Reference No. 19/0152/NO



KEY INFORMATION

Ward: (10)

Houston, Crosslee and

Linwood

Prospective Applicant

Dawn Homes Limited 220 W George Street Glasgow G2 2PG

RECOMMENDATION

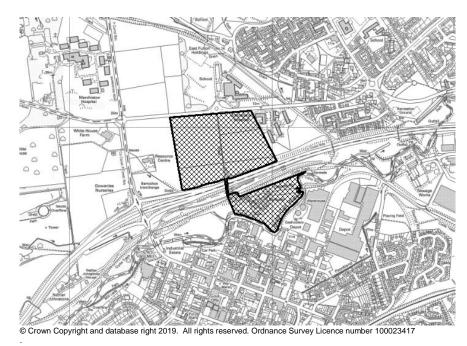
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin Head of Planning and Housing Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of residential development

LOCATION: Barbush, Barochan Road, Johnstone, PA5 8YR

APPLICATION FOR: Dawn Homes Limited



- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as partially within an additional housing site (southern section) and partially within the Green Belt (northern section). Within the Proposed Renfrewshire Local Development Plan (2019), the same areas of land are identified as a housing land supply site (southern section) and green belt (northern section).
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant must provide justification for the proposed use of the site as well as additional technical information demonstrating that all necessary infrastructure can be accommodated or provided in terms of school capacity, safe walking routes to school, sewerage capacity, drainage, suitable and well connected access including walking, cycling as well as capacity in the Trunk Road and local road network, etc.

Reference No. 19/0152/NO



Site Description and Proposal

The site extends to approximately 17.5ha. It is split in two sections, with the A737 cutting through the site.

The southern portion is located on the northernmost edge of Johnstone adjacent to Morrisons retail store, residential development and an industrial area. It consists of rough grassland and is a vacant previously used site.

The northern section of the site is located adjacent to the former Johnstone Hospital site (residential development site for Taylor Wimpey) and an operational ambulance depot, St Benedict's High School and fields.

This site consists of flat, agricultural land.

It is proposed to develop the site for residential purposes.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as an Additional Housing Site (south) covered by Policy P3 and Green Belt to the north covered by Policy ENV1. Within the Proposed Renfrewshire Local Development Plan, the site is covered by Policy P2 'Housing Land Supply Sites' to the south and ENV1 'Greenbelt' to the north.

Relevant Site History

16/0112/PP – Erection of 200 dwellinghouses with associated access, landscaping and SUDs. Withdrawn July 2016.

Community Consultation

The public community meeting was held at Johnstone Town Hall on 11 April 2019 between 1pm and 7pm with copies of the Proposal of Application Notice sent to Johnstone and Linwood Community Councils and local elected members.

The applicant also held a further event in Linwood on 25 April.

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:-

- The contrary nature of the proposal in part to the Adopted and Proposed Renfrewshire Local Development Plan designation of the site;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, walking and cycling networks, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether infrastructure, particularly sewerage, drainage, education facilities, the trunk and local road networks are capable of accepting the requirements of the proposed development; and
- 5) Whether there are any other environmental 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.

Reference No. 19/0292/NO



KEY INFORMATION

Ward: (8)

Johnstone South and

Elderslie

Prospective Applicant

Cruden Homes

RECOMMENDATION

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

Head of Planning and

Fraser Carlin

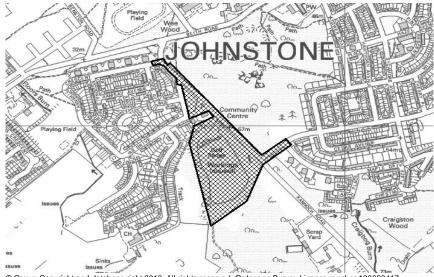
Housing

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of residential development with associated open space, roads, access, landscaping, engineering and infrastructure works

LOCATION: 40 Rannoch Road, Johnstone, PA5 0SP

APPLICATION FOR: Cruden Homes



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- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) within the Green Belt. Within the Proposed Renfrewshire Local Development Plan (2019), as an Additional Housing Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant must provide justification for the proposed use of the site. Additional technical information demonstrating that all necessary infrastructure can be accommodated and that the layout supports appropriate ground conditions including remediation, sewerage capacity, drainage and flooding aspects, school capacity, safe walking routes to school and suitable and well connected access including walking, cycling as well as capacity in local road network, appropriate vehicular access, incorporation of existing trees and landscaping around the site.

