

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY1 October 2025Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2025/10ERECTION OF 3 TWO STOREY DWELLINGS WITH ASSOCIATED ACCESS**PURPOSE OF REPORT**

1. The purpose of the report is to present the information currently available to allow a review of the non-determination of the application for planning permission as detailed below. A determination should have been made by officers, in terms of the Scheme of Delegation, in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.

**DETAILS OF APPLICATION**

2. Application type: Planning Permission in Principle (Ref No:- 2025/0123/TP).
- Applicant: Mr Robin Ghosh
- Proposal: Erection of 3 Two Storey Dwellings with Associated Access
- Location: Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT
- Council Area/Ward: Newton Mearns South and Eaglesham (Ward 5).

**REASON FOR REQUESTING REVIEW**

3. The applicant has requested a review on the grounds of the non-determination of the application.

**RECOMMENDATIONS**

4. The Local Review Body is asked to:-
- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that it proceeds to determine the application under review; or
  - (b) that in the event that further procedure is required to allow it to determine the review, consider:-
    - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
    - (ii) what procedure or combination of procedures are to be followed in determining the review.

## **BACKGROUND**

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Operations).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

## **NOTICE OF REVIEW – NON-DETERMINATION OF APPLICATION**

8. The applicant has submitted a ‘Notice of Review’ on the grounds that the Council has failed to determine the application within the prescribed time period, as defined in the Town and Country Planning (Scotland) Act 1997.

9. The relevant regulations state that the Local Review Body must consider and determine the review within three months from the date it was received. The Council received the ‘Notice of Review’ on 31 July 2025. The review has, therefore, to be determined by 31 October 2025, failing which, the application is deemed to be refused permission and the applicant can appeal to the Scottish Government.

10. There is no ‘Report of Handling’ for the Local Review Body to consider given that the Council failed to determine the application.

11. At the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Tuesday, 30 September 2025 before the meeting of the Local Review Body which begins at 2.30pm.

## **INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION**

13. Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

14. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review on the basis of non-determination:-

- (a) Application for planning permission – Appendix 1 (Pages 223-230);
- (b) Objections and Representations – Appendix 2 (Pages 231-268); and
- (c) A copy of the applicant's Notice of Review and Statement of Reasons -Appendix 5 (Pages 269-278).

**15.** The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages 279-282).

- (a) Location Plan; and
- (b) Site Plan as Proposed.

**16** All the documents referred to in this report can be viewed online on the Council's website at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk).

## **RECOMMENDATIONS**

**16.** The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that it proceeds to determine the application under review; or
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
  - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
  - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

John Burke, Democratic Services Officer  
e-mail: [john.burke@eastrenfrewshire.gov.uk](mailto:john.burke@eastrenfrewshire.gov.uk)  
Tel: 0141 577 3026

Date:- 23 September 2025

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## **APPLICATION FOR PLANNING PERMISSION**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100703810-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☒ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Erection of 3 two storey dwellings with associated access

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

☐ Yes ☒ No

Has the work already been started and/or completed? \*

☒ No ☐ Yes – Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☒ Applicant ☐ Agent

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Robin	Building Number:	64
Last Name: *	Ghosh	Address 1 (Street): *	Wellington Chambers
Company/Organisation		Address 2:	
Telephone Number: *	07886842763	Town/City: *	Ayr
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA7 1EH
Fax Number:			
Email Address: *	robin@econstructdb.com		

## Site Address Details

Planning Authority:	East Renfrewshire Council
Full postal address of the site (including postcode where available):	
Address 1:	TREESIDE COTTAGE
Address 2:	AYR ROAD
Address 3:	NEWTON MEARNS
Address 4:	
Address 5:	
Town/City/Settlement:	GLASGOW
Post Code:	G77 6RT

Please identify/describe the location of the site or sites

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Northing	655017	Easting	252550
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## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Site Area

Please state the site area:

2170.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Vacant / derelict land

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water?? \*  
(e.g. SUDS arrangements) \*

☒ Yes ☐ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ No ☐ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☐ Yes ☒ No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? \*

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Mr Robin Ghosh

On behalf of:

Date: 05/03/2025

☒ Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☐ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Robin Ghosh

Declaration Date: 05/03/2025

## Payment Details

Telephone Payment Reference:

Created: 05/03/2025 10:28

## OBJECTIONS/REPRESENTATIONS

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Wednesday, 26 March 2025



Local Planner  
Planning Team  
East Renfrewshire Council  
Thornliebank  
G46 8NG

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Stepps  
Glasgow  
G33 6FB

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)



Dear Customer,

**Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT**  
**Planning Ref: 2025/0123/TP**  
**Our Ref: DSCAS-0129369-2X5**  
**Proposal: Erection of 3 two storey dwellinghouses with associated access**  
**(planning permission in principle)**

**Please quote our reference in all future correspondence**

Scottish Water has no objection to this planning application. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

Please read the following carefully as there may be further action required. Scottish Water would advise the following:

### **Water Capacity Assessment**

- There is currently sufficient capacity in the Milngavie Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

### **Waste Water Capacity Assessment**

- There is currently sufficient capacity for a foul only connection in the Shieldhall Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

### Please Note

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works. When planning permission has been granted and a formal connection application has been submitted, we will review the availability of capacity at that time and advise the applicant accordingly.

### Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should refer to our guides which can be found at <https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-Our-Network> which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

### Asset Impact Assessment

Scottish Water records indicate that there is live infrastructure in the proximity of your development area that may impact on existing Scottish Water assets.

- 10" DI water main

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal for an appraisal of the proposals.

The applicant should be aware that any conflict with assets identified will be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

Written permission must be obtained before any works are started within the area of our apparatus.

### Next Steps

Developments are required to submit a Pre-Development Enquiry (PDE) Form via our Customer Portal prior to any formal technical application being submitted, allowing us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer,



which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

I trust the above is acceptable however if you require any further information regarding this matter, please contact me on **0800 389 0379** or via the e-mail address below or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely,

**Angela Allison**

Development Services Analyst

[PlanningConsultations@scottishwater.co.uk](mailto:PlanningConsultations@scottishwater.co.uk)

#### **Scottish Water Disclaimer:**

*"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."*

### **Supplementary Guidance**

- Scottish Water asset plans can be obtained from our appointed asset plan providers:
  - Site Investigation Services (UK) Ltd
  - Tel: 0333 123 1223
  - Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)
  - [www.sisplan.co.uk](http://www.sisplan.co.uk)
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Development Operations department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or a Sustainable Drainage System (SUDS) proposed to vest in Scottish Water is constructed.
- Please find information on how to submit application to Scottish Water at our Customer Portal.

**Roads Service  
OBSERVATIONS ON  
PLANNING APPLICATION**



**Our Ref:** 2025/0123/TP  
**D.C Ref** Sean McDaid  
**Contact:** Allan Telfer

<b>Planning Application No:</b>	2025/0123/TP	<b>Dated:</b>	17/03/25	<b>Received:</b>	18/03/25
<b>Applicant:</b>	Mr Robin Ghosh				
<b>Proposed Development:</b>	Erection of 3 two storey dwellinghouses with associated access (planning permission in principle)				
<b>Location:</b>	Treeside Cottage, Ayr Road, Newton Mearns				
<b>Type of Consent:</b>	Planning Permission In Principle				

**RECOMMENDATION: NO OBJECTIONS SUBJECT TO CONDITIONS**

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

**1. General**

(a) General principle of development	<b>Y</b>
(b) Safety Audit Required	<b>N</b>
(c) Traffic Impact Analysis Required	<b>N</b>

**2. Existing Roads**

(a) Type of Connection (junction / footway crossing)	<b>Y</b>
(b) Location(s) of Connection(s)	<b>Y</b>
(c) Pedestrian Provision	<b>Y</b>
(d) Sightlines	<b>N</b>

**3. New Roads**

(a) Widths	<b>N</b>
(b) Pedestrian Provision	<b>N</b>
(c) Layout (horizontal/vertical alignment)	<b>N</b>
(d) Turning Facilities (Circles / hammerhead)	<b>N</b>
(e) Junction Details (locations / radii / sightlines)	<b>N</b>
(f) Provision for P.U. services	<b>N</b>

**4. Servicing & Car Parking**

(a) Drainage	<b>N</b>
(b) Car Parking	<b>N</b>
(c) Layout of parking bays / garages	<b>N</b>
(d) Servicing Arrangements	<b>N</b>

**5. Signing**

(a) Location	<b>NA</b>
(b) Illumination	<b>N/A</b>

**NOTES:**

**Site Location:** The development site is located at the Southern end of the A77, Ayr Road, Newton Mearns at its junction with Malletsheugh Road close to the M77 overbridge. The site is bounded to the south by Ayr Road, Malletsheugh Road to the West and to the North by an open site currently under consideration for development.

