

Prospective Planning Application



Renfrewshire
Council

Reference No. 15/0846/NO

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

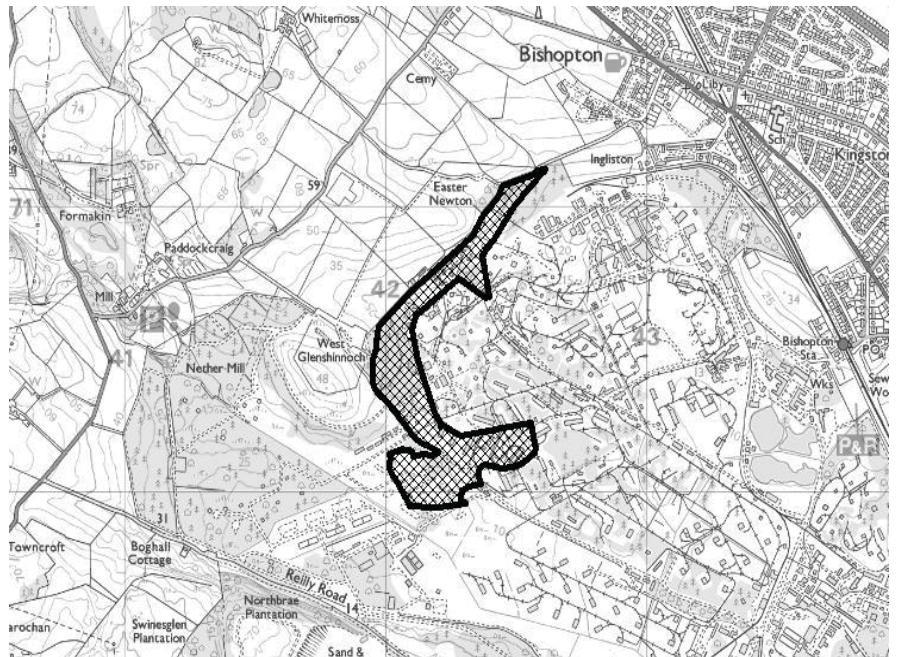
Prospective Applicant

BAe Systems
Station Road
Bishopton
PA7 5NJ

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: USE OF LAND WITHIN CORE DEVELOPMENT AREA FOR RESIDENTIAL DEVELOPMENT

LOCATION: SITE AT WEST GLENSHINNOCH AND SLATEFORD ROAD, BISHOPTON



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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 being substantially covered by a 'Places' land use policy designation but with a portion falling within the Greenbelt (Policy ENV1).
- The site lies adjacent to the northern and western fringes of the core development area of the former Royal Ordnance Factory (ROF), Bishopton where substantial land remediation, new house building and infrastructure works have been and continue to be implemented.
- The form of development will require to respect the density and character prevailing in the immediate area which is guided by the Design Code for the main portion of the site.
- 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, etc and that the necessary remediation has been carried out.

Fraser Carlin
Head of Planning and
Housing

Site Description and Proposal

The site largely comprises an area of the former ROF site, within its western boundary, with a smaller section to the south located within the green belt.

The site itself extends to approximately 22.5 hectares and it is proposed to develop the site as an extension to the Core Development Area which currently benefits from planning consent within a designated Community Growth Area. Within the wider, former ROF site area, approved land uses comprise, residential, commercial and amenity space.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as being covered by Policies P1 'Places' and P5 'Community Growth Area' as well as ENV1 'Green Belt'. Within the P1 and P5 areas, there will be a general presumption in favour of a continuance of the built form.

Within the ENV1 area appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is in accordance with the relevant criteria set out within the New Development Supplementary Guidance.

New development within these areas should be compatible and complementary to existing uses.

Relevant Site History

The redevelopment of the former ROF site was agreed through the granting of a 2006 planning application for the delivery of a Community Growth Area. To ensure the site was made suitable for redevelopment, remediation, bulk earthworks and infrastructure provision have been carried out and implemented.

