

# Prospective Planning Application

Reference No. 16/0388/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward

4 Paisley North West

### Prospective Applicant

Keepmoat  
First Floor  
3 Cambuslang Court  
Glasgow  
G32 8FH

## RECOMMENDATION

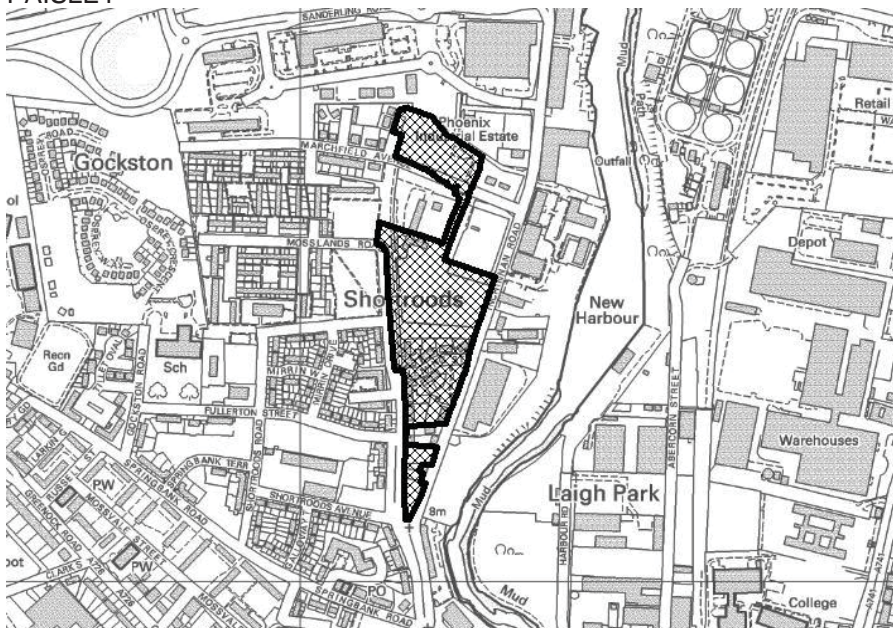
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin  
Head of Planning and  
Housing

Report by Director of Development and Housing Services

### PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

**LOCATION:** SITE ON SOUTH-EASTERN BOUNDARY OF JUNCTION WITH FLEMING STREET, NEW INCHINNAN ROAD, PAISLEY



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## IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy E1 'Local Industrial Area'.
- Consent has previously been granted for the redevelopment of this area for a mixed development comprising business, general industry, storage or distribution, hotel, food and drink, retail and residential uses.
- The form of development shall require to respect the density and character of development in the surrounding area and ensure that there is no significant affect on its character and amenity.
- 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 ground conditions; that noise and air quality issues can be appropriately addressed; and that there are no unacceptable risks posed by the COMAH designations.

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### Site Description and Proposal

The site comprises of an irregularly-shaped area of formerly developed and now substantially cleared ground lying to the west of Inchinnan Road and to the east of New Inchinnan Road/Mossland Road, Shortroods, Paisley. The site extends to approximately 4.3 hectares.

The surrounding uses comprise a mix of residential, commercial, industrial and business activities.

It is proposed to develop the site for residential purposes including open space, landscaping, roads and parking.

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### Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan under Policy E1 (Local Industrial Area).

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### Relevant Site History

12/0487/PP - Erection of a mixed use business, general industry/storage or distribution, hotel, food & drink, retail and residential development. Granted subject to conditions August 2012.

15/0422/NO – Proposal of Application Notice for the erection of mixed use development, comprising business, general industry, storage or distribution, hotel, food and drink, shops and residential development (in principle). Accepted June 2015.

15/0641/PP - Erection of a mixed use development comprising business, general industry/storage or distribution, hotel, food & drink, retail and residential development (Renewal of Planning Permission in Principle ref no.12/0487/PP). Granted subject to conditions November 2015.

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### Community Consultation

The applicants have advised that a public event took place in the Beechwood Community Centre on 21 July, 2016.

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

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, particularly 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 Glasgow Airport Safeguarding requirements; noise and air quality; and any potential risks imposed by the Control of Major Accident Hazards (COMAH) designations.

