

MINUTE
of
SPECIAL PLANNING APPLICATIONS COMMITTEE

Minute of meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 17th June 2025.

Present:

Councillor Paul Edlin

Provost Mary Montague
Councillor Andrew Morrison

Attending:

Michaela Sullivan*, Head of Place; Michelle McGuckin, Chief Planner and Building Standards Manager; Nicola McEleny, Senior Solicitor; Derek Scott, Principal Planner (Development Management); Fiona Morrison, Planner; and Lesleyann Burns, Democratic Services Officer.

(*) denotes remote attendance

Apologies:

Apologies were received from Councillors Annette Ireland and Jim McLean (Vice Chair).

APPOINTMENT OF CHAIR

1234. In accordance with Standing Order No.16, the Committee was required to appoint a chair for this meeting from those Members present.

Accordingly, Provost Montague, seconded by Councillor Morrison, proposed that Councillor Edlin be appointed Chair. This proposal was accepted unanimously.

Councillor Edlin in the Chair

DECLARATIONS OF INTEREST

1235. There were no declarations of interest intimated.

APPLICATION FOR PLANNING PERMISSION

1236. The Committee considered a report by the Director of Environment on an application for planning permission requiring consideration by the Committee.

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

- (i) 2024/0610/TP –Erection of residential development (comprising 26 flats in 2 blocks) with car parking, landscaping and other associated works. (amended plans received)

The Principal Planner was heard further on the report, in the course of which he summarised the 26 representations that had been received.

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

Members expressed concerns around the entrance to the site, parking, whether the site was in keeping with a residential style of development, as well as privacy from the verandas and windows.

Following discussion of the application, Councillor Morrison, seconded by Councillor Edlin, moved that the recommendation of the report be rejected and planning permission refused.

The reason for refusal was the application was contrary to Policy D1 parts 1, 2, 4, 8, 10, 15 and 17 of the adopted East Renfrewshire Local Development Plan 2 as: (i) the development would result in a significant loss of character or amenity to the surrounding area; (ii) the proposal is not appropriate to its location and is not of a size, scale, height, massing, density and layout that is in keeping with the buildings in the locality; (iii) does not create a well-defined structure of streets, public spaces and buildings; (iv) does not promote permeable and legible places through a clear sustainable movement hierarchy; (v) does not demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide; (vi) the amenity of the occupants of the adjacent buildings will be adversely affected by overlooking; and (vii) the amenity of residents would be adversely affected by noise, dust, pollution and poor air quality.

Provost Montague disagreed and wished to approve the application.

The Committee, therefore, refused planning permission.

CHAIR

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

Draft index of applications under the above acts to be considered by Planning Applications Committee
on 17th June 2025.

Reference No: 2024/0610/TP

Ward: 2

Applicant:

Westpoint Homes Ltd
C/o Icen Projects Ltd
201 West George Street
Glasgow
G2 2LW

Agent:

Hannah Sally
201 West George Street
Glasgow
G2 2LW

Site: Site Of Former Mearns Primary School School Road Newton Mearns East Renfrewshire

Description: Erection of residential development (comprising 26 flats in 2 blocks) with car parking, landscaping and other associated works. (amended plans received)

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