

MINUTE

of

PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 14 February 2018.

Present:

Councillor Annette Ireland (Chair)
Councillor Betty Cunningham (Vice Chair)
Councillor Paul Aitken
Councillor Angela Convery

Provost Jim Fletcher
Councillor Stewart Miller
Councillor Jim McLean

Councillor Ireland in the Chair

Attending:

Sean McDaid, Principal Planner; and Ian Walker, Senior Planner, Development Management; Graham Shankland, Principal Business Intelligence Officer, Business Intelligence Team; and Paul O'Neil, Committee Services Officer.

DECLARATIONS OF INTEREST

303. There were no declarations of interest intimated.

NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS

304. The committee considered and noted a report by the Director of Environment, advising of the intimation by the Directorate for Planning and Environmental Appeals (DEPA) of one new appeal that had been lodged against the committee's decision to refuse planning permission and the outcome of three appeal decisions, two which the Reporter had upheld and granted planning permission and one which was dismissed.

APPLICATIONS FOR PLANNING PERMISSION

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

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

- (i) 2017/0264/TP – Sub-division of feu and erection of detached dwellinghouse at rear with formation of access from Capelrig Road, Newton Mearns (Planning Permission in Principle) at 8 The Laurels, Newton Mearns by Amanda Flynn

The committee agreed that consideration of the application be continued to allow a site visit to take place.

- (ii) 2017/0406/TP – Erection of 21 flats with associated parking and formation of vehicular access off Capelrig Road at site at Capelrig Road (40 metres south of Walden House and opposite Capelrig Gardens), Newton Mearns by Westpoint Homes Limited

The Principal Planner summarised the details of the proposed development highlighting that the site was located in the Green Belt and that the application was being recommended for refusal. He advised that the grounds for refusal were similar to those the Reporter had used in the appeal decision relating to the Waterfoot application (i.e. Ref No:- 2017/0367/TP) which had been dismissed by the Reporter and which the committee had noted the terms of in the immediately preceding item of business.

Councillor Cunningham was heard in support of the proposed development in course of which she outlined a number of reasons why in her opinion the application should be granted. These included amongst other things the suitability of the proposed development for first time buyers or those wishing to downsize and that the site was located in an area that with a range of developments and had good transport links.

Whilst indicating that he did not support the reasons for the refusal of the application, Councillor Aitken stated that in his opinion, the application site was within the urban area; that it was not an incursion on the Green Belt and green network; and that there was a shortfall of housing land in East Renfrewshire.

Councillor Cunningham noted that the applicant was a local developer and in her opinion, the proposed development would create jobs which would be of economic benefit to the area.

In response to Councillor Convery who sought clarification of the Education Department's view of the proposal, the Principal Planner highlighted that the Education Department had stated that the site would present considerable difficulties for the school estate, particularly given the cumulative impact of the adopted Local Development Plan (LDP) and the proposed sites in LDP2.

Whilst noting that the neighbouring properties would be in excess of 20 metres from the proposed development, Councillor Miller sought clarification whether it would be possible to increase this distance to a minimum of 40 metres.

In reply, the Principal Planner explained that this would not be possible given the orientation of the application site and that the committee was required to give consideration to the application as submitted.

Councillor McLean stated that he did not accept the fact that the site was in the Green Belt as a basis to refuse the application as in his opinion, such an argument was somewhat diminished given the significant amount of development that had already taken place in close proximity to the application site.

At this stage, the committee agreed that it was disposed to grant the application, subject to:-

- (a) delegated powers being granted to officers in consultation with the Chair and Vice Chair of the committee to attach appropriate conditions to the planning permission; and
 - (b) the issuing of planning permission following the conclusion of a legal agreement relating to the delivery of affordable housing and payment of development contributions.
- (iii) 2017/0754/TP – Installation of 2 ground based telecommunications cabinets opposite 1-1A Polnoon Street, Eaglesham by Mr Robert Carchies (In retrospect)

The Principal Planner referred to the site history in the course of which he highlighted that planning permission had been granted for the installation of two ground based telecommunications cabinets on 5 January 2017. However, he advised that during the installation of the cabinets the applicant had relocated them to their current location without first contacting the Planning Service.

Councillors Convery, McLean and Miller expressed concern that notwithstanding the fact that planning permission had been granted for the installation of 2 telecommunications cabinets the applicant had moved the cabinets from their approved location without first obtaining the necessary permission and had also installed cabinets which were larger than those which had been approved.

Councillor Ireland stated that she shared the concerns that had been expressed and stated that in her opinion, the proposed development was contrary to Policies D1 and D11 of the adopted East Renfrewshire Local Development Plan and that the application should be refused.

At this stage, the committee agreed that the application be refused on the grounds that the development was contrary to Policies D1 and D11 of the adopted East Renfrewshire Local Development Plan as the position and appearance of the cabinets had an adverse visual impact on the Conservation Area with a resultant loss of character and amenity to the surrounding area.

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**

Index of applications under the above acts considered by the Planning Applications
Committee on 14.02.2018

Reference No: 2017/0264/TP

Ward: 2

Applicant:

Amanda Flynn
8 The Laurels
Newton Mearns
East Renfrewshire
G77 6XR

Agent:

Alan Seath Planning Consultancy
88 Scott Road
Glenrothes
KY6 1AE

Site: 8 The Laurels, Newton Mearns, East Renfrewshire, G77 6XR

Description: Sub-division of feu and erection of detached dwellinghouse at rear with formation of access from Capelrig Road (planning permission in principle)

Decision: Continued for Site Visit

Reference No: 2017/0406/TP

Ward: 2

Applicant:

Westpoint Homes Ltd
3 Arthur Street
Clarkston
East Renfrewshire
G76 8BQ

Agent:

Fouin and Bell Architects Ltd
1 John's Place
Edinburgh
City of Edinburgh
EH6 7EL

Site: Site at Capelrig Road (40m south of Walden House and opposite Capelrig Gardens), Newton Mearns, East Renfrewshire

Description: Erection of 21 flats with associated parking and formation of vehicular access off Capelrig Road

Decision: Disposed to grant subject to conditions following the conclusion of a legal agreement relating to the delivery of affordable housing and payment of development contributions

Reference No: 2017/0568/TP

Ward: 5

Applicant:

East Renfrewshire Council
Mr. Raymond O'Kane
ERC Council Offices
2 Spiersbridge Way
G46 8NG

Agent:

BDP Limited
Colin Allan
15 Exchange Place
Glasgow
G1 3AN

Site: Site 300M east of 353 Ayr Road, Newton Mearns, East Renfrewshire

Description: Erection of non-denominational primary school with nursery provision together with associated playgrounds, sports pitch with floodlighting, parking, pedestrian and vehicular accesses (major)

Decision: Approved subject to conditions

Reference No: 2017/0754/TP

Ward: 5

Applicant:

Mr Robert Carchies
Alexander Bain House
James Watt Street
Glasgow
Scotland
G2 8LA

Agent:

Nick Hilton
The Stable
Codham Hall Lane
Brentwood
Essex
CM133jt

Site: Opposite 1-1A Polnoon Street, Eaglesham, East Renfrewshire

Description: Installation of no. 2 ground based telecommunications cabinets

Decision: Refused
