

Prospective Planning Application

Reference No. 15/0237/NO



Renfrewshire
Council

KEY INFORMATION

Ward

9 Houston, Crosslee and
Linwood

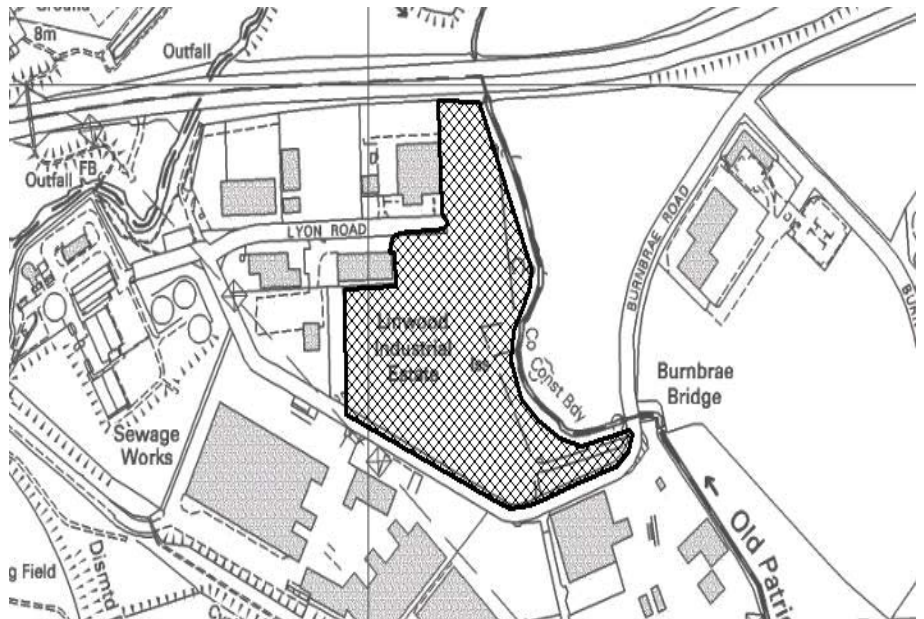
Prospective Applicant

Eco 2 Ltd
Vision House
Oak Tree Court
Mulberry Drive
Cardiff Business Park
Cardiff
CF23 8RS

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF ENERGY
RECOVERY PLANT AND ASSOCIATED INFRASTRUCTURE

LOCATION: LAND AT LYON ROAD, BURNBRAE ROAD,
LINWOOD



© Crown Copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100023417.

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 part of a larger site which is subject to two extant planning permissions for formation of a long stay car park and erection of a hotel/office development and associated engineering and other works.
- The site is identified within the Renfrewshire Local Development Plan, under the terms of Policy E1, Renfrewshire's Economic Investment Locations for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines 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 sewage, drainage and land stability and that there are no infringements with regard to airport safeguarding.

Site Description and Proposal

The site comprises an area of open ground, extending to approximately 5 ha, which has been largely cleared of any vegetation. The site is located immediately to the west of the Old Patrick water and is bounded to the north by the A737, to the south by Burnbrae Road, to the east by a land raised site which remains vacant and has been cleared of vegetation and to the west by a variety of industrial and commercial buildings and uses.

It is proposed to develop the site for an energy recovery plant with associated infrastructure.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as a Strategic Economic Investment Location (SEIL) under Policy E1, where Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development and ancillary services will be supported. Figure 7 specifically identifies this location for distribution, waste and industry adjacent to freight rail head. The development of the site will require to comply with the criteria set out in the New Development Supplementary Guidance to ensure that the development proposed will support sustainable economic growth and strengthen the SEIL's role as a key economic investment location.

Relevant Site History

07/0291/PP – Formation of long stay car park and erection of hotel/office development and associated land engineering works, formation of vehicular access and erection of gatehouse reception building. Granted subject to conditions.

07/0292/PP – Formation of long stay car park and associated land engineering works, formation of vehicular access and

erection of gatehouse/reception building. Granted subject to conditions.

09/0535/PP (Adjacent site at 49 Burnbrae Road) - Erection of building to accommodate a biomass power plant and installation of associated plant and equipment. Granted subject to conditions on 11 February, 2010.

Community Consultation

The Proposal of Application Notice (15/0237/NO) specified that a public meeting is to be held, the details of which are to be confirmed and that Linwood, Johnstone and Elderslie 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 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, to Scotland's Zero Waste Plan, Scottish Planning Policy and the National Planning Framework;
- (2) Whether the design, layout, 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 how the site will be drained and in this instance consultation with Glasgow Airport Safeguarding if any part of the development would exceed 10 metres in height, consultation with the Coal Authority with regard to a Coal Mining Risk Assessment; consultation with Transport

Scotland given the proximity to the Trunk Road; and the Scottish Environmental Protection Agency who are likely to have a licensing remit.

