

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 10/03/2015

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
14/0843/NO Ward 7: Johnstone S, Elderslie & Howwood	Dawn Homes Ltd	Site 30 metres South of Nos 2 to 28, Abbey Road, Elderslie, Johnstone	Erection of a residential development in principle	A1
RECOMMENDATION:	For noting			
14/0889/NO Ward 8: Johnstone N, Kilbarchan & Lochw.	The Glentyan Estates	2 Mount Pleasant, Shuttle Street, Kilbarchan, Johnstone, PA10 2PR	Erection of residential development and associated infrastructure works in principle.	A2
RECOMMENDATION:	For noting			
14/0940/NO Ward 7: Johnstone S, Elderslie & Howwood	Persimmon Homes Limited	Former St Cuthbert's School, Hallhill Road, Johnstone	Erection of residential development with associated access roads, open space and landscaping.	A3
RECOMMENDATION:	For noting			
15/0059/NO Ward 4: Paisley North West	A + D Logistics Ltd	Land at Phoenix Park, Linwood Road, Paisley	Erection of logistic site with class 5 and class 6.	A4
RECOMMENDATION:	For noting			
15/0085/NO Ward 11: Erskine & Inchinnan	Cala Management Limited	North Bar, Banchory Avenue, Inchinnan, Renfrew, PA4 9PR	Erection of a residential development and associated landscaping, roads and drainage infrastructure.	A5
RECOMMENDATION:	For noting			
15/0121/NO Ward 9: Houston, Crosslee & Linwood	Gladman Development Ltd	Site between Sandholes Farm and No 33, Sandholes Road, Brookfield, Johnstone	Erection of a residential development.	A6
RECOMMENDATION:	For noting			

Total Number of Applications to be considered = 6

Prospective Planning Application

Reference No. 14/0843/NO



Renfrewshire
Council

KEY INFORMATION

Ward

7 Johnstone South,
Elderslie and Howwood

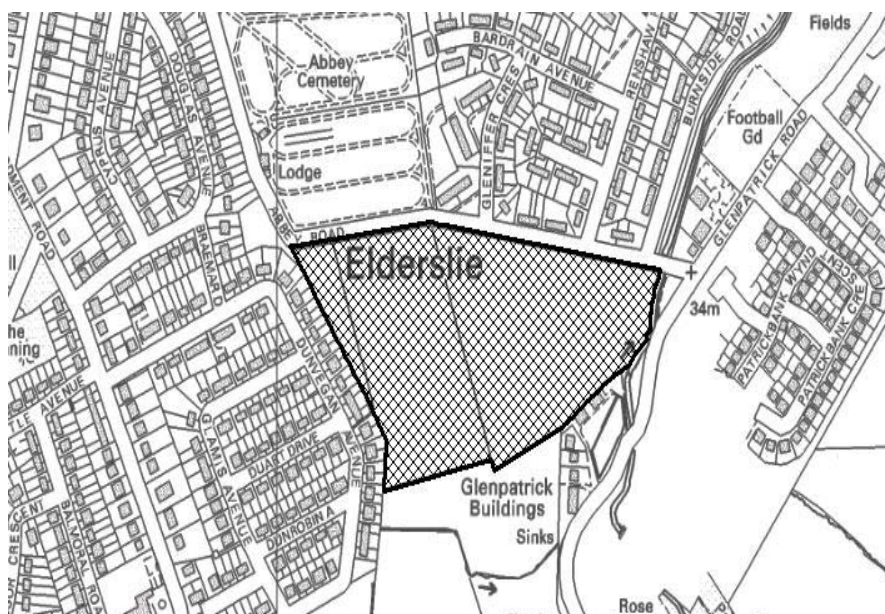
Prospective Applicant

Dawn Homes Ltd
220 West George Street
Glasgow
G2 2PG

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF A RESIDENTIAL
DEVELOPMENT IN PRINCIPLE

LOCATION: SITE 30 METRES SOUTH OF NOS. 2 TO 28 ABBEY
ROAD, ELDERSLIE, JOHNSTONE



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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
Development

IDENTIFIED KEY ISSUES

- The prospective site is identified within the Renfrewshire Local Development Plan as an additional housing site, released through the adoption of the Renfrewshire Local Development Plan 2014.
- The form of development shall require to respect the density and character of development in the surrounding urban area.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places 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 sewerage, drainage and land stability.

