

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 9 August 2017.

Present:

Councillor Annette Ireland (Chair)	Councillor Angela Convery
Councillor Betty Cunningham (Vice Chair)	Provost Jim Fletcher
Councillor Paul Aitken	Councillor Stewart Miller

Councillor Ireland in the Chair

Attending:

Sean McDaid, Ian Walker and Graham Shankland, Principal Planners, Development Management; and Paul O'Neil, Committee Services Officer.

Apology:

Councillor Jim McLean.

DECLARATIONS OF INTEREST

65. There were no declarations of interest intimated.

APPLICATIONS FOR PLANNING PERMISSION

66. 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) 2017/0347/TP - Change of use to hot food take-away with installation of extract flue, roof light, doors and window at 1 Station Road, Giffnock by Mr Peter Purewal

Provost Fletcher expressed a number of concerns about the proposal in the course of which he stated that he did not accept the views expressed in the 'Report of Handling' that the proposal would not significantly exacerbate the parking and traffic issues within the area. He highlighted that at present cars parked on the double yellow lines in the area and that in his opinion, the site was not an appropriate location for another hot food takeaway given its close proximity to Giffnock Library.

Concluding his remarks, Provost Fletcher highlighted that in his opinion, the proposal would result in a number of problems such as litter and odours, and there was not a need for another hot food takeaway in the area. He also noted that Giffnock Library had objected to the proposal.

Councillor Cunningham was heard in support of Provost Fletcher's comments in the course of which she emphasised that the problems he highlighted were the same as those being experienced in Barrhead with hot food takeaways. She stated that in view of these anticipated problems she did not support the proposal.

The Principal Planner was heard in response to the comments made by Provost Fletcher. He explained that the issues raised such as illegal parking and problems of litter were not planning considerations in the assessment of the application. He stated that in terms of the land use at the site, the proposal complied the Council's Local Plan policies.

Councillor Aitken stated that the problems highlighted could be made about any fast food outlet and that the market would dictate whether the proposal was a success or not. He stated that if the business was not a success it would close in the course of which Councillor Cunningham reiterated her concerns about the litter and odour problems associated with hot food takeaways.

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

Provost Fletcher, seconded by Councillor Cunningham, moved as an amendment that the application be refused on the grounds that:

- (a) the development would result in an over-provision of hot food take away premises at the locality;
- (b) it would also have an impact on the environment through increased litter, vermin and odours;
- (c) there was a lack of parking outside the premises that would result in inappropriate/illegal parking on the road; and
- (d) the development would also result in anti-social behaviour.

On a vote being taken, 2 Members voted for the motion and 3 Members voted for the amendment. The amendment was accordingly declared carried and it was agreed that the application be refused for the following reasons that:

- (a) the development would result in an over-provision of hot food take away premises at the locality;
- (b) it would also have an impact on the environment through increased litter, vermin and odours;

- (c) there was a lack of parking outside the premises that would result in inappropriate/illegal parking on the road; and
- (d) the development would also result in anti-social behaviour.

PLANNING CUSTOMER SURVEY AND PERFORMANCE 2016/17

67. The committee considered and noted a report by the Director of Environment, providing details of various aspects relating to planning customer feedback and development management performance.

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**

Decision of applications under the above acts considered by Planning Applications Committee on
09.08.2017

Reference No: 2016/0794/TP

Ward: 2

Applicant:

Retail Trust
Marshall Hall
Marshall Estate
Hammers Lane
London
NW7 4DQ

Agent:

Yeoman McAllister Architects
Waterside Studios
64 Coltbridge Avenue
Edinburgh
EH12 6AH

Site: Crookfur Cottage Homes, Crookfur Road, Newton Mearns, East Renfrewshire, G77 6JY

Description: Erection of three blocks of retirement apartments following demolition of six existing blocks of flats with formation of access road; erection of 82 one bedroom apartments following part demolition of Crookfur House care home and existing blocks of flats; formation of parking spaces

Decision: Disposed to grant subject to conditions following the conclusion of an agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 relating to occupancy restrictions and the payment of development contributions.

Reference No: 2017/0347/TP

Ward: 3

Applicant:

Mr Peter Purewal
2 Station Road
Giffnock
East Renfrewshire
G46 6JF

Agent:

Stephen Boyd
535 Eglinton Street
Glasgow
G5 9RN

Site: 1 Station Road, Giffnock, East Renfrewshire, G46 6JF

Description: Change of use to hot food takeaway with installation of extract flue, rooflight, doors and window

Decision: Refused
