

Corporate and Community Services Department

Council Headquarters, Eastwood Park, Giffnock, East Renfrewshire, G46 6UG

Phone: 0141 577 3000

website: www.eastrenfrewshire.gov.uk

Date: 14 May 2021

When calling please ask for: Sharon McIntyre (Tel No. 0141 577 3011)

e-mail:- sharon.mcintyre@eastrenfrewshire.gov.uk

TO: Councillors A Ireland (Chair), B Cunningham (Vice Chair), A Convery, J Fletcher, J McLean, S Miller and J Swift.

LOCAL REVIEW BODY

A meeting of the Local Review Body will be held on **Wednesday, 19 May 2021 at 2.30pm**

The agenda of business is as shown below.

Please note this is a virtual meeting.

Caroline Innes

C INNES

DEPUTY CHIEF EXECUTIVE

AGENDA

1. Report apologies for absence.
2. Declarations of Interest.
3. Notice of Review – Review 2021/04 – Sub-division of feu and erection of dwelling house at Maidenhill Lodge, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT (Ref No: 2020/0598/TP) - Report by Deputy Chief Executive (copy attached, pages 3 - 98).

This document can be explained to you in other languages and can be provided in alternative formats such as large print and Braille. For further information, please contact Customer First on 0141 577 3001 or email customerservices@eastrenfrewshire.gov.uk

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EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY19 May 2021Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2021/04

SUB-DIVISION OF FEU AND ERECTION OF DWELLING HOUSE AT MAIDENHILL LODGE,
AYR ROAD, NEWTON MEARNS, EAST RENFREWSHIRE, G77 6RT.

PURPOSE OF REPORT

1. The purpose of the report is to present the information currently available to allow a review of the non-determination of the application for planning permission as detailed below. A determination should have been made by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2020/0598/TP).
- Applicant: Mr E Clark and Miss K. MacLennan
- Proposal: Sub-division of feu and erection of dwelling house
- Location: Maidenhill Lodge, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT.
- Council Area/Ward: Newton Mearns South And Eaglesham (Ward 5).

REASON FOR REQUESTING REVIEW

3. The applicant has requested a review on the grounds that the Council's Appointed Officer refused the application.

RECOMMENDATIONS

4. The Local Review Body is asked to:-
- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied; and
 - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
 - (b) that in the event that further procedure is required to allow it to determine the review, consider:-

- (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
- (ii) what procedure or combination of procedures are to be followed in determining the review.

BACKGROUND

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Operations).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 4.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is the assessment of the review documents only, with no further procedure.

10. The Local Review Body is not bound to accede to the applicant’s request as to how it will determine the review and will itself decide what procedure will be used in this regard.

11. At the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. However, due to the current restrictions associated with Covid-19, these site inspections are not taking place at the present time.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

13. Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

14. However, the applicant has submitted new information which was not available to the Appointed Officer at the time the determination of the application was made. The new information relates to consists of pre-application discussions with the Council dating back to 2017 and recent photographs of the surrounding area in light that site visits are currently not being carried out due to the current restrictions associated with Covid-19.

15. Members are advised that Section 43B of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 states that:-

“43B Matters which may be raised in a review under section 43A(8)

- (1) In a review under section 43A(8), a party to the proceedings is not to raise any matter which was not before the appointed person at the time the determination reviewed was made unless that party can demonstrate—
 - (a) that the matter could not have been raised before that time, or
 - (b) that its not being raised before that time was a consequence of exceptional circumstances.
- (2) Nothing in subsection (1) affects any requirement or entitlement to have regard to—
 - (a) the provisions of the development plan, or
 - (b) any other material consideration.”

16. The applicant has been given an opportunity to explain why the information was not made available to the Appointed Officer at the time the application was determined, please find this response attached as Appendix 6.

17. The Local Review Body must decide whether the new information should be considered as part of the review. In the event that it does, it is recommended, in the interests of equality of opportunity to all parties that the Appointed Officer be given the opportunity to comment on the new information.

18. Members should note that the new information has been excluded from the applicant's submission.

19. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the Appointed Officer:-

- (a) Application for planning permission – Appendix 1 (Pages 9 - 52);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 53 - 64);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 65 - 68); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 69 - 82).

20. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 5 (Pages 83 - 91).

- (a) Refused – Existing Location Plan;
- (b) Refused – Existing Proposed Site Plan;
- (c) Refused – Proposed Plans;
- (d) Refused – Proposed Roof Plan;
- (e) Refused – Proposed Elevations;
- (f) Refused – Proposed Side Elevations and
- (g) Refused – Proposed Garden Store Elevations.

21. The reasoning behind the new information submitted by the applicant which was not available to the Appointed Officer at the time the determination of the application was made is attached as Appendix 6 (Pages 92 - 98).

22. The Local Review Body is advised that initial consultation responses and representations received if any, relating to the application will be listed in the planning officer's Report of Handling.

23. All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk.

RECOMMENDATIONS

24. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
 - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: Sharon McIntyre

Director - Caroline Innes, Deputy Chief Executive

Sharon McIntyre, Committee Services Officer
e-mail: sharon.mcintyre@eastrenfrewshire.gov.uk
Tel: 0141 577 3011

Date:- May 2021

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APPLICATION FORM

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100290657-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Sub-division of Fue and erection of dwelling house. Please note: This is a corrected full Planning Permission application, application description has been changed and drawings revised to reflect Garden Store information as per letter dated 8th October. Drawing title names have been amended now to reflect elevations over 2 sheets instead of the original one drawing.

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

Yes No

(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	inkdesign architecture Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Maurice	Building Name:	Unit 6, The Briggait
Last Name: *	Hickey	Building Number:	141
Telephone Number: *	0141 552 2729	Address 1 (Street): *	Bridgeway
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G1 5HZ
Email Address: *	info@inkdesign.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	E Clark and	Building Number:	103
Last Name: *	Miss K. Maclennan	Address 1 (Street): *	Minard Road
Company/Organisation	<input type="text"/>	Address 2:	Flat 1-2
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	United Kingdom
Mobile Number:	<input type="text"/>	Postcode: *	G41 2EL
Fax Number:	<input type="text"/>		
Email Address: *	info@inkdesign.co.uk		

Site Address Details

Planning Authority:

East Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

654706

Easting

252479

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Correspondence 30th April, 15th May and 18th May. I note your position with regard to my previous comments. If you consider you have addressed the points I raised earlier, then you should proceed to submit a planning application.

Title:

Mr

Other title:

First Name:

Derek

Last Name:

Scott

Correspondence Reference Number:

PREAPP/2020/0116

Date (dd/mm/yyyy):

30/04/2020

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Vacant landscaped area previously belonging to Maidenhill Lodge adjacent, now sub-divided from plot.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Wheelie bin storage in compliance with local authority requirements taken out to roadside for collection purposes.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Maurice Hickey

On behalf of: Mr E Clark and Miss K. Maclellan

Date: 25/03/2021

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

3D visuals

Provide copies of the following documents if applicable:

- A copy of an Environmental Statement. * Yes N/A
- A Design Statement or Design and Access Statement. * Yes N/A
- A Flood Risk Assessment. * Yes N/A
- A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * Yes N/A
- Drainage/SUDS layout. * Yes N/A
- A Transport Assessment or Travel Plan Yes N/A
- Contaminated Land Assessment. * Yes N/A
- Habitat Survey. * Yes N/A
- A Processing Agreement. * Yes N/A

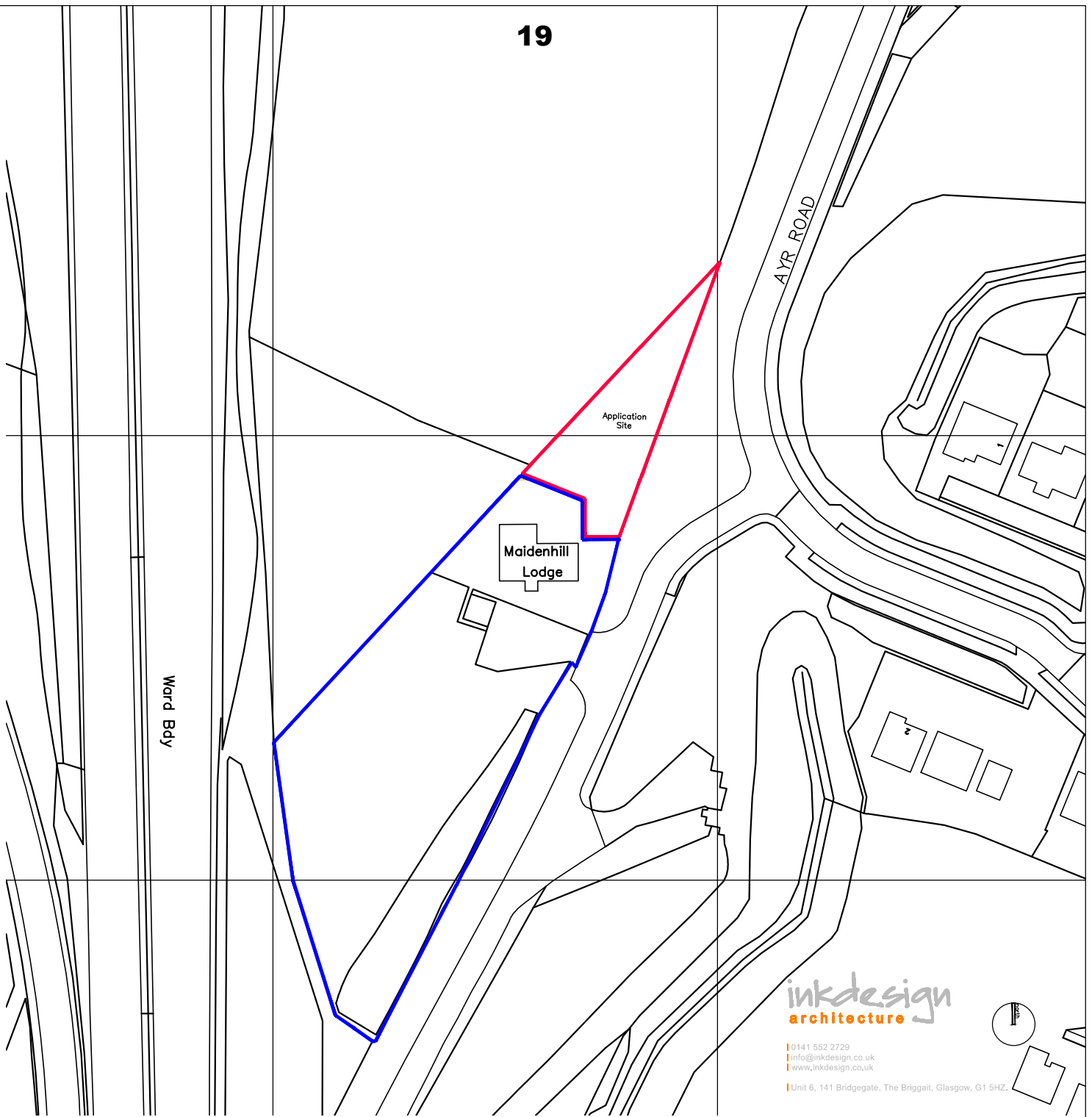
Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Maurice Hickey

