

## MINUTE

of

### PLANNING APPLICATIONS COMMITTEE

**Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 3 October 2018.**

**Present:**

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

Councillor Stewart Miller  
Councillor Jim Swift

Councillor Ireland in the Chair

**Attending:**

Sean McDaid, Principal Planner; Development Management and Ian Walker Senior Planner, Development Management; Julie Nicol, Principal Officer (LDP Lead); and Paul O'Neil, Committee Services Officer.

**Apologies:**

Councillors Angela Convery and Jim McLean.

### **DECLARATIONS OF INTEREST**

**622.** There were no declarations of interest intimated.

### **NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS**

**623.** The committee considered and noted a report by the Director of Environment advising of the intimation by the Directorate for Planning and Environmental Appeals (DEPA) of one new appeal that had been lodged against the Council's decision to refuse planning permission under delegated powers in respect of the display of two digital advertisement hoardings to the north of 30 Maple Avenue, Newton Mearns.

### **APPLICATION FOR PLANNING PERMISSION**

**624.** The committee resumed consideration of a report by the Director of Environment on an application for planning permission requiring consideration by the committee.

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

- (i) 2017/0482/TP – Erection of units for use as office and storage space at site at rear of 17 Eaglesham Road, Clarkston by Byrne Home Improvements Ltd

Under reference to the Minute of the meeting of 5 August 2018 (Page 513, Item 568) when it was agreed that consideration of the application be continued to allow a site visit to take place, the committee resumed consideration of the application.

The Senior Planner referred to the site visit that had taken place immediately prior to the meeting in the course of which he indicated that planning permission was sought for five business units.

Councillor Miller supported by Councillor Cunningham, re-iterated the concerns he had expressed at the last meeting regarding the problems being experienced with access/egress to/from the site. He stated that in his opinion, the application site was dangerous given the number of lorries and other vehicles that used the site on a regular basis. Concluding his remarks, he stated that the proposal would exacerbate the current problems being experienced at the site.

Provost Fletcher whilst acknowledging that it was not a particularly pleasant site expressed concern that the Council's Roads service had not objected to the proposal and that if the committee was minded to refuse the application it would require proper planning reasons to do so otherwise its decision could be overturned on appeal by the Scottish Government.

In response to questions, the Senior Planner clarified that the proposed use of the units would be considered Class 4 - Business use rather than the Class 5 use that had been indicated on the application and that it was proposed to provide additional parking at the site as four of the proposed units would have dedicated parking bays as detailed in the submitted plans.

The committee agreed that the application be refused on the grounds that the proposed development be refused because of a lack of amenity; the intensification of use of the site; health and safety issues; and road safety grounds.

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  
03.10.2018

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**Reference No:** 2017/0482/TP

**Ward:** 4

**Applicant:**

Byrne Home Improvements Ltd  
311 Clarkston Road  
Glasgow  
G44 3EJ

**Agent:**

Robert Thompson Designs  
5 Queen Square  
Glasgow  
G41 2BG

**Site:** Site to rear of 17 Eaglesham Road, Clarkston, East Renfrewshire

**Description:** Erection of units for use as office and storage space.

**Decision:** Refused

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