

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 4 November 2015.

Present:

Councillor Kenny Hay (Chair)
Provost Alastair Carmichael
Councillor Barbara Grant

Councillor Stewart Miller
Councillor Gordon McCaskill
Councillor Paul O’Kane

Councillor Hay in the Chair

Attending:

Gillian McCarney, Planning and Building Standards Manager; Sean McDaid and Graham Shankland, Principal Planners, Development Management; Shona Fraser, Environmental Services Manager; and Paul O’Neil, Committee Services Officer.

Apology:

Councillor Betty Cunningham.

DECLARATIONS OF INTEREST

1781. There were no declarations of interest intimated.

APPLICATION FOR PLANNING PERMISSION

1782. The committee considered reports by the Director of Environment on applications for planning permission requiring consideration by the committee.

The committee agreed that the applications be determined as indicated at Appendix 1 accompanying this Minute, particular reference being made to the following:-

- (i) 2014/0130/TP – Erection of 65 metre high wind turbine (to hub height) and formation of access track and hardstanding with siting of sub-station building at field east of Neilston Community Windfarm, Kingston Road, Neilston by Intelligent Land Investments

The Planning and Building Standards Manager reported that one additional representation had been received from Neilston and Uplawmoor Community Councils and local families objecting to the proposal. She also advised that there were two minor drafting errors to the wording of the report including one in Condition 1.

Having heard the Planning and Building Standards Manager clarify the errors, Councillor O'Kane questioned whether they materially changed the information before the committee and sought clarification of whether it was competent to consider the application.

In reply, the Planning and Building Standards Manager stated that the errors did not fundamentally change the overall assessment of the application and that it was competent for the committee to proceed to consider the application.

At this stage, a location plan of the application site was exhibited to the committee showing its proximity to the Neilston Community Windfarm.

Councillor O'Kane expressed concern about the cumulative visual impact the proposal would have on the surrounding area and sought clarification whether the application site was within the Neilston Community Windfarm.

In reply, the Planning and Building Standards Manager stated that the application site was outwith the Neilston Community Windfarm and the land in question was in the ownership of a farmer.

Councillor McCaskill sought clarification whether the noise levels referred to in the proposed conditions were accurate in the course of which the Planning and Building Standards Manager stated that these were based on the consultation response the Council's Environmental Health Service had given to the application.

The Planning and Building Standards Manager explained in response to a further question by Councillor McCaskill that the proposed development required a Screening Opinion to be adopted under the terms of the Environmental Impact Assessment regulations due to the fact that the hub height exceeded 15 metres. However, it was noted that the adopted Screening Opinion determined that an Environmental Impact Assessment was not required.

The committee was advised that notwithstanding the foregoing a third party had submitted a request to the Scottish Ministers to adopt a Screening Direction and that after due consideration, the Scottish Ministers had determined that the proposed development was not likely to have significant effects on the environment and as such directed that an Environmental Impact Assessment was not required.

Councillor Miller stated that whilst he was not in favour of this type of development proposal, Scottish Government Planning Policy supported proposals of this nature and on that basis he suggested that there were no planning grounds for the committee to refuse the application.

Councillor Hay was heard in support of Councillor Miller's comments in the course of which he emphasised that with the exception of the Neilston and Uplawmoor Community Councils, none of Glasgow Airport, Glasgow Prestwick Airport, the Ministry of Defence or the National Air Traffic Service had offered objections to the proposal and on this basis he supported the proposal.

Councillor O’Kane stated that whilst he was not opposed to the erection of wind turbines, he was concerned about the cumulative visual impact proposals of this nature had on the surrounding area. He also expressed concern about the multitude of applications being submitted for wind turbines in the area and the adverse impact they were having on the surrounding area and local residents.

Councillor McCaskill shared the concerns expressed by Councillor O’Kane, and highlighted the problem of ‘development creep’ associated with proposals of this nature.

At this stage, Councillor Hay, seconded by Councillor Miller, moved that the application be approved, subject to the conditions detailed in the report and subject to the appropriate amendments being made to correct the wording of the conditions.

Councillor McCaskill, seconded by Councillor O’Kane, moved as an amendment that the application be refused on the grounds of the technical issues raised.