Site Description and Proposal

The applicant's prospective site comprises an area of former agricultural land, extending to approximately 6.5ha, on the southern edge of Elderslie, and would form an extension to the urban area. It is located between existing residential areas to the north, east and west and provides a degree of 'infill' development. To the north lies Abbey Cemetery and to the south Green Belt land.

The applicants propose to develop the site for residential purposes, with vehicular access being taken from Abbey Road. Although an exact number has yet to be specified at this time by the applicant, the site has the potential to accommodate 140 no. units with ancillary works.

Local Development Plan

The prospective site is identified within the adopted Renfrewshire Local Development Plan as an 'Additional Housing Site' (P3), following green belt release, with an indicative capacity of 140 units.

Relevant Site History

None.

Community Consultation

The public exhibition was held at Elderslie Village Hall on 19 January 2015, with copies of the Proposal of Application Notice sent to Elderslie Community Council, local elected members and neighbouring properties to the application site boundary.

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;
- (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 the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require to be addressed, including Glasgow Airport Safeguarding requirements.

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. 14/0889/NO



Renfrewshire
Council

KEY INFORMATION

Ward

8 Johnstone North,
Kilbarchan and
Lochwinnoch

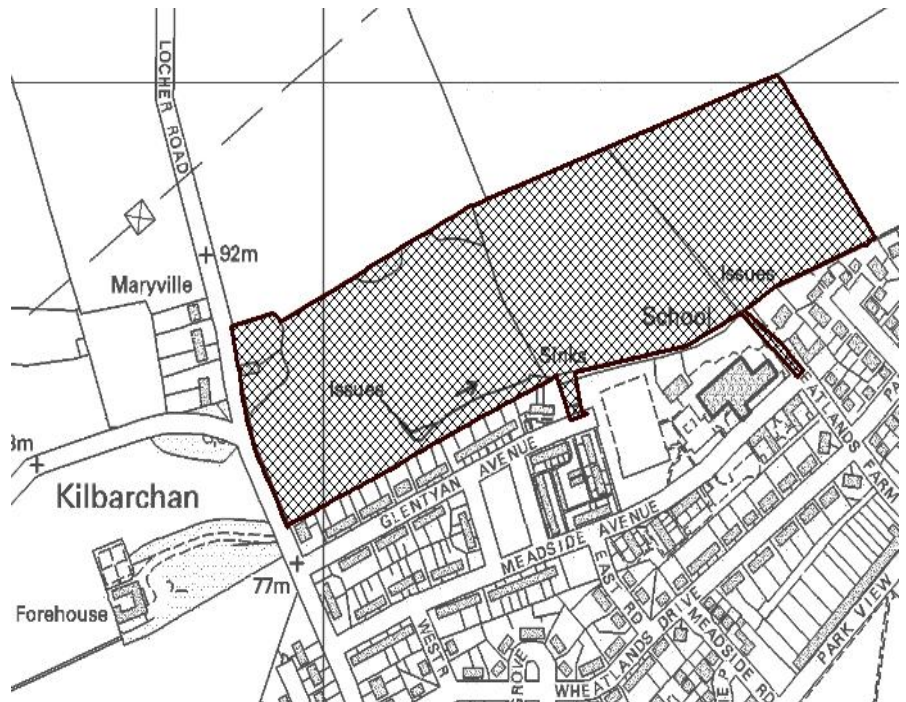
Prospective Applicant

The Glentyan Estates
Church Street
Kilbarchan
Johnstone
PA10 2PA

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE WORKS IN PRINCIPLE

LOCATION: 2 MOUNT PLEASANT, SHUTTLE STREET, KILBARCHAN, JOGNSONE, PA10 2PR



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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
Development

IDENTIFIED KEY ISSUES

- The prospective site is identified within the Renfrewshire Local Development Plan as Green Belt, following a decision by the Reporter, on the recently Adopted Local Development Plan not to release the site for housing.
- Development should comply with the provisions of Policy ENV1 of the Renfrewshire Local Development Plan and the Delivering the Environment Strategy of the New Development Supplementary Guidance which seek to protect the Green Belt and identify appropriate locations for development.
- In support of any forthcoming planning application, the applicant must provide justification for the proposed contrary use of the site as well as supporting technical information, demonstrating that all necessary infrastructure can be accommodated in terms of sewerage, drainage, access and parking arrangements etc

Site Description and Proposal

The prospective site comprises an area of agricultural land, extending to approximately 9.2 ha, on the northernmost edge of Kilbarchan, outwith the established village envelope. To the south lies existing residential development, with further Green Belt land to the north, east and west.