**Application Proposal:** There is an existing dwelling, Treeside Cottage, located in the South West corner of the site. The proposed development, consisting of three dwelling houses, is situated in the North Eastern part of the extended garden ground of the existing cottage which is to be retained.

**Previous Applications:** Pre-application observations for a similar development and layout on this site have been submitted to Planning on 21<sup>st</sup> November 2016 (PREAPP/2016/0539). A full application for four properties was submitted on 21<sup>st</sup> November 2017. This Service recommended the application be refused based on inadequate junction spacing.

Ref:	COMMENTS
3	<p>As per ERCs Good Practice Guide For Residential Development Roads, the desirable maximum number of dwellings associated with an access/shared driveway shall normally be two however dispensation to allow up to three properties to share an access/driveway may be accepted if it is of a suitable width at the immediate point of access with an alignment which will allow opposing traffic to pass. Suitable turning facilities should also be provided on the access/driveway to allow all vehicles to enter and exit in a forward gear.</p> <p>The intensification of use and the subsequent increase of manoeuvres and vehicle movements is an increased risk and may be detrimental to road safety. While the risk associated with 2-3 plots per shared driveway may be manageable, beyond such the risk potentially starts to become unacceptable.</p> <p>Furthermore, there is increased likelihood that visitors, delivery vehicles etc. may access and/or</p>

	<p>indiscriminately park within a shared driveway which further exacerbates the potential road safety risk. It is also the Road Service's view that with multi property shared access there is the potential for future maintenance, servicing and refuse collection disputes and requests for the Council to intervene and resolve.</p> <p>Should the Applicant wish to retain the development as four dwellings in total, the development must be served by a road which must be provided to the satisfaction of East Renfrewshire Council as Roads Authority. An application for Roads Construction Consent will therefore be required for this development.</p>
2(a)	<p>Existing Access from Ayr Road:</p> <p>The existing vehicle access crossing (drop kerbs), to the existing cottage, on the Ayr Road, A77 frontage should be reinstated to full height kerbs and the vehicle access to the existing cottage permanently closed.</p>
2(b)	<p>Location of new junction:</p> <p>The proposed access to this development from Malletsheugh Road should be 25 metres from Lady Glen Avenue.</p> <p>The proposal as submitted indicates a junction spacing of approximately 14 metres and does not meet the requirements of this condition.</p> <p>However, as per section 3.4.2 of ERCs Good Practice Guide For Residential Development Roads, this can be relaxed where the staggered junction has a right/left arrangement and so the proposed arrangement will be acceptable in this instance.</p>
2(d)	<p>Sightlines:</p> <p>Clear sightlines, from any new junction, are essential to enable drivers to check in both directions for vehicular traffic and pedestrians before safely joining the adjacent public road. That is, from a point 'x' metres back from the road edge there should be an unrestricted view, above a height of 1.05 metres, for a distance of 'y' metres in both directions.</p> <p>The required visibility splay at the proposed junction is <b>2.5 metres x 90 metres x 1.05 metres</b>.</p> <p>The applicant will be required to submit a scale drawing detailing the maximum achievable splays from the new junction, and what work, if any, will be required to achieve and thereafter maintain these splays in perpetuity. The drawing should include details of all obstructions within the splay and the proposals as to how they will be maintained at a height of not more than 1.05 metres.</p>
3(a) 3(b)	<p>Widths:</p> <p>The new road should be a minimum of 5.5 metres wide, to accommodate two way traffic.</p> <p>A 2 metre minimum wide footway on at least on one side of the new carriageway is required. The corner radii of the new junction with Malletsheugh Road should be a minimum of 6 metres.</p>
3(c) 3(d)	<p>Turning:</p> <p>A suitable turning area to ERC Roads Service standards should be provided and detailed on the submitted drawings for Road Construction Consent.</p> <p>In relation to the servicing of the development a Swept path analysis will be required to demonstrate that service / refuse vehicles can safely access the development without over-run of the adjacent footway etc.</p>
3(e)	<p>Sightlines:</p> <p>Visibility Splays of 2 metres x 20 metres x 1.05 metres must be achieved between individual driveways and the adjacent carriageway.</p> <p>To ensure an adequate and safe inter-visibility between vehicles exiting from a driveway and pedestrians on the adjacent footway, visibility splays of 2 metres x 5 metres should be provided and</p>

	<p>thereafter maintained in perpetuity at either side of the driveway.</p> <p>That is; 2 metres measured into the drive from the back of the footway and 5 metres measured from either edge of the driveway in both directions. No obstructions above a height of 1.05 metres will be accepted in either direction within the aforementioned splays.</p> <p><b>Note</b> – Landscaping and boundary treatments should be carefully considered to ensure that relevant visibility splays are not compromised. Future, long term, maintenance of any landscape areas should also be considered.</p>
3(f)	<p>Public Utility Strips:</p> <p>The position / location of public utility service strips should be considered with the final design of the new road, footway and turning area.</p>
4(a)	<p>Drainage:</p> <p>The applicant would be required to demonstrate / provide evidence from Scottish Water / SEPA that the proposed surface water / land drain / sewerage treatment / discharge will be acceptable and can be accommodated within the current infrastructure. After attenuation / treatment, the recommended maximum outflow from the development site into any relevant outfall should not exceed 8 L/s/ha.</p>
4(b)	<p>Parking:</p> <p>It is not known how many bedrooms each dwelling will contain. The parking provision must be provided in line with the requirements set out in our Good Practice Guide For Residential Development Roads.</p>
4(c)	<p>Driveways and Visitor Parking Bays:</p> <p>The design and layout of the driveways and any visitor parking bays should be provided as per our Good Practice Guide For Residential Development Roads</p>
4(d)	<p>Refuse Collection:</p> <p>It is recommended that an area of hardstanding should be provided at a suitable location adjacent to the new public footway where refuse bins could be stored on collection days to prevent the footway from being obstructed.</p>
5(b)	<p>Street Lighting:</p> <p>Street Lighting proposals should be examined at the earliest opportunity especially with regards to the juxtaposition of lighting columns with driveways and the new junction.</p>

General:

It should be noted at this stage that there is an obligation in terms of **Section 95 of The Roads (Scotland) Act 1984** for the construction site contractor to ensure that any material, of whatever nature, deposited from their vehicles onto the public road is removed as soon as reasonably practicable.

It should also be noted that, in terms of **Section 96 of The Roads (Scotland) Act 1984** the Operator shall be responsible for the expense of any repairs required to any road as a result of any damage caused to it by the excessively heavy or additional traffic from the proposed construction work.

The Construction site should include an appropriate level of off-road car parking for all vehicles associated with the project during the extent of the building works. Under no circumstances should any of the aforementioned vehicles be allowed to stop or park on the adjacent Malletsheugh Road or Ayr Road.

CONDITIONS	
2(d)	<p>The required visibility splay at the proposed junction between the development and Malletsheugh Road is 2.5 metres x 90 metres x 1.05 metres.</p> <p>The applicant will be required to submit a scale drawing detailing the maximum achievable splays from</p>

	the new junction, and what work, if any, will be required to achieve and thereafter maintain these splays in perpetuity. The drawing should include details of all obstructions within the splay and the proposals as to how they will be maintained at a height of not more than 1.05 metres.
3(a)	The new road shall be a minimum of 5.5 metres wide, to accommodate two way traffic.
3(b)	A 2 metre minimum wide footway on at least on one side of the new carriageway is required.
3(c & d)	A suitable turning area to ERC Roads Service standards should be provided and detailed on the submitted drawings for Road Construction Consent.  In relation to the servicing of the development a Swept path analysis will be required to demonstrate that service / refuse vehicles can safely access the development without over-run of the adjacent footway etc.
3(e)	Visibility Splays of 2 metres x 20 metres x 1.05 metres must be achieved between individual driveways and the adjacent carriageway.  To ensure an adequate and safe inter-visibility between vehicles exiting from a driveway and pedestrians on the adjacent footway, visibility splays of 2 metres x 5 metres should be provided and thereafter maintained in perpetuity at either side of the driveway.
3(f)	The position / location of public utility service strips should be considered with the final design of the new road, footway and turning area.
4(a)	After attenuation / treatment, the recommended maximum outflow from the development site into any relevant outfall should not exceed 8 l/s/ha.
4(b)	It is not known how many bedrooms each dwelling will contain. The parking provision must be provided in line with the requirements set out in our Good Practice Guide For Residential Development Roads.
4(c)	The design and layout of the driveways and any visitor parking bays should be provided as per our Good Practice Guide For Residential Development Roads

**Notes for Intimation to Applicant:**

(i) Construction Consent (S21)*	Required
(ii) Road Bond (S17)*	Required
(iii) Road Opening Permit (S56)*	Not Required

