

PROPOSAL OF APPLICATION NOTICE (PAN)

Reference: 19/01070/PAN

Applicant: The Trail Family

Proposal: Proposal of application notice for proposed residential development including roads, infrastructure, open space amenity and affordable housing

Site Address: Land East Of Hermitage Academy, Sawmill Field, Helensburgh

1.0 BACKGROUND

A Proposal of Application Notice (PAN) has been submitted to the Planning Authority which took effect from 29th May 2019. In order to allow for a minimum of 12 weeks community consultation in accordance with the relevant legislation no formal planning application can be submitted until the 21st August 2019.

Planning permission in principle has previously been granted for residential development of this site under is 16/00643/PPP. This planning permission expires on 17.8.19. It is stated in the pre-application submission that the submission of this PAN would allow the submission of an application to renew this previous planning permission before its expiry. However, following the PAN process it would also be open to the applicants to submit a fresh application should they wish to do so.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- Erection of residential development (including 25% affordable);
- Construction of roads;
- Formation of amenity open space.
- Associated site works, landscaping and infrastructure connections

3.0 SITE DESCRIPTION

The application site covers an area of approximately 5.8 hectares and is located at the east of the settlement of Helensburgh. The site is bounded by the south by the A814, Cardross Road which is the main road which connects the town to Dumbarton and the east. Helensburgh's Secondary School, Hermitage Academy, bounds the site to the west beyond the Red Burn.

4.0 DEVELOPMENT PLAN POLICY

The adopted Argyll and Bute Local Development Plan under LDP PROP 2 identifies the site as Housing Allocation H2005 – Helensburgh East – Sawmill Field, Cardross Road, with the capacity for 145 units to include 25% affordable housing.

'Argyll and Bute Local Development Plan' adopted March 2015

LDP DM1 – Development within the Development Management Zones
LDP PROP 2 – The Proposed Allocations
LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment
LDP 8 – Supporting the Strength of our Communities
LDP 9 – Development Setting, Layout and Design
LDP 10 – Maximising our Resources and Reducing our Consumption

Supplementary Guidance

SG LDP ENV 1 – Development Impact of Habitats, Species and Our Biodiversity
SG LDP ENV 6 – Development Impact on Trees / Woodland
SG LDP ENV 8 – Protection and Enhancement of Green Networks
SG LDP ENV 14 –Landscape
SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance

SG LDP HOU 1 – General Housing Development including Affordable Housing
SG LDP HOU 2 – Special Needs Access Provision in Housing Developments
SG LDP HOU 3 – Housing Green Space
Sustainable Siting and Design Principles
Delivery of Affordable Housing

SG LDP SERV 2 – Incorporation of Natural Features / Sustainable Systems (SUDS)
SG LDP SERV 3 – Drainage Impact Assessment (DIA)
SG LDP SERV 5 (b) – Provision of Waste Storage and Collection Facilities within New Development
SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development

SG LDP TRAN 2 - Development and Public Transport Accessibility
SG LDP TRAN 3 – Special Needs Access Provision
SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes
SG LDP TRAN 5 – Off-Site Highway Improvements
SG LDP TRAN 6 –Vehicle Parking Provision

5.0 POTENTIAL MATERIAL CONSIDERATIONS

In respect of this proposal it is considered that the following matters will be material considerations in the determination of any future planning application;

- Scottish Planning Policy 2014
- Argyll & Bute Sustainable Design Guidance (2006)
- Designing Streets: A Policy Statement for Scotland (2010)
- Creating Places: A Policy Statement on Architecture and Place for Scotland (2013)
- The approval of 16/00643/PPP

This is an allocated housing site where a previous PPP has been granted. The main planning considerations on this site are likely to relate to the following issues:

- Delivery of affordable housing;
- Design and layout including open space and landscaping;
- Roads access;
- Flooding and drainage.

6.0 CONCLUSION

The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations, against which any future planning application will be considered as well as

potential material considerations and key issues based upon the information received to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 RECOMMENDATION

It is recommended that Members consider the content of the report, and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the applicant in finalising any future planning application submission.

Author of Report: David Moore

Date: 6/6/19

Reviewing Officer: Sandra Davies

Date: 6/6/19

Angus Gilmour
Head of Planning, Housing and Regulatory Services