The applicants propose to develop the site for residential purposes (in principle), with vehicular access being taken from Locher Road, with the potential to accommodate an undefined number of units, with ancillary works and the formation of a defensible landscape boundary.

Local Development Plan

The prospective site is identified within the adopted Renfrewshire Local Development Plan as Green Belt (ENV1).

Relevant Site History

None.

Community Consultation

The applicant's Proposal of Application Notice advises that details of the public event are to follow (in advance of the submission of an application), with copies of the Proposal of Application Notice sent to Kilbarchan Community Council.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission in principle.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) The development proposed is contrary in principle to the adopted Renfrewshire Local Development Plan's designation of the site;

- (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 the local infrastructure, particularly sewerage and drainage facilities are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require to be addressed, including ground conditions and the loss of trees.

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. 14/0940/NO



Renfrewshire
Council

KEY INFORMATION

Ward

7 Johnstone South,
Elderslie and Howwood

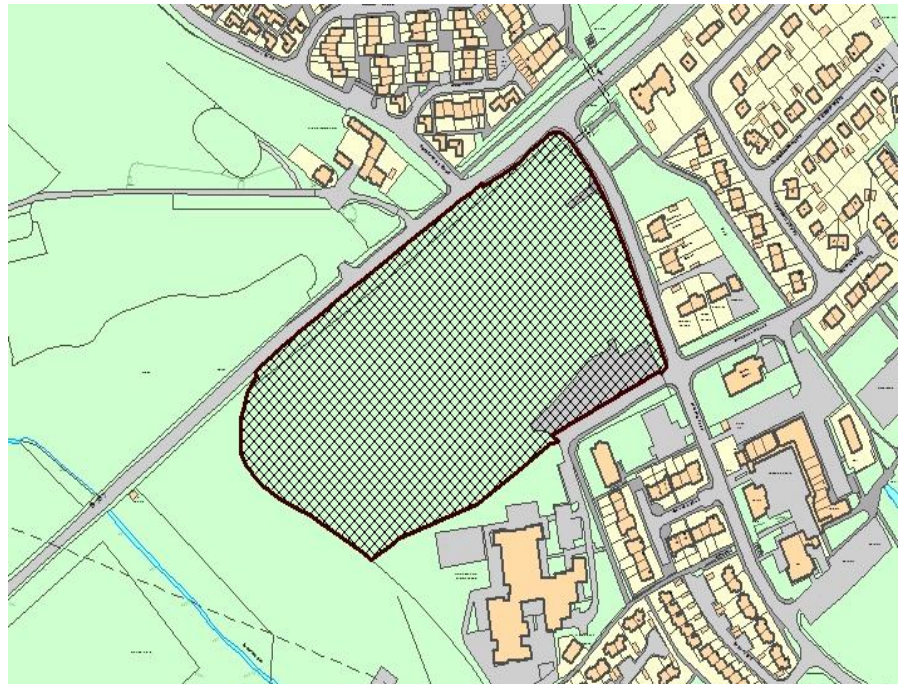
Prospective Applicant

Persimmon Homes Ltd
180 Findochty Street
Garthamlock
Glasgow
G33 5EP

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, OPEN SPACE AND LANDSCAPING

LOCATION: FORMER ST CUTHBERT'S SCHOOL, HALLHILL ROAD, JOHNSTONE



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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
Development

IDENTIFIED KEY ISSUES

- The prospective site is identified within the Renfrewshire Local Development Plan as part of the built up area of Johnstone where the presumption will be in favour of a continuance of the built form.
- The form of development shall require to respect the density and character of development in the surrounding urban area.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places 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 sewerage, drainage and land stability.

Site Description and Proposal

The applicant's prospective site comprises an area of vacant land on the south western boundary of Johnstone which formerly accommodated St Cuthbert's School, and extends to approximately 3.9ha. It is located adjacent to established residential area to the north, south and east and to open agricultural land within the designated greenbelt, to the west

The applicants propose to develop the site for residential purposes, with vehicular access being taken from Hallhill Road. Although an exact number of units has yet to be specified by the applicant, the site is identified within the housing land audit 2014 as being capable of providing at least 100 units.

Local Development Plan

The prospective site is identified within the adopted Renfrewshire Local Development Plan under Policy P1 – Renfrewshire's Places where there is a general presumption in favour of the continuance of the built form.