Declaration Date: 11/08/2020



inkdesign
architecture

T 0141 552 2729
 E info@inkdesign.co.uk
 W www.inkdesign.co.uk
 Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Location Plan as Existing @ 1:1250



Serial number: 175116
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 without the prior permission of Ordnance Survey

- Key:**
 Application site boundary line ———
 Donor Site boundary ———

REV.	REVISION NOTES:	DATE	ISSUED
A	Donor site added in blue	10/20	MT

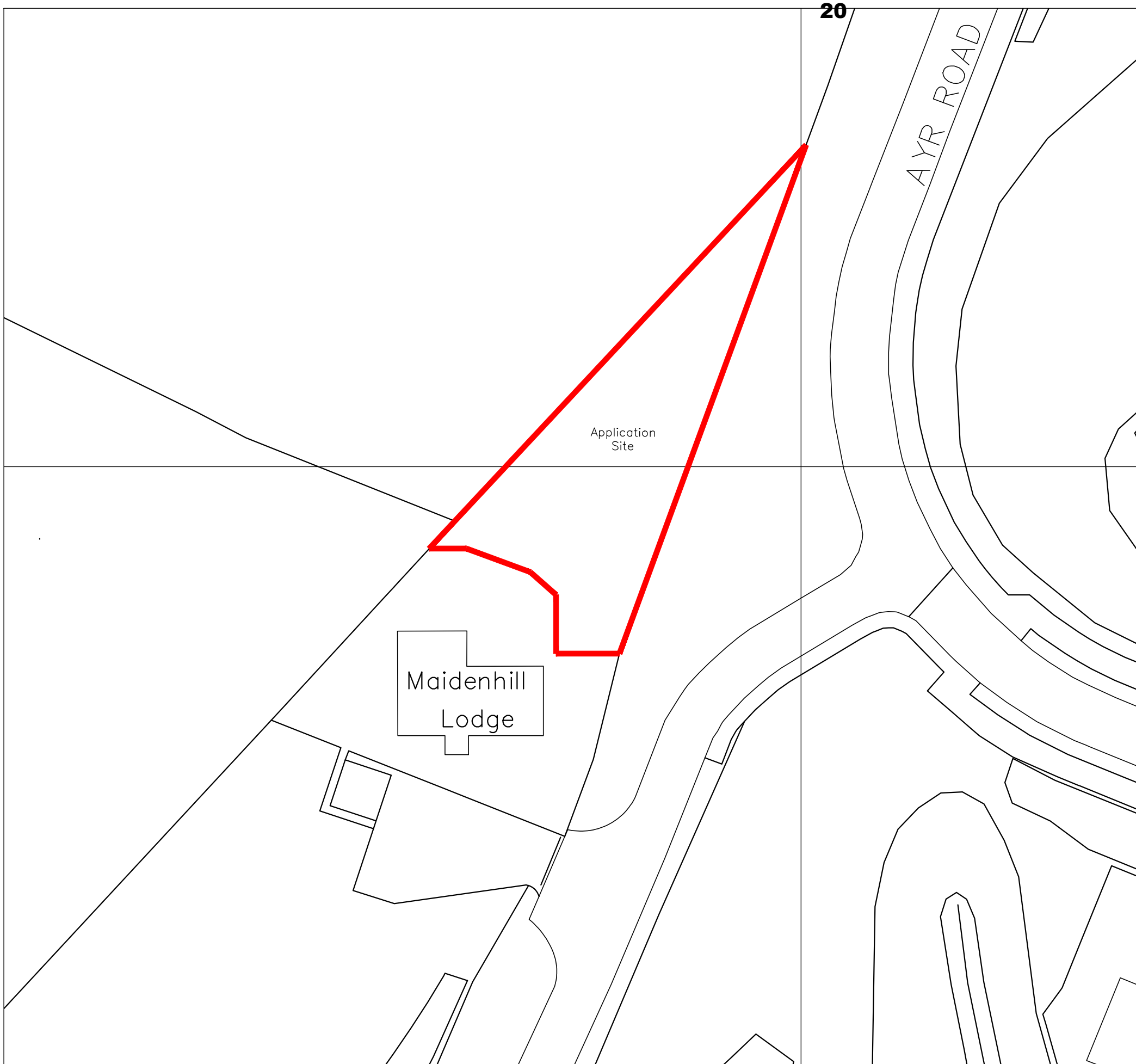
Client
 Mr. E. Clark & Miss K. MacLennan
 Flat 1-2
 103 Minard Road
 Glasgow
 G41 2EL
Project
 Erection of New detached dwelling at
 Site adjacent to Maidenhill Lodge
 Ayr Road
 Newton Mearns,
 East Renfrewshire, G77 6RT

Drawing	Scale
Location Plan as Existing	1:1250 @ A4

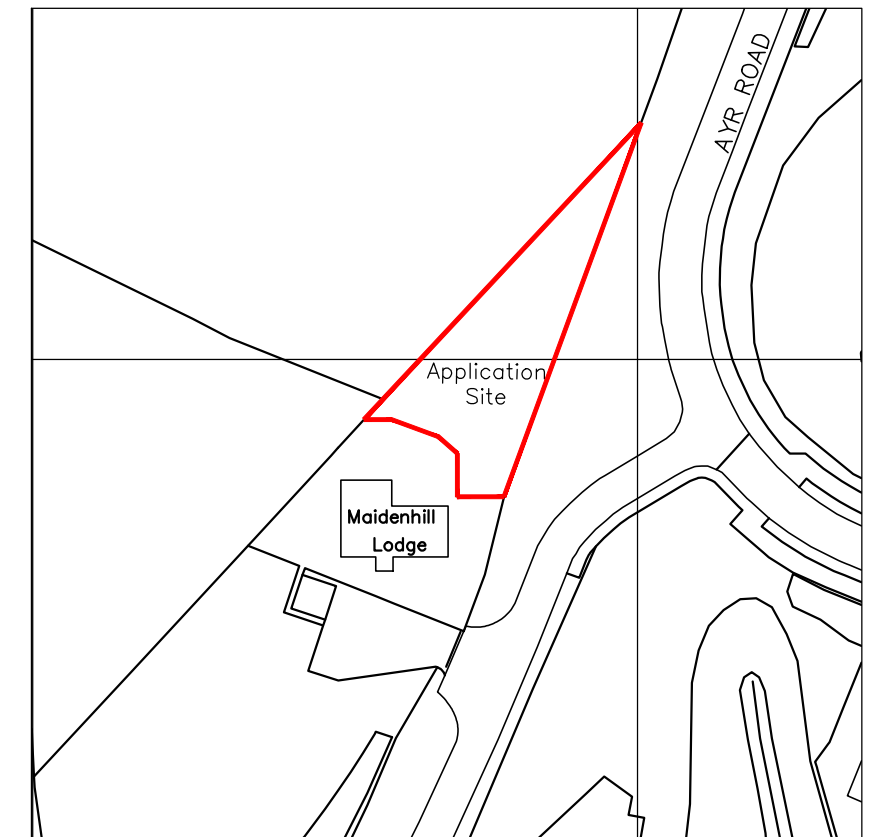
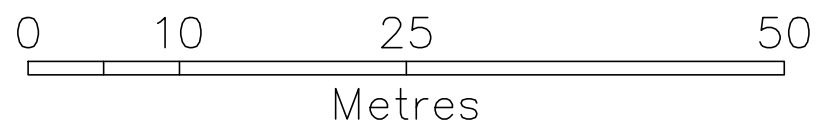
Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

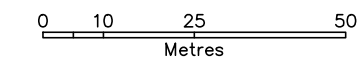
Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL01	A



Site Plan as Existing @ 1:500



Location Plan as Existing @ 1:1250



Existing Plot Area: 815m²

Notes:

Do not scale from this drawing.
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

inkdesign
architecture



0141 552 2729
info@inkdesign.co.uk
www.inkdesign.co.uk
Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Client

Mr. E. Clark & Miss K. MacLennan
Flat 1-2
103 Minard Road
Glasgow
G41 2EL
Project

Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

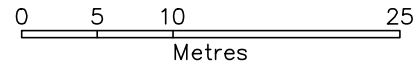
Drawing	Scale
Site and Location Plans as Existing	500 / 1250 @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 02	

2m high Noise Barrier
and 10m Landscape
Buffer



Existing Plot Area: 815m²

Notes:

Do not scale from this drawing.
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

inkdesign
architecture

0141 552 2729
info@inkdesign.co.uk
www.inkdesign.co.uk
Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ

Client

Mr. E. Clark & Miss K. MacLennan
Flat 1-2
103 Minard Road
Glasgow
G41 2EL

Project

Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale
Site Plan as Existing	1:500 @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

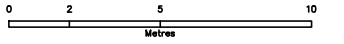
Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 03	

Landscape
Buffer

10m Landscape Buffer

AYR ROAD

Site Plan as Existing @ 1:500



Existing Plot Area: 815m²

Notes:

Do not scale from this drawing.
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

inkdesign
architecture

0141 552 2729
info@inkdesign.co.uk
www.inkdesign.co.uk

Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.



