

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of virtual meeting held at 2.00pm on 10 February 2021.

Present:

Councillor Annette Ireland (Chair)
Councillor Angela Convery
Councillor Betty Cunningham

Provost Jim Fletcher
Councillor Jim McLean
Councillor Stewart Miller

Councillor Ireland in the Chair

Attending:

Gillian McCarney, Head of Environment (Chief Planning Officer); Graham Shankland, Planning and Building Standards Manager; David Love, Principal Planner; Derek Scott, Planner; Eamonn Daly, Democratic Services Manager and Liona Allison, Assistant Committee Services Officer.

Apology:

Councillor Jim Swift

DECLARATIONS OF INTEREST

1521. There were no declarations of interest intimated.

PLANNING PERFORMANCE FRAMEWORK 2020

1522. The committee considered a report by the Director of Environment providing details of the performance of the planning service as set out in the Planning Performance Framework along with details of the feedback provided by the Scottish Government.

The report explained that every planning authority in Scotland was required to produce a Planning Performance Framework (PPF) annually for submission to the Scottish Government. Every Council used a similar format including the reporting of comparable performance statistics. As well as statistics, the document summarised positive actions undertaken during the year and improvement actions planned for the following year. The Scottish Government then undertook an assessment of the Framework and provided feedback and 'ratings' on how each planning authority had performed against various markers.

The report summarised the service's performance over the reporting period (2019/20) whilst appended to the report was Scottish Government Feedback. It was explained that the Scottish Government used 15 markers with a traffic light system used to rate performance. Whilst the service had been rated green in respect of 8 of the markers 3 amber and 2 red ratings had been awarded, with 2 of the markers not being applicable. Comments in respect of the non-green markers were provided.

The Planning and Building Standards Manager was heard further on the report and in particular on the amber and red ratings. He suggested that in his opinion the red rating in respect of application processing time was overly critical and explained the reasons why it was considered that an amber rating would have been more reasonable.

He also explained the challenges facing the service in relation to the time it could take to conclude legal agreements and that whilst there was a policy in place which aimed to conclude legal agreements as quickly as possible it may be necessary in future to implement that more strictly; and where appropriate re-present applications to the committee for further consideration when legal agreements could not be concluded within a reasonable timescale.

Having heard members of the committee support the comments from the Planning and Building Standards Manager in relation to the ratings applied by the Scottish Government, the Planning and Building Standards Manager clarified that the reporting period was to the end of March 2020 and so activities had not been impacted significantly by the onset of the pandemic. This would be a more significant factor for the 2020/21 report.

The committee noted the report.

NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS

1523. The committee considered a report by the Director of Environment, advising of the intimation by the Directorate for Planning and Environmental Appeals (DPEA) of the outcome of two appeals against the committee's decision to refuse planning permission, and advising on the status of 1 further appeal yet to be determined.

The report explained that the appeals in respect of 37 Busby Road, Clarkston (Ref 2019/0858/TP) and 18 Gordon Road, Netherlee (Ref 2020/0330/TP) had both been dismissed and planning permission refused, whilst the appeal in respect of 29 East Kilbride Road, Busby (Ref 2020/0585/TP) was ongoing with a target determination date of 3 March 2021.

The committee noted the report.

APPLICATIONS FOR PLANNING PERMISSION

1524. 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) Application 2020/0510/TP - Demolition of existing unlisted buildings, conversion of former care home to flatted residential development, the erection of new flatted residential development comprising 56 units, landscaping, engineering and associated works – application for planning permission; and
- (ii) Application 2020/0511/LBC - Demolition of outbuildings within grounds of listed building and demolition of extension to listed building. Internal and external alterations to listed building associated with conversion of building to four residential flats; application for listed building consent, at:

Eastwoodhill Eventide Home 238 Fenwick Road Giffnock East Renfrewshire

The Head of Environment (Chief Planning Officer) was heard in detailed explanation of the proposed development in the course of which she clarified that the number of flats reported in the report of handling was incorrect and that the numbers should be 21 x 2 bedroom flats and 35 x 3 bedroom flats. She outlined the site history, proposed traffic management arrangements at the Fenwick Road/Berryhill Road junction, that the site was considered to be a brownfield windfall site and that it complied with the relevant national and local planning policies. She referred to the site in the context of the surrounding area and that the development was considered to be compatible with other properties in the vicinity. She also commented in detail in relation to the removal of trees from the site and the proposed replanting scheme.