\* Relevant Section of the Roads (Scotland) Act 1984

Comments Authored By: Allan Telfer  
Senior Roads Development Officer

Comments Checked By: David Little

Date: 01.04.2025



# Internal Memo

**Our Ref:**  
**Your Ref:** 2025/0123/TP  
**Date:** 07 April 2025  
**From:** Environmental Health  
**To:** Development Management

**PROPOSAL:** Erection of 3 two storey dwellinghouses with associated access (planning permission in principle)

**LOCATION:** Treeside Cottage, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT

I have reviewed the plans for the above development and would comment as follows:

1. There shall be no construction work or offloading of delivered materials at the development site out with the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority.
2. All waste arising from construction or demolition activities must be removed by a licensed waste carrier. There must be no burning on site, other than that permitted by Scottish Environmental Protection Agency by prior agreement; any such burning must not cause nuisance. Adequate precautions must be taken to prevent nuisance from dust from the demolition or construction activities.
3. I would advise that as the site may be affected by road noise, a noise impact assessment is required to determine the suitability of the site for residential development, in accordance with the principles of Planning Advice Note 1/2011: Planning and Noise.
4. A Phase 1 or Desk Study, to review all currently available information about the historical uses of this site, shall be carried out to determine any types of contamination likely to be encountered and possible pathways to sensitive receptors. Development shall not begin until the report of this investigation has been submitted to and approved in writing by the planning authority.

If this investigation gives any indication of the potential for contaminants to be present, development shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved in writing by the planning authority. This survey shall investigate all aspects of potential contamination of the site. The report of the investigation shall clearly document the methodology, findings and results. The risk posed by the

presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate recommendations *made* for further investigations or remediation options to reduce *those* risks identified.

Analytical and investigatory work used to support the conclusions of the survey shall include all results, logs etc. and information regarding the methodology and Quality Assurance Systems used. Greater credence will be given to analytical work undertaken by organisations, which participate in the CONTEST SCHEME, or are UKAS accredited in relevant areas.

Guidance is given in:

CIRIA C552 – ‘Contaminated Land Risk Assessment. A Guide to Good Practice’ by the DETR and CIRIA

‘Guidance for the Safe Development of Housing on Land Affected by Contamination’ by the NHBC & Environment Agency

*‘How to Approach Contaminated Land’* and *‘How to Investigate Contaminated Land’* by Scottish Enterprise.

The developer’s reports of ‘Site Investigation’, ‘Risk Assessment’ and ‘Remediation Options and the final Remediation Plan’ shall be submitted to the planning authority, for written approval, prior to commencement of development works on the site.

Changes to the approved Remediation Plan may only be made with the written agreement of the planning authority. Occupation of premises shall not be permitted until remediation/control measures are fully implemented.

On completion of all remediation works, a Completion Report shall be submitted to the planning authority confirming the works have been carried out to the agreed plan.

5. The applicant should submit and air quality assessment

I trust that this information is of use. If you wish to discuss any of the matters raised in this memo, please do not hesitate to contact me.

Isobel McCormick

**SENIOR ENVIRONMENTAL HEALTH OFFICER**



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Sean,

Please find below some Planning Obligation comments on this above PPP application.

**Application:** 2025/0123/TP

**Proposal:** Erection of 3 two storey dwellinghouses with associated access (planning permission in principle)

**Site:** Treeside Cottage, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT

The proposal is for 3 units, so lies below the threshold to be subject to LDP2 policies SG4 and Strategic Policy 2. However ensuring sufficient infrastructure is in place to accommodate the proposed development is still a relevant consideration under Strategic Policy 1 of LDP2.

Strategic Policy 1 advises that:

Phased release of sites to make efficient use of existing infrastructure and ensure the coordinated delivery of new infrastructure and investment, including schools; green infrastructure; transport infrastructure; community and leisure facilities; and health and care facilities all in accordance with Strategic Policy 2. Proposals for windfall sites will be required to provide the required infrastructure resulting from development in accordance with Strategic Policy 2 and not prejudice the delivery of allocated sites. Where infrastructure constraints cannot be overcome, including any impacts of additional residential development upon education infrastructure, proposals will not be supported.

Considerable residential development (including windfall sites) and rising inward migration have led to an increase in the pupil product ratio i.e. the anticipated propensity of residential units to generate children of school age. This has been particularly significant in the East of the Authority, which has resulted in very high occupancy levels within the school estate.

East Renfrewshire's educational estate must continue to be developed in a planned and phased way to ensure sufficient places are available to meet increasing demand (for early learning and childcare establishments, primary and secondary schools and additional support needs). In doing so, this takes account of planned and agreed new residential development allocated in the Local Development Plan.

Sufficient education places for the resident population, a legislative duty, must be provided by East Renfrewshire Council. This proposed development at Treeside Cottage is not included within LDP2.

If this windfall proposal were to go ahead, there would be a significant impact on the educational estate, particularly as the proposed development is located in an area where schools and early years establishments occupancy rates are currently above 90/85% of their planned capacity levels (with several above 100%) and their projected occupancy levels are expected to exceed 100% planning capacity.

There would therefore be objection to this application being approved as there is no viable Education solution at present. At this stage, without the appropriate education

infrastructure in place the proposal is premature. The LDP3 Call for Sites process is currently underway and it is recommended that this site be submitted for consideration for residential development through that route.

**Recommendation:**

Objection. Under the terms of Strategic Policy 1, it is recommended that this windfall proposal is not supported, due to the impact of additional unplanned development on education infrastructure.

*The above is the view of the Council's Principal Strategy Officer (Planning Obligations Lead) responsible for the implementation of the Council's Development Contributions and Affordable Housing policies and does not prejudice the determination of any application submitted to the Planning Authority. It is for the Case Officer handling the application to arrive at a recommendation based on the individual merits of the application proposal and any other material considerations.*

Kind regards  
Karen

**Karen Barrie**  
**Principal Strategy Officer (Planning Obligations Lead)**  
**Strategic Planning**

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**From:** Building Standards Planning <[BuildingStandards.Planning@eastrenfrewshire.gov.uk](mailto:BuildingStandards.Planning@eastrenfrewshire.gov.uk)>

**Sent:** 17 March 2025 11:20 AM

**To:** Barrie, Karen <[Karen.Barrie@eastrenfrewshire.gov.uk](mailto:Karen.Barrie@eastrenfrewshire.gov.uk)>

**Subject:** 2025/0123/TP Consultation

Please see attached letter.

<http://www.eastrenfrewshire.gov.uk/planningonline>

## Consultation Request Notification

Planning Authority Name	East Renfrewshire Council
Response Date	7th April 2025
Planning Authority Reference	2025/0123/TP
Nature of Proposal (Description)	Erection of 3 two storey dwellinghouses with associated access (planning permission in principle)
Site	Treeside Cottage Ayr Road Newton Mearns East Renfrewshire G77 6RT
Site Postcode	N/A
Site Gazetteer UPRN	000131038189
Proposal Location Easting	252550
Proposal Location Northing	655017
Area of application site (Ha)	2161 m <sup>2</sup>
Clarification of Specific Reasons for Consultation	N/A
Development Hierarchy Level	This application is a Local Development
Supporting Documentation URL	<a href="http://www.eastrenfrewshire.gov.uk/planningonline">http://www.eastrenfrewshire.gov.uk/planningonline</a>
List of Available Supporting Documentation	<a href="http://www.eastrenfrewshire.gov.uk/planningonline">http://www.eastrenfrewshire.gov.uk/planningonline</a>
Offline Documents available?	N/A
Date of Validation by Planning Authority	14th March 2025
Date of Consultation	17th March 2025
Governing Legislation	Town and Country Planning (Scotland) Act 1997
Consultation Type	Full Planning Permission
Consultation Stage	N/A
Is this a re-consultation of an existing application?	No
EIA Required	No
EIA Regulations	N/A
Use Class (Current)	N/A
Use Class (Proposed)	N/A
Distance from Trunk Road Centre Line	N/A
New/Amended Vehicle Access to/from Public Road	N/A
Does the application conform	No

with the Structure Plan / Local Plan Land Use	<b>246</b>
Additional Comments relating to Structure Plan / Local Plan Use	N/A
Transport Assessment or Travel Plan	N/A
Applicant Name	Mr Robin Ghosh
Applicant Organisation Name	
Applicant Address	
Agent Name	
Agent Organisation Name	
Agent Address	
Agent Phone Number	N/A
Agent Email Address	N/A
PA Office	Development Management Service, 2 Spiersbridge Way, Thornliebank, Glasgow G46 8NG
Case Officer	Mr Sean McDaid
Case Officer Phone number	0141 577 3001
Case Officer email address	sean.mcdaid@eastrenfrewshire.gov.uk
<b>Respond To</b>	<b>planning@eastrenfrewshire.gov.uk</b>

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Sean,

Just to note, that the wider Treeside cottage site has a split school catchment within it, therefore if this proposal changes in any way throughout the application process (if the specific location of the proposed new houses changes within the wider site), I would be grateful if we could please be reconsulted.