Client

Mr. E. Clark & Miss K. MacLennan
Flat 1-2
103 Minard Road
Glasgow
G41 2EL

Project

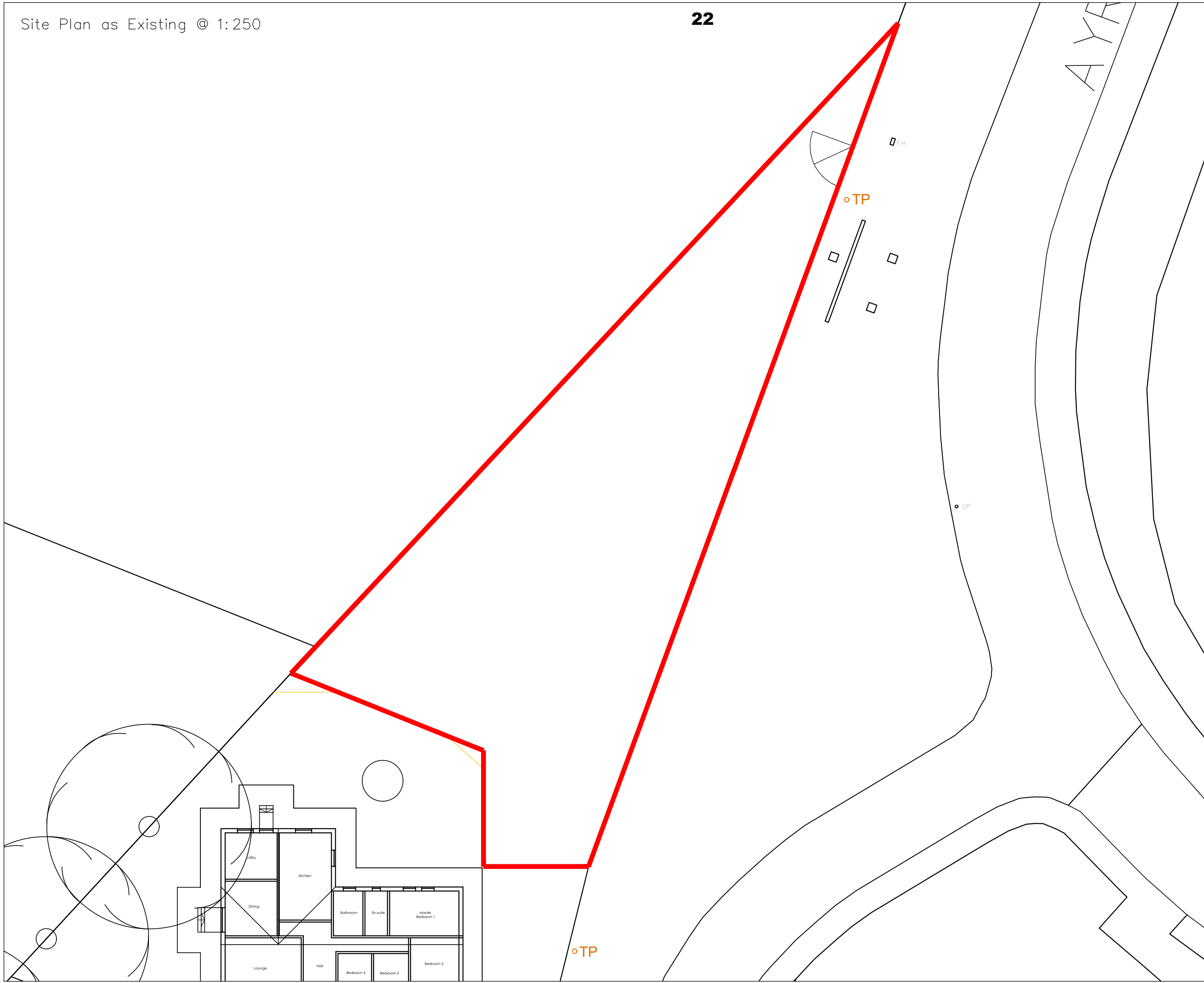
Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale
Topographic Site Plan as Existing	1:250 @ A3

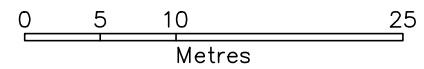
Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 04	



2m high Noise Barrier
and 10m Landscape
Buffer



Existing Plot Area:	815m ²
Proposed Dwelling Footprint:	140m ²
Proposed Garden Store Footprint:	15m ²
Proposed Rear Garden Area:	310m ²
Proposed Footprint to Rear Garden Ratio:	2.0
Proposed Building to Plot Ratio:	19%

AYR ROAD

10m Landscape Buffer

Landscape Buffer

Notes:

Do not scale from this drawing.
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Client

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Glasgow
G41 2EL
Project

Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

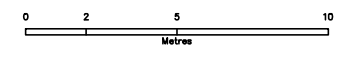
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Site Plan as Proposed	1:500 @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 05	

Site Plan as Proposed @ 1:500



Existing Plot Area:	815m ²
Proposed Dwelling Footprint:	140m ²
Proposed Garden Store Footprint:	15m ²
Proposed Rear Garden Area:	310m ²
Proposed Footprint to Rear Garden Ratio:	2.0
Proposed Building to Plot Ratio:	19%

Notes:

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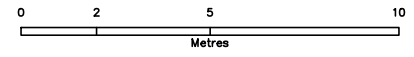
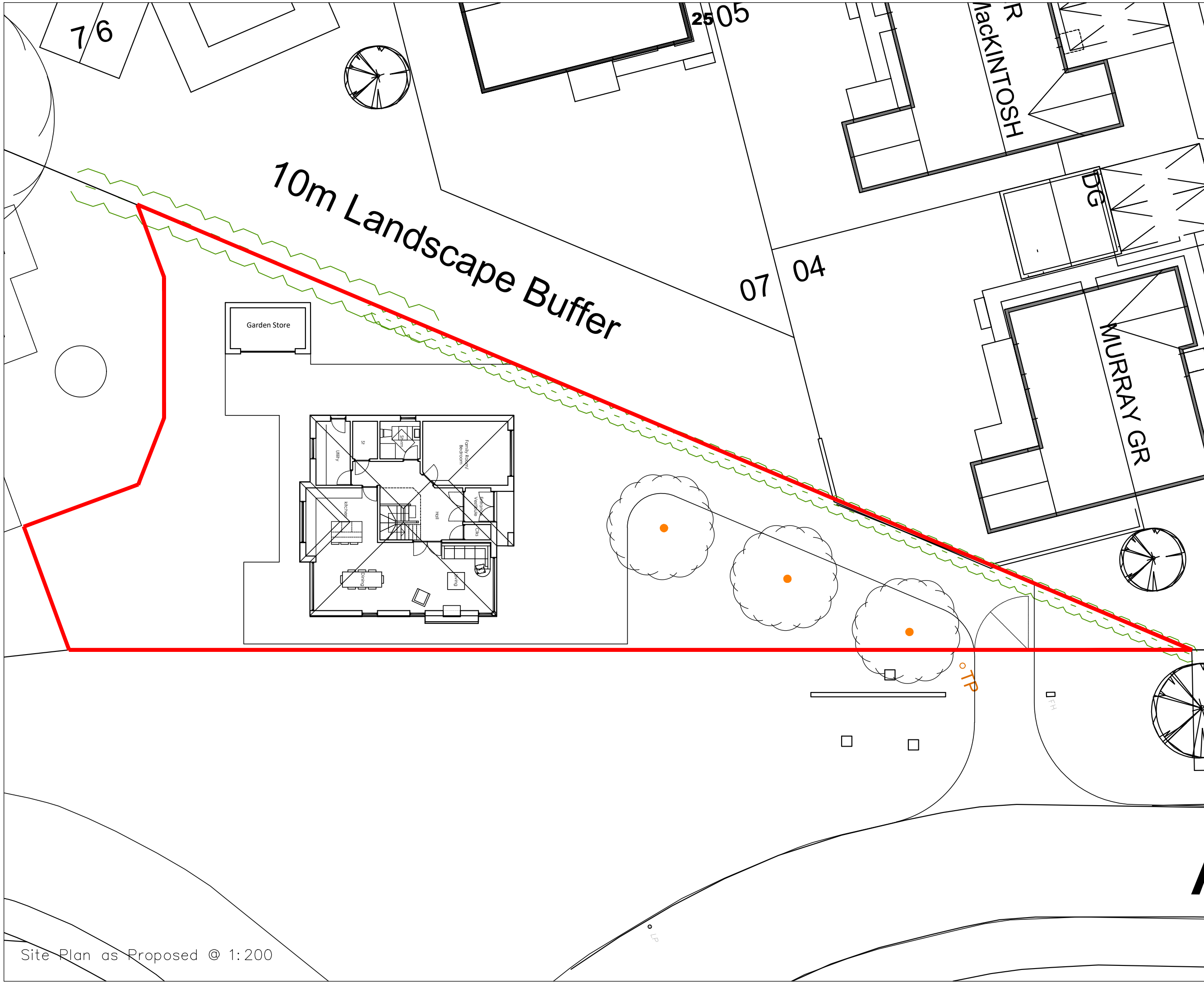
Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale
Site Plan as Proposed	1:250 @ A3

