

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of virtual meeting held at 2.00pm on 29 September 2021.

Present:

Councillor Annette Ireland (Chair)
Councillor Betty Cunningham (Vice Chair)
Councillor Angela Convery
Provost Jim Fletcher

Councillor Stewart Miller
Councillor Jim McLean
Councillor Jim Swift

Councillor Ireland in the Chair

Attending:

Julie Nicol, Planning and Building Standards Manager; Alan Pepler, Principal Planner (Development Management); Derek Scott, Planner; David Haney, Planner; Colin Hutton, Senior Communications Officer, Corporate and Community Services; Sharon McIntyre, Committee Services Officer and Liona Allison, Assistant Committee Services Officer.

DECLARATIONS OF INTEREST

1768. There were no declarations of interest intimated.

APPLICATIONS FOR PLANNING PERMISSION

1769. The committee considered reports by the Director of Environment on applications for planning permission requiring consideration by the committee.

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

- (i) 2021/0420/TP - Construction of an all-weather athletics track on existing school playing field with artificial grass sports pitch, with associated development including storage building, fencing, floodlighting and access road at Mearns Castle High School Sports Field, Broomburn Drive, Newton Mearns, East Renfrewshire.

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Councillor Cunningham joined the meeting at this point.

The Principal Planner (Development Management) provided details of the proposal, outlined the development site, and referred to the significant number of representations received both in support of and against the proposal and provided details of the main themes of the representations.

Reference was made to the three main areas of concern being detrimental impact on character and amenity; parking and access requirements; and the impact of light from the floodlighting.

With regard to parking and access requirements, it was noted that the Roads Service had no objections subject to the proposed conditions outlined in the report. The applicant had advised that the use of the facilities would be solely for educational purposes and Condition 1 had been included to restrict evening and Saturday use.

In terms of the lighting impact, it was explained that the applicant had submitted a light spill diagram and the Environmental Health Service was satisfied with the information submitted. Condition 1 as proposed addressed light spill from the floodlights by restricting use to 8pm on weeknights.

In terms of the impact on character and amenity, the site was currently open to the public although in the proposed development access to the site would be restricted for health and safety reasons and to prevent damage. Given the existing use of the site and the site context, it was considered that there would be no subsequent impact on character and amenity of the surrounding area.

Having clarified the exact location of the proposed development site in response to a question from Councillor Cunningham, the Principal Planner (Development Management) confirmed the proposed hours of use and that the use of the facilities would be educational.

Councillor Swift advised that he welcomed the suggested improvements to the current facilities and their use solely in an educational capacity. He noted that in due course other external organisations may seek to use the facilities and for this reason would propose reducing the operational hours of the facilities to 7pm on weekdays instead of the 8pm currently proposed and also to mitigate against the impact of the floodlights on local residents. He noted that the school had intimated it only required the facilities until 7pm which was confirmed by the Principal Planner (Development Management).

Councillor Convery expressed concerns relating to parking although noted that the school parking facilities could be used and that three disabled spaces would be provided. She noted that the ball stop fences would be included instead of acoustic fences, which would result in less visual impact. She noted that this would be a much needed upgrade to the facilities and would support the application.

Councillor Miller also noted the parking facilities, and recognised the requirement to upgrade facilities. He supported the suggestion by Councillor Swift to change the weekday hours of operation on Condition 1 to 7pm to mitigate the effects of the floodlights for local residents.

Councillor McLean concurred with the issues raised by other members of the committee and echoed the concerns regarding the use of the floodlights, supporting a reduction in the hours of use proposed.

Provost Fletcher advised he was supportive of the proposal and the benefits to the school itself and the wider community, whilst understanding the points raised by local residents. However he did note the later use of facilities in the evenings at other schools within the council area in view of which he supported the proposed evening use time of 8pm on weekdays, should this be required by the school.

Councillor Ireland was in agreement with the points made and that the facilities were necessary for the school. However she indicated that she felt that the time restriction as set out in Condition 1 was appropriate in view of which she moved the recommendation to approve the application subject to the conditions as outlined in the report. Provost Fletcher seconded the motion.

