

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 15 February 2017.

Present:

Councillor Kenny Hay (Chair)
Provost Alastair Carmichael
Councillor Barbara Grant

Councillor Gordon McCaskill
Councillor Stewart Miller
Councillor Paul O'Kane

Councillor Hay in the Chair

Attending:

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

Apology:

Councillor Betty Cunningham (Vice Chair).

DECLARATIONS OF INTEREST

2388. There were no declarations of interest intimated.

NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS

2389. The committee considered and noted a report by the Director of Environment, advising of the intimation by the Directorate for Planning and Environmental Appeals (DPEA) of the outcome of one appeal relating to the decision by the Council not to issue a High Hedge Notice relating to a hedge at 15 Torrington Avenue, Giffnock, which had been dismissed by the Reporter.

APPLICATION FOR PLANNING PERMISSION

2390. The committee considered a report by the Director of Environment, on an application for planning permission requiring consideration by the committee.

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

- (i) 2016/0535/TP – Change of use of retail premises to hot food takeaway with installation of extract flue at rear at 28 Arthurlie Avenue, Barrhead, by Mr Mohammad Jawad

Councillor O’Kane whilst noting the details of the site history sought clarification why the unit had not operated as a café following the successful appeal to the Scottish Ministers for planning permission in August 2012.

In reply, the Principal Planner explained that based on information submitted by the applicant the premises had operated as a café in August 2012 for a period of only two months and then closed as the business was not viable.

Councillor O’Kane expressed the view that the site was inappropriate for the proposed use given the concerns raised by local residents about parking and traffic problems in the area and its close proximity to St Mark’s Primary School.

Whilst highlighting that the applicant proposed to provide on-site parking at the site and was also prepared to accept the hours of operation proposed by the Council, Councillor Hay stated that he did not accept the concerns raised about parking problems at the site. He stated that there was a licensed grocer in close proximity to the premises which had operated for a significant period of time yet he was not aware of any concerns that had been raised about parking problems outside that premises.

Commenting on the successful appeal to the Scottish Ministers in 2012 for planning permission, Councillor McCaskill stated that in his opinion, there was no legitimate reason for the committee to refuse the application given the outcome of that appeal.

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

Councillor O’Kane moved as an amendment that the application be refused on the grounds that the proposed use of the premises would exacerbate the existing parking and traffic issues at the site. In the absence of a seconder, his amendment fell.

Thereafter, the committee agreed that that the application be approved, subject to the conditions detailed 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**

Decision of applications under the above acts considered by Planning Applications Committee on
15th February 2017

Reference No: 2016/0535/TP

Ward: 2

Applicant:

Mr. Mohammad Jawad
28 Arthurlie Avenue
Barrhead
East Renfrewshire
G78 2JD

Agent:

Site: 28 Arthurlie Avenue, Barrhead, East Renfrewshire, G78 2JD

Description: Change of use of retail premises to hot food takeaway with installation of extract flue at rear

Decision: Approved subject to conditions