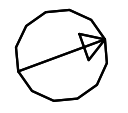
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Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 06	



Existing Plot Area:	815m ²
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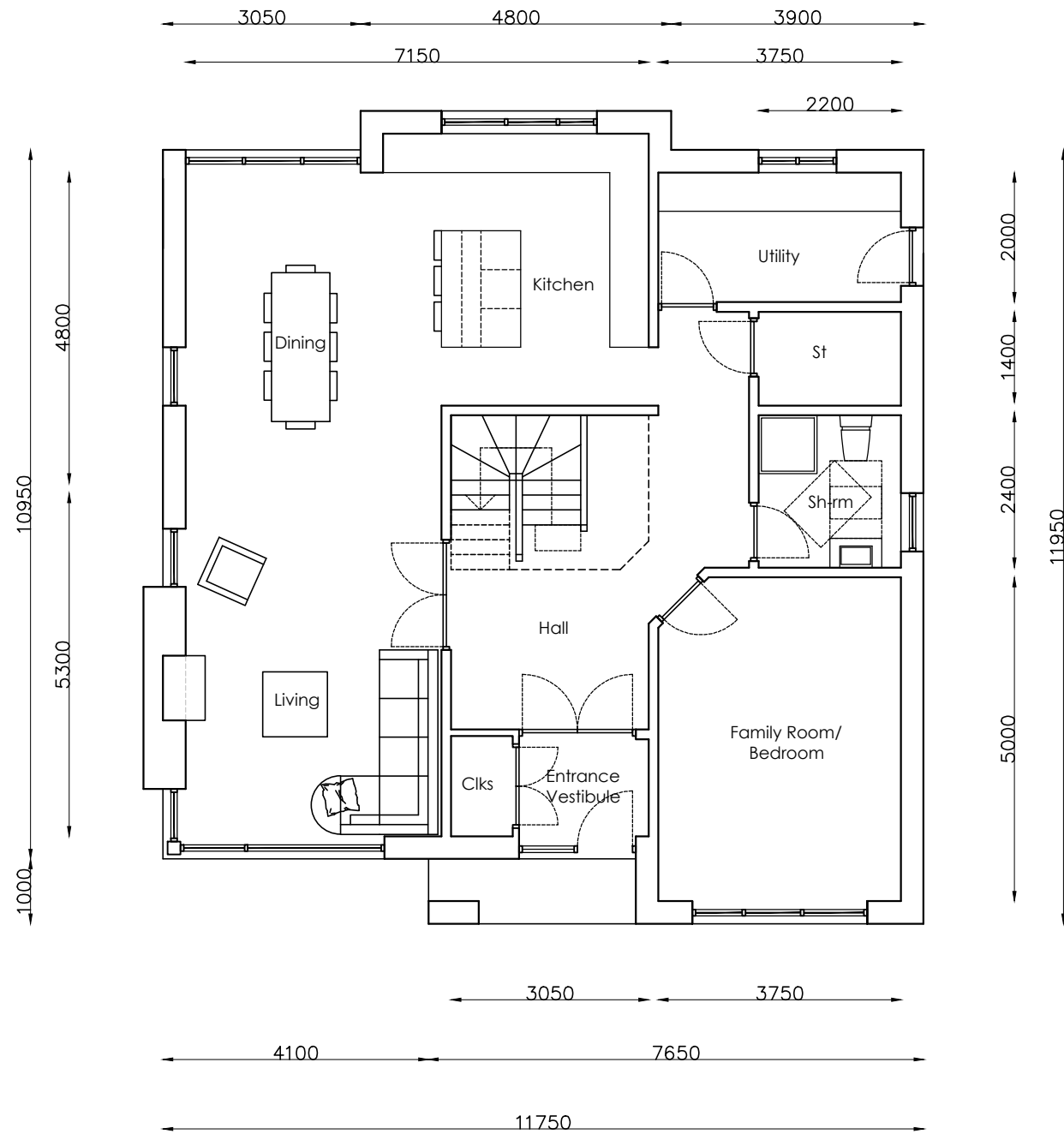
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Site Plan as Proposed	1:200 @ A3

Drawn	Checked
MH	MH

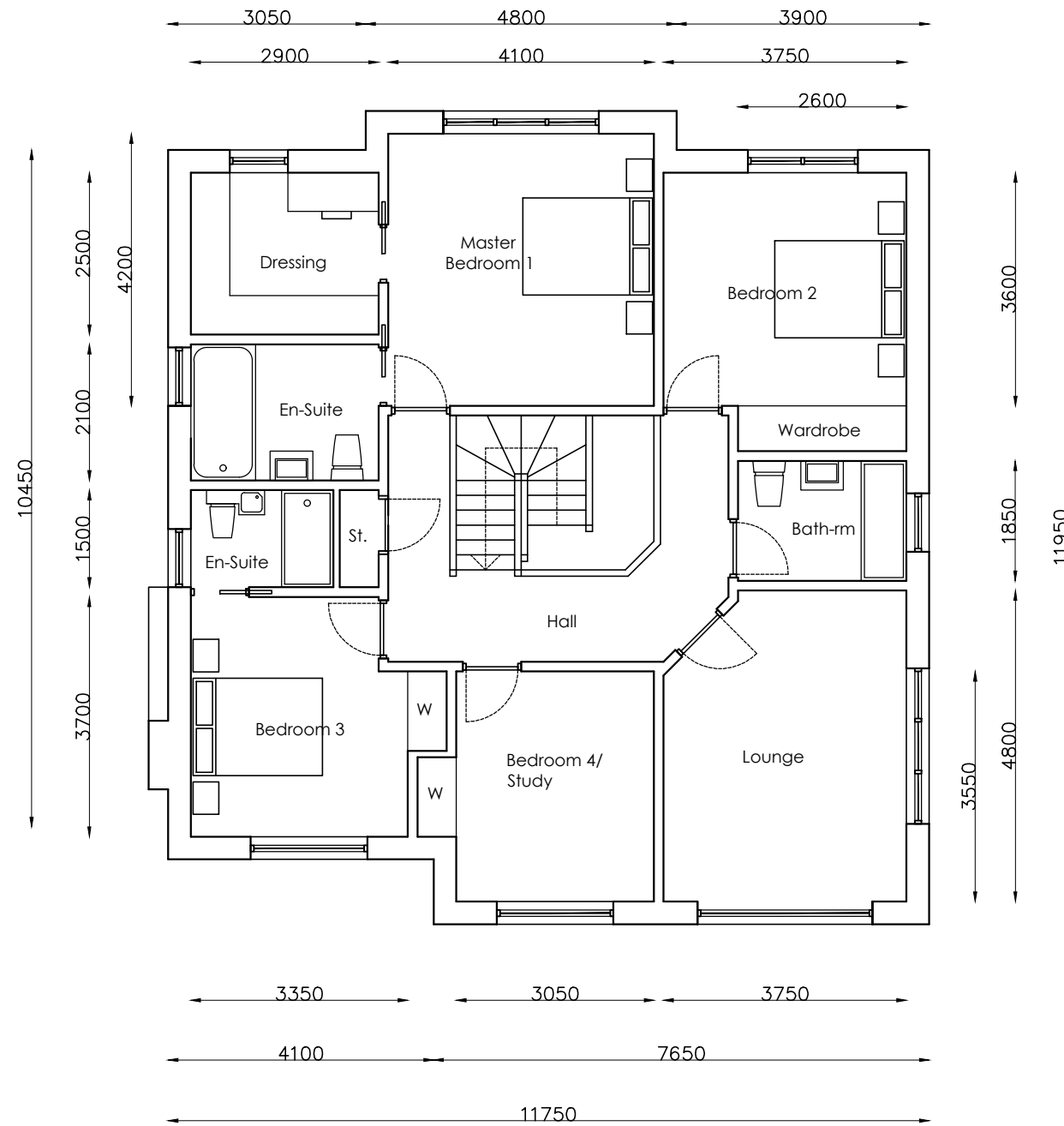
Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 07	