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### 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.





**Reference No. 16/0391/NO**

**Renfrewshire**  
**Council**

## KEY INFORMATION

## Ward

8 Johnstone North,  
Kilbarchan and  
Lochwinnoch

## Prospective Applicant

SIPP Pension Trustee Ltd  
6<sup>th</sup> Floor, Mercantile  
Building,  
53 Bothwell Street  
Glasgow  
G2 6TS

## RECOMMENDATION

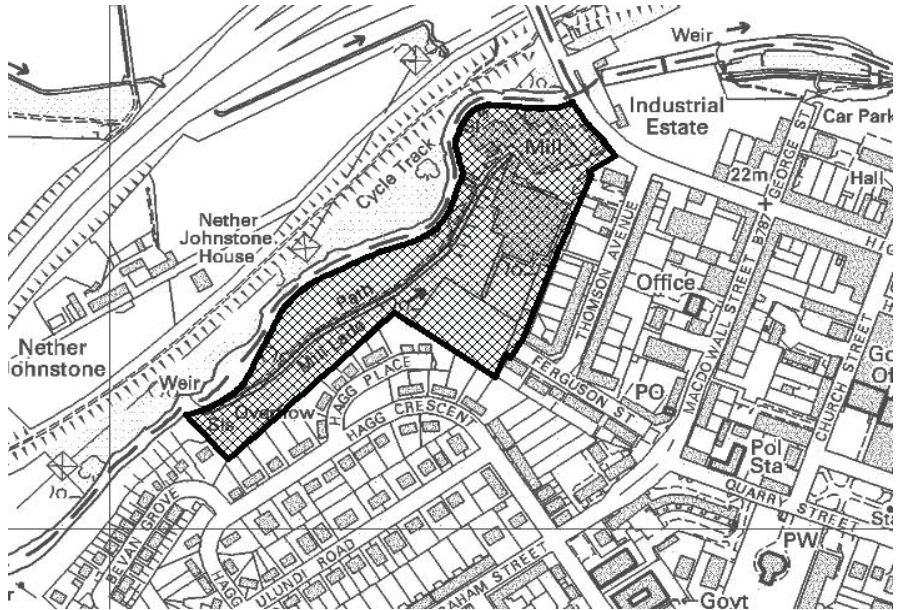
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin  
Head of Planning and  
Housing

Report by Director of Development and Housing Services

**PROSPECTIVE PROPOSAL: DEMOLITION WORKS AND ERECTION OF DEVELOPMENT COMPRISING RETAIL, PUBLIC HOUSE, RESTAURANT, DRIVE-THRU RESTAURANT, RESIDENTIAL AND COMMUNITY WOODLAND USES**

**LOCATION:** PATON'S MILL, 93 HIGH STREET, JOHNSTONE,  
PA5 8SN



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## IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places', where there will be a general presumption in favour of continuance of the built form.
- Renfrewshire Local Development Plan Policy C2 'Development Outwith the Network of Centres' sets out the criteria to be addressed in circumstances where retail and commercial development is proposed outwith an identified centre.
- The form of development shall require to respect the density and character of development in the surrounding urban area and ensure there is no significant affect on its character and amenity.
- 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.

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### Site Description and Proposal

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The site extends to approximately 4.3 hectares and comprises the former Paton's Mill site in Johnstone (Category A Listed), lying on the south bank of the Black Cart River, adjacent to the B789 and on the north western limits of Johnstone. To the north east of the site lies Morrisons' superstore and to the south and east residential development. The original buildings on site date back to circa 1782, as a cotton spinning establishment, with the larger water turbine being added in the early 20th century.

It is proposed to develop the site for a range of uses, including retail and residential with a public house, restaurants (including drive-through) and a community woodland.

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### Local Development Plan

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The site is identified within the adopted Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places'. Within these area there will be a general presumption in favour of a continuance of the built form; with new developments requiring to be compatible and complementary to existing uses.

Policy C1 relates to retail and commercial development outwith the network of centres and sets out criteria against which such proposals should be assessed.

