

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of virtual meeting held at 2.00pm on 19 January 2022.

Present:

Councillor Annette Ireland (Chair)
Councillor Angela Convery
Provost Jim Fletcher

Councillor Stewart Miller
Councillor Jim McLean
Councillor Jim Swift

Councillor Ireland in the Chair

Attending:

Gillian McCarney, Head of Environment (Chief Planning Officer); Julie Nicol, Planning and Building Standards Manager; Graeme Smith, Communications Manager; Alan Pepler, Principal Planner (Development Management); John Marley, Transportation Coordinator, East Renfrewshire Council Roads Department; Siobhan Wilson, Legal Adviser; Sharon McIntyre, Committee Services Officer and Liona Allison, Assistant Committee Services Officer.

Apology:

Councillor Betty Cunningham.

DECLARATIONS OF INTEREST

1856. Provost Fletcher declared a non-financial interest in relation to Item 1857 - on the grounds that he was a member of the Board of East Renfrewshire Culture and Leisure Trust.

NOTIFICATION OF A PLANNING APPEAL AND AN APPEAL DECISION

1857. The committee considered a report by the Director of Environment, which explained that an appeal to the Directorate for Planning and Environmental Appeals (DPEA) regarding the decision of the Council to refuse planning permission for 2021/0183/TP - the erection of a single storey flat roof extension to rear, single storey front extension and installation of flue at 4 Wigton Avenue, Newton Mearns had been allowed by the Reporter and planning permission had been granted.

It was outlined that since the submission of the appeal to DPEA, planning permission had been granted by the Council for the proposed rear extension without any amendments to its design and for a revised front/side extension in August 2021. In relation to the outstanding matters of the single storey front extension and installation of flue, the Reporter found the proposed front extension to be of an appropriate scale and design. He concluded that it would not result in the houses having an unbroken or terraced appearance.

The committee noted the report.

APPLICATION FOR PLANNING PERMISSION

1858. The committee considered a report by the Director of Environment on the following application for planning permission.

2021/0694/TP - Proposed leisure centre, theatre, library, cultural facilities and ancillary spaces with associated parking and landscaping works including demolition of existing leisure centre and theatre building (Major) at Eastwood Recreation Centre, 6 Eastwood Park, Rouken Glen Road, Giffnock, East Renfrewshire.

The Principal Planner (Development Management) advised that the application had to be determined by the committee as it constituted as a Major Development under the terms of the Town and Country (Hierarchy of Developments) (Scotland) Regulations 2009. He further advised that no objections had been received from statutory consultees, and that 12 representations had been received, consideration of which was outlined in the assessment section of the report.

Reference was made to the main areas of concern being the need for the development, the financial cost to the Council, loss of green space and trees, the sustainability of demolition and new build, the design including energy efficiency, loss of parking and impact on people safety and impact on Giffnock Library.

Thereafter the Principal Planner (Development Management) provided a detailed presentation that outlined the development site, provided details of the proposal and referred to the proposed landscaping, access, traffic management and parking.

Following the presentation and in response to Councillor Ireland, the Principal Planner confirmed that a total of 12 representations had been received. These included a number of objections. He also confirmed that there were no objections from statutory consultees.

Councillor Miller then suggested that the design of the glass roof may cause issues with regard to heating in winter. In reply, the Principal Planner advised that the amount of glass within the leisure centre had been addressed in the planning and design statement and energy statement submitted with the proposed application. Also in response to Councillor Miller, it was explained that at this stage the number of lanes that the swimming pool would provide could not be confirmed.

Referring to the representations received, Councillor Miller noted that on the whole they related to non-material planning considerations and that the pupils of St. Ninian's High School would be the main beneficiaries of the proposed development. Thereafter, Councillor Miller expressed his support for the proposed development.

Provost Fletcher advised of the full consideration given to all user groups in the development of the proposed application and noted that although alternative sites were suggested, given the use of the site currently, the continuation of a similar facility at the site was welcomed. He noted the request for priority use from St. Ninian's High School and that this request, along with all others, would be considered by the East Renfrewshire Culture and Leisure Trust. He noted that the cost of the proposed development would be discussed further at Council as this was not a material planning consideration. He advised that the facilities offered by the proposed development would be welcomed by residents and that he would support it.

Councillor Convery noted that she was pleased to see that the nearby allotments were not included in the plans and that the representations received were addressed as far as possible in the report. She could not see a reason to refuse the application and suggested that the proposed development would be an asset to East Renfrewshire.

Councillor Swift advised that the proposed development was not sought in the area of Newton Mearns and concurred that the cost of the proposed development was not a material planning consideration. He questioned the aspiration for an Olympic sized swimming pool and requested that the trees used in planting would be inclusive of broadleaf deciduous trees local to the area. He acknowledged that this would be a fabulous facility although he questioned its affordability.

Councillor Ireland then stated that in relation to the tree planting scheme she would welcome the planting of mature trees and not saplings.

In response, the Principal Planner advised that a tree planting strategy and planting strategy had been submitted and that trees of diameters of 15cm were included in the strategies as well as broadleaf deciduous trees local to the area.

Councillor McLean advised that he was in agreement with the proposals and that Eastwood Park was the preferred location for the proposed development. He sought confirmation of timelines should the application be approved. The Head of Environment (Chief Planning Officer) advised that an approved planning consent would be in place for 5 years although a start date for construction would be dependent on the financial position of the project.

Referring to Councillor Convery's earlier comments, Councillor Ireland advised that she was also pleased to see that the allotments were not included in the plans and was excited by the proposals which would be an asset to the community.

Having heard from the Principal Planner, the committee agreed that the application for planning permission be approved subject to the conditions listed in the report.

CHAIR