Site Plan as Proposed @ 1:200



Ground Floor Plan as Proposed @ 1:100



First Floor Plan as Proposed @ 1:100

Notes:
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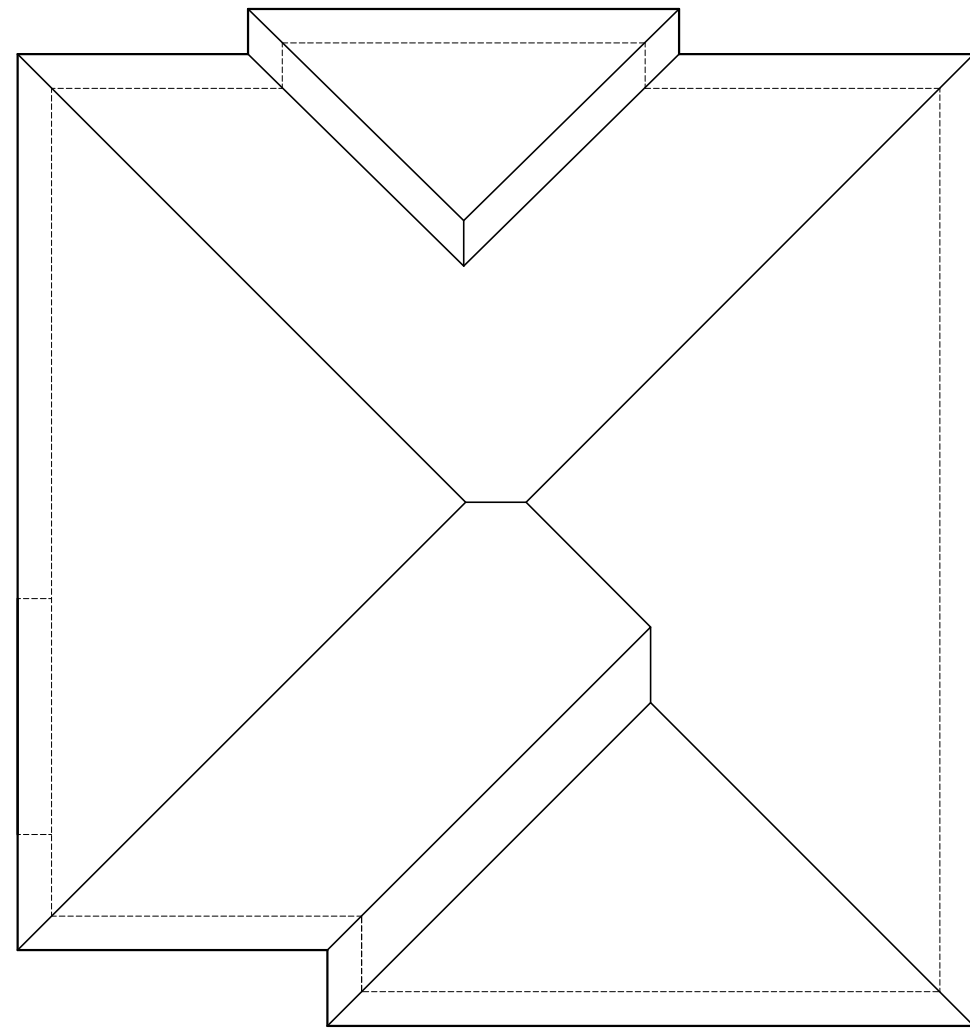
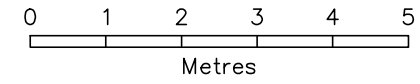
Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale
Ground and First Floor Plans as Proposed	1:100 @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 08	



Notes:

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Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
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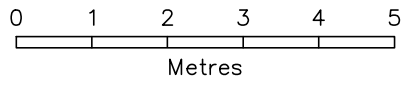
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Roof Plan as Proposed	1:100 @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 09	

Roof Plan as Proposed @ 1:100



PROPOSED EXTERNAL MATERIAL FINISHES:

Roof:	Marley Duo Edgemere Slate Grey Concrete Tile with proprietary fixings & flashings.
Walls:	White smooth render and blonde sandstone
Window Lintels & Cills:	Natural blonde sandstone.
Base Course:	Natural blonde sandstone.
String Course:	Natural blonde sandstone
Windows:	Timber framed, aluminium clad, double glazed window units. Dark grey/black frames.
Garage Doors:	Dark grey/black garage door.
Bi-Fold Doors:	Aluminium double glazed units. Dark grey/ black frames.
Fascia & Soffit:	UPVC, dark grey/black.
Gutters & Downpipes:	UPVC, Dark grey black.



North (Front) Elevation as Proposed @ 1:100

Notes:

Do not scale from this drawing.
If in doubt consult the architect.

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Glasgow
G41 2EL
Project

Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale
Front and Rear Elevations as Proposed	1:100 @ A3

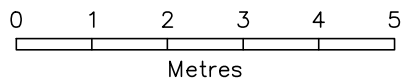
Drawn	Checked
MT	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 10	



South (Rear) Elevation as Proposed @ 1:100



PROPOSED EXTERNAL MATERIAL FINISHES:

Roof:	Marley Duo Edgemere Slate Grey Concrete Tile with proprietary fixings & flashings.
Walls:	White smooth render and blonde sandstone
Window Lintels & Cills:	Natural blonde sandstone.
Base Course:	Natural blonde sandstone.
String Course:	Natural blonde sandstone
Windows:	Timber framed, aluminium clad, double glazed window units. Dark grey/black frames.
Garage Doors:	Dark grey/black garage door.
Bi-Fold Doors:	Aluminium double glazed units. Dark grey/ black frames.
Fascia & Soffit:	UPVC, dark grey/black.
Gutters & Downpipes:	UPVC, Dark grey black.



West (Side) Elevation as Proposed @ 1:100

Notes:

Do not scale from this drawing.
If in doubt consult the architect.

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G41 2EL
Project
Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale
Side Elevations as Proposed	1:100 @ A3

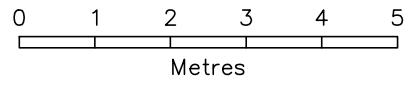
Drawn	Checked
MT	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 11	

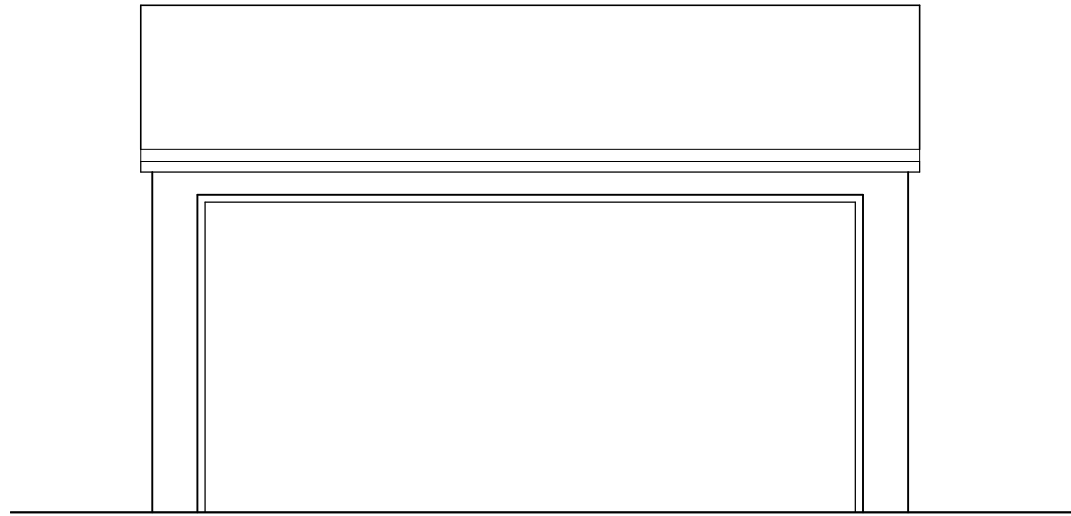


East (Side) Elevation as Proposed @ 1:100

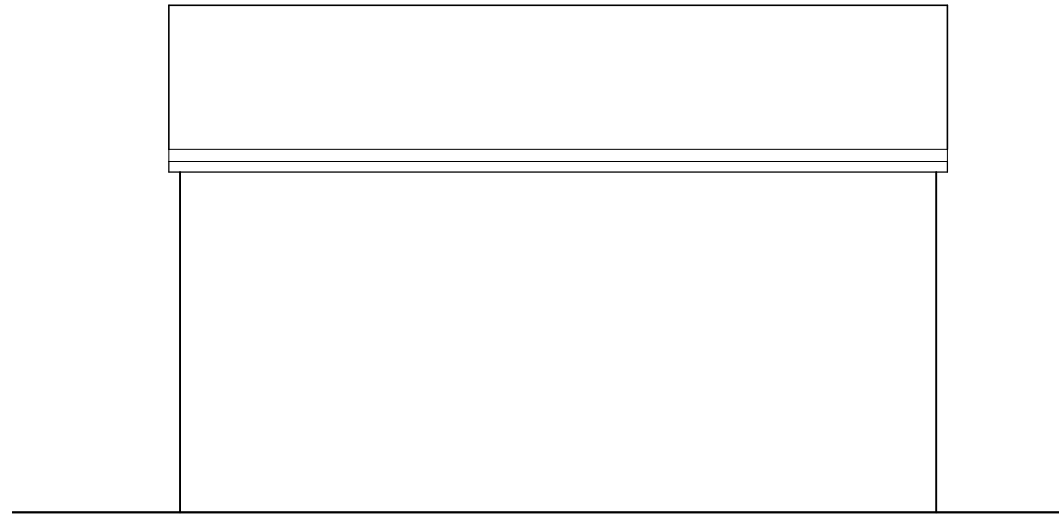


PROPOSED EXTERNAL MATERIAL FINISHES:

Roof:	Marley Duo Edgemere Slate Grey Concrete Tile with proprietary fixings & flashings.
Walls:	White smooth render and blonde sandstone
Window Lintels & Cills:	Natural blonde sandstone.
Base Course:	Natural blonde sandstone.
String Course:	Natural blonde sandstone
Windows:	Timber framed, aluminium clad, double glazed window units. Dark grey/black frames.
Garage Doors:	Dark grey/black garage door.
Bi-Fold Doors:	Aluminium double glazed units. Dark grey/ black frames.
Fascia & Soffit:	UPVC, dark grey/black.
Gutters & Downpipes:	UPVC, Dark grey black.



East (Front) Elevation of Garden Store as Proposed @ 1:50



West (Rear) Elevation of Garden Store as Proposed @ 1:50

Notes:

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If in doubt consult the architect.

