

Prospective Planning Application

Reference No. 21/1451/PN



Renfrewshire
Council

KEY INFORMATION

Ward: (5)
Paisley East and Central

Prospective Applicant
Alan Fitzpatrick
C/O Montagu Evans
302 St Vincent Street
Glasgow
G2 5RU

Report by Head of Economy and Development.

PROSPECTIVE PROPOSAL:

Redevelopment including demolition of Shopping Centre to include mixed use development of Class 1 (Shops), Class 2 (Financial, Professional & other services), Class 3 (food & drink) Class 4 (business) Class 7 (hotel). Class 10 (non-residential institutions), Class 11 (assembly & leisure), residential, healthcare, sui generis (hot food takeaway) and other ancillary uses.

LOCATION: Paisley Centre, 23 High Street, Paisley

RECOMMENDATION

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



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Alasdair Morrison
Head of Economy and
Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2021 as modified) as Policy C1 (Strategic Town Centre. The site is also within Paisley Town Centre Conservation Area Policy ENV3 (Built Heritage).
- 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 (2021 as modified) and its supplementary Guidance.
- Any proposed development will require to ensure that the design, finishes, layout, density respects and fits in well to the character and the built heritage of the conservation and listed buildings. Any development should also be well connected to the walking, cycling and public transport network.

Site Description and Proposal

The site is located in Paisley Town Centre with frontages on High Street, New Street and Causeyside Street.

The site is located within Paisley Town Centre Conservation Area. The area has a mix of commercial uses including residential flats.

Local Development Plan

Adopted Local Development Plan (2014) - Policy C1 (Strategic Town Centre and Policy ENV3 (Built Heritage)).

Renfrewshire Local Development Plan (2021 as modified) – Policy C1 (Strategic Town Centre and Policy ENV3 (Built Heritage)).

Relevant Site History

05/0532/PP - Alterations and upgrading of entrances – Granted subject to condition – Nov 2005.

Community Consultation

The applicant's Proposal of Application Notice advises that a hybrid approach to community consultation was undertaken with an interactive web-based platform and a face to face drop in. The drop in event was held on 9 September between 1pm and 6pm at Unit 14, the Paisley Centre which was attended by 60 people. Two virtual events were also undertaken on 16 September, 2pm-7pm and 5 October, 4pm-7pm.

A copy of the Proposal of Application Notice has been sent to the Local Community Councils and a presentation was also undertaken with Paisley West and Central 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.

Key Issues

The principle matters which 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 any other material considerations;

- (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 heritage of the conservation area/listed building and natural environment;
- (3) Whether there are environmental considerations that require to be addressed;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether there is appropriate connectivity and permeability to the surrounding area via walking and cycle routes, parking, circulation, servicing and other travel and transport arrangements including junction and road capacity is acceptable.

Recommendation

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.