

Prospective Planning Application



Renfrewshire
Council

Reference No. 15/0422/NO

KEY INFORMATION

Ward

4 Paisley North West

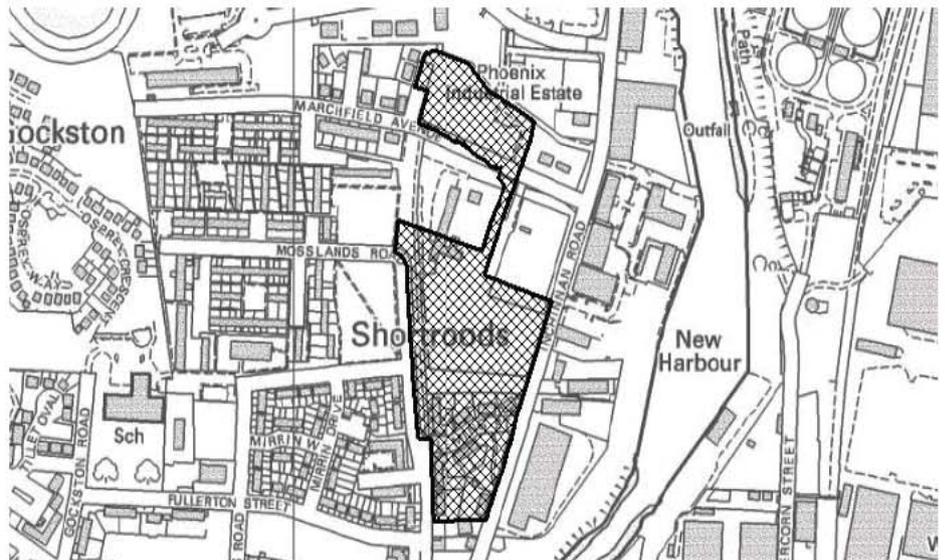
Prospective Applicant

AHR Architects
Floor 9, 1 Cadogan Square
Cadogan street
Glasgow
G2 7HF

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF MIXED USE DEVELOPMENT COMPRISING BUSINESS, GENERAL INDUSTRY, STORAGE OR DISTRIBUTION, HOTEL, FOOD AND DRINK, SHOPS AND RESIDENTIAL DEVELOPMENT

LOCATION: LAND ADJACENT TO INCHINNAN ROAD, FLEMING STREET, AND MARCHFIELD AVENUE, PAISLEY



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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
Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan 2014 as a Local Industrial Area.
- Development should comply with the provisions of Policy E1 of the Renfrewshire Local Development Plan and the Delivering the Economic Strategy of the New Development Supplementary Guidance. A material consideration in the assessment of the application however will also be the earlier consent (12/0487/PP) for a mixed use development of the same description which was approved in 2012, for which the current application seeks a renewal.
- 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 ground conditions.

Site Description and Proposal

The site comprises the western and partial southern sections of the overall Local Industrial Area of Shortroods, Paisley, which has been vacant for a considerable number of years. To the north lies a business park, to the east the remainder of the Local Industrial Area and to the south and west residential development. The application site extends to approximately 4 hectares.

The applicant proposes to develop the site for a number of mixed uses, including business, general industry, storage or distribution, a hotel, retail, residential or food and drink, in principle.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as a 'Local Industrial Area', for the development of Class 4, 5 or 6 uses which would support sustainable growth within Renfrewshire.

Relevant Site History

12/0487/PP - Erection of a mixed use business, general industry/storage or distribution, hotel, food & drink, retail and residential development. Granted subject to conditions August 2012.

Community Consultation

Copies of the Proposal of Application Notice sent to Paisley North and Renfrew Community Councils, and local elected members. A public event is to take place, the details of which have still to be confirmed.

