

Prospective Planning Application

Reference No. 16/0219/NO



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley North West

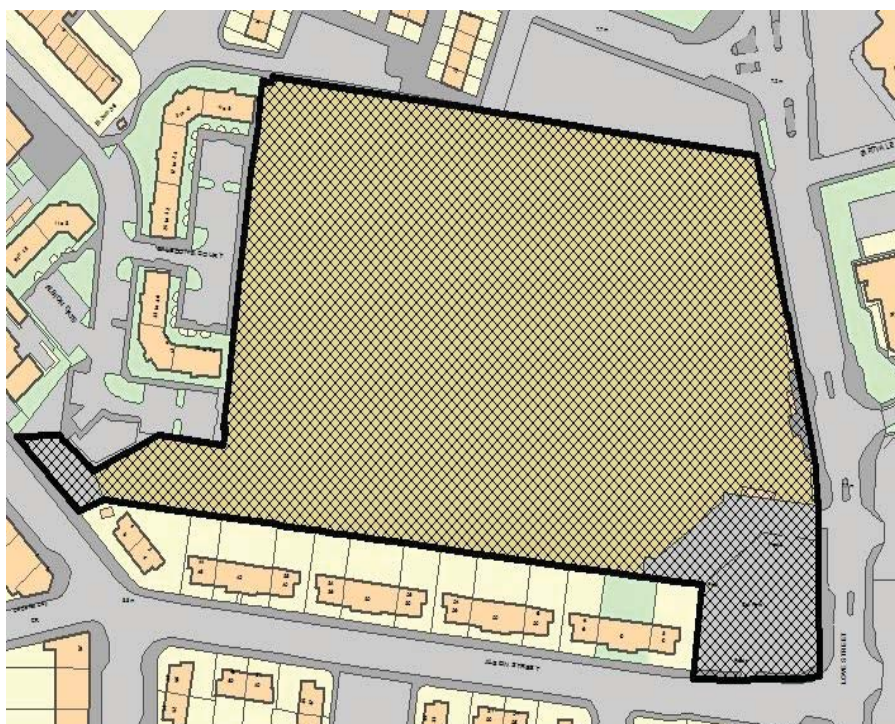
Prospective Applicant

SC TS Scotland Ltd
c/o London & Scottish
Investments
8 Elmbank Gardens
Glasgow
G2 4NQ

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: FORMER FOOTBALL GROUND, LOVE STREET,
PAISLEY, PA3 2EA



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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 being covered by Policy P1 'Renfrewshire's Places', which presumes in favour of the continuance of the built form; and where development should be compatible and complementary to existing uses.
- The form of development will require to respect the density and character prevailing in the surrounding urban area.
- Traffic, parking, access and related matters will require to demonstrate compliance with the Supplementary Planning Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated in terms of sewerage, drainage, remediation etc and that an acceptable level of residential amenity can be achieved.
- The site has previously been the subject of an approval for a major retail development which did not proceed.

Site Description and Proposal

The site comprises the former stadium of St Mirren Football Club, extending to approximately 3.1ha. Surrounding the site presently to the north, south and west are residential properties with commercial uses to the east.

It is proposed to develop the site for residential purposes. Although an exact number has yet to be specified at this time by the applicant, the site has the potential to accommodate in the region of 60 units.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as land within Renfrewshire's Housing Land Supply and is covered by Policy P1 'Renfrewshire's Places', with an indicative capacity of 60 units.

Relevant Site History

Consent was granted in 2006 for a Class 1 retail superstore, with the consent subsequently being revoked as a pre-requisite of the approval of the retail consent for the same, at Wallneuk Road, Paisley.

In July 2010 consent was then granted for residential development at this site with associated car parking, landscaping and vehicular and pedestrian access. A Regulation 11 application sought to extend this consent in 2013, however no works have commenced on site since this consent was granted.

An application for a long and short stay car park was refused in April 2015, as granting consent was considered to compromise the delivery of residential development at this location, contrary to the provisions of the Local Development Plan.

