

# Prospective Planning Application



Renfrewshire  
Council

Reference No. 15/0787/NO

## KEY INFORMATION

### Ward

10 Bishopton, Bridge of Weir and Langbank

### Prospective Applicant

Gladman Developments Ltd  
2 Eliburn Office Park  
Eliburn, Livingston  
West Lothian  
EH54 6GR

## RECOMMENDATION

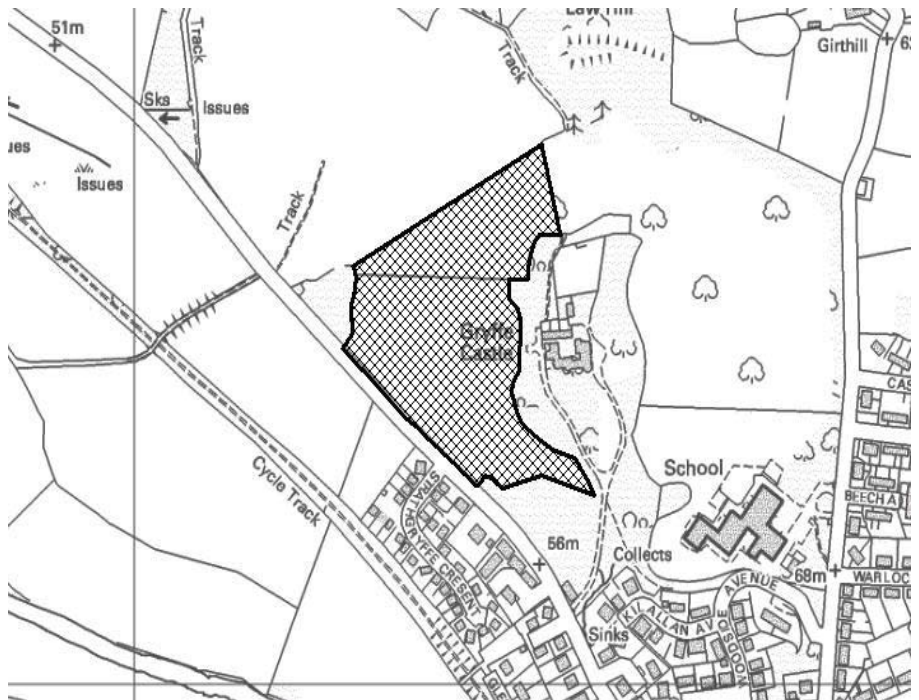
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin  
Head of Planning and Housing

Report by Director of Development and Housing Services

**PROSPECTIVE PROPOSAL:** ERECTION OF RESIDENTIAL DEVELOPMENT

**LOCATION:** LAND TO NORTH OF KILMACOLM ROAD, BRIDGE OF WEIR



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## IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt.

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## Site Description and Proposal

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The site comprises an area of undulating open agricultural land, extending to approximately 4.4 hectares, to the north of Bridge of Weir, and within the Green Belt. It is located to the north of Kilmacolm Road, and to the east of Gryffe Castle.

The applicants propose to develop the site for residential purposes with associated access, infrastructure and landscaping.

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## Local Development Plan

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

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## Relevant Site History

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None.

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## Community Consultation

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The proposal of application notice (15/0787/NO) has specified that a public event is to be held in the Cargill Hall, Lintwhite Crescent, on 2<sup>nd</sup> December, 2015 between 3.00 p.m. and 7.00 p.m.; and that local members, MSP, MP and Bridge of Weir 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 planning application.

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## Key Issues

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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 and any application should be supported by a justification as to why the site should be released for housing.

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

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

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

(5) Whether there are any other environmental, policy or site specific considerations that require to be addressed.