Relevant Site History

The 'Transforming Johnstone South West Masterplan Framework' was published by Renfrewshire Council in February 2012. It focused on the regeneration of an existing neighbourhood within Johnstone and identified for expansion as a Community Growth Area in the Glasgow & Clyde Valley Structure Plan 2006.

A masterplan set out a long- term vision for the creation of 500 new houses. Thirteen potential sites were identified throughout the study area, 12 infill sites, many on brownfield land and one greenbelt site to the western edge of the study area at Fordbank Stables. The principles of the masterplan have been taken forward through the adopted Renfrewshire Local Development Plan 2014, as a basis for guiding future development in the area.

Community Consultation

The Proposal of Application Notice (14/0940/NO) specified that a public exhibition was to be held in February 2015, in Johnstone; and, that Johnstone Community Council, and the four local members were provided with 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 in this instance consultation with Glasgow Airport Safeguarding for developments greater than 45m.

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. 15/0059/NO



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley North West

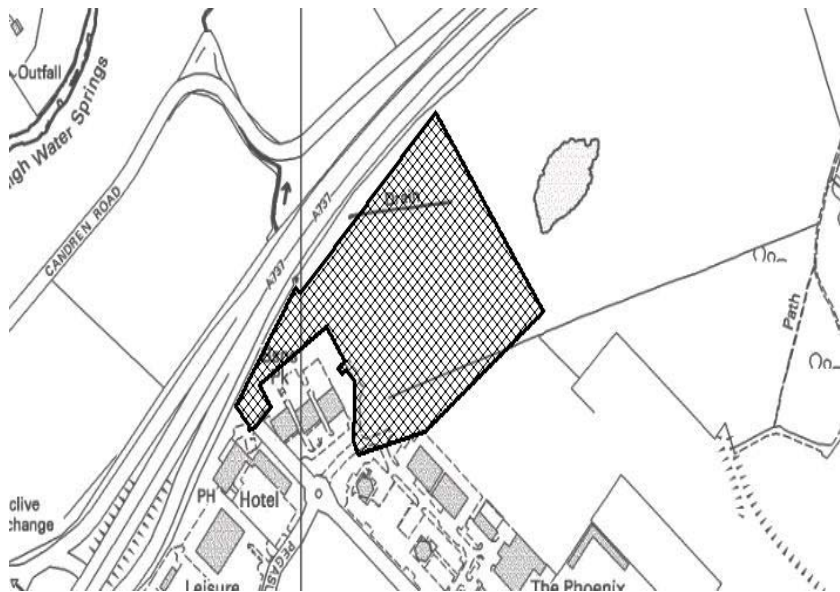
Prospective Applicant

A & D Logistics Ltd
Gas Street
Johnstone
PA5 8BJ

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF LOGISTICS SITE WITH CLASS 5 AND CLASS 6

LOCATION: LAND AT PHOENIX PARK, LINWOOD ROAD, PAISLEY



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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
Development

IDENTIFIED KEY ISSUES

- The prospective site is part of a larger site which is subject to an extant planning permission in principle (11/0580/PP) for a mixed use development including Classes 4, 5 and 6 business/industrial development, residential development, infrastructure improvement, landscaping and amenity space.
- In line with the planning permission, 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 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 or ecological constraints.

Site Description and Proposal

The prospective site comprises an area of vacant land, extending to approximately 5.4 ha, and lies on the western edge of Paisley to the south west of the A737 and to the east of the auto/retail park at The Phoenix, Linwood. Much of the ground is generally flat, low lying and covered with grass and scrub vegetation. There is an informal pond, used by migrating birds, situated to the north of the application site close to the A737.

The applicants propose to develop the site as a logistics base within the terms of Class 5 (industrial) and Class 6 (storage and distribution) uses comprising an office and service building, service yard, car park, lorry and container park, external storage and hardstanding.

Local Development Plan

The prospective 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. It is a major regeneration opportunity with outline planning permission for approximately 50,000sqm of business and industrial space within a wider mixed use development.

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

14/0343/PP – Erection of 29 dwellings on a site to the south of Linwood Road and east of Burnbrae Road. Granted subject to conditions on 26/06/2014.

14/0182/PP – Erection of residential development (in principle) on a site to the south of Linwood Road and west of Hillman Road. Granted subject to conditions on 13/05/2014.