On a vote being taken, 3 Members voted for the motion and 3 Members voted for the amendment. There being an equality of votes cast, in accordance with Standing Order 32(c), the Chair had a casting vote which he cast in favour of the motion.

The motion was accordingly declared carried and it was agreed that the application be approved, subject to the conditions detailed in the report and subject to the appropriate amendments being made to correct the wording of the Condition 1.

- (ii) 2014/0228/TP – Erection of 50 metre high (to hub height) wind turbine with formation of access track and siting of sub-station building at land circa 458 metres south west of Nether Carswell, Kingston Road, Neilston, by North and South Energy Limited

The Planning and Building Standards Manager reported that there was a minor error to the wording of Condition 1 to the effect that the word ‘speed’ should have read ‘noise’.

Councillor McCaskill stated that whilst the proposal was a substantially smaller wind turbine than the proposal the committee had approved at the immediately foregoing item of business, in his opinion, the proposal would create visual clutter in the area and reiterated his earlier comments about the adverse visual impact wind turbines had on the surrounding area.

At this stage, Councillor Hay seconded by Councillor Miller, moved that the application be approved, subject to the conditions detailed in the report and subject to the appropriate amendments being made to correct the wording of the Condition 1.

Councillor McCaskill, seconded by Councillor O’Kane, moved that the application be refused on the basis that the difference in the height of the proposed wind turbine would create visual clutter in the area.

On a vote being taken, 3 Members voted for the motion and 3 Members voted for the amendment. There being an equality of votes cast, in accordance with Standing Order 32(c), the Chair had a casting vote which he cast in favour of the motion.

The motion was accordingly declared carried and it was agreed that the application be approved, subject to the conditions detailed in the report and subject the wording of Condition 1 being amended by deleting the word 'speed' and replacing it with the word 'noise'.

(iii) 2015/0360/TP – Formation of road junction off A726 Glasgow Southern Orbital with on/off access ramp and roundabout at end of access road at land to north of A726 Maidenhill, Newton Mearns by Taylor Wimpey West Scotland

The Planning and Building Standards Manager reported that 33 additional representations had been received objecting to the proposal.

A plan of the application site was exhibited to the committee in the course of which Councillor Grant expressed concern about the likelihood of construction traffic entering and leaving the site from and onto the Glasgow Southern Orbital Road.

In reply, the Planning and Building Standards Manager stated that Condition 2 proposed to be attached to the planning consent would address Councillor Grant's concerns. She also explained that the Roads and Transportation service would be having discussions with the applicants regarding an alternative access point to the application site during construction works. Concluding her remarks, she emphasised that the formation of the access and road was required to facilitate and complement the future developments at Maidenhill.

Councillor Grant also expressed concern about the level of traffic that would be generated from the proposed residential developments at Maidenhill and questioned whether the Glasgow Southern Orbital road (GSO) had sufficient capacity to cope with the additional traffic.

In reply, the Planning and Building Standards Manager explained that a transport assessment had been submitted by the applicants which raised no adverse issues associated with the masterplan at Maidenhill.

Councillor Grant was also concerned that once the Maidenhill development was constructed a significant amount of traffic would be accessing the eastbound lane of the GSO leaving that road at the Mearnskirk flyover to access the westbound GSO.

Councillor Miller was heard in support of Councillor Grant's concerns, referring to an extract of the Council's Policy T2 from the 2011 Local Development Plan regarding the function of the GSO which stated that any proposed development in the vicinity of the GSO should be resisted.

In reply, the Planning and Building Standards Manager stated that the 2011 Local Development Plan had been superseded by the 2015 Local Development Plan and that no such policy was contained in the new adopted Local Development Plan.

At this stage, the Environmental Services Manager outlined the procedures that the applicants would require to follow before any works could begin at the proposed development. In particular, she emphasised that the GSO project agreement to which the Council was a signatory made it clear that notwithstanding any planning permission that might be granted, the applicants would not be able to carry out any work to the GSO unless there was a legally binding agreement between the applicants and Connect Balfour Beattie, the operating company of the GSO. Furthermore, the applicants would also have to submit a separate Roads Construction Consent to the Roads and Transportation service.

In reply to a question by Councillor McCaskill as to whether a full flood risk assessment had been carried out, the Planning and Building Standards Manager stated that a drainage plan was already connected to the GSO. She also emphasised that a full Environmental Impact Assessment and Flood Risk Assessment would be carried out at the appropriate time when applications relating to the future developments at Maidenhill were submitted.

