

RENFREWSHIRE COUNCIL

SUMMARY OF PROPOSAL OF APPLICATION NOTICES TO BE PRESENTED TO THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 29/10/2019

| APPN. NO: WARD: | APPLICANT: | LOCATION: | PROPOSAL: | Item No. |
|---|---|--|--|----------|
| 19/0511/NO 10 - Houston, Crosslee and Linwood | Maclean & Speirs Ltd | Land adjacent to East Fulton Farm, Darluith Road, Linwood, Paisley, PA3 3TP | Erection of residential development and associated works | A |
| RECOMMENDATION: | GRANT | | | |
| 19/0577/NO 1 - Renfrew North and Braehead | Park Lane (Scotland) Ltd | Site on North Western boundary of No 2, Row Avenue, Renfrew | Erection of residential development | B |
| RECOMMENDATION: | Accepted | | | |
| 19/0607/NO 4 - Paisley Northwest | Cairn Hotels group | Land to East of No 1, Marchburn Drive, Glasgow Airport, Paisley | Erection of hotel with car parking, access, landscaping and other associated works | C |
| RECOMMENDATION: | Accepted | | | |
| 19/0616/NO 2 - Renfrew South and Gallowhill | Arnold Clark Automobiles Limited | Land to South of M8 motorway, Mossland Road, Hillington Park, Glasgow | Erection of motor vehicle dealership with service facilities, formation of access and associated landscaping and infrastructure works | D |
| RECOMMENDATION: | GRANT | | | |
| 19/0710/NO 5 - Paisley East and Central | Park Lane Developments (Renfrewshire) LLP & Link Group Ltd | Site bounded by Smithhill St, lawn St, Abbey View and Wier St, Paisley | Erection of residential development with ancillary roads, parking and landscaping | E |
| RECOMMENDATION: | | | | |

Total Number of Applications to be presented = 5

Prospective Planning Application

Reference No. 19/0511/NO



Renfrewshire Council

KEY INFORMATION

Ward: (10)

Houston, Crosslee and Linwood

Prospective Applicant

Maclean & Speirs Ltd, with Michael S. Evans as agent.

Report by Director of Communities, Housing and Planning Services

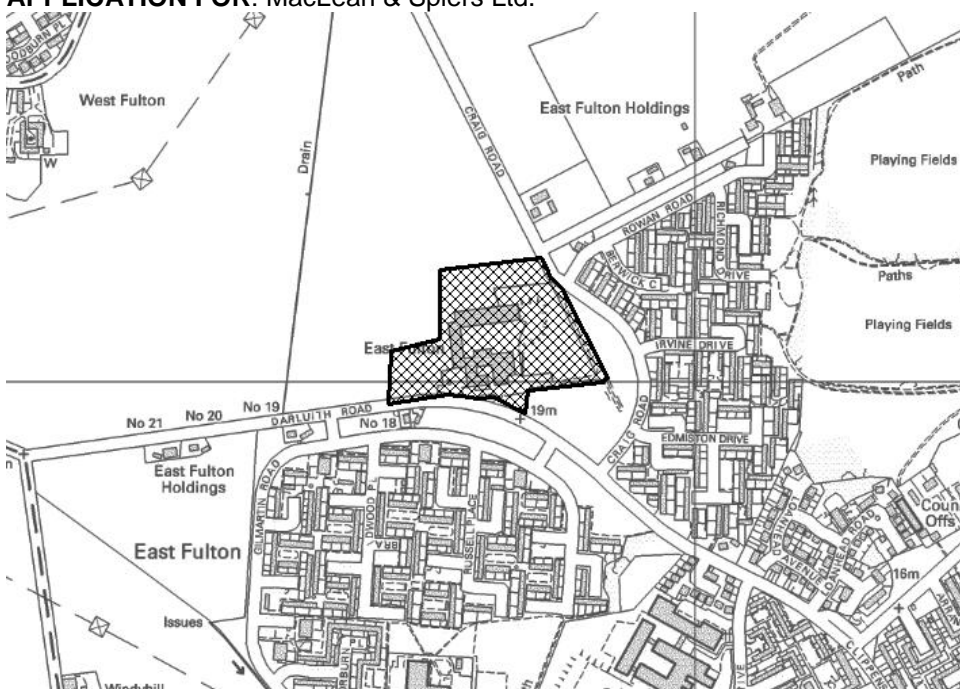
PROPOSAL: Erection of residential development and associated works

LOCATION: Land adjacent to East Fulton Farm, Darluith Road, Linwood, Paisley, PA3 3TP

APPLICATION FOR: MacLean & Spiers Ltd.

