

RENFREWSHIRE COUNCIL

SUMMARY OF PROPOSAL OF APPLICATION NOTICES TO BE PRESENTED TO THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 10/03/2020

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0865/NO 8 - Johnstone South and Elderslie	Turnberry Homes Ltd	Site between Fordbank Stables and Corseford Avenue, Johnstone	Erection of residential development with associated roads, infrastructure and landscaping	A

Total Number of Applications to be presented = 1

Prospective Planning Application

Reference No. 19/0865/NO



Renfrewshire
Council

KEY INFORMATION

Ward: (8)

Johnstone South &
Elderslie

Prospective Applicant
Turnberry Homes Ltd

Report by Director of Communities, Housing and Planning
Services

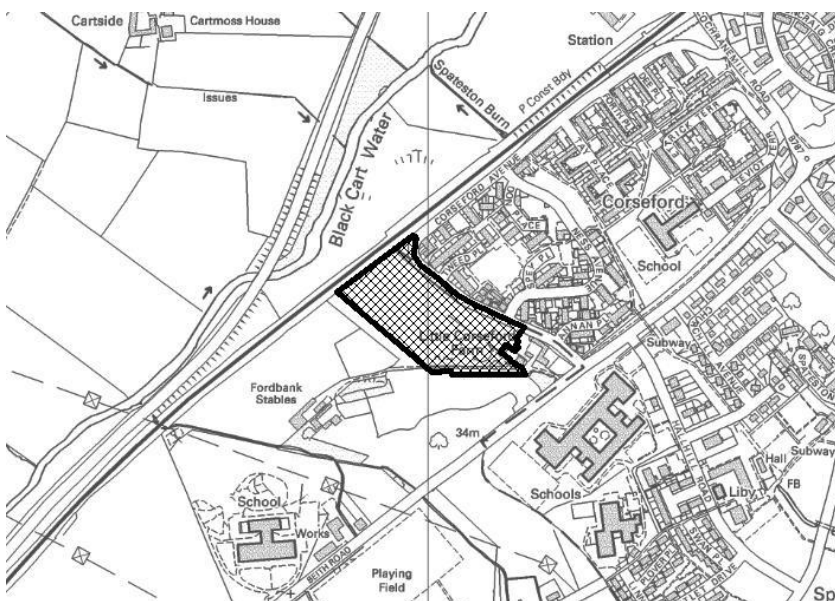
PROPOSAL: Erection of residential development

LOCATION: Land to North West of Fordbank Equestrian Centre,
South West of Corseford Avenue, Johnstone

APPLICATION FOR: Turnberry Homes Ltd.

RECOMMENDATION

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



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Fraser Carlin
Head of Planning and
Housing

CONSIDERATIONS

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as P5 – Community Growth Areas and P1 – Renfrewshire's Places. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as P2 – Additional Housing Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Prospective Planning Application

Reference No. 19/0865/NO



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Site Description and Proposal	
<p>The site comprises an agricultural field located to the south west of an existing residential area known as Corseford, to the east of Fordbank Stables.</p> <p>The site is bounded by Corseford Avenue to the north east, the access track to the stables and a recently developed residential area to the south, an open field to the west and the Glasgow to Ayr railway line to the west.</p> <p>The proposal would be for a residential development on the site and comprises an area of approximately 2.6 hectares.</p>	<p>(3) Whether there is access and connectivity to walking, cycling and public transport networks;</p> <p>(4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;</p> <p>(5) Whether the local infrastructure, can accept the requirements of the proposed development;</p> <p>(6) Whether there are any other environmental considerations that require to be addressed, and;</p>
Relevant Site History	
None relevant.	
Community Consultation	
<p>The applicant's Proposal of Application Notice advises that a Public Meeting will take place in Johnstone Town Hall on 3 March 2020.</p> <p>A copy of the Proposal of Application Notice has been sent to Johnstone Community Council as well as Local Ward Councillors.</p> <p>A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.</p>	<p>Recommendation</p> <p>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.</p> <p>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.</p> <p>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.</p>
Key Issues	
<p>The principle matters which would require to be assessed should the prospective application be submitted are:-</p> <p>(1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;</p> <p>(2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;</p>	