Councillor Grant reiterated her concerns about construction traffic operating to and from the application site in the course of which the Planning and Building Standards Manager advised that this would be controlled by conditions imposed by the proposed planning consent and the Roads and Transportation service in terms of the Roads Construction Consent.

At this stage, Councillor Hay, seconded by Councillor McCaskill, moved that the application be approved, subject to the conditions detailed in the report.

Councillor Miller, seconded by Councillor Grant, moved as an amendment that the application be refused on road safety grounds.

On a vote being taken, 4 Members voted for the motion and 2 Members voted for the amendment. The motion was accordingly declared carried and it was agreed that the application be approved, subject to the conditions detailed in the report.

- (iv) 2015/0518/TP – Erection of two denominational primary schools with non-denominational nursery provision on a single campus layout with associated access, parking and outdoor sports facilities (major) at site adjacent to south of Mearns Castle High School car park and opposite Burnhouse Brae, Waterfoot Road, Newton Mearns by East Renfrewshire Council

Councillor Grant stated that she had concerns about road safety issues on Waterfoot Road and whether the boundary proposed to safeguard the Greenbelt at the application site was defensible. She also expressed concern about the adverse effect the proposal would have on residents living downstream in terms of the risk of flooding to areas in close proximity to the Broom Burn.

Councillor Miller shared Councillor Grant's concerns about road safety issues on Waterfoot Road and sought clarification whether it was proposed to install a pelican crossing at the application site.

In reply, the Environmental Services Manager stated that it was proposed to install a pedestrian crossing at the application site and that consideration was being given to the installation of a different type of traffic light control at the site.

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Councillor Grant reiterated her concerns about water and sewerage arrangements at the site in the course of which the Planning and Building Standards Manager stated that the details relating to the subsequent development of the site would be dealt with at the detailed planning application stages for the housing and primary school but in terms of the sewerage the developments would be connected to the main sewer.

At this stage, the committee agreed that the application be approved, subject to the conditions detailed in the report.

CHAIR

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Decision Index of applications under the above acts considered by Planning Applications Committee
on 4th November 2015

Reference No: 2014/0130/TP

Ward: 1

Applicant:

Intelligent Land Investments
The Shires
33 Bothwell Road
Hamilton, ML3 0AS

Agent:

Logan PM
12 Torphichen Street
Edinburgh
EH3 8JQ

Site: Field east of Neilston Community Windfarm, Kingston Road, Neilston, East Renfrewshire

Description: Erection of 65 metre high wind turbine (to hub) and formation of access track and hardstanding with siting of substation building

Decision: Approved subject to conditions

Reference No: 2014/0228/TP

Ward: 1

Applicant:

North And South Energy Ltd
Nene Lodge
Funthams Lane
Whittlesey
Peterborough
PE7 2PB

Agent:

Partners In Planning And Architecture Ltd
Manor Mews
10 Bridge Street
St Ives
Cambridgeshire
PE27 5UW

Site: Land circa 458m south-west of Nether Carswell, Kingston Road, Neilston, East Renfrewshire

Description: Erection of 50 metre high (to hub height) wind turbine with formation of access track and siting of sub-station building

Decision: Approved subject to conditions

Reference No: 2015/0360/TP

Ward: 5

Applicant:

Taylor Wimpey West Scotland
Cirrus
Glasgow Airport Business Park
Marchburn Drive
Paisley, PA3 2SJ

Agent:

Site: Land to north of A726, Maidenhill, Newton Mearns, East Renfrewshire

Description: Formation of road junction off A726 Glasgow Southern Orbital with on/off access ramp and roundabout at end of access road

Decision: Approved subject to conditions

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Reference No: 2015/0518/TP

Ward: 6

Applicant:

East Renfrewshire Council
Council Offices
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank, G46 8NG

Agent:

BDP Ltd
15 Exchange Place
Glasgow
G1 3AN

Site: Site adjacent to south of Mearns Castle High School car park and opposite Burnhouse Brae, Waterfoot Road, Newton Mearns

Description: Erection of two denominational primary schools with non-denominational nursery provision on a single campus layout with associated access, parking and outdoor sports facilities (major)

Decision: Approved subject to conditions