Thanks.

Kind regards  
Karen

**Karen Barrie**  
**Principal Strategy Officer (Planning Obligations Lead)**  
**Strategic Planning**

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**Advance notice of annual leave / out of office:**  
**Wed 16th, Thurs 17<sup>th</sup> and Fri 18<sup>th</sup> April (public Holiday)**  
**Mon 21st April (public holiday)**  
**Mon 5th May (public holiday) and Tues 6<sup>th</sup> May**

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Hi Sean,

Please find attached below some further comments received from Education:

School capacity issues, particularly in the East of the Authority, have been heavily documented for some time:

LDP3 Evidence Report:

<https://storymaps.arcgis.com/stories/92409937108742e49fdc11a47300a654>

LDP 2: <https://www.eastrenfrewshire.gov.uk/ldp2>

Development Contributions SPG: <https://www.eastrenfrewshire.gov.uk/spg>

Report of Examination Issue 13: <https://www.eastrenfrewshire.gov.uk/ldp2>

Planning for the Future: [https://www.eastrenfrewshire.gov.uk/media/688/Planning-for-the-future-2019/pdf/Planning\\_for\\_the\\_future.pdf?m=637371539306200000](https://www.eastrenfrewshire.gov.uk/media/688/Planning-for-the-future-2019/pdf/Planning_for_the_future.pdf?m=637371539306200000)

Pupil product ratios (PPRs) are reviewed every two years and have been consistently high in the East of the estate (PPRs documented pg. 13 of the SPG). We do not review applications in isolation and have to take on board the *cumulative* impact of development in the area. To ensure that this is achieved in a fair and equitable manner the cumulative impact assessment for this application, upon which likely education contributions are based, has taken account of the anticipated phasing of housing delivery through already approved and windfall sites through the Local Development Plan.

Kind regards

*Karen*

**Karen Barrie**

**Principal Strategy Officer (Planning Obligations Lead)**

**Strategic Planning**

**Environment Department**

Tel: 07818 534147

[www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)

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**From:** McDaid, Sean2 <[Sean.McDaid@eastrenfrewshire.gov.uk](mailto:Sean.McDaid@eastrenfrewshire.gov.uk)>  
**Sent:** 13 May 2025 9:45 AM  
**To:** Barrie, Karen <[Karen.Barrie@eastrenfrewshire.gov.uk](mailto:Karen.Barrie@eastrenfrewshire.gov.uk)>  
**Subject:** RE: Planning application - 2025/0123/TP

Cheers.

**From:** Barrie, Karen <[Karen.Barrie@eastrenfrewshire.gov.uk](mailto:Karen.Barrie@eastrenfrewshire.gov.uk)>  
**Sent:** 13 May 2025 09:45  
**To:** McDaid, Sean2 <[Sean.McDaid@eastrenfrewshire.gov.uk](mailto:Sean.McDaid@eastrenfrewshire.gov.uk)>  
**Subject:** Re: Planning application - 2025/0123/TP

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Hi Sean,

I have sent these onto Education to see if they have any further comments on the points raised in the applicant's email, and will get back to you as soon as I hear back.

Kind regards  
*Karen*

**Karen Barrie**  
**Principal Strategy Officer (Planning Obligations Lead)**  
**Strategic Planning**  
**Environment Department**  
Tel: 07818 534147  
[www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)

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***Advance notice of annual leave / out of office:***  
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**From:** McDaid, Sean2 <[Sean.McDaid@eastrenfrewshire.gov.uk](mailto:Sean.McDaid@eastrenfrewshire.gov.uk)>  
**Sent:** 13 May 2025 9:19 AM



**To:** Barrie, Karen <[Karen.Barrie@eastrenfrewshire.gov.uk](mailto:Karen.Barrie@eastrenfrewshire.gov.uk)>

**Subject:** Planning application - 2025/0123/TP

Karen,

Do you have any further comments on email below from the applicant, particularly the parts related to the schools estate (which I have highlighted)?

Regards.

Sean Mc Daid  
Senior Planner  
East Renfrewshire Council  
Planning and Building Standards

**From:** Robin Ghosh <

**Sent:** 12 May 2025 13:27

**To:** McDaid, Sean2 <[Sean.McDaid@eastrenfrewshire.gov.uk](mailto:Sean.McDaid@eastrenfrewshire.gov.uk)>

**Subject:** Re: Planning application - 2025/0123/TP

Sean,

Apologies for the time it's taken to acknowledge your email but truthfully I was shocked to my core by the contents.

I was not aware of the school capacity issue, I certainly have not seen the issue mentioned anywhere in the public domain.

As I best recall there used to be a formula of 0.53 school places required for every new build home. Our application which is a 25% reduction from the previously granted detailed planning consent i.e. from 4 to 3 plots means that ERC are stating East Renfrewshire does not have capacity for an extra 1½ school places? Is that correct?

If it's correct when that becomes public knowledge it must surely cause a major market distortion as it means no more new homes can be built until ERC build new schools. As we are unaware of any new schools in ERC's pipeline for delivery it suggests at least five years delay before any new homes can be sanctioned by ERC. One would reasonably anticipate that with ever increasing demand and zero supply, house prices are likely to go through the roof. It also would state that ERC was incapable of meeting its mandated housing targets.

You will perhaps now understand my utter shock at your email. I note whilst two objections have been lodged on the portal by residents, neither the education nor the noise objections have yet appeared therefore again they are hidden from the public domain. Still it might make for a quieter time for yourself as this will stop all new house building stone dead for the foreseeable future.

I am curious. Has the introduction of VAT on private schools contributed significantly to this? My reasoning for this is obviously at the time of preparing the current adopted LDP the application site benefited from consent for 4 dwellings (only expiring late 2022) and surely at this time the education capacity had been calculated and considered as part of the new LDP. Therefore, the current application in fact improves the situation from the previous consent as the housing capacity has decreased, but has this then become exacerbated by the influx of students leaving private schooling?

On the question of noise, this too was unexpected given that this is an application for Planning Permission in Principle and these houses would be far better screened from road noise than most by the dell like nature of the trees around the site perimeter which we intend to retain and add to. Contrast that with all the surrounding open unshielded new builds around the site and all the houses not only on the Ayr Rd but in particular the new builds at Greenlaw on the east side of the M77 where they have to contend with traffic noise as vehicles climb the hill towards junction 4. I was once told that hill is the steepest on any of the UK's motorway network. I've no idea how true that is but is certainly required the addition of a third crawler lane to permit laden HGVs to climb in low gear thereby generating far more noise than on our section of the Ayr Road and we all know how close those houses are to the motorway. Based on the amount of housing surrounding the application site I would suggest that noise mitigation if required could be facilitated and therefore a standard condition attached to this application.

I think it would be beneficial, even at this preliminary stage, to give you some background to our purpose in specifically selecting and for developing this site. It was carefully chosen to be an exemplar site to develop exactly what both the Scottish and UK governments are looking to as the future for housebuilding.

We have invested over 4½ years and just shy of £1M in a completely new construction method and style of delivering homes fit for the 21st century. We believe it should be seen as a coup for ERC to have this exemplar site. It will show why we should no longer be building with brick, cement and concrete roof tiles in the wet Scottish climate one brick and one roof tile at a time. Bricks and especially cement are a million miles away from having green credentials whereas our materials are recognised for their green credentials both in raw material extraction and in the manufacturing process.

Some key facts are:-

- 1 We have developed a new multi-composite type of SIP construction.
- 2 All these homes are zero energy and will generate more power than they consume with the surplus fed back to the grid.

3 All elevations are 100% recyclable and have a proven maintenance free lifespan in excess 250 years. When we say 100% recyclable, we mean exactly that and not simply repurposed such as happens with brick and concrete where it's crushed.

4 Once the foundations and services are installed there are no external wet trades. The factory precision manufactured SIPs arrive on site after it's been landscaped and the complete external weatherproof sealed shell is erected in 4 to 5 days.

5 There is no external maintenance required to the facades for life and even the windows are self-cleaning externally.

6 To achieve zero energy, the level of insulation is such that not only does it prevent heat loss, but it also prevents external noise permeating the structure hence why we were surprised to be asked for a noise investigation, doubly so on an application for planning permission in principle where as you know, granting the application will not result in a single blade of grass being changed. When the detailed application is submitted it will become crystal clear that these homes are innovative, novel and of strong architectural merit. Another reason for choosing this site is the existing screening from the road by the trees creates a hidden dell. We intend to retain most of the existing trees and add significantly to them with both trees and hedging so the site and the houses cannot be seen externally.