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 and all relevant material considerations;
- (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



Renfrewshire
Council

Reference No. 15/0432/NO

KEY INFORMATION

Ward

9 Houston, Crosslee and
Linwood

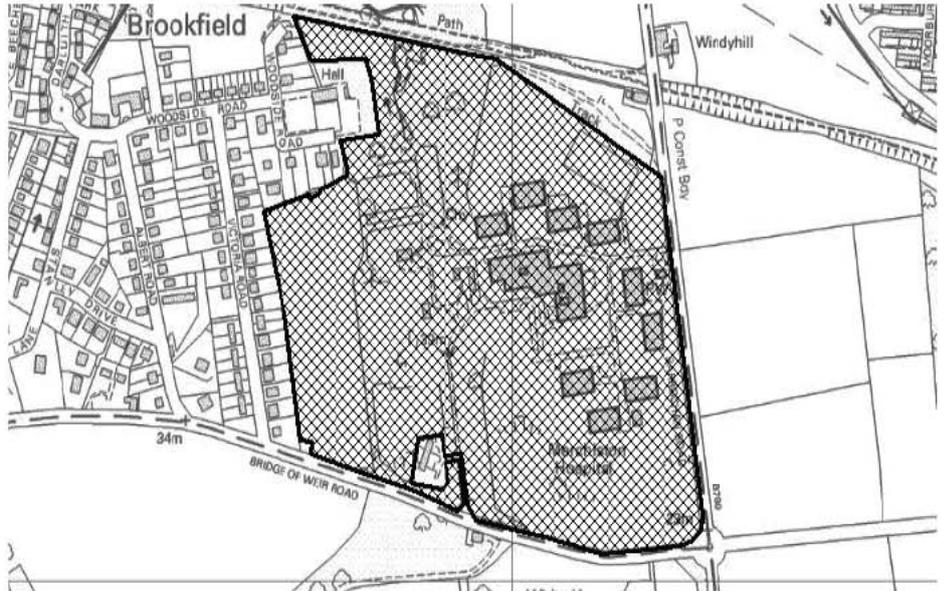
Prospective Applicant

David Wilson Homes
7 Buchanan Gate
Buchanan Business Park
Stepps
G33 6FB

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL
DEVELOPMENT WITH ASSOCIATED ACCESS,
INFRASTRUCTURE AND LANDSCAPING

LOCATION: FORMER MERCHISTON HOSPITAL, BRIDGE OF
WEIR ROAD, BROOKFIELD, JOHNSTONE



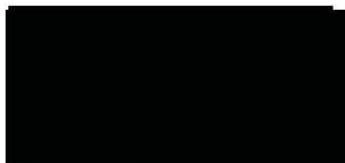
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RECOMMENDATION

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

IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan as an additional housing site, released through the adoption of the Renfrewshire Local Development Plan 2014.
- The form of development shall require to respect established development in the surrounding urban area.
- 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 ground conditions.



Fraser Carlin
Head of Planning and
Development

Site Description and Proposal

The site comprises brownfield land, which formally accommodated a facility, owned by NHS Greater Glasgow and Clyde, extending to approximately 20.5 ha, on the eastern edge of Brookfield. It is located between existing residential development to the west and green belt land to the north, east and south.

The applicant proposes to develop the site for residential purposes, with vehicular access being taken from the roundabout at Barochan Road and Bridge of Weir Road, which shall require upgrading works. An exact number for the units which can be developed has yet to be specified by the applicant.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as an 'Additional Housing Site' (P3), as a redevelopment opportunity.

Relevant Site History

12/0875/DD – Demolition of vacant buildings. Permitted development, decided February 2013.

Community Consultation

The public exhibition was held at Brookfield Village Hall 23 June, 2015 with copies of the Proposal of Application Notice sent to Brookfield and Linwood Community Council, the local MP and MSP and elected 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, including sewerage and drainage is capable of accepting the requirements of the proposed development.

