

# Prospective Planning Application

Reference No. 18/0572/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward 10

Houston, Crosslee and  
Linwood

### Prospective Applicant

Gladman Scotland  
2 Eliburn Office Park  
Livingston  
EH54 6GR

## RECOMMENDATION

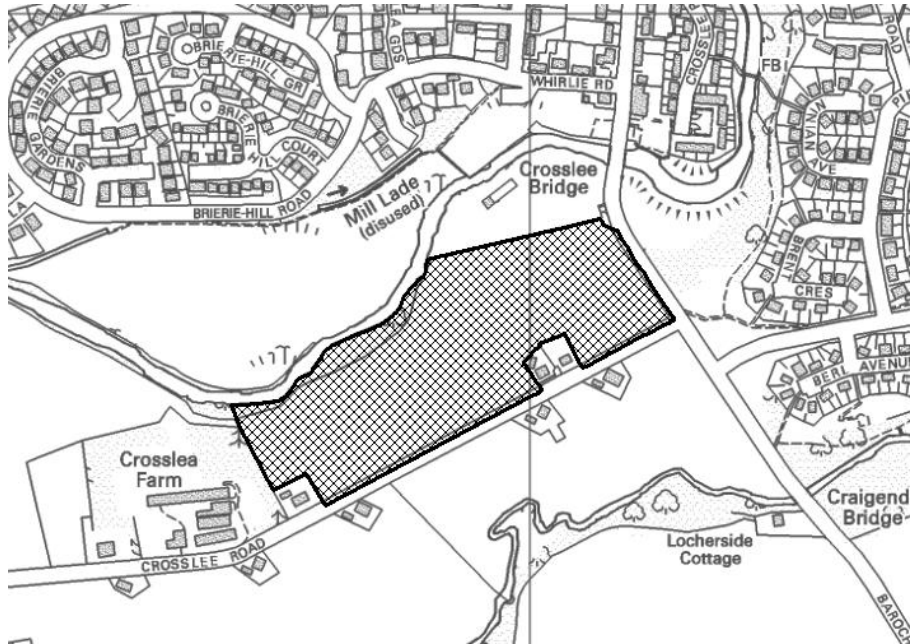
That the Board note the  
key issues identified to  
date and advise of any  
other issues.

Fraser Carlin  
Head of Planning and  
Housing

Report by Director of Communities, Housing and Planning  
Services

**PROSPECTIVE PROPOSAL:** RESIDENTIAL DEVELOPMENT  
WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING

**LOCATION:** SITE BETWEEN CROSLEE POULTRY FARM AND  
CROSLEE BRIDGE, BAROCHAN ROAD, HOUSTON



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## IDENTIFIED KEY ISSUES

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

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### Site Description and Proposal

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The site comprises of a rectangular area of undulating open agricultural land lying to the north of Crosslee Road and to the west of Barrochan Road.

The site extends to approximately 5.7 hectares. The site is bounded by agricultural land to north and south, by Crosslee Farm to the west and by Barrochan Road to the east.

It is proposed to develop the site for residential purposes with associated landscaping and infrastructure.

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### Local Development Plan

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The site is identified within the Adopted Renfrewshire Local Development Plan under Policy ENV 1 (Green Belt).

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### Relevant Site History

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None

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### Community Consultation

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A public event has been intimated as taking place at The Carrick Centre, Main Street, Houston on 30<sup>th</sup> October 2018 and the details of this have been confirmed as having been communicated to Houston Community Council and local elected members 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.

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### Key Issues

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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 ground conditions and noise.

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### Recommendation

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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. 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.