7 We have had to work far harder at keeping these homes cool whereas the norm with conventional homes is heating them.

Once you confirm that my understanding of the various foregoing points is correct, I will revert to you with how I suggest we could proceed from there.

Best regards,

Robin Ghosh  
Director  
Econstruct Group

**From:** McDaid, Sean2 <[Sean.McDaid@eastrenfrewshire.gov.uk](mailto:Sean.McDaid@eastrenfrewshire.gov.uk)>

**Date:** Wednesday, 30 April 2025 at 10:13

**To:** Robin Ghosh <

**Subject:** Planning application - 2025/0123/TP

Robin,

Following on from my email dated 16/04/25 regarding the requirement for a noise impact assessment to be submitted, I have received a consultation response from the Council's Principal Strategy Officer (Planning Obligations Lead).

This advises that although the proposal lies below the threshold to be subject to Policy SG4 and Strategic Policy 2 of the adopted Local Development Plan 2 (LDP2) ensuring sufficient infrastructure is in place to accommodate the proposed development is still a relevant consideration under Strategic Policy 1 of LDP2.

Strategic Policy 1 advises that:

Phased release of sites to make efficient use of existing infrastructure and ensure the coordinated delivery of new infrastructure and investment, including schools; green infrastructure; transport infrastructure; community and leisure facilities; and health and care facilities all in accordance with Strategic Policy 2. Proposals for windfall sites will be required to provide the required infrastructure resulting from development in accordance with Strategic Policy 2 and not prejudice the delivery of allocated sites. Where infrastructure constraints cannot be overcome, including any impacts of additional residential development upon education infrastructure, proposals will not be supported.

It has been indicated considerable residential development (including windfall sites) and rising inward migration have led to an increase in the pupil product ratio (i.e. the anticipated propensity of residential units to generate children of school age). This has been particularly significant in the East part of the Council area, which has resulted in very high occupancy levels within the school estate.

East Renfrewshire's educational estate must continue to be developed in a planned and phased way to ensure sufficient places are available to meet increasing demand (for early learning and childcare establishments, primary and secondary schools and additional support needs). In doing so, this takes account of planned and agreed new residential development allocated in the Local Development Plan. This proposal development is not included within LDP2.

The Council's Principal Strategy Officer (Planning Obligations Lead) has indicated if this windfall proposal were to go ahead, there would be a significant impact on the educational estate, particularly as the proposed development is located in an area where schools and early years establishments occupancy rates are currently above their planned capacity levels and their projected occupancy levels are expected to exceed 100% planning capacity.

The Council's Principal Strategy Officer (Planning Obligations Lead) has objected to this application being approved as there is no viable Education solution at present. At this stage, without the appropriate education infrastructure in place the proposal is premature. The Council's Principal Strategy Officer (Planning Obligations Lead) also advises the LDP3 Call for Sites process is currently underway and it is recommended that this site be submitted for consideration for residential development through that route.

I would be grateful if you can confirm how you intend to proceed with the current planning application.

Regards.

Sean Mc Daid  
Senior Planner  
East Renfrewshire Council  
Planning and Building Standards

OFFICIAL

Hi Sean,

Please see below further comments on the Treeside application received from Education.

Kind regards

*Karen*

**Karen Barrie**  
**Principal Strategy Officer (Planning Obligations Lead)**  
**Strategic Planning**  
**Environment Department**  
Tel: 07818 534147  
[www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)

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***Wednesday 2<sup>nd</sup> July - Friday 11th July (Inclusive)***

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**From:** McCaig, Joe <[Joe.McCaig@eastrenfrewshire.gov.uk](mailto:Joe.McCaig@eastrenfrewshire.gov.uk)>  
**Sent:** 23 June 2025 11:59 AM  
**To:** Barrie, Karen <[Karen.Barrie@eastrenfrewshire.gov.uk](mailto:Karen.Barrie@eastrenfrewshire.gov.uk)>; Pickard, Emma <[Emma.Pickard@eastrenfrewshire.gov.uk](mailto:Emma.Pickard@eastrenfrewshire.gov.uk)>  
**Cc:** McGuckin, Michelle <[Michelle.McGuckin@eastrenfrewshire.gov.uk](mailto:Michelle.McGuckin@eastrenfrewshire.gov.uk)>  
**Subject:** Re: Planning application - 2025/0123/TP

OFFICIAL

Hi Karen

On treeside, given that this is so few houses, less than 4, and there is no DCs for this site, then there would be no objection as such.

However I would like a comment from Education to be noted as below:

*At this time there is significant pressure on the non denominational secondary School ( Eastwood High School) and the denominational schools of St Clare's Primary School and St Ninian's High School; all three of these establishments are currently operating at in excess of 100% of their maximum planning capacities. Whilst this is a small development site, any additional house building in the area will exacerbate pressure on the schools associated with this development. Should the proposal on the site increase to be greater than the currently proposed 3 residences, then the Education Department would object to such a scale of development.*

Joe

Best regards

Joseph McCaig  
Head of Education Services – Provision  
Education Department



Tel: 0141 577 8371  
Fax: 0141 577 3615

*East Renfrewshire: Your Council, Your Future*  
[www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)

Protective Marking – ‘Mark to Protect’

OFFICIAL - *No special handling controls and no requirement to mark (routine business information)*  
OFFICIAL-SENSITIVE - *Protective measures/controls required (business sensitive, personal or special category information)*

Please consider the environment – do you need to print this email?

OFFICIAL

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**From:** Barrie, Karen <[Karen.Barrie@eastrenfrewshire.gov.uk](mailto:Karen.Barrie@eastrenfrewshire.gov.uk)>  
**Sent:** 16 June 2025 09:21  
**To:** McCaig, Joe <[Joe.McCaig@eastrenfrewshire.gov.uk](mailto:Joe.McCaig@eastrenfrewshire.gov.uk)>; Pickard, Emma <[Emma.Pickard@eastrenfrewshire.gov.uk](mailto:Emma.Pickard@eastrenfrewshire.gov.uk)>  
**Cc:** McGuckin, Michelle <[Michelle.McGuckin@eastrenfrewshire.gov.uk](mailto:Michelle.McGuckin@eastrenfrewshire.gov.uk)>  
**Subject:** Fw: Planning application - 2025/0123/TP

OFFICIAL

Hi Joe / Emma,

Please see further email received from the applicants below, and previous email trail (Treeside Cottage, Newton Mearns). Do you have any further comment to add?

Many thanks.

Kind regards

*Karen*

**Karen Barrie**  
**Principal Strategy Officer (Planning Obligations Lead)**  
**Strategic Planning**  
**Environment Department**  
[www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)

Please note - If I am sending this email out of hours, I don't expect you to read, respond or action it out of your own regular hours.

***Advance notice of annual leave / out of office:***  
***Wednesday 2<sup>nd</sup> July - Friday 11th July (Inclusive)***

Protective Marking – 'Mark to Protect'

OFFICIAL - No special handling controls and no requirement to mark (routine business information)

OFFICIAL-SENSITIVE - Protective measures/controls required (business sensitive, personal or special category information)

OFFICIAL

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**From:** McDaid, Sean2 <[Sean.McDaid@eastrenfrewshire.gov.uk](mailto:Sean.McDaid@eastrenfrewshire.gov.uk)>  
**Sent:** 13 June 2025 2:35 PM  
**To:** Barrie, Karen <[Karen.Barrie@eastrenfrewshire.gov.uk](mailto:Karen.Barrie@eastrenfrewshire.gov.uk)>  
**Subject:** Planning application - 2025/0123/TP

Karen,

Do you have any further comments on the email below from the applicant?

Thanks.

Sean Mc Daid  
Senior Planner  
East Renfrewshire Council  
Planning and Building Standards

**From:** Robin Ghosh <  
**Sent:** 13 June 2025 08:29  
**To:** McDaid, Sean2 <[Sean.McDaid@eastrenfrewshire.gov.uk](mailto:Sean.McDaid@eastrenfrewshire.gov.uk)>  
**Subject:** Re: Planning application - 2025/0123/TP

Sean,

Thank you for your email but it adds to my confusion. It fails to directly answer the points I raised.

Can you please furnish me with yes or no answers to the following:

1. There is still no objection showing from the ERC dept which raised the issue of lack of school places recorded among the objections. Are they or are they not objecting to the three plots, reduced from the previous approval of four plots?
2. If your answer to 1 above is no, are they simply making a passing comment which is not a formal objection?
3. Is that department stating that no more planning applications for new homes will be approved as ERC is incapable of, in this instance, finding potentially a mere further 1.5 school places?
4. If they are stating that no more planning approvals can be granted for new homes will you please give an undertaking that there will be no more new home planning applications granted until after ERC have delivered more new schools?
5. Lastly if the answer to 3 and 4 is yes, can you please advise what new schools are in ERC's planned pipeline and the likely delivery dates for same. Obviously this one is not a yes or no answer.