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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Prospective Planning Application



Renfrewshire
Council

Reference No. 15/0434/NO

KEY INFORMATION

Ward

7 Johnstone South,
Elderslie and Howwood

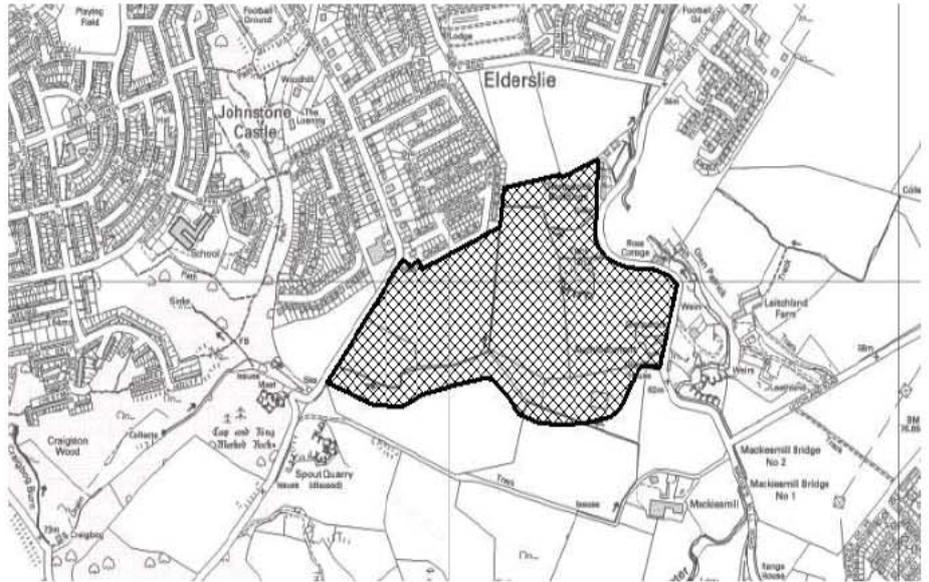
Prospective Applicant

AD Houston Trustees/EPIC
Holmes Mackillop
35 William Street
Johnstone
PA5 8DP

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: SITE BETWEEN DUNVEGAN AVENUE AND GLENIFFER HOUSE, GLENPATRICK ROAD, ELDELSLIE, JOHNSTONE



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RECOMMENDATION

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

IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt.

Fraser Carlin
Head of Planning and
Development

Prospective Application Ref. 15/0434/NO

Site Description and Proposal

The site comprises an area of undulating open countryside used as agricultural and rough grazing land, and extending to approximately 21.7 hectares, to the south of Johnstone, and within the Green Belt. It is located to the west of Glenpatrick Road/Mackie's Mill Road, to the east of Auchenlodment Road, and to the south of Dunvegan Avenue.

The applicants propose to develop the site for residential purposes with associated access, infrastructure and landscaping.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt (ENV 1).

Relevant Site History

None.

Community Consultation

The proposal of application notice (15/0434/NO) has specified that a public event is to be held in Elderslie Village Hall, Stoddard Square, the details of which are to be confirmed; and that local members and Elderslie Community Council has received a copy of the Proposal of Application Notice.

A report, prepared by the applicant on the results of the community consultation event will require to accompany any forthcoming planning application.

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



Renfrewshire
Council

Reference No. 15/0473/NO

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

Prospective Applicant

Cala Management Ltd
Cairnlee House
Callendar Business Park
Callendar Road
Falkirk
FK1 1XR

RECOMMENDATION

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



Fraser Carlin
Head of Planning and Development

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT AND ASSOCIATED LANDSCAPING, ROADS AND DRAINAGE INFRASTRUCTURE

LOCATION: STATION ROAD, BISHOPTON, PA7 5AJ



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IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan as an additional housing site, released by the Reporter through the adoption of the Renfrewshire Local Development Plan 2014.
- The form of development shall require to respect established development in the surrounding urban area.
- 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 ground conditions.

Site Description and Proposal

The site comprises brownfield land extending to approximately 2.7 ha, which formally accommodated Gledwood Nursery, on the north eastern edge of Bishopton, within the established settlement boundary. It is located between existing residential development to the north and east, green belt land to the south and the ongoing redevelopment site at ROF Bishopton, to the west.