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### Relevant Site History

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In 2004 consent was approved for the conversion of the Mill and its immediate surroundings to form 72 no. flatted dwelling houses and 904 sq.m. of commercial floorspace, including alterations and demolition of outbuildings and the formation of ancillary access roads, car parking and footways. This consent subsequently lapsed prior to implementation.

Listed building consent was approved for the demolition of the east range buildings and outbuildings, mechanic's machine

shops, fire proof building, stair tower, dye houses, boiler house, warehouses, long shed and courtyard store as well as the facade retention of east range north in 2014, following significant fire damage. This application followed a previous application, in retrospect, for the partial demolition of dangerous structures (Old End North Gable, Mid-Gable, New End South Gable and West Elevation) in 2010.

A recent review of the remaining portions of the building(s) by Historic Environment Scotland concluded that they no longer meet the designation criteria for listed buildings and it was therefore decided that they should be de-listed (and thereby removed from the statutory protection afforded by the List of Buildings of Architectural or Historic Interest).

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### Community Consultation

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Public exhibitions were held at Johnstone Town Hall, Johnstone on the 15<sup>th</sup> and 18<sup>th</sup> of June, 2016 with copies of the Proposal of Application Notice sent to Johnstone Community Council and local elected members.

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;
- (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, particularly sewerage and drainage are capable of accepting the requirements of the proposed development, that flood risk can be satisfactorily addressed; and
- (5) Whether there are any other environmental considerations that require to be addressed, including Glasgow Airport Safeguarding requirements.

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#### **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. 16/0409/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward

10 Bishopton, Bridge of Weir and Langbank

### Prospective Applicant

Erskine Estate  
c/o Montagu Evans  
302 St Vincent Street  
Glasgow  
G2 5RU

## RECOMMENDATION

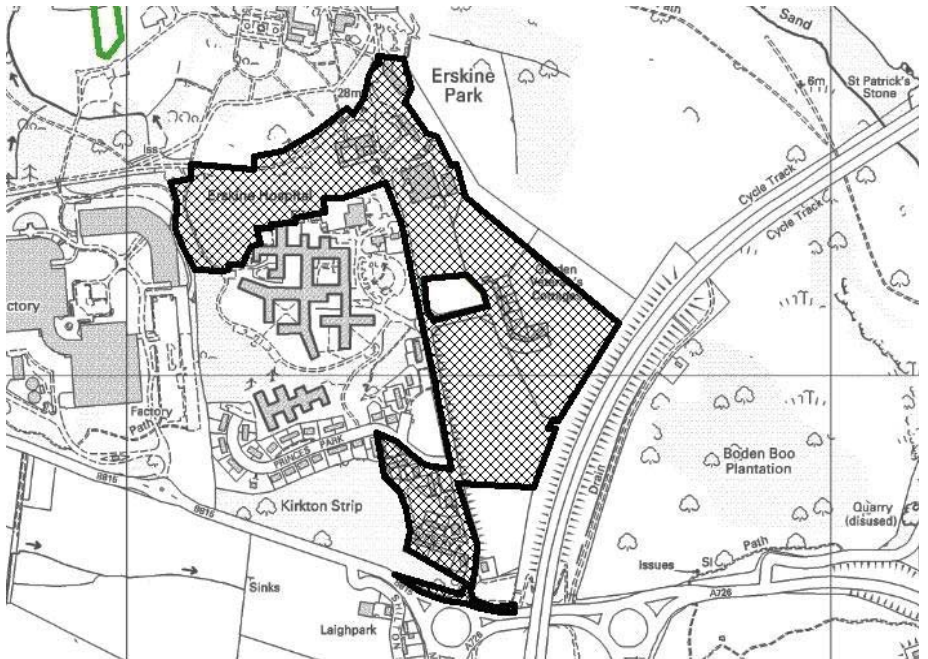
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin  
Head of Planning and  
Housing

Report by Director of Development and Housing Services

**PROSPECTIVE PROPOSAL:** ERECTION OF RESIDENTIAL DEVELOPMENT, RETIREMENT/DISABLED COTTAGES, CHILDREN'S NURSERY, COMMUNITY FACILITIES AND ANCILLARY CAR PARKING

**LOCATION:** HOSPITAL BUILDING AND GROUNDS, ERSKINE HOSPITAL, BISHOPTON, PA7 5PU



## IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy ENV1 'Green Belt'.
- Renfrewshire Local Development Plan Policy ENV2 'Natural Heritage' and Policy ENV 3 'Built Heritage' require the safeguarding, conservation and enhancement of the natural and built heritage assets.
- Development should comply with the provisions of the Renfrewshire Local Development Plan and the New Development Supplementary Guidance, unless there are material considerations which justify a departure.
- The form of development shall require to respect the density and character of development in the surrounding area and ensure there is no significant affect on its character and amenity.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage etc.