Community Consultation

A public exhibition is to be held prior to the submission of a full planning application,

although full details of this event are yet to be confirmed by the applicant. The applicant has indicated that a copy of the Proposal of Application Notice has been sent to Paisley North and Gallowhill 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 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.

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. 16/0238/NO



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North

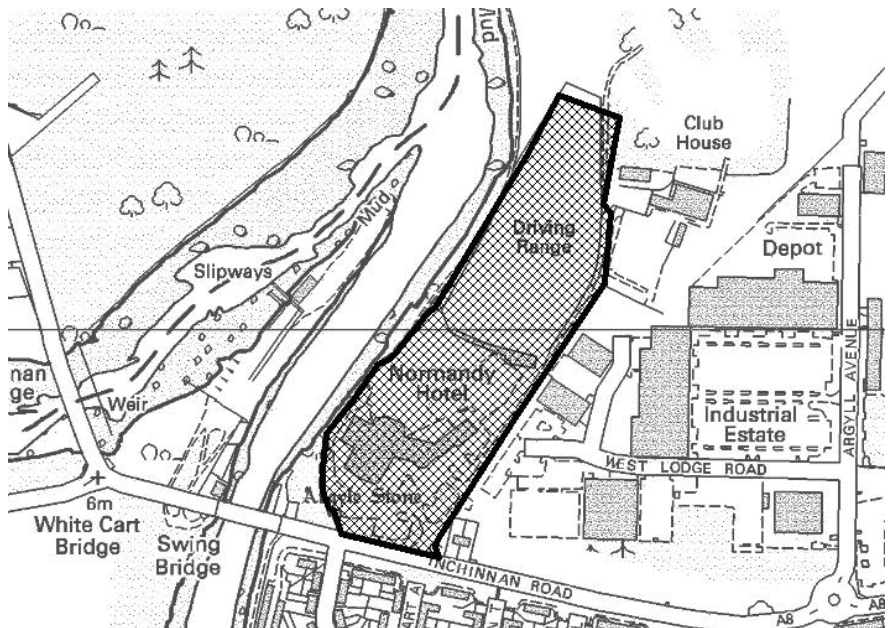
Prospective Applicant

Cosmopolitan Hotels Ltd
Normandy Hotel
Inchinnan Road
Renfrew
PA4 9EJ

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF EXTENSION TO HOTEL AND ASSOCIATED CAR PARKING AND LANDSCAPING AND ERECTION OF RESIDENTIAL DEVELOPMENT AND RESIDENTIAL CARE HOME

LOCATION: NORMANDY HOTEL, INCHINNAN ROAD, RENFREW, PA4 9EJ



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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 E3 'Transition Areas', which could support a mix of uses.
- 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 land stability and that noise and air quality levels can be appropriately addressed and achieved.

Site Description and Proposal

The site comprises land containing the existing Normandy Hotel, including car park and driving range to its rear, extending to approximately 5 hectares, located to the north of Renfrew. Surrounding the site presently to the north is green belt, to the east, the remainder of the transition area, which currently accommodates Blythswood Retail Park and Renfrew Juniors football ground and facilities, the south residential development and the west further green belt land encompassing a SINC.

It is proposed to develop the site for a range of uses including an extension to the hotel, to provide an additional 60 bedrooms, enlarged conference/function facilities with restaurant/bar facilities and leisure suite, associated car parking and landscaping and the erection of a residential development and care home.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as land within a transition area and is covered by Policy E3 'Transition Areas' where a mix of uses could be supported.

Relevant Site History

A number of applications have been considered relating to the existing hotel development, with the latest submission (retrospective) for the formation of long stay car parking being refused in March 2015. The unauthorised parking remains to be addressed.

Community Consultation

A public event is to be held by the applicant, the dates of which have yet to be confirmed, prior to the submission of a full planning application. The applicant has indicated that a copy of the Proposal of Application Notice has been sent to Renfrew 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.

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;
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- (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 noise impact, air quality and Glasgow Airport Safeguarding requirements.

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.

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