Reference No. 19/0292/NO



Site Description and Proposal

The site comprises the former Cochrane Castle Golf Driving Range and is positioned on an incline, travelling south east on Rannoch Road.

In terms of area, the site covers approximately 5.9 hectares and is surrounded by existing residential development to the north west, north east and west, with green belt, an existing quarry and the existing Cochrane Castle Golf Club to the south.

It is proposed to erect a residential development with associated engineering works, formation of an access, footpaths, parking, open space and landscaping.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Green Belt (ENV1) and within the Proposed Renfrewshire Local Development Plan (20190 as an Additional Housing Site (P2) and Green Belt (ENV1).

Relevant Site History

None relevant.

Community Consultation

The applicant's Proposal of Application Notice advises that a public consultation event was held at Cochrane Castle Community Centre on Monday 17th June 2019.

Copies of the Proposal of Application Notice have been sent to Johnstone 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:-

- Whether the development would be acceptable in principle, having regard to the Adopted and Proposed Renfrewshire Local 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 access 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.

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.

Reference No. 19/0361/NO



KEY INFORMATION

Ward: (8)

Johnstone South and

Elderslie

Prospective Applicant

Barratt Homes West

Scotland

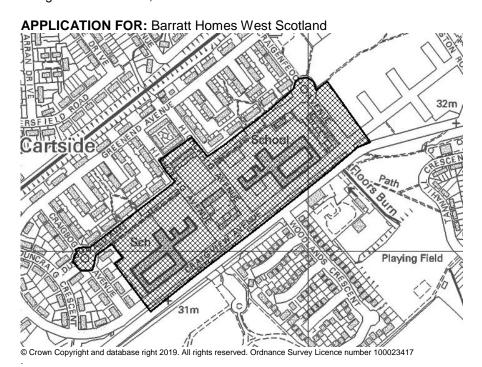
RECOMMENDATION

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 Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Residential development with retail and associated infrastructure and landscaping

LOCATION: Site between West Johnstone Shared Campus and, Craigenfeoch Avenue, Johnstone



- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as partially within an area zoned as Policy P4 - Housing Action Programme Sites and partially within Policy P1 - Renfrewshire Places.
 Within the Proposed Renfrewshire Local Development Plan (2019) the site is identified as being covered by Policy P2 Housing Land Supply.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant requires to demonstrate that the proposed layout fits well with the surrounding area. That the applicant provides all of the necessary technical information such as a transportation statement, drainage and flooding assessments outlining the necessary infrastructure required to be implemented, along with site investigations analysing ground conditions and necessary remediation as well as sewerage capacity. The layout will also require to ensure that the site is well connected to the walking, cycling and public transport network as well as ensure safe walking routes to school along with assessing the capacity in the local road network.

Reference No. 19/0361/NO



Site Description and Proposal

The site formally accommodated two primary schools which have since been relocated, leading to the long term vacancy of the brownfield land.

The site is relatively flat and covers an area of approximately 7.1 hectares which is surrounded by residential development to the north, south and west. To the east lies Cochrane Castle Primary School, with Johnstone Community Sports Hub also to the south and commercial space to the south east.

Within the site there is presently a parade of shops which requires to be relocated to accommodate the current proposals.

It is proposed to erect a residential development with retail element and associated infrastructure and landscaping.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as Renfrewshire's Places (P1) and Housing Action Programme Sites (P4) and within the Proposed Renfrewshire Local Development Plan as a Housing Land Supply Site (P2).

Relevant Site History

None relevant.

Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition was held at Cochrane Castle Community Centre on Wednesday 14 August 2019.

Copies of the Proposal of Application Notice have been sent to Johnstone 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;
- (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.

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.