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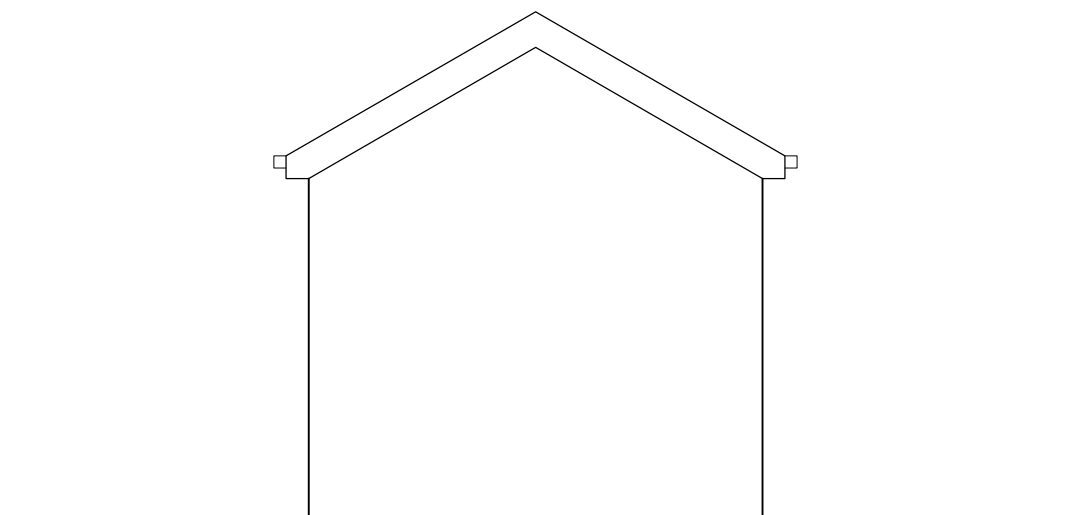
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Site adjacent to Maidenhill Lodge
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East Renfrewshire, G77 6RT

Drawing	Scale
Garden Store Elevations as Proposed	1:50 @ A3

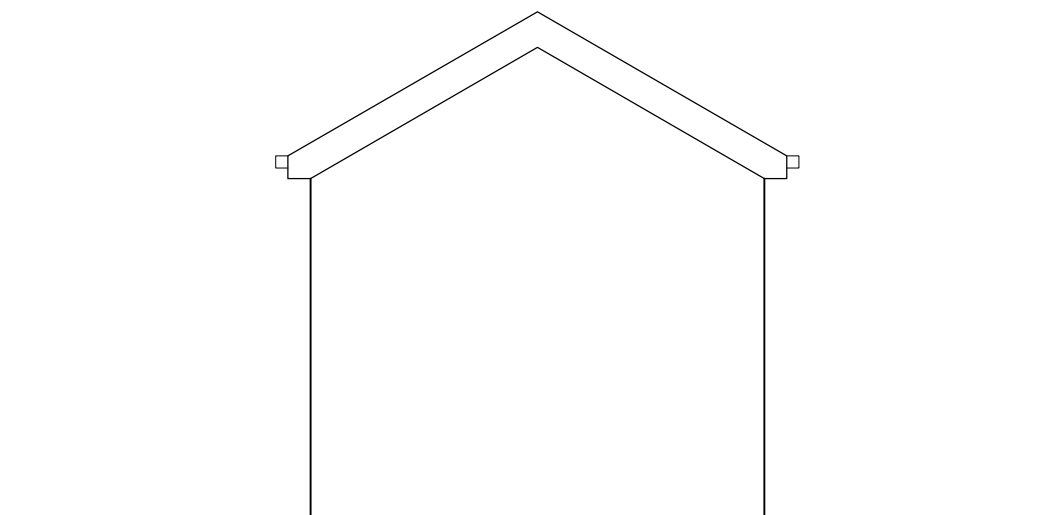
Drawn	Checked
MT	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 12	



North (Side) Elevation of Garden Store as Proposed @ 1:50



South (Side) Elevation of Garden Store as Proposed @ 1:50



View from North–West



View from North–East



View from South–East at Maidenhill Road



View from East

Notes:

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Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale
3D Contextual Visuals	N.T.S @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 13	



17 - 665 - Maidenhill Lodge

Erw detached dwelling at site adjacent to Maidenhill Lodge
Ayr Road, Newton Mearns, Renfrewshire, G77 6RT

Planning Applica
August 2020

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Pre-Applica

At this pre-applica stage the proposal was assessed with regard to Policies D1, D2, D7 and D15 of the adopted East Renfrewshire Local Development Plan (LDP) and any material planning considera and noted our assessment below for your considera

The applica site is not within a conserva area and the dwelling is not a listed building. The pre-planning submission had been assessed with regard to Policies D1, D2, D7 and D15 of the adopted East Renfrewshire Local Development Plan.

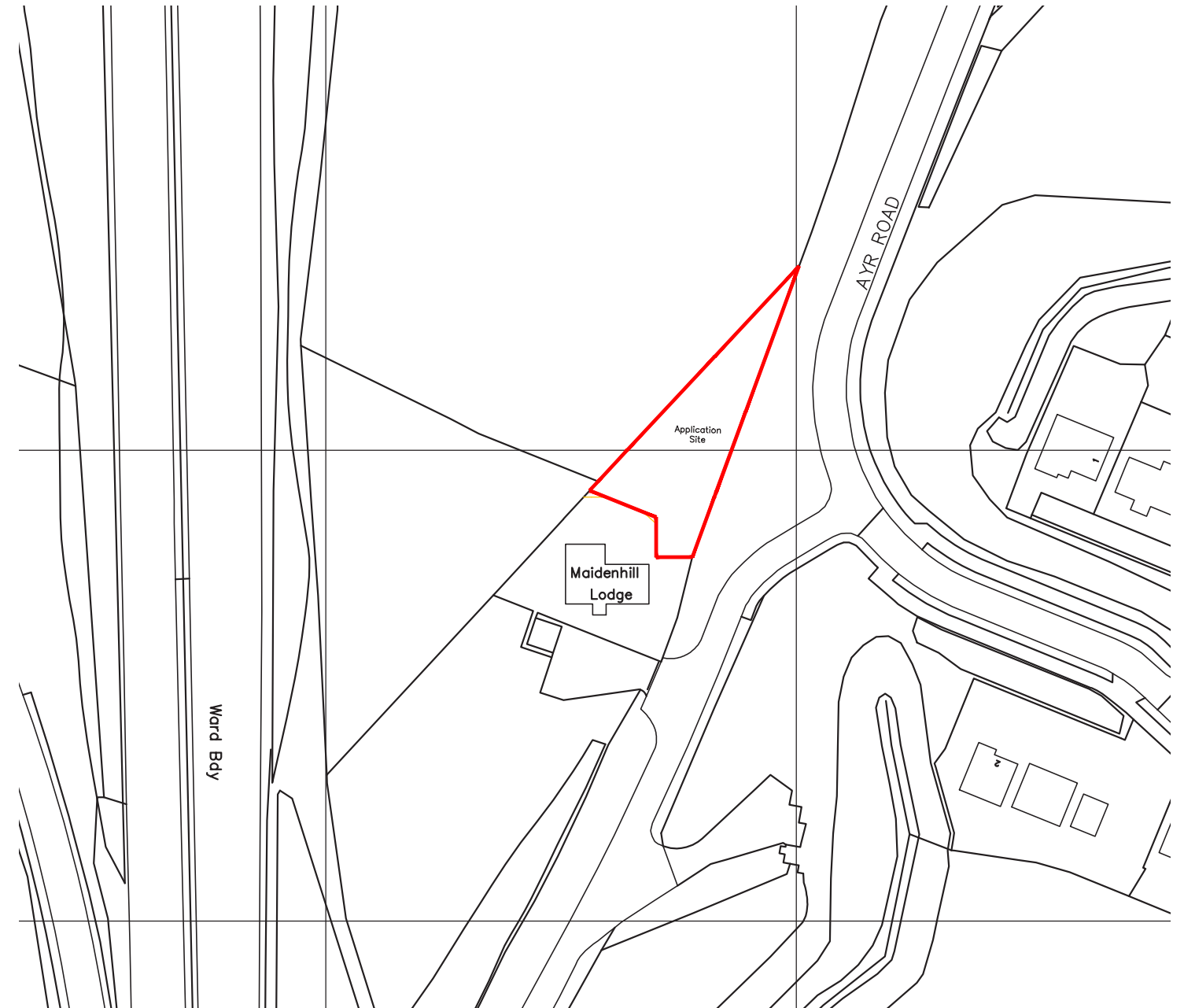
Pre-Applica guidance was sought prior to the planning applica submission. Reference: PREAPP/2020/0116 Considera has been given to the concerns raised in the pre-applica response, dated 30th April 2020, and the design has been revised accordingly.

Exis e:

The exis site area is 815 m2 The site was formerly owned by the owners of Maidenhill Lodge who have now legally sub-divided the plot. The plots is a vacant landscaped area at present.



Exis e as viewed from South on Maidenhill Road



Exis



Exis e from North



Surrounding context - two storey housing development adjacent



Exis e from North - exis ate entrance



Surrounding context - two storey housing development adjacent

Proposal:

The proposal is for the erection of a two storey house with detached garage at sub-divided plot formerly owned by the adjacent single storey Maidenhill Lodge.