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### Site Description and Proposal

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The site comprises of an irregularly-shaped area of land extending to 13.9 hectares located within the Erskine Estate.

The site is generally bounded to the east by the A898 Erskine Bridge approach road, to the north by Mar Hall Hotel and grounds, and to the west by the Hewlett Packard Business Campus.

The Erskine Estate comprises of a mix of developed and undeveloped land, and comprises of a campus of accommodation for ex-servicemen ranging from very supported accommodation to adapted and 'mainstream' housing. A garden centre is located to the south, at the entrance to the Estate off the B815. The site also accommodates a number of listed buildings.

The development proposal would consist of residential development, retirement/disabled cottages, children's nursery, community facilities and ancillary car parking.

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### Local Development Plan

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The site falls within an area covered by Policy ENV1 'Green Belt'. Appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.

The north western portion of the site is identified as being a Site of Importance for Nature Conservation (SINC) and is covered by Policy ENV2 'Natural Heritage'. Within these areas, developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest.

There are a number of listed buildings within the site and Policy ENV3 'Built Heritage' indicates that development proposals, including enabling development, within or in the vicinity of

built heritage assets will be required to demonstrate that there is no negative impact to their site or setting.

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### Relevant Site History

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96/0074/PP - Erection of nursing home (approx. 150 places) and care home (approx. 30 places) and health care facilities; up to 24 amenity or sheltered houses, residential care home (30 places) and health care facilities; sheltered workshops; sheltered holiday accommodation; and, relocation of garden centre. Granted (in outline) in March, 1996.

02/0174/PP - Erection of residential development and refurbishment of existing housing; the erection of a garden centre (as replacement of existing garden centre); erection of workshop; and, erection of day care base. Granted (in outline) in October, 2002. This application represented an updated and revised masterplanning arrangement for the site over that approved in 1996.

04/1224/PP - Erection of 40-bed care home and ancillary facilities, with associated driveway access, parking and landscaping. Granted permission 20 January, 2005.

09/0660/PP - Erection of 46 No. single storey semi-detached dwellings with associated access and parking over 5 phases and the demolition of the 56 existing estate cottages. Granted subject to conditions, 23 September, 2009.

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### Community Consultation

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The applicants have advised that a manned public exhibition took place in the Erskine Estate on 23 June, 2016.

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 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 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 and other uses.

(2) Whether the design, layout, density, form and external finishes respect the character of the area, including the setting of any listed buildings;

(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 etc 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.

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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 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. 16/0415/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward

1 Renfrew North

### Prospective Applicant

Robertson Homes Ltd  
Robertson House  
Castle Business Park  
Stirling  
FK9 4TZ