The applicants propose to develop the site for residential purposes. No exact unit numbers have been identified at this time by the applicant.

Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as an 'Additional Housing Site' (P3).

Relevant Site History

None.

Community Consultation

A public event requires to be held, the details of which have yet to be confirmed and copies of the Proposal of Application Notice have been sent to Bishopton Community Council and Local Elected 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, 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, 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



Renfrewshire
Council

Reference No. 15/0476/NO

KEY INFORMATION

Ward

9 Houston, Crosslee and
Linwood

Prospective Applicant

Dawn Homes/Jewitt &
Wilkie Architects
38 New City Road
Glasgow
G4 9JT

RECOMMENDATION

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

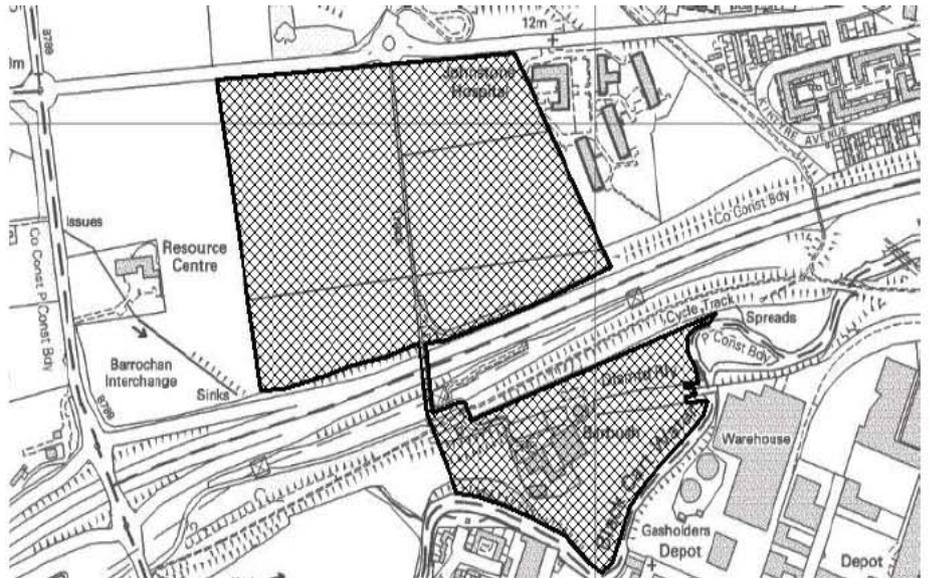


Fraser Carlin
Head of Planning and
Development

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: BARBUSH, BAROCHAN ROAD, JOHNSTONE, PA5 8YR



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IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan as partially within an additional housing site, released through the adoption of the Renfrewshire Local Development Plan 2014 (southern section) and partially within the Green Belt (the northern portion).
- Development should comply with the provisions of the Renfrewshire Local Development Plan and the New Development Supplementary Guidance, unless there are material considerations which justify a departure.
- In support of any forthcoming planning application, the applicant should provide a justification for the portion of the site not identified for release for housing through the development plan; as well as supporting technical information, demonstrating that all necessary infrastructure can be accommodated in terms of schools, sewerage, drainage, access and parking arrangements etc.

Prospective Application Ref. 15/0476/NO

Site Description and Proposal

The site comprises an area of grassland, with Barbush Farm within the southern portion, extending to approximately 17.5ha overall, on the northernmost edge of Johnstone and south west of Linwood (outwith the established village envelope), with access crossing the M8. Morrisons Superstore, residential development, the M8 and an industrial area surround the site to the south (Johnstone area) and the former Johnstone Hospital site (partially still used for ambulance depot), St Benedict's High School, further green belt land and the M8 surround the site to the north (Linwood area).

The applicants propose to develop the site for residential purposes with the potential to accommodate an as yet undefined number of units.

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.

Relevant Site History

None.