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. 15/0261/NO

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

9 Houston, Crosslee and Linwood

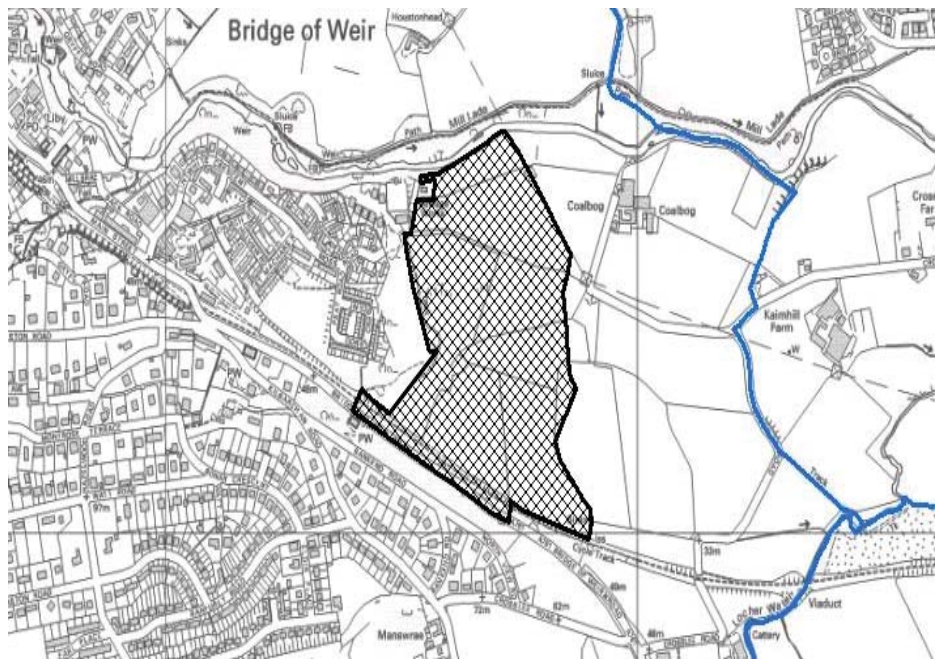
Prospective Applicant

Barratt Homes/ David Wilson Homes West Scotland/ Paterson Partners

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF MIXED USE DEVELOPMENT COMPRISING RETAIL DEVELOPMENT OF 25,000 SQ FT, WITH ANCILLARY PETROL FILLING STATION, RESIDENTIAL DEVELOPMENT OF 200 DWELLINGS, CYCLE FACILITIES, LANDSCAPING AND ACCESS

LOCATION: SITE AT WHITELINT GATE, JOHNSTONE ROAD, BRIDGE OF WEIR



© Crown Copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100023417.

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 Renfrewshire Local Development Plan as Green Belt.
- Any forthcoming planning application should be supported by a justification as to why such a development would be acceptable in this location contrary to policy. This should be accompanied by a Retail Impact Assessment to demonstrate that a retail development of the size proposed can be supported in this location and any technical information required to demonstrate that all necessary infrastructure can be accommodated including school capacity, sewerage, drainage and access and parking arrangements.

Site Description and Proposal

The site comprises an area of open agricultural and wooded land, extending to approximately 18 hectares, on the south eastern boundary of Bridge of Weir, outwith the established village envelope. It is located to the east of Moss Road/Bracken Place and bounded to the north by the River Gryffe and agricultural land beyond, to the south by Bridge of Weir Road, to the east by agricultural land, all in designated green belt. There is an established residential area on the western side of Moss Road/Bracken Place. It is proposed to develop the site for a mixture of uses including retail use of up to 25,000 square ft net, a petrol filling station, approximately 200 residential units, ancillary works, including cycle facilities, and open space. Vehicular access will be taken from Bridge of Weir Road via a new roundabout.

Local Development Plan

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

Relevant Site History

04/0547/PP – Removal of landfill material to create 5.4 hectares of land for housing, with associated 12 hectares of community woodlands. Dismissed at appeal.

Community Consultation

The proposal of application notice (15/0261/NO) has specified that a public exhibition is to be held, the details of which are to be confirmed, and that Bridge of Weir 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.

(2) Whether a retail development of the size proposed can be acceptably justified in terms of its impact on existing retail facilities within Bridge of Weir and the wider area.

(3) Whether the design, layout, density, form and external finishes respect the character of the area;

(4) Whether access parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

(5) Whether local infrastructure, particularly sewerage, drainage and educational facilities are capable of accommodating the requirements of the development proposed; and

(6) Whether there are any other environmental considerations that require to be addressed, including ground conditions and flooding.

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