

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 31st October 2024.

Present:

Councillor Jim McLean (Chair)
Councillor Paul Edlin
Councillor Annette Ireland

Councillor Chris Lunday
(*)Provost Mary Montague (*)
Councillor Andrew Morrison

Councillor McLean in the Chair

(*) indicates remote attendance

Attending:

Derek Scott, Principal Planner (Development Management); Margaret McGleish, Planner; John Burke, Democratic Services Officer.

Apologies:

Councillors Betty Cunningham.

DECLARATIONS OF INTEREST

1022. There were no declarations of interest intimated.

CHAIR'S REMARKS

The Chair intimated that, as only certain members had been present for the site visit relating to the first application, he would consider the applications within item 3 in the order shown below. This would allow those members who had not attended to leave the meeting prior to its consideration.

APPLICATIONS FOR PLANNING PERMISSION

1023. The Committee considered a report 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:-

1000

- (ii) 2024/0168/TP – Construction and Operation of a 40 MW Battery Energy Storage Facility together with Associated Infrastructure, Substation, Security Fencing, CCTV, Security Lighting and Landscaping.

The Principal Planner was heard further on the report, in the course of which he summarised the 251 representations that had been received.

He provided further information on the relevant planning policies and assessments and stated that the proposal was considered to generally comply with the terms of the development plan, including NPF4 and LDP2.

There was discussion among members around fire risk, the reasons for the selection of the specific site, the potential uses of the proposed community fund, car parking at the site during and after construction, and the contribution the proposed development would make to renewable energy infrastructure.

Provost Montague, seconded by Councillor Ireland, moved that a site visit be arranged to allow members to view the site.

Councillor McLean, seconded by Councillor Morrison, moved as an amendment that no site visit be carried out and the members proceed to consider the application at this meeting.

On a vote being taken by role call, Councillors Ireland, Lunday and Provost Montague voted for the motion, Councillors Edlin, McLean and Morrison voted for the amendment.

With a tied vote, the Chair exercised his casting vote for the amendment, which was declared carried and the Committee proceeded to consideration of the application.

Councillor Morrison, seconded by Councillor McLean moved that the Committee refuse planning permission as the application was contrary to NPF4 Policies 8 and 23, and LDP2 Policy D3.

Councillor Ireland, seconded by Provost Montague, moved as an amendment that the recommendation of the report be accepted and planning permission granted subject to the conditions set out in the report of handling.

On a vote being taken by role call, Councillor Ireland and Provost Montague voted for the amendment, Councillors Edlin, Lunday, McLean and Morrison voted for the motion, which was declared carried.

Therefore, the Committee agreed to refuse planning permission as the application was considered contrary to policies 8 and 23 of National Planning Framework 4 and policy D3 of Local Development Plan 2.

Councillor Ireland left the meeting following consideration of this application.

- (iii) 2024/0372/TP – Installation of Treehouse in Rear Garden (Retrospective with Amendments).

The Principal Planner was heard further on the report, in the course of which he summarised the 10 representations that had been received.

He provided further information on the relevant planning policies and assessments and stated that the proposal was considered to generally comply with the terms of National Planning

Framework 4 and the adopted East Renfrewshire Local Development Plan 2 for the reasons set out in the report.

In discussion, members were given further information about the screening that would be erected around the treehouse to prevent overlooking of neighbouring properties and the conditions indicating that this screening would be replaced should it be damaged.

Thereafter, the Committee agreed to grant planning permission for the reasons set out in the report of handling.

Councillor McLean and Councillor Lunday left the meeting following consideration of this application.

APPOINTMENT OF CHAIR

1024. The Committee agreed that Councillor Morrison assume the role of Chair for the consideration of the final application by unanimous agreement.

Councillor Morrison in the Chair

- (i) 2024/0118/TP – Single Storey Front, Side and Rear Extension, including Boundary Wall and Elevated Decking.

The Chair indicated that those members who had been present at the site visit had also heard the full explanation from the Principal Planner at the previous meeting and there was no need to repeat that presentation, this was agreed by the other members present.

Thereafter, the Committee agreed to grant planning permission for the reasons set out in the report of handling.

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**

Draft index of applications under the above acts to be considered by Planning Applications Committee
on 31st October 2024.

Reference No: 2024/0118/TP

Ward: 4

Applicant:

Mr Mark Young
34 Strathview Park
Netherlee
Glasgow
Scotland
G44 3EN

Agent:

Barry Coogan
10 William Ure Place
Bishopbriggs
Glasgow
Scotland
G64 3BH

Site: 34 Strathview Park, Netherlee, East Renfrewshire, G44 3EN

Description: Single storey front, side and rear extension, including boundary wall and elevated decking.

Please click [here](#) for further information on this application

Reference No: 2024/0168/TP

Ward: 5

Applicant:

GPC 1137 Ltd
3rd Floor
1 Ashley Road
Altrincham
Cheshire
WA14 2DT

Agent:

Paul Booth
1 Bar Lane
York
YO1 6JU

Site: Land at the East Side of Glasgow Road, Eaglesham, G76 0DN

Description: Construction and operation of a 40MW battery energy storage facility together with associated infrastructure, substation, security fencing, CCTV, security lighting and landscaping..

Please click [here](#) for further information on this application

Reference No: 2024/0372/TP

Ward: 4

Applicant:

Mr Michael Cairns
644 Clarkston Road
Glasgow
G44 3YS

Agent:

Site: 644 Clarkston Road, Netherlee, East Renfrewshire, G44 3YS

Description: Installation of treehouse in rear garden (retrospective with amendments)

Please click [here](#) for further information on this application