

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 10 April 2019.

Present:

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

Councillor Stewart Miller
Councillor Jim Swift

Councillor Ireland in the Chair

Attending:

Shona Fraser, Operations Manager; Ian Walker, Senior Planner; and Derek Scott, Planner, Development Management; John Davidson, Prevention Services Manager (Environmental Health); and Paul O'Neil, Committee Services Officer.

Apologies:

Councillors Betty Cunningham and Jim McLean.

REQUEST TO RECORD PROCEEDINGS

851. The Committee Services Officer intimated that a request had been received to audio record the meeting. The request was approved.

DECLARATIONS OF INTEREST

852. There were no declarations of interest intimated.

APPLICATIONS FOR PLANNING PERMISSION

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

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

- (i) 2018/0623TP – Erection of family centre/nursery school (including phase 2 community changing rooms extension), plant room and cycle/pram shelter, with car parking at Crookfur Pavilion, Crookfur Park, Ayr Road, Newton Mearns, by East Renfrewshire Council

The Operations Manager outlined the terms of the proposal and indicated that following the assessment of the application, it was recommended that the application be approved, subject to conditions.

Councillor Swift expressed concerns about the problem of surface water flowing onto Crookfur Road and sought an assurance that the proposed development would not exacerbate the existing problems that were being experienced.

In reply, the Senior Planner stated that the Council was seeking further information about the proposed drainage arrangements at the application site and that the concerns expressed would be addressed by condition (i.e. Condition 9).

Councillor Miller sought clarification about how much green space would be lost as a result of the proposed development in the course of which the Senior Planner explained that it was difficult to quantify. However, it was noted that the main recreational area in Crookfur Park which was outwith the application site would remain. In response to a further question by Councillor Miller regarding the impact the proposed development would have on parking provision at the application site he advised that the existing parking provision was there to serve both those visiting the existing pavilion and Parklands Hotel and Leisure Centre. Concluding his remarks, he explained that the existing play area would be relocated within Crookfur Park and this would be addressed by condition should the application be approved.

Whilst noting that the proposed nursery would accommodate up to 120 pupils, Councillor Swift expressed concern about the provision of car parking at the site which in his opinion was insufficient.

Provost Fletcher was heard in support of the proposal in the course of which he stated that the proposal formed part of the Council's provision of early learning and childcare which was a popular national policy. Concluding his remarks, he stated that he did not accept that there was a need to provide additional car parking at the site to reflect the number of pupils at the proposed nursery.

Councillor Miller stated that the provision of car parking at the site was not simply for the proposed nursery but also to accommodate those attending Parklands Hotel and Leisure Centre. He also expressed concerns about road safety regarding vehicles leaving the application site and turning right onto Ayr Road.

In reply, the Senior Planner emphasised that the Roads Service was satisfied with the provision of car parking at the application site. However, it was seeking improvements to the right hand turning lane into Crookfur Park and the installation of a signalised pedestrian crossing to facilitate safer pedestrian access to the site from the east.

At this stage, Councillor Ireland, seconded by Provost Fletcher, moved that the application be approved, subject to the conditions detailed in the report.

Councillor Swift moved as an amendment that the application be approved subject to the:

- (a) conditions detailed in the report; and

- (b) creation of an additional 15 car parking spaces at the application site.

In the absence of a seconder, his amendment fell.

The committee agreed that the application be approved, subject to the conditions detailed in the report.

Resolution to Exclude Press and Public

At this point in the meeting, on the motion of the Chair, the committee unanimously resolved that in accordance with the provisions of Section 50A(4) of the Local Government (Scotland) Act 1973, as amended, the press and public be excluded from the meeting for the undernoted item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 13 of Part I of Schedule 7A to the Act".

NOTICE REQUIRING PROPER MAINTENANCE OF GARDEN LAND IN NEILSTON

854. Under reference to the Minute of the meeting of the committee of 4 October 2017 (Page 159, Item 175 refers), when the committee authorised the service of a notice requiring proper maintenance of land in terms of Section 179 of the Town and Country Planning (Scotland) Act 1997 for the front garden of a property in Neilston, the committee considered a report by the Director of Environment providing an update in respect of the matter.

The committee, having heard the Operations Manager provide background information in relation to the matter and the options that were available to the committee, agreed:

- (a) to discontinue the enforcement action that had been authorised in terms of Section 179 of the Town and Country Planning (Scotland) Act 1997;
- (b) that officers continue to explore alternative actions under other legislative powers in consultation with colleagues from the Health and Social Care Partnership; and
- (c) that in the event that no progress had been made after a period of 6 months, a further report be submitted to the committee providing details of what action the Council proposed to take to resolve the issue.

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
10.04.2019

Reference No: 2018/0623/TP

Ward: 2

Applicant:

Mhairi Shaw
211 Main Street
Barrhead
United Kingdom
G78 1SY

Agent:

Julie Benson
50 Bell Street
Glasgow
United Kingdom
G1 1LQ

Site: Crookfur Pavilion Crookfur Park Ayr Road Newton Mearns East Renfrewshire

Description: Erection of family centre/nursery school (including phase 2 community changing rooms extension), plant room and cycle/pram shelter; with car parking

Decision: Approved subject to conditions

Reference No: 2019/0027/TP

Ward: 1

Applicant:

Director Of Education
211 Main Street
Barrhead
Scotland
G78 1SY

Agent:

Katrina Hamilton
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank
Scotland
G46 8NG

Site: Cross Arthurlie Primary School 7 Fern Drive Barrhead East Renfrewshire G78 1JF

Description: Erection of extension to accommodate a nursery with associated playground; extension to car parking.

Decision: Approved subject to conditions