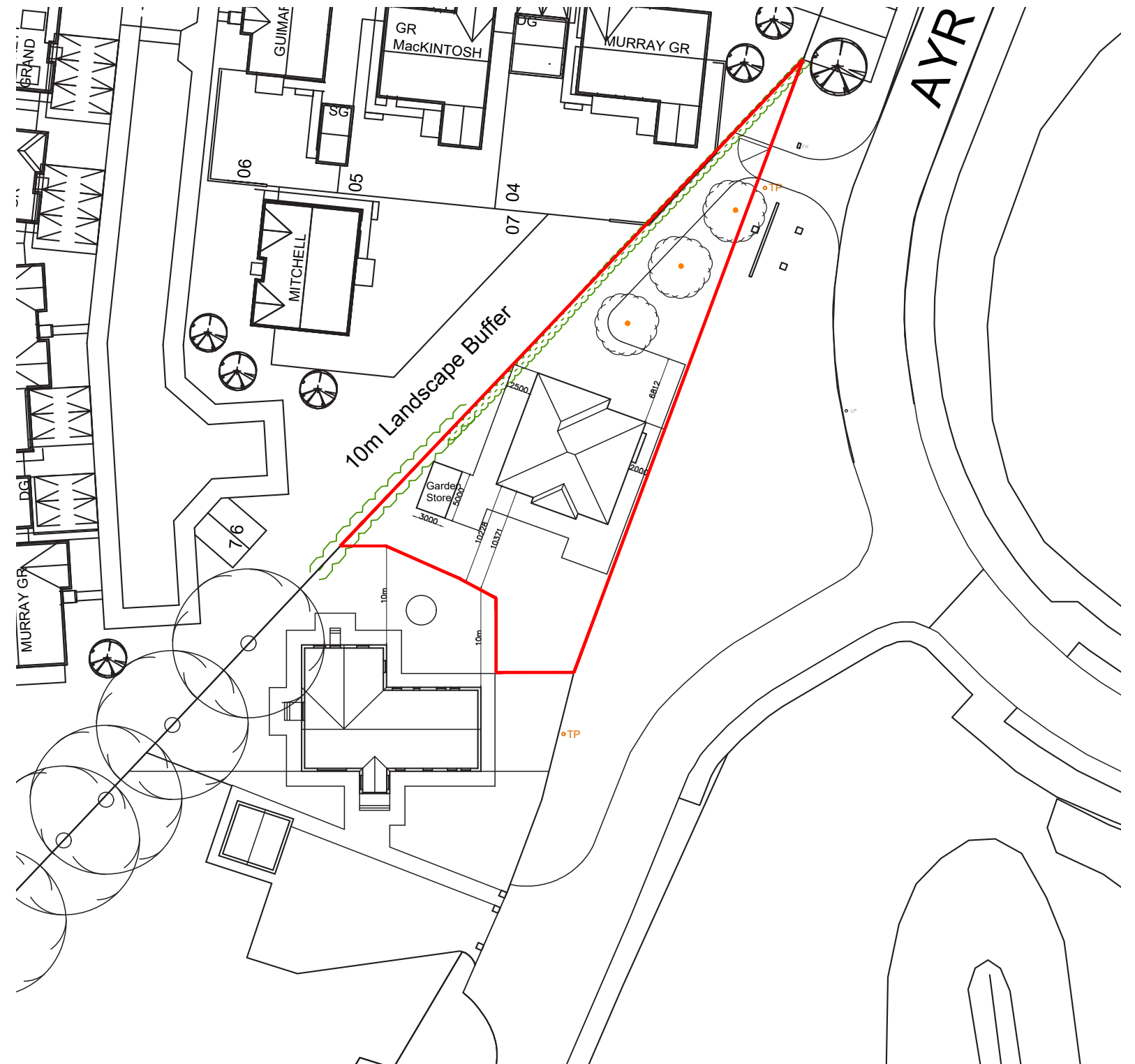
The proposal has been designed in a modern contemporary architectural language in keeping with the extensive new development of the surrounding area.

The proposed building footprint is 140 m² and measures 11.75m wide by 11.95m deep across its greatest dimensions.

The proposed dwelling is sited on the site in line with the context of the neighbouring development. It is a minimum 10m to the rear boundary leaving a minimum 10m from the existing dwelling at Maidenhill lodge to the rear boundary, separating both dwellings at a minimum distance of 20m.

The proposed plot area is 815 m² with a dwelling footprint of 140m² and proposed garden store footprint of 15m². The footprint to plot ratio is 21%. The rear garden area is 310m², not including the driveway equivalent to 2.0% that of the total footprint including the detached garden store.

The proposed dwelling is finished externally to compliment the surrounding properties in a combination of blonde sandstone and matching features with white render on the upper level roof.



Proposed Site Plan

Policy Design Guidance

Policy D1.

Given the location & orientation of the building on the plot it does not create any significant overlooking, overshadowing or loss of daylight. Although a larger house than the immediate neighbouring dwelling at Maidenhill Lodge the proposed design respects both the building line and eaves & ridge heights of the existing and future neighbouring properties being developed all around the site and the architectural language, design, building form and materials compliments the neighbouring properties and does not adversely affect their amenity. There is adequate parking on site and the proposal seeks to create a new entrance road which maintains the required sightlines in both directions.

Policy D2.

The development is within the general urban area and compatible with the character and amenity of the developing area.

Policy D7.

As noted above the proposed rear private garden space is 1.73 times the total footprint of the dwelling including the detached garage. The distance to the rear boundary is a minimum 10m increasing to over 16m. It is similar in character to other dwellings in the locale and there is no overlooking or direct window to window issues and therefore no loss of amenity.

Policy D15.

The new dwelling respects the scale and character of the surrounding residences, as noted above, and is designed to contribute towards the visual character of the area through a high quality, modern, sustainable contemporary design built to meet the requirements of 21st century living.



Proposed view from North-West of site



Proposed view from North-East entrance



Proposed view from South-East of site at original Maidenhill Lodge entrance



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www.newacoustics.co.uk W

DEVELOPMENT AT MAIDENHILL LODGE, NEWTON MEARNS

Road Traffic Noise Impact Assessment – Rev 00

Project no. 7127

28th July 2020



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DEVELOPMENT AT MAIDENHILL LODGE, NEWTON MEARNS

Road Traffic Noise Impact Assessment – Rev 00

1 INTRODUCTION

This report is written on behalf of Ink Design Architecture and presents results of a road traffic noise impact assessment for the proposed residential development on land at Maidenhill Lodge, Newton Mearns.

The suitability of the site for residential development is assessed in accordance with the methodology in the Technical Advice Note to PAN 1/2011 Planning and Noise with reference to appropriate noise level targets as outlined by the World Health Organisation (WHO) and BS8233:2014 '*Guidance on sound insulation and noise reduction for buildings*'.

All external noise levels in this report are free-field unless otherwise stated.

2 THE DEVELOPMENT

The development proposal is for the construction of a detached house in Maidenhill, Newton Mearns. The house is located on land adjacent to Maidenhill Lodge in an area of high-volume residential development, approximately 80m east of the M77 which is the predominant noise source in the surrounding environment. In the adjacent green field to the west of the development site, planning permission has been granted for Robertson Construction to construct a 56no. property residential development (Planning Ref: 2018/0791/TP) which includes a 2m high noise barrier along western boundary of the site to mitigate traffic noise from the M77. Should this development be constructed resultant noise levels from the M77 at the proposed development will be reduced significantly. The proposed layout can be seen in Appendix 1.

3 LOCAL AUTHORITY REQUIREMENTS

From knowledge of similar developments within this area it is anticipated that East Renfrewshire Council (ERC) Environmental Health will require an impact assessment for road traffic noise from the M77, conducted in accordance with PAN 1/2011 Planning and Noise and the associated TAN, with reference to appropriate residential noise level targets as outlined by the World Health Organisation (WHO) '*Guidelines for Community Noise*' and BS8233:2014 '*Guidance on sound insulation and noise reduction for buildings*'.

4 NOISE CRITERIA

As highlighted above, this assessment is carried out in accordance with PAN 1/2011 and the associated TAN, **"Assessment of Noise", framework**. Since the proposed development is residential it is classed as a Noise Sensitive Development (NSD) for which TAN recommends that a **"benchmark" assessment is used**. This is where the quantitative assessment is based on the comparison of absolute levels to an appropriate noise target. From this a qualitative assessment is made **based on produced "levels of significance" the process of which will be addressed in the following sections. These "levels of significance" indicate the relevance of the noise to the decision-making process and can highlight areas where mitigation is required.**

Since all proposed Noise Sensitive Receivers (NSRs) are residential in nature, the TAN **classifies them as "high" sensitivity**. This indicates that residential dwellings have low tolerance to external noise.

4.1 External target levels

For external amenity areas the WHO document states that 50dB $L_{Aeq,16hr}$, is the level which will protect the majority of people from being *seriously* annoyed during the daytime (0700-2300) in outdoor living areas. Based on this target level the **"magnitude of impact" is assigned as shown in Table 4.1.**

Day time $L_{Aeq,16hr}$ (dB)	Magnitude of Impact
≥ 65	Major adverse
61-64	Moderate adverse
58-60	Minor adverse
55-57	Negligible
≤ 55	No adverse impact

4.2 Internal target levels

The internal target levels advised in the WHO and BS8233:2014 for habitable rooms are 35dB $L_{Aeq,16hr}$ during the daytime (0700-2300) and 30dB $L_{Aeq,8hr}$ during the night-time (2300-0700). Magnitudes of impact based on the day and night-time internal noise target levels are shown in Table 4.2.

Day time $L_{Aeq,16hr}$ (dB)	Night-time $L_{Aeq,8hr}$ (dB)	Magnitude of Impact
≥ 45	≥ 40	Major adverse
41-44	36-39	Moderate adverse
38-40	33-35	Minor adverse
35-37	30-32	Negligible
≤ 35	≤ 30	No adverse impact

4.3 Significance of noise levels

Based on the sensitivity of the receptors (residential **developments are classed as "high" sensitivity**) and the magnitudes of impact, levels of significance are assigned for all receptors as outlined on Table 4.3.1.

Magnitude of Impact L _{Aeq,T} (dB)	Sensitivity of Receptor		
	Low	Medium	High
Major	Slight/Moderate	Moderate/Large	Large/Very Large
Moderate	Slight	Moderate	Moderate/Large
Minor	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral/Slight	Neutral/Slight	Slight
No change	Neutral	Neutral	Neutral

The relevance to the decision-making process of each level of significance is shown in Table 4.3.2.