Community Consultation

The public meeting was held at Johnstone Town Hall on 23 July 2015 between the hours of 11am and 8pm with copies of the Proposal of Application Notice sent to Johnstone and Linwood Community Councils and local elected 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) The contrary nature of the northern portion of the proposal to the Adopted Renfrewshire Local Development Plan's designation of the site;

(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, drainage and education facilities 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 ground conditions.

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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Prospective Planning Application



Renfrewshire
Council

Reference No. 15/0566/NO

KEY INFORMATION

Ward

8 Johnstone North,
Kilbarchan and
Lochwinnoch

Prospective Applicant

Wallace Land Ltd
Per GL Hearn Ltd
16 Gordon Street
Glasgow
G1 3PT

RECOMMENDATION

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

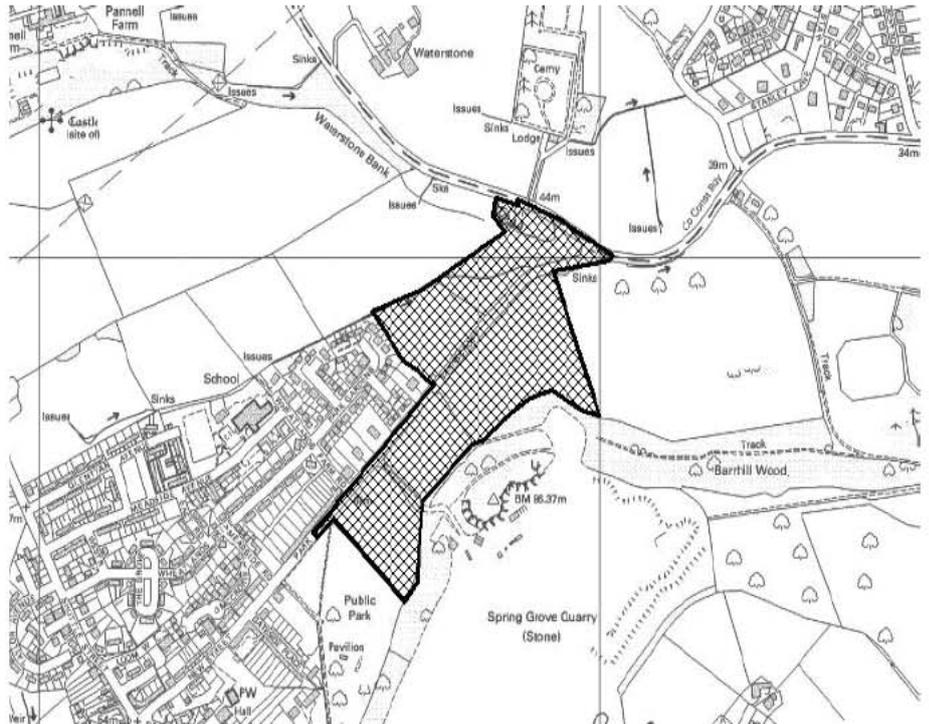


Fraser Carlin
Head of Planning and
Development

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: SITE AT PARK VIEW, BRANSCROFT, KILBARCHAN



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IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt.

Prospective Application Ref. 15/0566/NO

Site Description and Proposal

The site comprises an area of undulating open countryside and agricultural land, and extending to approximately 11.7 hectares, to the north-east of Kilbarchan, and within the Green Belt. It is located to the east of Park Gardens, to the south of Park View/Branscroft, and to the north of Kilbarchan Quarry. The access road to Kilbarchan Quarry bisects the southern portion of the site.

The applicants propose to develop the site for residential purposes with associated access, infrastructure and landscaping.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt (ENV 1).

Relevant Site History

None.

Community Consultation

The proposal of application notice (15/0566/NO) has specified that a public event is to be held in Steeple Hall, Steeple Square, the details of which have yet to be confirmed; and that local members and Kilbarchan Community Council has received a copy of the Proposal of Application Notice.

A report, prepared by the applicant on the results of the community consultation event will require to accompany any forthcoming planning application.

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.

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- Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.