Community Consultation

The Proposal of Application Notice (15/0846/NO) specified that a public exhibition was to be held in Bishopton

Community Centre on 15 December 2015; and that Bishopton, Erskine and Houston Community Councils have 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 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 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 there are any other environmental considerations that require to be addressed; including remediation works and the quality of the residential environment having regard to the adjacent and surrounding uses.

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. 15/0898/NO

KEY INFORMATION

Ward

2 Renfrew South and Gallowhill

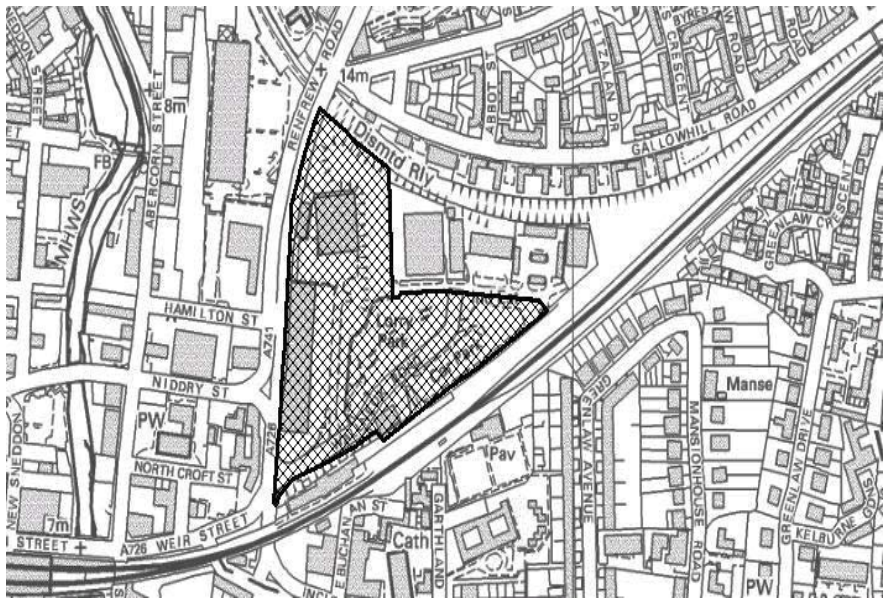
Prospective Applicant

SC Renfrew Road Ltd
c/o Pritchett Planning
Consultancy
P O Box 8052
Edinburgh
EH16 5ZF

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF CLASS 1 RETAIL AND CLASS 3 RESTAURANT UNITS WITH DRIVE THROUGH FACILITY, PUBLIC HOUSE, CLASS 8 AND 9 RESIDENTIAL/NURSING HOME AND FLATS WITH ANCILLARY WORKS

LOCATION: 1 WALLNEUK ROAD, PAISLEY, PA3 4BT



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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 a 'Places' land use policy designation.
- The form of development will require to respect the density and character prevailing in the immediate 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, 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 an area of largely vacant, formerly developed land which has been cleared on many of the buildings which previously occupied it.

It is proposed to develop the site for a mix of uses including retail and Class 3 restaurants with drive-through facility, public house, residential and nursing home uses, with vehicular access being taken off Renfrew Road.

The site extends to approximately 5 hectares, is generally triangular in plan form, and is bounded to the west by Renfrew Road, to the east by the Glasgow-Paisley Gilmour Street railway and to the north by a mix of commercial leisure and industrial units and a former railway solum

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as being covered by Policy P1 'Places' where there will be a general presumption in favour of a continuance of the built form.

New development within these areas should be compatible and complementary to existing uses.

Relevant Site History

The site has been the subject of two planning approvals for major retail proposals (Tesco) and associated petrol filling station but neither of these have proceeded.

Community Consultation

The Proposal of Application Notice (15/0898/NO) specified that a public exhibition is to be held in the Watermill Hotel on 28/29 January, 2016; and, that Gallowhill Community Council have

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 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 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; and
- (4) Whether there are any other environmental considerations that require to be addressed; including the quality of the residential environment having regard to the adjacent and surrounding uses.

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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