

# Prospective Planning Application

Reference No. 18/0478/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward

9 Johnstone North,  
Kilbarchan, Howwood,  
Lochwinnoch

### Prospective Applicant

AWG Property Ltd  
CEMEX UK Property  
47 Melvine Street  
Edinburgh  
EH3 7HL

Report by Director of Communities, Housing & Planning  
Services

**PROSPECTIVE PROPOSAL:** ERECTION OF RESIDENTIAL  
DEVELOPMENT WITH ASSOCIATED ACCESS,  
LANDSCAPING, OPEN SPACE AND ASSOCIATED  
WORKS

**LOCATION:** SITE ON NORTHERN BOUNDARY OF NOS 2 TO  
16, BARRHILL CRESCENT, KILBARCHAN, JOHNSTONE



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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 as Green Belt.

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### Site Description and Proposal

The site comprises an area of agricultural land, extending to approximately 4.7 ha, on the north eastern edge of Kilbarchan, outwith the established village envelope. To the south and west lies existing residential development, with further Green Belt land to the north and east.

It is proposed to develop the site for residential purposes (in principle), with vehicular access being taken from Barrhill Crescent, with the potential to accommodate an undefined number of units. Ancillary works include landscaping and engineering works.

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### Local Development Plan

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

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### Relevant Site History

16/0036/NO - Erection of residential development with associated access, landscaping and engineering works. Accepted. January 2016.

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### Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition shall be held on 23 August 2018 at Steeple Hall, between the hours of 2pm and 7pm, with copies of the Proposal of Application Notice sent to Kilbarchan Community Council and local 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 in principle.

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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 having regard to the provisions of the Local Development Plan.

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

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

(4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and

(5) Whether there is any other environmental, policy or site specific considerations that require to be addressed.

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### Recommendation

That the Board note the key issues identified to date and advise of any other issues that 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 Sharon Marklow on 0141 618 7835.