## RECOMMENDATION

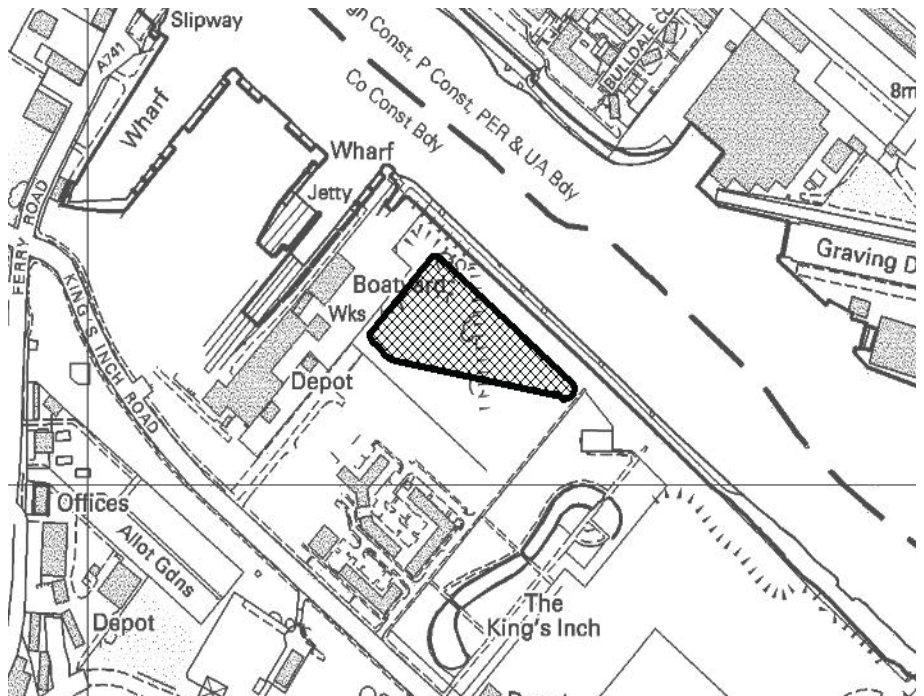
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin  
Head of Planning and  
Housing

Report by Director of Development and Housing Services

**PROSPECTIVE PROPOSAL:** ERECTION OF FLATTED DEVELOPMENT WITH ASSOCIATED ROADS, DRAINAGE AND LANDSCAPING

**LOCATION:** LAND AT LAPWING DRIVE AND LAPWING ROAD, RENFREW



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## IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places' which presumes in favour of the continuance of built form.
- Consent has previously been granted for the development of this site for residential purposes.
- The form of development shall require to respect the density and character of development in the surrounding urban area.
- 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 ground conditions.

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### Site Description and Proposal

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The site comprises an area of former industrial land, which has been the subject of redevelopment proposals for residential use since early 2000. The wider redevelopment area is known locally as Ferry Village.

The application site extends to approximately 1 hectare, with the prospective applicant likely to be seeking consent through for a flatted development in excess of 49 no. units.

It should be noted that planning permissions have been granted for residential development of a similar nature at this location in 2006 and 2008. The applicant has now reconsidered the design approach to the site, and intends to re-submit for planning permission.

The site is located immediately adjacent to the River Clyde to the north, with further residential development to the east and south. To the west consent remains in place for additional residential development.

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### Local Development Plan

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The site is identified within the adopted Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places' which presumes in favour of the continuance of built form, where that built form is compatible and complementary to surrounding uses.

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### Relevant Site History

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Planning permission (ref. 00/0988/PP) was granted in September, 2003 for a mixed use development comprising hotel and leisure uses (including indoor snow slope, cinema, health club, nightclub and family entertainment centre) with ancillary retail, restaurant and bar facilities, business development, residential development and associated works including the raising of ground levels and landscape and highway infrastructure on

land at North Renfrew, on a site extending to some 50 hectares.

In 2006 planning permission was granted for the erection of a residential development comprising 385 no. flats and 27 no. townhouses with associated landscaping, infrastructure and access.

In 2008 consent was sought and approved for a residential development comprising 106 dwellings with associated landscaping and parking.

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### Community Consultation

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The applicants have advised that a public exhibition was held at Renfrew Town Hall on 13 July 2016, with copies of the Proposal of Application Notice sent to Renfrew Community Council.

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;
- (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, particularly 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 Glasgow Airport Safeguarding requirements.

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**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. 16/0529/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward

8 Johnstone North,  
Kilbarchan and  
Lochwinnoch

### Prospective Applicant

Leith Planning Investment  
(Lochwinnoch) Ltd  
14 South Clifton Street  
Lytham St Annes  
FY8 5HN