Thereafter in response to questions from members of the committee, she explained that any concerns in relation to public safety on Berryhill Road had been taken into account in the consideration of the application and had been assessed by the Roads Service. The introduction of the traffic lights at the Berryhill Road/Fenwick junction would help to control traffic flow in addition to which a 2 metre wide footpath on Berryhill Road was to be constructed.

Councillor Cunningham having commented on some of the antisocial behaviour that had occurred on the site that would be removed due to development, the Head of Environment (Chief Planning Officer) in response to Councillor Miller provided details in respect of the number of available car parking spaces.

Responding to Councillor McLean she also provided further clarification in respect of tree felling on the site, drawing the distinction between the original planted trees on the site and those that had self-seeded. It was further confirmed in response to Councillor Ireland that the age and size of replacement trees would be controlled by one of the proposed conditions.

In relation to the application for listed building consent the Head of Environment (Chief Planning Officer) highlighted that no objections had been raised by Historic Environment Scotland whilst the Scottish Civic Trust had indicated they had no comments.

Following discussion the committee agreed that:-

- (a) Application 2020/0510/TP be approved subject to conditions as set out in the Report of Handling;
- (b) Application 2020/0511/LBC be approved subject to conditions as set out in the Report of Handling.

1412

(iii) Application 2020/0540/TP - Change of use of existing open space and erection of meeting space building formed from shipping containers at Building 3, Kirkhill, 81 Broom Road, East, Newton Mearns

In response to questions, officers explained the reasons why planning permission was required and undertook to clarify the position in respect of other apparently similar structures elsewhere. They also confirmed that discussions had taken place with the applicant about the possibility of space in the existing building being used for meeting space and that the applicant had explained that whilst there was space on the top floor of the building this was for office space. The proposal would create dedicated meeting room space that was not available at present.

In response to further questions from Members it was clarified that the application was not retrospective; that the issue of the number of sides of the structure to be covered in cladding would be dealt with through proposed Condition 1; that the amenity of the area had been taken into account in the assessment of the application, and that a temporary permission to February 2023 was recommended due to the temporary nature of the development, which would give the planning authority the opportunity to reassess any future proposals.

Having heard Councillor Ireland suggest that in respect of Condition 3 the opening hours should be strictly imposed with no flexibility, the committee agreed that the application be approved subject to the terms and conditions as set out in the report of handling subject to Condition 3 being amended as follows:-

“The building hereby approved shall only be used between the hours of 9am and 6pm.”

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
10.02.2021

Reference No: 2020/0510/TP

Ward: 3

Applicant:

c/o Westpoint Homes Ltd
3 Arthur Street
Clarkston
United Kingdom
G76 8BQ

Agent:

Sara Cockburn
177 West George Street
Glasgow
UK
G2 2LB

Site: Eastwoodhill Eventide Home 238 Fenwick Road Giffnock East Renfrewshire G46 6UU

Description: Demolition of existing unlisted buildings, conversion of former care home to flatted residential development, the erection of new flatted residential development comprising 56 units, landscaping, engineering and associated works.

Decision: Disposed to grant subject to a legal agreement

Reference No: 2020/0511/LBC

Ward: 3

Applicant:

Westpoint Homes Ltd, John Brawley & Brendan Brawley
3 Arthur Street
Clarkston
G76 8BQ

Agent:

Sara Cockburn
177 West George Street
Glasgow
G2 2LB

Site: Eastwoodhill Eventide Home 238 Fenwick Road Giffnock East Renfrewshire G46 6UU

Description: Demolition of outbuildings within grounds of listed building and demolition of extension to listed building. Internal and external alterations to listed building associated with conversion of building to four residential flats.

Decision: Approved Subject to Conditions

Reference No: 2020/0540/TP

Ward: 5

Applicant:

Mr Graham Mitchell
Office 4.6, The Studio
81 Broom Road East
Newton Mearns
Glasgow
G77 5LL

Agent:

Alistair Connell
30 Ellisland
East Kilbride
Glasgow
Scotland
G74 3SF

Site: Building 3 Kirkhill 81 Broom Road East Newton Mearns East Renfrewshire G77 5LL

Description: Change of use of existing open space and erection of meeting space building formed from shipping containers

Decision: Approved Subject to Conditions

