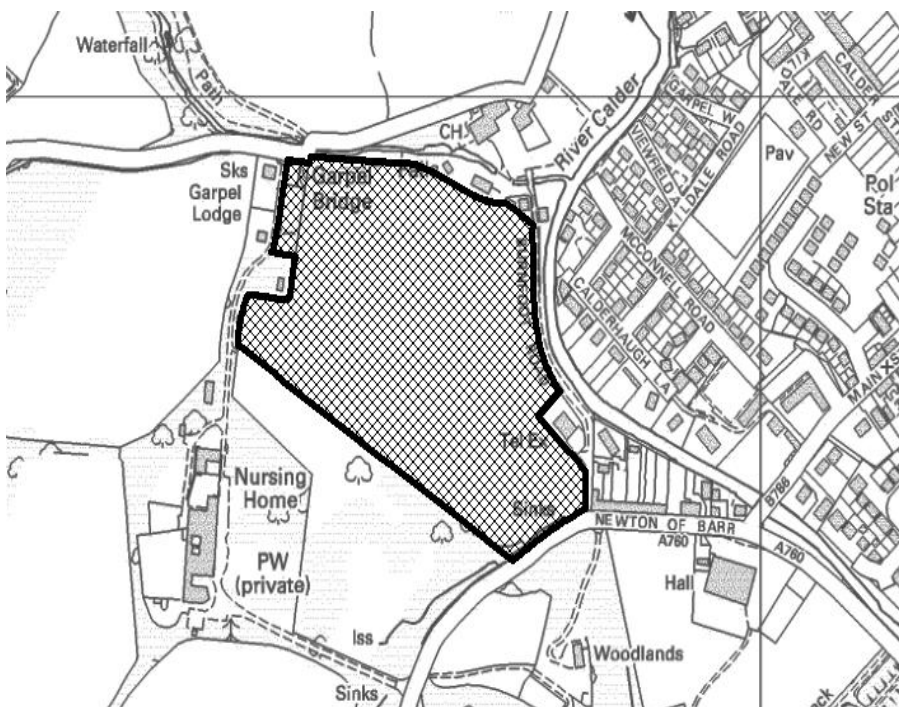
That the Board note the  
key issues identified to  
date and advise of any  
other issues.

Fraser Carlin  
Head of Planning and  
Housing

Report by Director of Development and Housing Services

**PROSPECTIVE PROPOSAL:** ERECTION OF RESIDENTIAL  
DEVELOPMENT INCLUDING FORMATION OF ACCESS,  
LANDSCAPING AND ASSOCIATED WORKS

**LOCATION:** SITE BETWEEN GARPEL BURN AND ST  
JOSEPH'S NURSING HOME, BURNFOOT ROAD,  
LOCHWINNOCH



© Crown Copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100023417.

## IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt.

---

### Site Description and Proposal

---

The site comprises an area of undeveloped open land, extending to approximately 7.4 ha, on the western edge of Lochwinnoch, outwith the established village envelope. To the east lies Burnfoot Road, the River Calder and the Lochwinnoch urban area; to the west Corsefield Road and open countryside beyond; to the north Lochwinnoch Golf Club and Course; and to the south, wooded, undeveloped land.

It is proposed to develop the site for residential purposes (in principle), with the potential to accommodate an as yet undefined number of units. Ancillary works would include the formation of associated landscaping and engineering works. No indication has been provided in terms of access to the prospective site.

---

### Local Development Plan

---

The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt (ENV1).

---

### Relevant Site History

---

None.

---

### Community Consultation

---

The applicant's Proposal of Application Notice advises that a public exhibition shall be held at a date and time yet to be confirmed, with copies of the Proposal of Application Notice sent to Lochwinnoch Community Council and local members, MSP and MP.

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) The development proposal is contrary in principle to the Green Belt designation of the site within the Renfrewshire Local Development Plan and any application should be supported by a justification as to why the site should be released for housing.

(2) Whether the design, layout, density, form and external finishes respect the character of the area;

(3) Whether access and parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

(4) Whether local infrastructure, including sewerage, drainage and educational facilities 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.