Thanking you for your assistance.

Regards,

Robin

**From:** McDaid, Sean2 <[Sean.McDaid@eastrenfrewshire.gov.uk](mailto:Sean.McDaid@eastrenfrewshire.gov.uk)>  
**Date:** Friday, 30 May 2025 at 15:35



**To:** Robin Ghosh <

**Subject:** Planning application - 2025/0123/TP

Robin,

Following on from your email dated 12/05/25, the information below has been received from the Council's Education Department.

School capacity issues, particularly in the East of the Authority, have been heavily documented for some time:

LDP3 Evidence Report: <https://storymaps.arcgis.com/stories/92409937108742e49fdc11a47300a654>

LDP 2: <https://www.eastrenfrewshire.gov.uk/ldp2>

Development Contributions SPG: <https://www.eastrenfrewshire.gov.uk/spg>

Report of Examination Issue 13: <https://www.eastrenfrewshire.gov.uk/ldp2>

Planning for the Future: [https://www.eastrenfrewshire.gov.uk/media/688/Planning-for-the-future-2019/pdf/Planning\\_for\\_the\\_future.pdf?m=637371539306200000](https://www.eastrenfrewshire.gov.uk/media/688/Planning-for-the-future-2019/pdf/Planning_for_the_future.pdf?m=637371539306200000)

You should note that pupil product ratios (PPRs) are reviewed every two years and have been consistently high in the east of the estate (PPRs documented pg. 13 of the SPG). Planning applications are not reviewed in isolation and have to take on board the cumulative impact of development in the area. To ensure that this is achieved in a fair and equitable manner the cumulative impact assessment for this application, upon which likely education contributions are based, has taken account of the anticipated phasing of housing delivery through already approved and windfall sites through the Local Development Plan.

Regards.

Sean Mc Daid

Senior Planner

East Renfrewshire Council

Planning and Building Standards

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OFFICIAL

Hi Sean,

Please find below some updated Planning Obligation comments on the above PPP application, following further comments from Education.

**Application:** 2025/0123/TP

**Proposal:** Erection of 3 two storey dwellinghouses with associated access (planning permission in principle)

**Site:** Treeside Cottage, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT

Ensuring sufficient infrastructure is in place to accommodate proposed development is a relevant consideration under Strategic Policy 1 of LDP2.

Strategic Policy 1 advises that:

Phased release of sites to make efficient use of existing infrastructure and ensure the coordinated delivery of new infrastructure and investment, including schools; green infrastructure; transport infrastructure; community and leisure facilities; and health and care facilities all in accordance with Strategic Policy 2. Proposals for windfall sites will be required to provide the required infrastructure resulting from development in accordance with Strategic Policy 2 and not prejudice the delivery of allocated sites. Where infrastructure constraints cannot be overcome, including any impacts of additional residential development upon education infrastructure, proposals will not be supported.

Considerable residential development (including windfall sites) and rising inward migration have led to an increase in the pupil product ratio i.e. the anticipated propensity of residential units to generate children of school age. This has been particularly significant in the East of the Authority, which has resulted in very high occupancy levels within the school estate.

East Renfrewshire's educational estate must continue to be developed in a planned and phased way to ensure sufficient places are available to meet increasing demand (for early learning and childcare establishments, primary and secondary schools and additional support needs). In doing so, this takes account of planned and agreed new residential development allocated in the Local Development Plan.

Sufficient education places for the resident population, a legislative duty, must be provided by East Renfrewshire Council.

This proposed development at Treeside Cottage is not included within LDP2.

This proposal is seeking planning permission in principle. With an application for planning permission in principle (PPP), there is no requirement for plans and drawings (other than a location plan and any plan showing any neighbouring land owned by the applicant). It is noted however that the applicants have submitted plans and are proposing at this time the erection of 3 units, which would lie below the threshold for the application to be subject to LDP2 policies SG4 Affordable Housing and Strategic Policy 2 Development Contributions.

Given the requirements of Strategic Policy 1, comments have however been sought from the Council's Education Service, who have asked that the following comments be noted:

At this time there is significant pressure on the non-denominational secondary School (Eastwood High School) and the denominational schools of St Clare's Primary School and St Ninian's High School; all three of these establishments are currently operating at in excess of 100% of their maximum planning capacities. Whilst this is a small development site, any additional house building in the area will exacerbate pressure on the schools associated with this development. Should the proposal on the site increase to be greater than the currently proposed 3 residences, then the Education Department would object to such a scale of development.

Given these comments and the fact that this is an application for planning permission in principle, it is recommended that a restriction be placed so that no more than 3no. new residential units are permitted on site.

**Recommendation:**

No objection, subject to the level of new development being approved being **no more than 3no. new residential units**.

*The above is the view of the Council's Principal Strategy Officer (Planning Obligations Lead) responsible for the implementation of the Council's Development Contributions and Affordable Housing policies and does not prejudice the determination of any application submitted to the Planning Authority. It is for the Case Officer handling the application to arrive at a recommendation based on the individual merits of the application proposal and any other material considerations.*

Kind regards

*Karen*

**Karen Barrie**  
**Principal Strategy Officer (Planning Obligations Lead)**  
**Strategic Planning**  
**Planning and Building Standards**  
Tel: 07818 534147  
[www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)

Please note - If I am sending this email out of hours, I don't expect you to read, respond or action it out of your own regular hours.

## Comments for Planning Application 2025/0123/TP

### Application Summary

Application Number: 2025/0123/TP

Address: Treeside Cottage Ayr Road Newton Mearns East Renfrewshire G77 6RT

Proposal: Erection of 3 two storey dwellinghouses with associated access (planning permission in principle)

Case Officer: Mr Sean McDaid

### Customer Details

Name: Mr Saikrishna Prathipati

Address: 23 Calico Road Newton Mearns East Renfrewshire G77 6GA

### Comment Details

Commenter Type: Rec'd Neighbour Notification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Saikrishna Prathipati

23 Calico road

G77 6GA

25/03/2025

Planning Department

East Renfrewshire Council

Council Headquarters

Eastwood Park

G46 6UG

Dear Sir,

Re: Objection to Planning Application 2025/0123/TP for the Erection of 3 Two-Storey Dwellinghouses

I am writing to formally object the proposed development of 3 two-storey dwellinghouses with associated access, as outlined in planning application 2025/0123/TP. After reviewing the details of the application, I have significant concerns and I respectfully request that the application be refused.

My objections are as follows:

**Ground Instability:** Due to the nature of the terrain of the site which is situated on higher ground above my property. As my house is located directly below, I have significant concerns about the risks to my property from potential land instability especially with the weight and additional load from new construction. If construction is allowed, the disturbance of the land would directly affect my property below raising significant concerns about the safety of my property, including potential damage to the structure, garden, and surrounding landscape.

**Loss of Privacy and Overlooking:** My existing house plan had private gardens and lots of greenery. The proposed two-storey dwellinghouses would overlook our properties, leading to a significant loss of privacy for residents. This would detract from the quality of life and impact our ability to enjoy their homes and gardens after investing exorbitant prices.

**Potential for Increased Onlookers:** The addition of multiple dwellings in such close proximity to my property will likely lead to increased foot and motor traffic, with individuals potentially walking or driving by can result in unwanted attention, with people able to see into my property easily. The potential for increased visibility of my home to residents and visitors of the new development is a major concern, especially considering the relatively small distance between my house and the proposed development.

**Overdevelopment of the Site:** The construction of 3 two-storey homes on this site would significantly alter the character of the area. It creates an imbalance between residential properties and green/open space. Additionally, there is concern about the impact on drainage and surface water runoff.

**Traffic and Access Issues:** The proposed access point to the site appears to be in a location that could lead to congestion and safety concerns.

**Garbage and litter:** Litter and debris can easily be carried downhill by rain or wind, especially with this area is in slope. If the new development alters the existing landscape, it leads to an accumulation of garbage in our property.

**Visual Impact and Light Pollution:** Already the existing trees in the development are blocking the natural light. These new properties may partially/totally block the natural light reaching my property.

**Air Pollution During Construction:** The construction of three new homes on the site will inevitably lead to increased dust and particulate matter in the air. Given the site's slope, excavation and construction phases would lead to respiratory issues.

**Noise Pollution:** Construction activities disturb the peaceful nature of the neighborhood. The proposed development site is in close proximity to my home could significantly disrupt daily life, also making the area less livable and potentially lowering the quality of life for nearby residents. Myself and all of my neighbours has toddlers and would request to give them better quality of life.

Apart from these, we bought the house due to the advantage of private garden and lots of greenery behind. But we will not have this anymore with the new plan.

