

Prospective Planning Application

Reference No. 21/1587/PN



Renfrewshire
Council

KEY INFORMATION

Ward (12) Erskine & Inchinnan

Prospective Applicant
Stewart Milne Homes
Kestrel House, 3
Kilmartin Place
Tannochside Business
Park, Uddingston
Glasgow
G71 5PH

RECOMMENDATION

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

Alasdair Morrison
Head of Economy and
Development

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL:

Residential development including access, drainage, landscaping and associated works

LOCATION: Site Between Sandieland Wood and Florish Road, Erskine

APPLICATION FOR: Stewart Milne Homes Ltd



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy P2 – Housing Land Supply Site.
- 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 comprises a greenfield site and woodland adjacent to existing and under construction residential development.

The site is bound to the north, south and west by residential development and farmland/woodland to the west.

The proposal is for a residential development on the site.

Relevant Site History

The site was put forward in the adopted local development plan as a residential site to meet Renfrewshire's 5-year effective housing land supply.

Community Consultation

The applicant's community consultation was live from 26 November 2021 until 17 December 2021. In addition, on 2 December 2021 between 2pm-7pm – there was a live chat facility available to allow members of the public to message direct questions to their team members.

The applicant is also proposing to do a presentation by virtual means to both Erskine and Inchinnan Community Council.

A copy of the Proposal of Application Notice has been sent to Erskine and Inchinnan Community Council, the local residents association, 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 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 other background papers, please contact Sharon Marklow on 0141 618 7835.