RECOMMENDATION

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



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023417.

Fraser Carlin

Head of Planning and Housing

CONSIDERATIONS

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as ENV1 – ‘Green Belt’ and within the Proposed Renfrewshire Local Development Plan as P1 ‘Renfrewshire’s Places’.
- 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.
- 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 assessing the capacity in the local road network and junction capacities in the vicinity of the site.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Prospective Planning Application

Reference No. 19/0511/NO



Renfrewshire
Council

| | | |
|---|--|--|
| Site Description and Proposal | | (4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable; |
| The site is currently a small industrial/commercial centre, housing a variety of businesses and uses. There is also a farmhouse and associated outbuildings on site. | | (5) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; |
| The proposal would be for a residential development on the site. | | |
| Relevant Site History | | (6) Whether there are any other environmental considerations that require to be addressed, and; |
| None relevant. | | |
| Community Consultation | | (7) Whether education capacity is available to serve the development within the local catchment area. |
| The applicant's Proposal of Application Notice advises that a Community Open Event will take place. Details of which have yet to be confirmed by the applicant. | | |
| A copy of the Proposal of Application Notice has been sent to Linwood 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. | | 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. |
| Key Issues | | 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. |
| The principle matters which would require to be assessed should the prospective application be submitted are:- | | 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. |
| (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 is access and connectivity to walking, cycling and public transport networks, where appropriate, safe routes to school; | | |

Prospective Planning Application

Reference No. 19/0577/NO



Renfrewshire Council

KEY INFORMATION

Ward: (1)
Renfrew North and Braehead

Prospective Applicant
Park Lane (Scotland) Ltd
with Mast Architects as agent

Report by Director of Communities, Housing and Planning Services

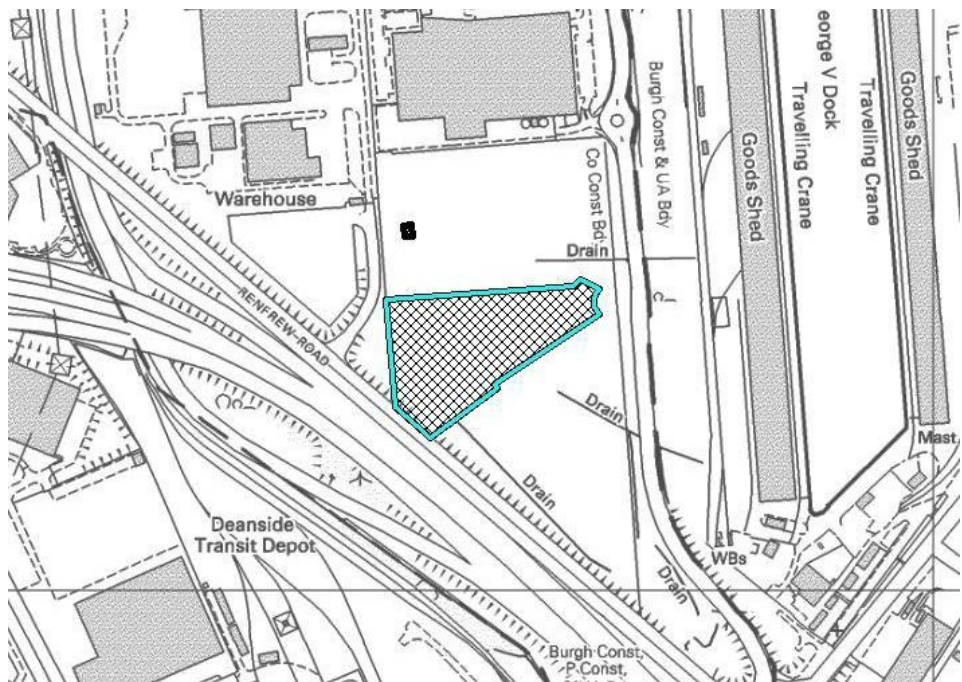
PROPOSAL: Erection of residential development

LOCATION: Site on North Western boundary of No 2, Row Avenue, Renfrew

APPLICATION FOR: Park Lane (Scotland) Ltd

RECOMMENDATION

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



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023417

Fraser Carlin
Head of Planning and Housing

CONSIDERATIONS

- The site is identified within both the Adopted and Proposed Renfrewshire Local Development Plans as a C1 'Commercial Centre'.
- 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.
- 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 assessing the capacity in the local road network and junction capacities in the vicinity of the site.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.



Site Description and Proposal

The site is a brownfield, vacant relatively flat site to the south of Braehead. It is surrounded by Dobbie's Garden Centre to the north, King George V Dock and storage sheds to the east, a restaurant to the south as well as football pitches and the M8 motorway to the west.