13/0869/PP – Erection of residential development on a site to the south of Linwood Road and east of Burnbrae Road. Granted subject to conditions on 26/08/2014.

12/0194/PP – Planning permission for 49 houses on a site between East Avenue and Hillman Road was approved on 04/07/12.

12/0095/PP - Planning permission for a restaurant/bar at the roundabout at Linwood Road/East Avenue was approved on 04/07/12.

05/1101/PP - Outline planning permission for mixed use development at Phoenix Retail and Business Park approved on 11/03/09 and associated legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997.

Community Consultation

The Proposal of Application Notice specified that a public meeting is to be held, the details of which are to be confirmed; and that Linwood Community Council has received a copy of the Proposal of Application Notice. Elderslie Community Council within whose area the prospective site lies will also be notified.

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;
- (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 in this instance consultation with Glasgow Airport Safeguarding if any development would exceed 15 metres in height;
- (5) Whether any ecological constraints have been properly addressed particularly with regard to European Protected Species.

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. 15/0085/NO



Renfrewshire
Council

KEY INFORMATION

Ward

11 Erskine and Inchinnan

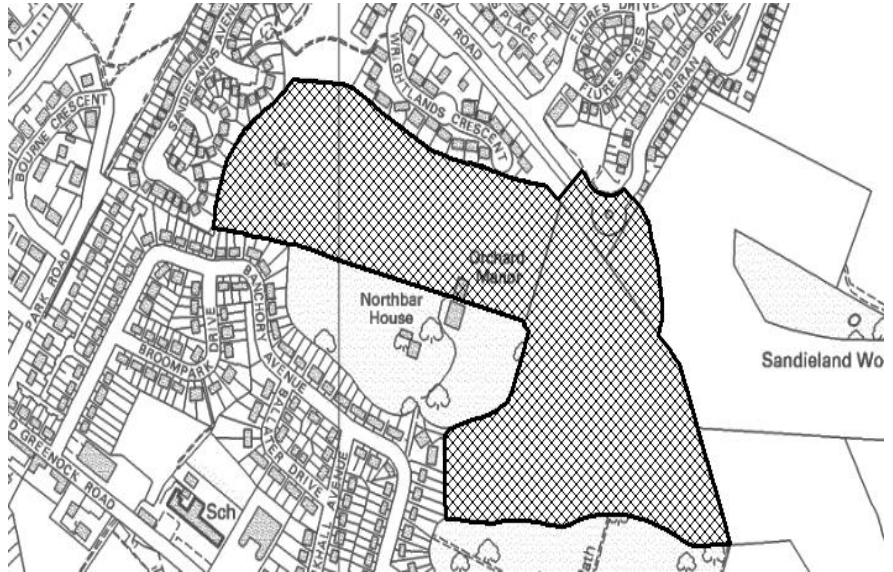
Prospective Applicant

Cala Management Ltd
Cairnlee House
Callendar business Park
Callendar Road
Falkirk
FK1 1XE

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED LANDSCAPING, ROADS, AND DRAINAGE INFRASTRUCTURE

LOCATION: NORTH BAR, BANCHORY AVENUE, INCHINNAN, RENFREW, PA4 9PR



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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
Development

IDENTIFIED KEY ISSUES

- The prospective site is identified within the Renfrewshire Local Development Plan as part of an additional housing site, released through the adoption of the Renfrewshire Local Development Plan 2014.
- The form of development shall require to respect the density and character of development in the surrounding urban area.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places 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 sewerage, drainage and land stability.

Site Description and Proposal

The prospective site comprises an area of former agricultural land, extending to approximately 11.8ha, on the south eastern boundary of Erskine, which is included within the recently approved addition to the built up area. It is located adjacent to an established residential area to the north and partially to the west, abuts the grounds of Northbar House to the west and is bounded by open agricultural land to the east, which remains as designated green belt. There is an established woodland to the south, designated as a Site of interest For Nature Conservation (SINC). The site provides a degree of infill development on the eastern edge of Erskine.

There is a small additional area of land included within the application site which remains under green belt designation, however, this small additional area is required due to the gradients of the site and the need to provide an acceptable access.

The applicants propose to develop the site for residential purposes, with vehicular access being taken from Florish Road. Although an exact number of units has yet to be specified by the applicant, the release site as a whole, has an indicative capacity of 200 units with ancillary works.