## RECOMMENDATION

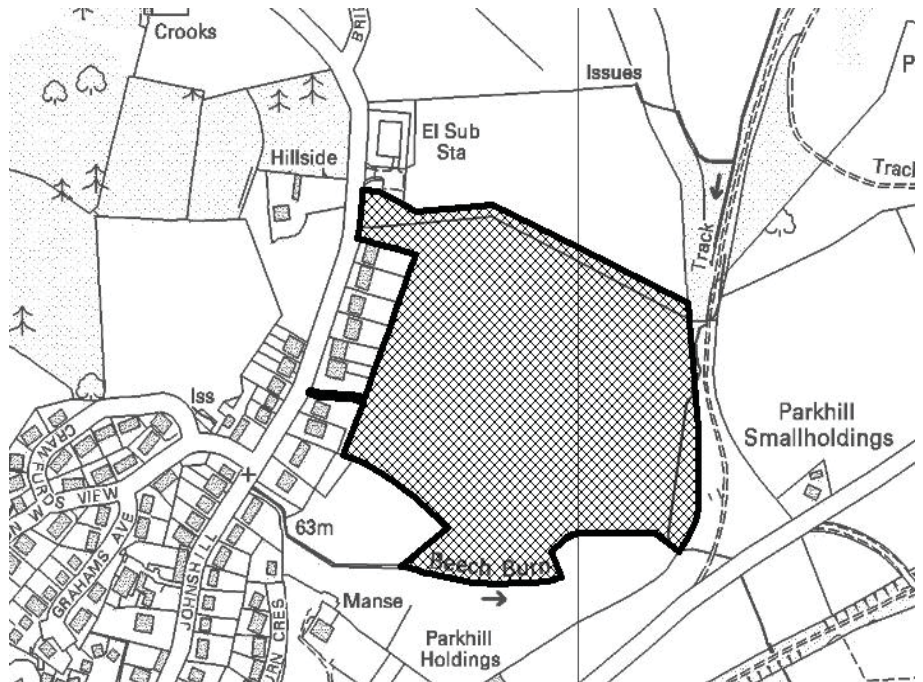
That the Board note the  
key issues identified to  
date and advise of any  
other issues.

Fraser Carlin  
Head of Planning and  
Housing

Report by Director of Development and Housing Services

### PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

**LOCATION:** SITE ON NORTHERN BOUNDARY OF BEECH BURN, JOHNSHILL, LOCHWINNOCH



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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 an area of undulating open countryside and agricultural land, and extending to approximately 7.5 hectares, to the north-east of Lochwinnoch, and within the Green Belt. It is located to the east of Johnshill, to the north of the Beech Burn, and to the north-west of Gates Road. The site lies to the rear of the houses fronting onto Johnshill.

The surrounding uses comprise a mix of residential and open countryside.

It is proposed to develop the site for residential purposes including open space, landscaping, roads and parking.

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### Local Development Plan

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The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt (ENV 1).

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### Relevant Site History

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None.

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### Community Consultation

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The prospective applicants have advised that a public event has been scheduled to take place in the McKillop Institute, Lochwinnoch on 7 September, 2016.

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 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 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.

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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 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. 16/0549/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward

4 Paisley North West

### Prospective Applicant

Allan Campbell  
Oatridge Ltd  
3 Cochran Terrace  
Edinburgh  
EH7 4BJ

Report by Director of Development and Housing Services

### PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

**LOCATION:** 46 NEW SNEDDON STREET, PAISLEY PA3 2AZ



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## RECOMMENDATION

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

Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places'.
- The form of development will require to respect the density and character of development in the surrounding area and ensure that there is no significant affect on its character and amenity.
- 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; that noise and air quality issues can be appropriately addressed; and that there are no unacceptable risks posed by the COMAH designations.

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### Site Description and Proposal

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The site comprises of an irregularly-shaped area of formerly developed and now substantially cleared ground lying to the east of New Sneddon Street, Paisley.

The site was previously used for motor vehicle sales. The site is bounded to the north by Carlile Place and flatted properties, to the west by a range of small-scale industrial and commercial uses, to the south by a restaurant and to the east by the White Cart Water. The site extends to approximately 0.5 hectares.

The surrounding uses comprise a mix of residential, commercial, industrial and business activities.

It is proposed to develop the site for flatted residential purposes.

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### Local Development Plan

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The site is identified within the adopted Renfrewshire Local Development Plan under Policy P1 (Renfrewshire's Places).

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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 requires to take place and the details of this require to be confirmed and 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.

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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 noise and air quality; flood risk; and any potential risks imposed by the Control of Major Accident Hazards (COMAH) designations.

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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 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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