

Prospective Planning Application

Reference No. 21/1358/PN



Renfrewshire Council

KEY INFORMATION

Ward (1) Renfrew North & Braehead

Prospective Applicant
Robertson Living
Robertson House
Castle Business Park
Stirling
FK9 4TZ

Report by Head of Economy & Development

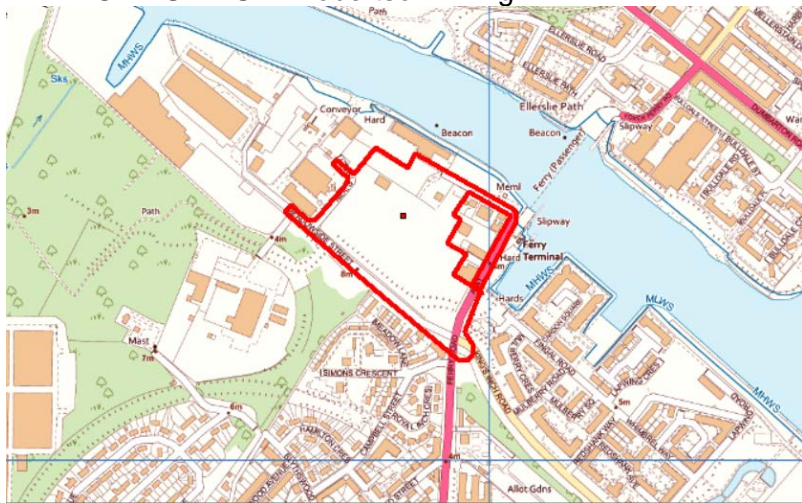
PROSPECTIVE PROPOSAL:

Residential development with ancillary roads, parking and landscaping

LOCATION:

Land bordered by Ferry Road, Meadowside Street, Neil Street and North Clyde Street, Renfrew

APPLICATION FOR: Robertson Living



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RECOMMENDATION

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

Alasdair Morrison
Head of Economy and Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Policy E3 – Transition Area and within the Proposed Renfrewshire Local Development Plan (2021 as modified) as Policy 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 (2021 as modified) and its Supplementary Guidance.
- Any proposed future layout will also require to ensure that the site is well connected to the walking, cycling and the public transport network as well as ensure safe walking routes to school along with demonstrating that all necessary infrastructure can either be accommodated or can be implemented as required.



Site Description and Proposal

The site is flat and currently comprises hardstanding associated with previous uses as well as a number of small commercial units.

The site is bound to the north by the River Clyde, the east by residential development, the south by further residential development and vacant land and the west by business and industrial operations.

The proposal would be for a residential development on the site.

Relevant Site History

02/0660/PP – Erection of Residential development – Granted subject to conditions.

Community Consultation

The applicant's Proposal of Application Notice advises that an online Community Consultation will take place on 18 August 2020. Details of which have yet to be confirmed by the applicant.

A copy of the Proposal of Application Notice has been sent to both Renfrew Community Council and Ferry Village Residents Association.

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 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.