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## Recommendation

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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



Renfrewshire  
Council

Reference No. 15/0797/NO

## KEY INFORMATION

### Ward

3 Paisley East and Ralston

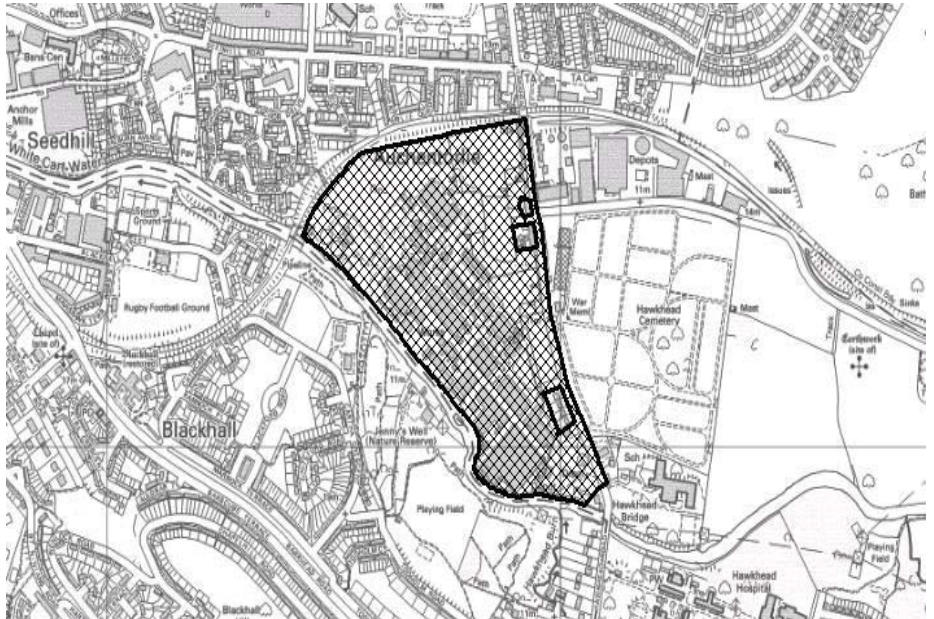
### Prospective Applicant

Miller Developments Ltd  
c/o GVA James Barr  
206 St Vincent Street  
Glasgow  
G2 5SG

Report by Director of Development and Housing Services

**PROSPECTIVE PROPOSAL:** ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED REMEDIATION/ENABLING WORKS AND ACCESS

**LOCATION:** 144 HAWKHEAD ROAD, PAISLEY, PA2 7BG



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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 adopted Renfrewshire Local Development Plan as being predominantly covered by a Policy E1 (Local Industrial Area) land use policy designation; and with the south-easternmost portion being covered by a Policy P1 (Renfrewshire Places) land use policy designation.

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## Site Description and Proposal

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The site comprises an area of generally flat, vacant, former industrial land, extending to approximately 22.8 hectares, and lying to the west of Hawkhead Road. The former BASF site is bounded by the White Cart Water to the south and west; by the Glasgow/Paisley Canal rail line to the north; and Hawkhead Road and Hawkhead Cemetery and Scott's Road industrial area to the east.

The applicants propose to develop the site for residential purposes with associated access, infrastructure and landscaping and with site preparation works in the form of decontamination as a pre-cursor to the site being developed.

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## Local Development Plan

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The site is identified within the adopted Renfrewshire Local Development Plan as a Local Industrial Area (Policy E10) with the south-easternmost portion being Renfrewshire's Places (Policy P1).

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## Relevant Site History

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None.

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## Community Consultation

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The proposal of application notice (15/0797/NO) has specified that a public event is to be held in the Accord Hospice, Morton Avenue, on 10<sup>th</sup> November, 2015 between 2.00 p.m. and 7.00 p.m.; and that local members, and Paisley East and Whitehaugh; Hunterhill; Ralston; and Hawkhead & Lochfield 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 planning application.

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## Key Issues

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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 and any application should be supported by a justification as to why the site should be developed for housing.

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

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

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

(5) Whether there are any other environmental, policy or site specific considerations that require to be addressed.

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## Recommendation

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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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