It is proposed to erect a residential development within the site, comprising more than 50 units.

Relevant Site History

03/0278/PP - Mixed use facility consisting of a changing/toilet facility, full size football pitch with associated fencing and lighting; Sports Hall with changing/toilet facilities, office/committee room and cafe/function area; Children's Nursery. Granted subject to conditions June 2003

05/1353/PP – Formation of new roundabout and access road off Kings Inch Drive to serve Shields Gate. Granted subject to conditions February 2006.

Community Consultation

A Community Consultation Open Event is to be held at INTU Braehead Centre on 6 November 2019, between the hours of 3pm and 7pm.

A copy of the Proposal of Application Notice has 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 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 environment;

- (3) Whether there is access and connectivity to walking, cycling and public transport networks, where appropriate, safe routes to school;
- (4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (5) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development;
- (6) Whether there are any other environmental considerations that require to be addressed, and;
- (7) Whether education capacity is available to serve the development within the local catchment area.

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.

Prospective Planning Application

Reference No. 19/0607/NO



Renfrewshire
Council

KEY INFORMATION

Ward: (4)

Paisley Northwest

Prospective Applicant

Cairn Hotels Group with Icen Projects Ltd as agent

Report by Director of Communities, Housing and Planning Services

PROPOSAL: Erection of hotel with car parking, access, landscaping and other associated works

LOCATION: Land to East of No 1, Marchburn Drive, Glasgow Airport, Paisley

APPLICATION FOR: Cairns Hotels Group

RECOMMENDATION

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



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023417

Fraser Carlin
Head of Planning and
Housing

CONSIDERATIONS

- The site is identified within both the Adopted and Proposed Renfrewshire Local Development Plans as an E1 'Local Industrial Area'.
- 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.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.
- The layout will also require to ensure that the site is well connected to the walking, cycling and public transport network along with assessing the capacity in the local road network, with a transportation statement considering all of these elements for any proposal.



Site Description and Proposal

The site is a brownfield, vacant, relatively flat site to the south of Marchfield Drive. It is surrounded by other hotels to the north, and west, residential development to the east and commercial and residential development to the south.

It is proposed to erect a hotel with car parking, access, landscaping and other associated works.

Relevant Site History

06/0250/PP – Formation of vehicular access to site from existing roundabout. Granted subject to conditions July 2006.

11/0265/PP – Renewal of consent 06/0250/PP for a further 3 years. Granted subject to conditions July 2011.

14/0270/PP – Renewal of consent 11/0265/PP for a further 3 years. Granted subject to conditions June 2014.

17/0292/PP – Formation of vehicular access to site (renewal of planning permission 14/0270/PP). Granted subject to conditions June 2017.

Community Consultation

A public exhibition was held at the Courtyard by Marriott, Glasgow Airport on 8 October 2019, between the hours of 2pm and 7pm.

A copy of the Proposal of Application Notice has been sent to Paisley North 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 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 environment;
- (3) Whether there is access and connectivity to walking, cycling and public transport networks;
- (4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (5) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development;
- (6) 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 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.

Prospective Planning Application

Reference No. 19/0616/NO



Renfrewshire Council

KEY INFORMATION

Ward: (2)
Renfrew South & Gallowhill

Prospective Applicant
Arnold Clark Automobiles Ltd, with Ryden LLP as agent.

Report by Director of Communities, Housing and Planning Services

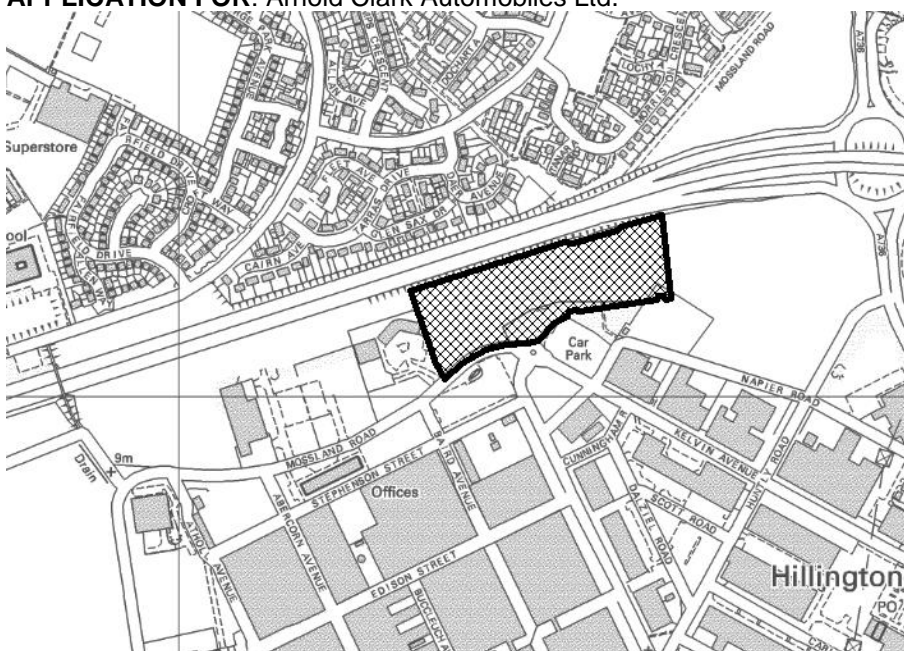
PROPOSAL: Erection of motor vehicle dealership with service facilities, formation of access and associated landscaping and infrastructure works