Councillor Swift, seconded by Councillor McLean, moved as an amendment that planning permission be approved subject to the conditions as outlined in the report subject to a further amendment to Condition 1 to restrict the hours of use on weekdays to 19.00 as set out below:

1. Unless otherwise agreed in writing by the Planning Authority, the running track, synthetic pitch and floodlights hereby approved shall not be used out with the hours of 09:00 to 19:00 Monday to Friday or 09:00 to 13:00 on a Saturday.

On a vote being taken Councillor Ireland, Provost Fletcher and Councillor Convery voted for the motion.

Councillors Cunningham, McLean, Miller and Swift voted for the amendment.

There being 3 votes for the motion and 4 votes for the amendment, the amendment was accordingly declared carried and the application approved subject to the conditions as outlined in the report subject to a further amendment to Condition 1 to restrict the hours of use on weekdays to 19.00 as set out below:

1. Unless otherwise agreed in writing by the Planning Authority, the running track, synthetic pitch and floodlights hereby approved shall not be used out with the hours of 09:00 to 19:00 Monday to Friday or 09:00 to 13:00 on a Saturday.

Reason: To safeguard the residential amenity of the adjacent properties.

- (ii) 2021/0421/TP - Erection of 27 no. lock-up garages at Land To The Rear Of Alexander Avenue, Eaglesham, East Renfrewshire.

The Principal Planner (Development Management) provided details of the proposal, outlined the development site, and referred to the significant number of representations received in objection and provided details of the main themes of these representations.

Reference was made to the two main reasons for refusal which were loss of character and amenity for adjacent residents and as advised by the Roads Service, a significant intensification of use for this area to the detriment of public and road safety.

Councillor McLean noted the significant number of objections received and the issues relating to parking and bin storage. He enquired as to the ownership of the land in response to which the Principal Planner (Development Management) advised of the areas communally owned and the area of land owned by the applicant. Councillor McLean advised that he would support the recommendation to refuse the application.

Supporting the views expressed by Councillor McLean, Councillor Miller questioned the claimed non-commercial nature of the proposals.

Provost Fletcher having sought clarification on the proposed use of the lock up facilities, the Principal Planner (Development Management) outlined that the proposals fell below the road standards set for the size of the garages although the proposed dimensions may be able to accommodate smaller vehicles.

Councillor Swift supported the earlier comments made, noting that in his view there were no community benefits in view of which he also supported the recommendation to refuse the application.

Councillor Cunningham also supported the view that the proposed facilities would not be of benefit to the community.

Councillor Ireland having been heard in support of the recommendation to refuse permission, the committee agreed that the application for planning permission be refused for the reasons as outlined in the report.

CHAIR

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

Index of applications under the above acts considered by Planning Applications Committee on
29.09.2021

Reference No: 2021/0420/TP

Ward: 5

Applicant:

Mr Alan Hook
Spiersbridge Offices
2 Spiersbridge Way
Thornliebank
East Renfrewshire
Scotland
G46 8NG

Agent:

Bill Gillespie
6 Crosshill Drive
Rutherglen
Glasgow
Scotland
G73 3QU

Site: Mearns Castle High School Sports Field Broomburn Drive Newton Mearns East Renfrewshire

Description: Construction of an all-weather athletics track on existing school playing field with artificial grass sports pitch, with associated development including storage building, fencing, floodlighting and access road.

Decision: Granted subject to the conditions outlined in the report and with an amendment to Condition 1.

Condition 1 should now detail:

1. Unless otherwise agreed in writing by the Planning Authority, the running track, synthetic pitch and floodlights hereby approved shall not be used out with the hours of 09:00 to 19:00 Monday to Friday or 09:00 to 13:00 on a Saturday.

Reason: To safeguard the residential amenity of the adjacent properties.

Reference No: 2021/0421/TP

Ward: 5

Applicant:

Joiner Properties Ltd
20 Stonecot Hill
Sutton
United Kingdom
SM1 3SN

Agent:

David Lindsay
C/O Pattison & Co
19 Glasgow Road
Paisley
Scotland
PA1 3QX

Site: Land To The Rear Of Alexander Avenue Eaglesham East Renfrewshire G76 0JG

Description: Erection of 27 no. lock-up garages

Decision: Refused