For these reasons, I strongly request East Renfrewshire Council to reconsider this application. I believe there are better ways to utilize this land without compromising the existing character and quality of life in the area.

Thank you for taking my objection into consideration. I look forward to hearing back from you regarding the outcome of this application.

Kind Regards,  
Saikrishna

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**From:** EN Planning <Planning@eastrenfrewshire.gov.uk>  
**Sent:** 09 Apr 2025 09:11:11 **267**  
**To:** planningdms@eastrenfrewshire.gov.uk  
**Cc:**  
**Subject:** Fw: Object to planning application  
**Attachments:**

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OFFICIAL

OFFICIAL

**From:** Nandeesh Sb <nandeeshsb@gmail.com>  
**Sent:** 08 April 2025 20:20  
**To:** EN Planning <Planning@eastrenfrewshire.gov.uk>  
**Subject:** Object to planning application

Nandeeshwara Shivplara  
27 Calico road  
G77 6GA  
8/04/2025

Planning Department  
East Renfrewshire Council  
Council Headquarters  
Eastwood Park  
G46 6UG

Dear Sir,

Re: Objection to Planning Application 2025/0123/TP for the Erection of 3 Two-Storey Dwellinghouses

I am writing to formally object to the proposed development of 3 two-storey dwelling houses with associated access, as outlined in planning application 2025/0123/TP.

My objections are as follows:

**Ground Instability:** As my house is located directly below, I have significant concerns about the risks to my property from potential land instability especially with the weight and additional load from new construction. If construction is allowed, the disturbance of the land would directly affect my property below, raising significant concerns about the safety of my property, including potential damage to the structure, garden, and surrounding landscape.

**Loss of Privacy and Overlooking:** My existing house plan had private gardens and lots of greenery. The proposed two-storey dwelling houses would overlook our properties, leading to a significant loss of privacy for residents. This would detract from the quality of life and impact our ability to enjoy their homes and gardens after investing exorbitant prices.

**Potential for Increased Onlookers:** The potential for increased visibility of my home to residents and visitors of the new development is a major concern, especially considering the relatively small distance between my house and the proposed development.

**Overdevelopment of the Site:** The construction of 3 two-storey homes on this site would significantly alter the character of the area. It creates an imbalance between residential properties and green/open space. Additionally, there is concern about the impact on drainage and surface water runoff.

**Traffic and Access Issues:** The proposed access point to the site appears to be in a location that could lead to congestion and safety concerns.

**Garbage and litter:** Litter and debris can easily be carried downhill by rain or wind, especially if this area is on a slope. If the new development alters the existing landscape, it leads to an accumulation of garbage in our property.

**Visual Impact and Light Pollution:** Already the existing trees in the development are blocking the natural light. These new properties may partially/totally block the natural light reaching my property.

**Air Pollution During Construction:** The construction of three new homes on the site will inevitably lead to increased dust and particulate matter in the air. Given the site's slope, excavation and construction phases would lead to respiratory issues.

**Noise Pollution:** Construction activities disturb the peaceful nature of the neighborhood. The proposed development site is in close proximity to my home could significantly disrupt daily life, also making the area less livable and potentially lowering the quality of life for nearby residents. Myself and all of my neighbours have toddlers and would request to give them a better quality of life.

For these reasons, I strongly request East Renfrewshire Council to reconsider this application. I believe there are better ways to utilize this land without compromising the existing character and quality of life in the area.

Thank you for taking my objection into consideration. I look forward to hearing back from you regarding the outcome of this application.

Kind Regards,  
Nandeesh

## NOTICE OF REVIEW

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100703810-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☒ Applicant ☐ Agent

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Wellington Chambers"/>
First Name: *	<input type="text" value="Robin"/>	Building Number:	<input type="text" value="64"/>
Last Name: *	<input type="text" value="Ghosh"/>	Address 1 (Street): *	<input type="text" value="Fort Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="07886842763"/>	Town/City: *	<input type="text" value="Ayr"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KA7 1EH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="robin@econstructdb.com"/>		

## Site Address Details

Planning Authority:

East Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

TREESIDE COTTAGE

Address 2:

AYR ROAD

Address 3:

NEWTON MEARNS

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 6RT

Please identify/describe the location of the site or sites

Northing

655017

Easting

252550

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Proposed erection of 3 no. two storey dwellings and associated access

## Type of Application

What type of application did you submit to the planning authority? \*

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☐ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☒ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

As this application for three plots was a 25% reduction from the previously granted consent for four plots, we considered it a straightforward non-contentious submission. As it was for Planning in Principle, not a single blade of grass was going to be affected on site were the application to be granted. PPP as we understand it was intended to be a simplified, faster tracked process especially in the settlement boundaries however the process to date has been the opposite. ADDITIONAL COMMENTS

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Additional supporting statement outlining the process.

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

2025/0123/TP

What date was the application submitted to the planning authority? \*

05/03/2025

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☐ Yes ☐ No ☒ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Robin Ghosh

Declaration Date: 31/07/2025

## Fee Exemption Reason

This is a revision to a previous application where the fee has already been paid



## Supporting Document July 2025

### 2025/0123/TP Erection of 3 two storey dwellinghouses with associated access (planning permission in principle)

Our application for Planning in Principle was submitted on the 5th March almost 20 weeks ago.

As this application for three plots was a 25% reduction from the previously granted consent for four plots, we considered it a straightforward non-contentious submission.

As it was for Planning in Principle, not a single blade of grass was going to be affected on site were the application to be granted. Planning in Principle as we understand it was intended to be a simplified, faster tracked process.

Clearly it has not been applied that way as we have been hit with requests for major reports and educational issues which would in our view only be appropriate with a detailed application.

The site is literally surrounded on all sides by new build developments so you will presumably have the reports you have requested from those neighbouring applications which were all approved. The site itself is well screened by mature tree belts which we intend to retain hence our intention to name it Treeside Dell.

As we have previously explained, the site was purchased to be, subject to detailed planning being approved, an exemplar site for a new type of zero energy home which generates its own electricity and exports the surplus back to the grid. Each home construction will have maintenance free facades and the time to erect a wind and watertight shell after the installation of foundations and services would be between 4-5 days thereby causing as little local disruption as possible. The materials used for the external facades have been tested over 250 years and found to show no wear nor require any maintenance.

These are the dream homes wished for by both the Scottish and UK governments and being the first of their kind, these exemplar homes should, we thought, be seen as a feather in the cap of East Renfrewshire. We have to date presented our concept to 108 people by way of focus groups and the immediate response from 104 was "wow" quickly followed by when can I buy one. The other 4 were equally enthused but used different terminology.

If you look at the development of house design and construction over the 18th, 19th, and 20th centuries, progress has been little and much has been regressive.

Stables have become garages but many are too narrow to accommodate cars as they lack the width to enable the car doors to open far enough to enable the driver to leave the car.

Central heating has replaced fireplaces, windows have become double glazed, solar panels have been installed facing in random directions to tick a box rather than to maximise their efficiency.

The late 19th and 20th. centuries will be recorded by history as the period when people imported explosive gasses into their homes.

Hardwood timbers of substantial proportions have been downgraded to treated softwoods whose cross sectional areas are reduced to the minimum possible.

We asked why in the 21st century, given the Scottish climate especially during the autumn and winter months, are we still building homes by hand, one brick at a time, one roof tile at a time. Yes the inner core construction is nowadays of timber framed SIP construction but that brings its own problems and restrictions.

We believe that the modern housing estates which proliferate, built by the large national builders with sub-contracted labour, should be viewed as constructing tomorrow's slums, today. These estates have little or no aesthetic appeal nor architectural merit. They are ubiquitous with little style or design merit and feature light. The major players erect with as little cost as they can get away with. No wonder their balance sheets make provisions in many £millions of pounds for essential remedial works and repairs. Harsh? Perhaps but believed to be true by many.

The national builders bring in their sub-contractors from far and wide so there is little if any economic benefit derived locally from these developments. Nor do many of them do much more than tick the necessary boxes. An example of this is seen on the roofs of the neighbouring estate houses where the PV panels face in every possible direction so yes they have photo voltaic panels box ticked but make no attempt whatsoever to align them for maximum generation output.

With the foregoing in mind, we sat down during lockdown to ask ourselves what the post lockdown world would look like. One thing we immediately recognised were the issues of city centre apartment dwellers who were virtually trapped indoors due to the Covid regulations. As soon as the first lockdown was lifted, many sold up and moved out to the suburbs to homes with gardens. We also anticipated the swing to working from home. Starting with a clean sheet we set about designing 21st century homes which addressed all those issues head on. To date more than £1.1 million have been invested in R&D to develop our homes since we set out our concept and design criteria back in December 2020.

