

Prospective Planning Application

Reference No. 22/0084/PN



Renfrewshire
Council

KEY INFORMATION

Ward (1) Renfrew North & Braehead

Prospective Applicant
Bellway Homes Limited
(Scotland West)
Bothwell House,
Hamilton Business Park,
Caird St, Hamilton ML3
0QA

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL:

Residential development

LOCATION:

Site On Southern Edge Of Roundabout Junction with,
Laymoor Avenue, King's Inch Road, Renfrew

APPLICATION FOR: Bellway Homes Limited (Scotland West)

RECOMMENDATION

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

Alasdair Morrison
Head of Economy and
Development



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy P1 – Renfrewshire's Places.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2021) 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. An electricity sub-station and trees bound the perimeter of the site.

The site is bound to the north and north east by Braehead Shopping Centre and its associated car parks, to the west by existing residential units and to the south by Howden's commercial/industrial building.

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

Relevant Site History

21/1737/PN - Residential development with roads, access, parking landscaping and associated development (Major Development). Accepted December 2021.

Community Consultation

The applicant's Proposal of Application Notice advises that an online community consultation will take place from 1 March 2022. 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 local elected members, the local MP and local MSP.

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 with 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 and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483 419705.