LOCATION: Land to South of M8 motorway, Mossland Road, Hillington Park, Glasgow

APPLICATION FOR: Arnold Clark Automobiles Ltd.

RECOMMENDATION

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



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023417.

Fraser Carlin
Head of Planning and Housing

CONSIDERATIONS

- The site is identified within both the Adopted and Proposed Renfrewshire Local Development Plans as Policy E1 – ‘Strategic Economic Investment Locations’ (SEIL).
- 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.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.
- The layout will also require to ensure that the site is well connected to the walking, cycling and public transport network along with assessing the capacity in the local road network, with a transportation statement considering all of these elements for any proposal.

Prospective Planning Application

Reference No. 19/0616/NO



Renfrewshire
Council

Site Description and Proposal

The site is currently vacant land on the Hillington Frontage, adjacent to the M8 motorway.

The proposal would be for a new car dealership showroom (and associated works) on the site.

Relevant Site History

00/0885/PP - Erection of 3 no. class 4 office pavilions formation of access, parking and landscaping. Granted subject to conditions and a Section 75 legal obligation, January 2004.

13/0753/EO - Screening opinion in respect of establishing a Simplified Planning Zone (SPZ). Environmental Assessment not required.

13/0754/SZ - Proposal to Prepare a Simplified Planning Zone (SPZ) Scheme. Accepted April 2016.

Community Consultation

The applicant's Proposal of Application Notice confirms that a Community Open Event took place on Wednesday 23 October 2019 at the Arnold Clark Head Office, 454 Hillington Road, Glasgow, G52 4FH.

A copy of the Proposal of Application Notice has 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 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 environment;
- (3) Whether there is access and connectivity to walking, cycling and public transport networks;
- (4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (5) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development;
- (6) 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 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.

Prospective Planning Application

Reference No. 19/0710/NO



KEY INFORMATION

Ward: (2 &5) Paisley East and Central & Renfrew South and Gallowhill

Prospective Applicant
Park Lane Developments (Renfrewshire) LLP & Link Group Ltd.

Report by Director of Communities, Housing and Planning Services

PROPOSAL: Residential development with ancillary roads, parking and landscaping

LOCATION: Site bounded by Smithhills Street, Lawn Street, Abbey View and Weir Street, Paisley

APPLICATION FOR: Park Lane Developments (Renfrewshire) LLP & Link Group Ltd

RECOMMENDATION

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



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023417.

Fraser Carlin
Head of Planning and Housing

CONSIDERATIONS

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and within the Proposed Renfrewshire Local Development Plan (2019) as Policy C1 – Renfrewshire’s Network of Centres – Strategic Centre.
- 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.
- 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 assessing the capacity in the local road network and junction capacities in the vicinity of the site.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Prospective Planning Application

Reference No. 19/0710/NO



Renfrewshire
Council

Site Description and Proposal

The site is flat site which currently comprises a parking area and vacant land.

The site is part of the former Arnotts Department Store site. It is surrounded by the railway to the north, Piazza Shopping Centre to the west and a mix of flatted properties and tenemental flats with commercial units on the ground floor to the other sides of the site.

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

Relevant Site History

None relevant.

Community Consultation

The applicant's Proposal of Application Notice advises that a Community Open Event will take place. Details of which have yet to be confirmed by the applicant.

A copy of the Proposal of Application Notice has been sent to both Paisley West and Central & Paisley East and Whitehaugh Community Councils as well as 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 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 is access and connectivity to walking, cycling and public transport

networks, where appropriate, safe routes to school;

- (4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (5) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development;
- (6) Whether there are any other environmental considerations that require to be addressed, and;
- (7) Whether education capacity is available to serve the development within the local catchment area.

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.