Reference No. 19/0384/NO



KEY INFORMATION

Ward: (6)

Paisley Southeast

Prospective Applicant UWS & Miller Homes

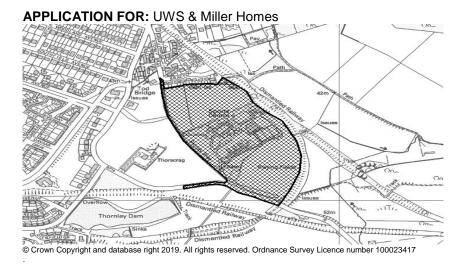
RECOMMENDATION

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 Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of residential development

LOCATION: Thornly Park Campus, 125 Caplethill Road, Paisley



- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as an area covered by P6 - Paisley South Expansion Area. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as P2 - Housing Land Supply Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant requires to demonstrate that the layout will respect the density and character of the surrounding area taking into account the landscape setting, providing a range and choice of new homes with appropriate access and connections to walking and cycling networks.
- Supporting technical information will be require to demonstrate that
 the development will be supported by all necessary infrastructure
 such as drainage, sewerage, school capacity as well as
 implications for the local road network.

Reference No. 19/0384/NO



Site Description and Proposal

The site comprises of the University of the West of Scotland (UWS) Thornly Park Campus which comprises of vacant student accommodation blocks and a small number of UWS sport and fitness facilities including playing fields which are located in the south east half of the site.

The site is located to the north of Caplethill Road (B774) and is bounded to the north by an open field beyond which are residential properties at Braefoot Crescent and Todburn Drive. The site is bounded to the east by a wooded strip and to the west and south by open fields.

The site area is approx. 12.2 Hectares.

It is proposed to erect a residential development with associated engineering works, roads, parking, open space and landscaping.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as an area covered by P6- Paisley South Expansion Area. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as P2- Housing Land Supply Site.

Relevant Site History

19/0385/EO – Request for a Screening Opinion - Environmental Assessment not required (7 July 2019).

Community Consultation

The applicant's Proposal of Application Notice advises that a public consultation event shall be held on Weds 21 Aug from 1pm to 7pm at the Robertson Trust Sports Centre, Caplethill Road, Paisley.

Copies of the Proposal of Application Notice have been sent to Glenburn Community Council, Hawkhead and Lochfield 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 design, layout, density, form and external finishes respect the character of the area:
- (2) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (3) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (4) Whether there are any other environmental 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.

Reference No. 19/0398/NO



KEY INFORMATION

Ward: (2)

Renfrew South and Gallowhill

Prospective Applicant

AS Homes Scotland Limited

RECOMMENDATION

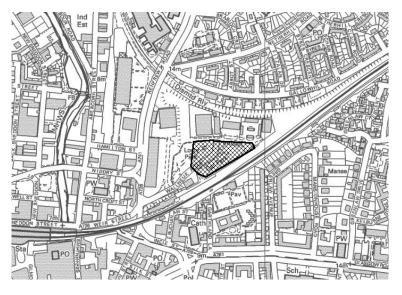
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin Head of Planning and Housing Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of residential development with associated open space, roads, access, landscaping, engineering and infrastructure works

LOCATION: Wallneuk Road, Paisley

APPLICATION FOR: AS Homes Scotland Limited



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- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as being within P1 – Renfrewshire Places. Within the Proposed Renfrewshire Local Development Plan (2019) the site is identified as a P2 – Housing Land Supply Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant must provide a layout which fits well with the surrounding mix use nature of the area, taking into account the rail line and commercial operations.
- Additional technical information will be required to demonstrate that
 the site is capable of residential development and includes site
 investigations, noise and air quality assessments, sewerage,
 drainage and flooding assessments, as well as a transport
 statement. Suitable and well connected access including walking,
 cycling as well as public transport networks requires to be
 demonstrated.

Reference No. 19/0398/NO



Site Description and Proposal

The site is a vacant brownfield site, which formally accommodated a car park.

The site is relatively flat covers an area of approximately 1.1 hectares. To the west lies the recently developed retail park and to the north Paisley Indoor Bowling Club as well as commercial development. To the south lies the Paisley – Glasgow trainline.

It is proposed to erect a residential development with associated open space, roads, access, landscaping, engineering and infrastructure works.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Renfrewshire's Places (P1) and within the Proposed Renfrewshire Local Development Plan (2019) as a Housing Land Supply Site (P2).