A few examples of how these influenced us were all our homes have an office which can be accessed both externally or internally to avoid strangers having to walk through the home to access the office facility. All our homes will have raised vegetable beds and fruit trees. No external roughcast to crack and fall off, no walls to paint and no windows to clean on the outside as all the external glass is self cleaning. These are just a few of the many features we will incorporate to minimise the cost and difficulties of finding trades people to undertake these tasks and owning a home should not be a burden on the owners leisure time.

Instead of being welcomed with open arms, ERC have placed unwarranted obstacles in our path at every opportunity.

Both noise and air quality reports have been requested as part of the application yet there will be no change in either from what exists as the application is IN PRINCIPLE. Noise and air reports are available and accepted from the neighbouring residential developments to the north, south and west of our site being surrounded by new built homes. Therefore why would these reports be requested for a site not only in the middle of a residential area but also for an application being in principle is a complete mystery as PPiP is meant to be simple fast track application? As we have stressed whatever exists at present will not change in any way if this application is successful as nothing on site will change until we apply for and receive full planning consent.

Then there was an objection from ERC concerning a lack of school places raised about six weeks ago. Despite being raised and brought to our attention, no objection or comment has to date been recorded on the on-line application portal.

We asked for clarification but none has been forthcoming. Applying the normal formula of 0.53% school places per home would suggest a mere 1.5 school places might be required. Given this was raised as a potential ground for refusal, we asked if this was applied could we have an undertaking that no further homes would be granted consent until more school places became available. We also enquired as to what new schools ERC had in their planning pipeline. We have not received answers which adequately address these two questions, however we take some comfort from the case officers recent email assuring us that lack of educational school places will not now be raised as an objection. Those questions of course raise the issue of how then is ERC going to meet its housing supply obligations. Again we have received no answer to that.

Whilst 8 weeks is the time allowed for determining a planning application we honestly believed this would be through much sooner.

There are substantial costs associated with this exemplar investment and financing them is costing roughly £1000/week. So excluding the significant costs for the planning application since this was submitted a further £21,000 of costs have been incurred solely due to the fact that this has been sitting with ERC planners.

This makes planning applications to ERC very high risk for the smaller more individual and innovative builders.

We had previously applied for planning consent to alter Treeside cottage. It was submitted on Fri 16 Feb 2024 and we didn't receive a decision until the 8th. Oct. Our appeal was heard by the LRB and only appeared to swing from approve to refuse after the Provost said "it was too modern." That is not a valid ground for refusal in our opinion and I only raise it as another example of 33.5 weeks which incurs a cost of circa £34k for no benefit.

Given all the foregoing we were majorly disappointed to read your email which states "while it is being processed particularly when an assessment against all of the matters relevant to the application, the relevant policies from NPF4 and the adopted LDP has still to be done."

To be 20 weeks in with an indeterminant further period is simply unacceptable.

Clearly we now have no option now but to apply for a deemed refusal and trust the reasoning is clear.

We are trying to deliver what the government wants and from our research it is exactly what home owners desire.

How disappointing to find ERC's stance which resists progress towards delivering a higher quality of home, which does not hammer the purses of owners with never ending maintenance and running cost bills.

References: <https://www.lawscot.org.uk/members/journal/issues/vol-54-issue-11/time-on-whose-side/>

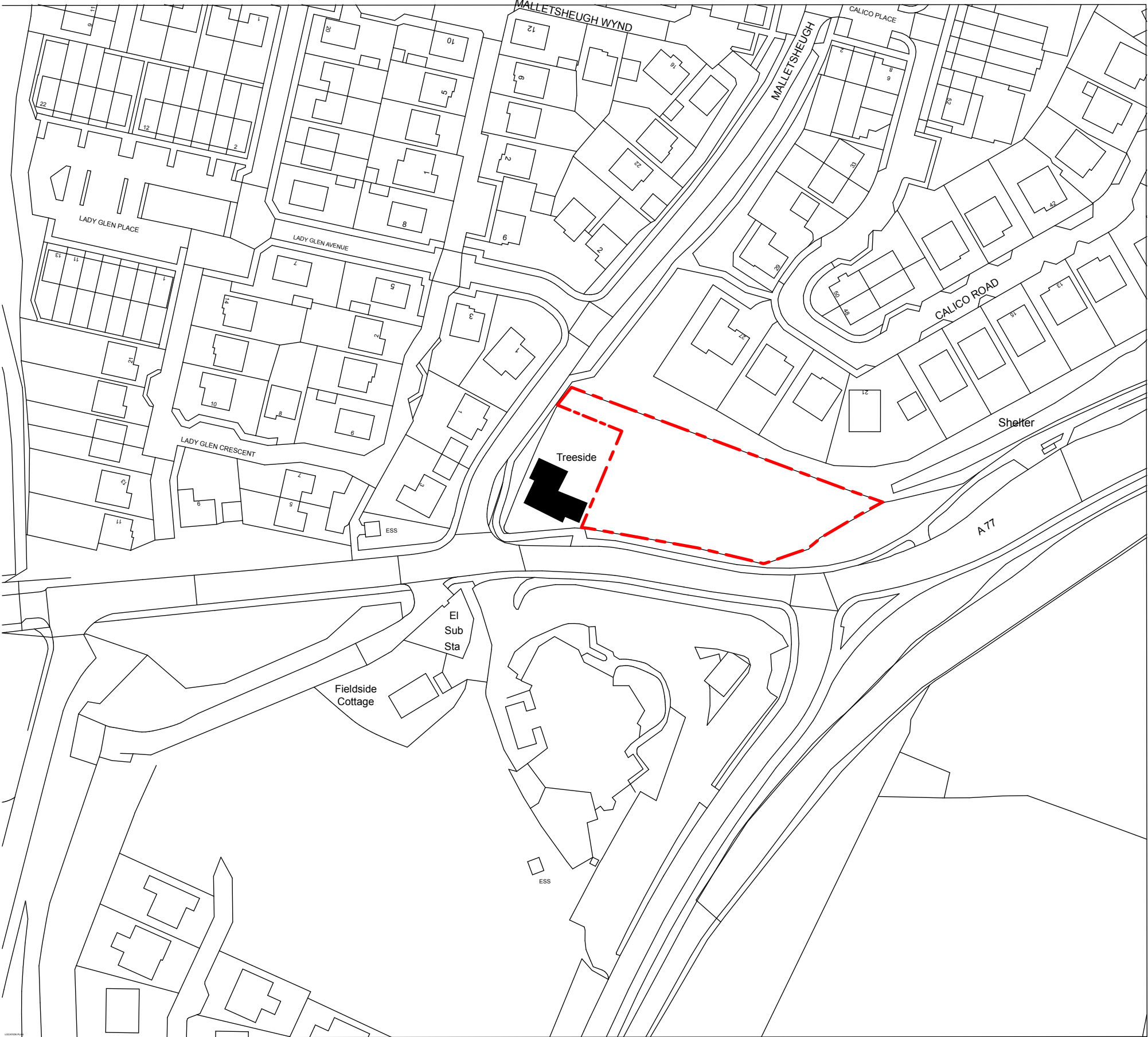
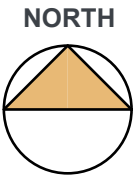
Yours sincerely,

Treeside Design Team & Robin Ghosh

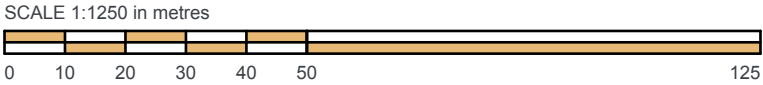
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## PLANS/DRAWINGS

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LOCATION PLAN  
SCALES @ 1:1250 (A3)



Do not scale from this drawing

All dimensions are to be site checked

Any discrepancies to be notified

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Rev	Description	Date
Status		
PLANNING		
Project		
2315		
Client		
-		
Site		
TREESIDE COTTAGE, AYR ROAD NEWTON MEARN, G77 6RT		
Drawing Title		
LOCATION PLAN		
Drawing No.		Revision
LOC-001		-
Scale	Drawn	Date
AS @ A3	CI	FEB 2024
64 WELLINGTON CHAMBERS, AYR, KA 7		
1 E H		
T : 0 1 2 9 2 2 6 3 7 9 9		
E : ENQUIRY@EDESIGNARCHITECTURE.COM		
W : WWW.EDESIGNARCHITECTURE.CO.UK		



Rev	Description	Date
Status		
PLANNING SUBMISSION		
Project		
Proposed Erection of 3 Dwellings		
Client		
Site		
Treeside Cottage Ayr Road, Newton Mearns G77 6RT		
Drawing Title		
SITE PLAN AS PROPOSED		
Drawing No.		Revision
PLA003		-
Scale	Drawn	Date
AS @ A3	BC	NOV 2022

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