Local Development Plan

The prospective site is identified within the adopted Renfrewshire Local Development Plan as part of an 'Additional Housing Site' (P3), following green belt release with an indicative capacity, for the release site as a whole, of 200 units.

Relevant Site History

None.

Community Consultation

The Proposal of Application Notice (15/0085/NO) has specified that a public exhibition is to be held on 31st March 2015, in Erskine; and, that Erskine

Community Council and Inchinnan Community Council, and the four local members have been provided with 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 in this instance consultation with Glasgow Airport Safeguarding; and
- (5) Whether the trees on site are of such merit that they should be retained either wholly or partly.

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. 15/0121/NO



Renfrewshire
Council

KEY INFORMATION

Ward

9 Houston, Crosslee and
Linwood

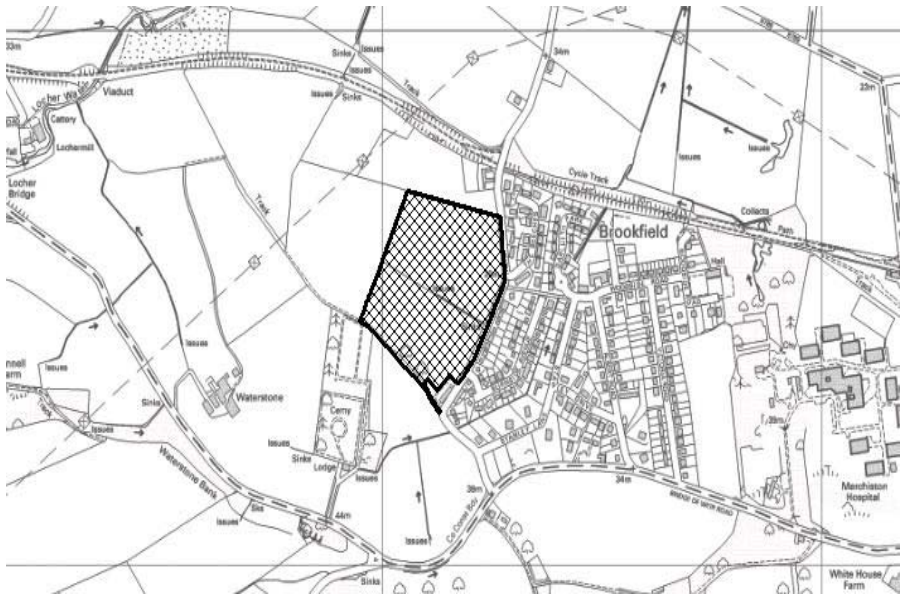
Prospective Applicant

Gladman Development Ltd
2 Eliburn Office Park
Eliburn
Livingston
EH54 6GR

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF A RESIDENTIAL DEVELOPMENT

LOCATION: SITE BETWEEN SANDHOLES FARM AND NO. 33 SANDHOLES ROAD, BROOKFIELD, JOHNSTONE



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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
Development

IDENTIFIED KEY ISSUES

- The prospective site is identified within the Renfrewshire Local Development Plan as Green Belt, following a decision by the Reporter, on the recently Adopted Local Development Plan not to release the site for housing.
- Development should comply with the provisions of Policy ENV 1 of the Renfrewshire Local Development Plan and Delivering the Environment Strategy of the New Development Supplementary Guidance. The development of general housing not justified by a green belt use nor requiring a specific green belt location would not normally meet these requirements in principle.
- 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 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 prospective site comprises an area of open agricultural land, extending to approximately 8.2 ha, on the western boundary of Brookfield, outwith the established village envelope. It is located to the west of Sandholes Road and bounded to the north, south and west by open agricultural land designated as green belt. There is an established residential area on the eastern side of Sandholes Road.

The applicants propose to develop the site for residential purposes, with vehicular access being taken from Sandholes Road, with the potential to accommodate an undefined number of units with ancillary works and open space.

Local Development Plan

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

Relevant Site History

None.

Community Consultation

The Proposal of Application Notice (15/0085/NO) has specified that a public exhibition is to be held on 17th March 2015, in Brookfield; and, that Brookfield Community Council, the four local members, MSP and MP for the area have been provided with 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) The development proposed is contrary in principle to the

designation of the site within the Renfrewshire Local 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 the local infrastructure, particularly sewerage, drainage and educational facilities are capable of accommodating the requirements of the development proposed; and
- (5) Whether there are any other environmental considerations that require to be addressed, including ground conditions.

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.