Relevant Site History

08/1056/PP - Erection of Class 1 retail store and associated servicing, car parking, access, environmental improvements/landscaping, including town centre shoppers' car park. Granted subject to conditions and a Section 75 Legal Agreement, April 2011.

16/0541/PP - Erection of retail development including retail (Class 1) units and restaurant (Class 3) with drive through facilities, associated access, servicing, landscaping and car parking. Granted subject to conditions November 2017.

Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition shall be held prior to the submission of a full planning application. Copies of the Proposal of Application Notice have been sent to Renfrew South and Gallowhill 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 design, layout, density, form and external finishes are acceptable and add to the site and surrounding area;
- (2) Whether access, parking, circulation and other access arrangements are acceptable in terms of road safety and public transport accessibility;
- (3) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (4) Whether there are any other environmental 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.

Reference No. 19/0399/NO



KEY INFORMATION

Ward: (10)

Houston Crosslee and Linwood

Prospective Applicant
CALA Management Ltd
& Acorn Property Group

RECOMMENDATION

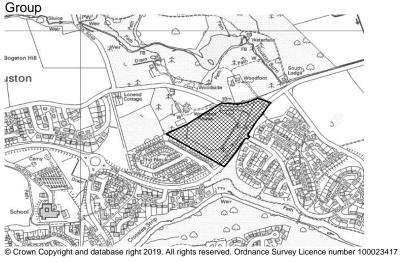
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin Head of Planning and Housing Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of residential development

LOCATION: Site on southern boundary of Woodend, Houston Road, Houston

APPLICATION FOR: CALA Management Ltd & Acorn Property



- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as ENV1 - Greenbelt. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as P2 - Additional Housing Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant requires to demonstrate that the layout fits well within the village built up area respecting the listed building and surrounding landscaped areas. Well connected access is required which demonstrates good connectivity to walking, cycling and public transport networks as well as safe routes to school.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage, local road network, school capacity, protection of biodiversity, flora and fauna on and around the site.

Reference No. 19/0399/NO



Site Description and Proposal

The site comprises of a paddock to the south east of Woodened House (category B listed building) and is bounded to the north, east and south by mature woodland, much of which is covered by Craigends Tree Preservation Order.

The site is located to the south of Houston Road and there are residential properties of Neuk Crescent/Avenue and Ardgryfe Crescent located to the south and east of the site.

The site area is approx. 4.3Ha.

It is proposed to erect a residential development with associated engineering works, roads, parking, open space and landscaping.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as ENV1 - Greenbelt. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as P2 - Additional Housing Site

Relevant Site History

None relevant.

Community Consultation

The applicant's Proposal of Application Notice advises that a public consultation event shall be held on 27 Aug from 1pm to 8pm and also on Sunday 1 September 2019 between the hours of 12 noon and 8pm at the Carrick Centre, Main Street, Houston.

Copies of the Proposal of Application Notice have been sent to Houston 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;
- (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, the capacity of the local road network and school capacity are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental 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

Reference No. 19/0482/NO



KEY INFORMATION

Ward: (8) Johnstone South & Elderslie

Prospective Applicant Arnold Clark Automobiles Limited

RECOMMENDATION

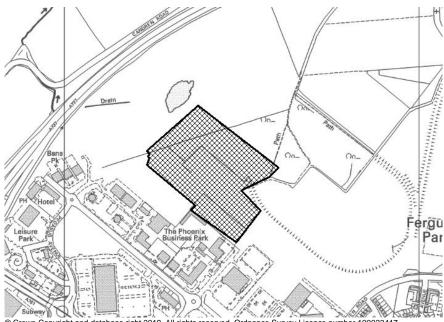
That the Board note the key issues identified to date and advise of any other issues.

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Formation of vehicle delivery and storage compound with associated works

LOCATION: Land at Phoenix Park, Linwood Road, Paisley

APPLICATION FOR: Arnold Clark Automobiles Limited



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Fraser Carlin Head of Planning and Housing

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as E1 – Renfrewshire Economic Investment Locations. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as E3 - Transition Areas.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant requires to demonstrate that any proposals complement the existing uses surrounding the site taking into account positioning of any buildings/structures, access and connections into walking, cycling and public transport networks and landscape requirements.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage, local and trunk road network, air quality and noise.

