

Prospective Planning Application



Reference No. 16/0036/NO

Renfrewshire
Council

KEY INFORMATION

Ward

8 Johnstone North,
Kilbarchan and
Lochwinnoch

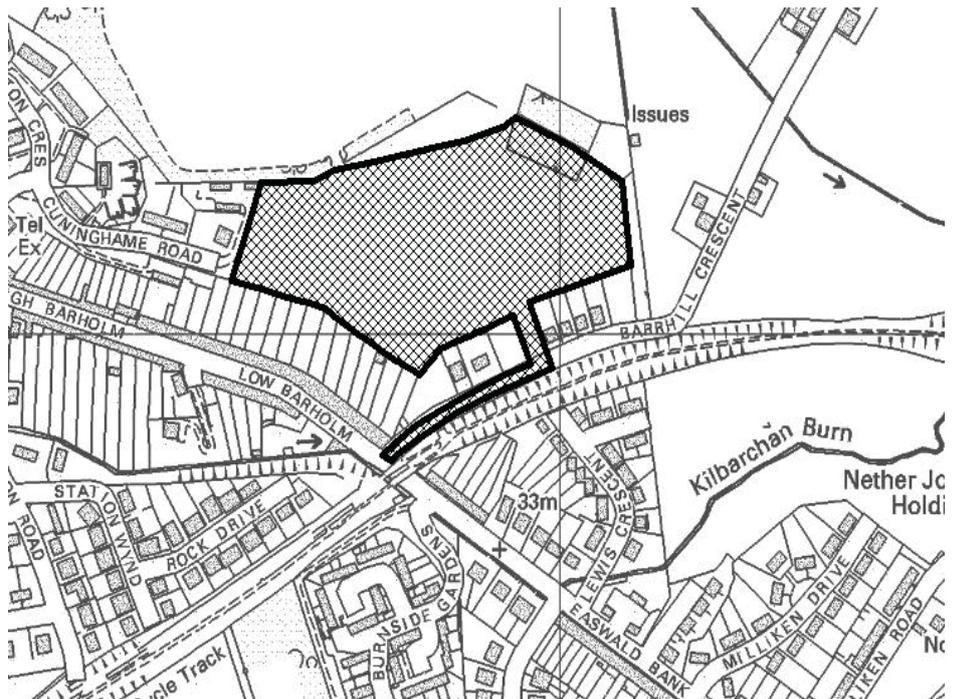
Prospective Applicant

AWG Property Ltd/Cemex
UK Property
47 Melville Street
Edinburgh
EH3 7HL

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, LANDSCAPING AND ENGINEERING 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 adopted Renfrewshire Local Development Plan as Green Belt.

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 (Kilbarchan Quarry) 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 as yet undefined number of units. Ancillary works would include the formation of associated landscaping and engineering works.

Local Development Plan

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

Relevant Site History

None.

Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition shall be held on 15 March 2016 at Kilbarchan Old Library Centre, between the hours of 2pm and 8pm, 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.

Key Issues

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.

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. 16/0091/NO



Renfrewshire
Council

KEY INFORMATION

Ward

11 Erskine and Inchinnan

Prospective Applicant

Renfrewshire Council –
Children’s Services
Renfrewshire House
Cotton Street
Paisley
PA1 1LE

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: DEMOLITION OF TWO PRIMARY SCHOOLS AND ERECTION OF JOINT CAMPUS PRIMARY SCHOOL AND NURSERY

LOCATION: BARGARRAN AND ST JOHN BOSCO PRIMARY SCHOOLS, BARRHILL ROAD, ERSKINE



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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 adopted Renfrewshire Local Development Plan as being covered by a ‘Places’ land use policy designation (Policy P1).
- The site is already in use for educational purposes.
- The proposals have emerged through the Schools Estate Management Plan which was approved by the Education Policy Board in May, 2014

Site Description and Proposal

The site is currently occupied by two primary schools, Bargarran and St John Bosco's, and is located within a predominantly residential area in Erskine.

The site extends to 3.6 hectares, and is bound by Bargarran shopping centre to the north, terraced residential properties to the west, Barrhill Road to the east with residential properties beyond, and Craigend Hill to the south.

It is proposed to demolish the two primary schools, and erect a joint campus primary school and nursery.

The proposals have emerged through the Schools Estate Management Plan which was approved by the Education Policy Board in May, 2014.

Local Development Plan

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

Relevant Site History

None.

Community Consultation

The public exhibition will be held at Erskine Library on 8th March 2016 between 2pm and 8pm, with copies of the Proposal of Application Notice sent to Bishopton and Erskine Community Councils. 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 principal matters which would require to be assessed should the prospective application be submitted are:-

(1) Whether the development proposal complies in principle to the designation of

the site within the Renfrewshire Local Development Plan as it relates to the development of a primary school and nursery on a site of established educational use;

(2) Whether the design, layout, density, form and external finish of the development respect the character of the area; and

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

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.