Reference No. 19/0482/PP



Site Description and Proposal

The site has been long term vacant brownfield site, which formally accommodated manufacturing uses. It is relatively flat and covers an area of approximately 7.2 hectares.

To the north and north west lies container storage space, with the A737 beyond. To the east, planning permission has recently been granted for residential development. To the south and south west lies commercial development, comprising retail warehousing and car showrooms.

It is proposed to form a vehicle delivery and storage compound with associated works in association with existing showroom development in the wider vicinity.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as an Economic Investment Location (E1) and within the Proposed Renfrewshire Local Development Plan as a Transition Area (E3).

Relevant Site History

05/1101/PP – Mixed use development including classes 4, 5 and 6 business/industrial development, residential development, landscaping and amenity space. Granted subject to conditions March 2009.

18/0792/PP – Approval of Matters Specified in Conditions 2 - 10, 20(b) and 30 - 34 of Planning Approval 17/0637/PP (Section 42 application to amend conditions 1 and 3 of planning permission 11/0580/PP to extend time period for submission and approval of matters specified in conditions and commencement of development from date of approval of planning permission) for the erection 172 dwellinghouses. Granted subject to conditions April 2019.

Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition shall be held prior to the submission of a full planning application. Copies of the Proposal of Application Notice have been sent to Elderslie and Linwood Community Council's 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 design, layout, form and finishes respect the character of the area:
- (2) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (3) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (4) Whether there are any other environmental 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.

Reference No. 19/0497/NO



KEY INFORMATION

Ward: (1)
Renfrew North and

West Ltd

Braehead

Prospective Applicant Bellway Homes Scotland

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 Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of residential development with associated ancillary works, open space and access

LOCATION: Land to East of Clyde View Park, King's Inch Road, Renfrew



- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as a P1 'Renfrewshire's Places' site and within the Proposed Renfrewshire Local Development Plan 2019 as partially a P1 'Renfrewshire's Places' site and partially a P2 'Housing Land Supply Site'.
- 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 (2019) and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant requires to demonstrate that the proposed layout fits well with the surrounding residential form and layout of the area.
- Additional technical information demonstrating that all necessary infrastructure can be accommodated and that the layout supports appropriate ground conditions including remediation, sewerage capacity, drainage and flooding aspects, school capacity, safe walking routes to school and suitable and well connected access to walking, cycling and public transport networks as well as ensuring that there is capacity in local road network with adequate parking provided across the site.

Reference No. 19/0497/NO



Site Description and Proposal

The site comprises former Scottish Power operational land adjacent (north west of) to Soar at Intu Braehead.

In terms of area, the site covers approximately 5.6 hectares and is bounded to the north and north east by the River Clyde, the south east by Soar at Intu, Braehead, the south and south west by residential development and the north west by a park.

It is proposed to erect a residential development with associated ancillary works, open space and access.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as P1 'Renfrewshire's Places' and within the Proposed Renfrewshire Local Development Plan 2019 as an Additional Housing Site (P2) and Renfrewshire's Places (P1).

Relevant Site History

04/0201/PP - Mixed use development at North Renfrew Granted subject to conditions March 2004.

06/0030/PP – Erection of three storey office building comprising of 24 units, formation of access and parking. Granted subject to conditions April 2006.

06/0873/PP – Erection of residential development 385 no. flatted dwellings and 27 no. townhouses Granted subject to conditions November 2006.

06/1205/PP – Erection of residential development. Granted subject to conditions March 2007.

06/1333/PP - Erection of hotel with associated access and car parking. Granted subject to conditions March 2007.

Community Consultation

The applicant's Proposal of Application Notice advises that a public event / exhibition shall be held in advance of the submission of a full planning application, at Soar, Intu Braehead, in accordance with statute, with a time and date to be confirmed.

Copies of the Proposal of Application Notice have 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 design, layout, density, form and external finishes respect the character of the area:
- (2) Whether access, parking, circulation and other access arrangements are acceptable in terms of road safety and public transport accessibility;
- (3) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (4) Whether there are any other environmental 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.