Level of Significance	Relevance to decision making process
Very Large	These effects represent key factors in the decision-making process. They are generally, but not exclusively, associated with impacts where mitigation is not practical or would be ineffective
Large	These effects are likely to be important considerations but where mitigation may be effectively employed such that resultant adverse effects are likely to have a Moderate or Slight significance
Moderate	These effects, if adverse, while important, are not likely to be key decision-making issues
Slight	These effects may be raised but are unlikely to be of importance in the decision-making process
Neutral	No effect, not significant, noise need not be considered as a determining factor in the decision-making process

5 NOISE MEASUREMENTS

Measurements capturing road traffic noise at two positions within the development site were taken over 10th and 15th of July 2020 using two B&K Type 2250 sound level meters, both with standard type UA1650 foam windshields, mounted on tripods at a height of 1.2m from the ground. The meters were calibrated before and after use. All measurements were attended throughout. The locations of the measurement positions can be seen in Appendix 2.

Measurements were made at Position 1 at a distance of approximately 85m from the M77 (& 20m from Ayr Road) for total of three hours as recommended in the shortened measurement procedure in the HMSO document – Calculation of Road Traffic Noise. Supplementary 1-hour long measurements were conducted at Position 2 at a distance of approximately 95m from the M77 (& 10m from Ayr Road).

The ambient noise environment at both positions was dominated by continuous broadband traffic noise from the M77 Motorway with occasional noise from road traffic traversing Ayr Road also audible. It should be noted that the effect of traffic traversing Ayr Road on the measured level is considered to have been negligible. This is demonstrated by the level at both positions being virtually identical despite being approximately 20m and 10m from Ayr Road, respectively.

Weather conditions during measurements were dry, and partly cloudy with a variable wind direction at speeds below 5m/s and temperatures of 14-16°C.

Measurements were logged in 5-minute periods in third octave bands from 12.5Hz to 20kHz across the normal range of parameters, including L_{Aeq}^1 . The average measured noise levels at both positions are shown in Table 5.1. The full logged datasets can be seen in Appendix 3.

Position	Date	Time	Period, T	$L_{Aeq,T}$ (dB)
1	10/07/20	11:48 – 13:18	01:30:00	62
1	15/07/20	13:19 – 14:49	01:30:00	62
2	15/07/20	13:30 – 14:30	01:00:00	62

Day and night average road traffic noise levels are calculated on the basis that the noise level in any period is proportional to ten times the logarithm of the average hourly traffic flow during that period. In Central Scotland the daytime noise level is generally the same as that measured in the middle of the day (at any time between 10:00 and 16:00) and the night-time level is 8dBA lower than this. It is therefore reasonable to consider the mean of the measurements as representative of the 16-hour daytime L_{Aeq} and the 8-hour night-time L_{Aeq} as being 8dB less than this.

The resultant external daytime and night-time noise levels at the development from M77 Motorway traffic are shown in Table 5.2.

¹ The average noise level (logarithmically calculated) recorded for the period, T

Period	Duration (hours)	Noise Level, $L_{Aeq,T}$ (dB)
Day	16	62
Night	8	54

The uncertainty in the measurement of the road traffic noise is considered to be low, given that the measurement equipment used was Class 1, measurements were attended throughout, and the weather conditions were suitable for environmental noise measurement. Furthermore, whilst these measurements were conducted **during Phase 3 of Scotland's** lockdown route map through and out of the Covid-19 crisis, the traffic noise levels measured from the M77 are considered to be as normal. This is backed up when these levels are compared to those outlined in the road traffic noise impact assessment for the adjacent Robertson Construction residential development (Planning Ref: 2018/0791/TP).

6 ASSESSMENT

The PAN 1/2011 external assessment for noise from M77 road traffic affecting the proposed development is displayed in Table 6.1.

Time of Day	Daytime (0700 – 2300)
External Noise level, $L_{Aeq,T}$ (dB)	62
Target Level, $L_{Aeq,T}$ (dB)	55
Exceedance of Target, (dB)	+7
Magnitude of Impact	Moderate Adverse
Level of Significance	Moderate/Large

The PAN 1/2011 internal assessments for noise from M77 road traffic affecting the proposed development is displayed in Table 6.2.

Time of Day	Daytime (0700 – 2300)	Night-time (2300 – 0700)
External Noise level, $L_{Aeq,T}$ (dB)	62	54
Predicted Internal Noise Level $L_{Aeq,T}$ (dB)	50*	42*
Target Level, $L_{Aeq,T}$ (dB)	35	30
Exceedance of Target, (dB)	+15	+12
Magnitude of Impact	Major Adverse	Major Adverse
Level of Significance	Large/Very Large	Large/Very Large

* Assumes 12dB attenuation for open window ventilation

7 DISCUSSION & MITIGATION

The external assessment results displayed in Table 6.1 indicate that levels from the road traffic traversing the M77 result in an exceedance of +7dB above the relevant target level and an associated **“Moderate/Large” level** of significance when assessed in accordance with PAN 1/2011 and associated TAN.

The internal assessment results displayed in Table 6.2 indicate that levels from the road traffic traversing the M77 result in +15dB and +12dB exceedances of the relevant target levels during the day and night-time respectively and associated **“Large/Very Large” levels** of significance and associated TAN.

In order to reduce resultant levels to within the relevant guideline targets and achieve a **“Neutral”** level of significance, mitigation is required. The two mitigations options discussed in the following sections appropriately reduce resultant levels at the development site so as to achieve **“Neutral”** levels of significance for all assessments. Please note, only one of these solutions requires to be implemented.

7.1 Option A – Mitigation from adjacent Development

Assuming the adjacent approved Robertson Construction residential development (Planning Ref: 2018/0791/TP) is constructed the noise barrier along the western site boundary with M77 will sufficiently reduce levels at the Maidenhill Lodge development to achieve **“Neutral”** levels of significance for all external and internal assessments. Attenuation calculations for this option (Option A) are displayed in Appendix 4.

7.2 Option B – Site Specific Mitigation

Should the adjacent approved Robertson Construction residential development (Planning Ref: 2018/0791/TP) not be built for whatever reason, it will be necessary to provide site specific mitigation at the Maidenhill Lodge development. This will require a 1.8m high closed board fence (density $\geq 10\text{kg/m}^2$ with no gaps or slats) to be constructed along the western site boundary.

Furthermore, to ensure internal levels are achieved at first floor level will require a closed window assessment with standard double glazing installed throughout the development. Attenuation calculations for this option (Option B) are displayed in Appendix 4 along with a mark-up indicating the location of the required barrier in Appendix 5.

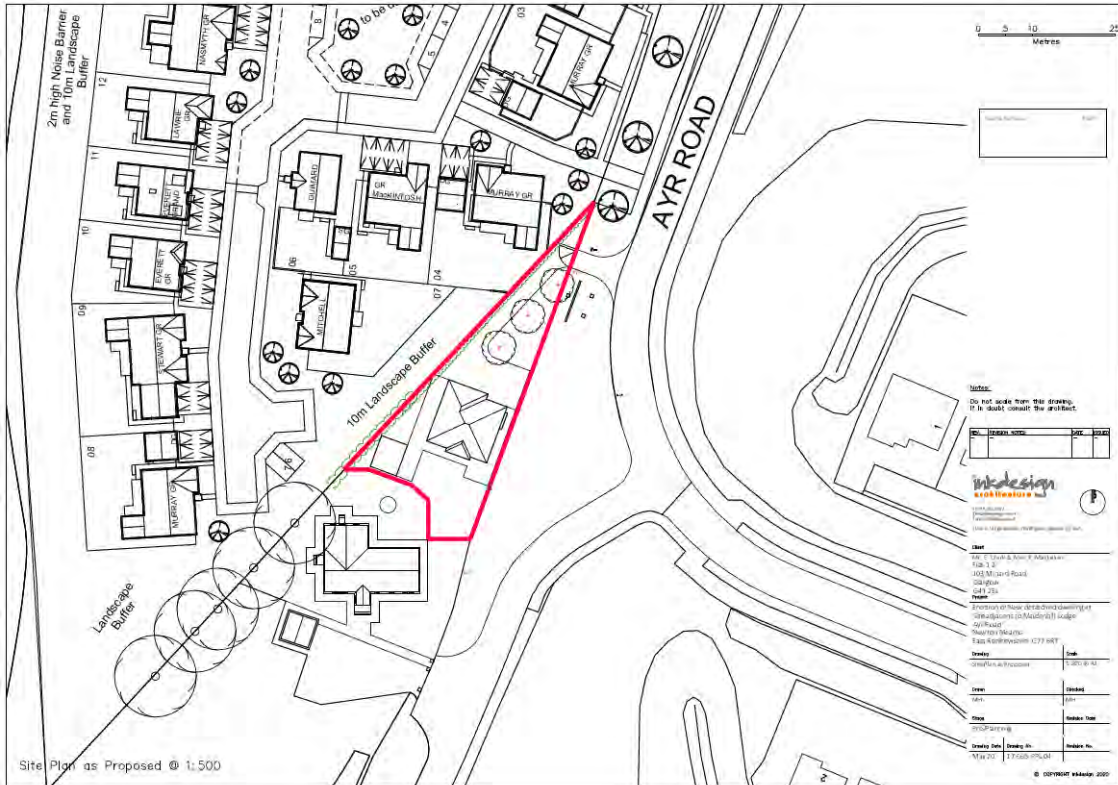
8 CONCLUSION

Assuming one of the mitigation options outlined in Section 7 are implemented the noise impact assessments for M77 road traffic noise affecting the proposed residential development at Maidenhill Lodge displayed in Section 6 will result in "Neutral" levels of significance for all external and internal assessments when assessed in accordance with PAN 1/2011 and the associated TAN.

The TAN states the following regarding a 'Neutral' Level of Significance. *"No effect, not significant, noise need not be considered as a determining factor in the decision-making process."*

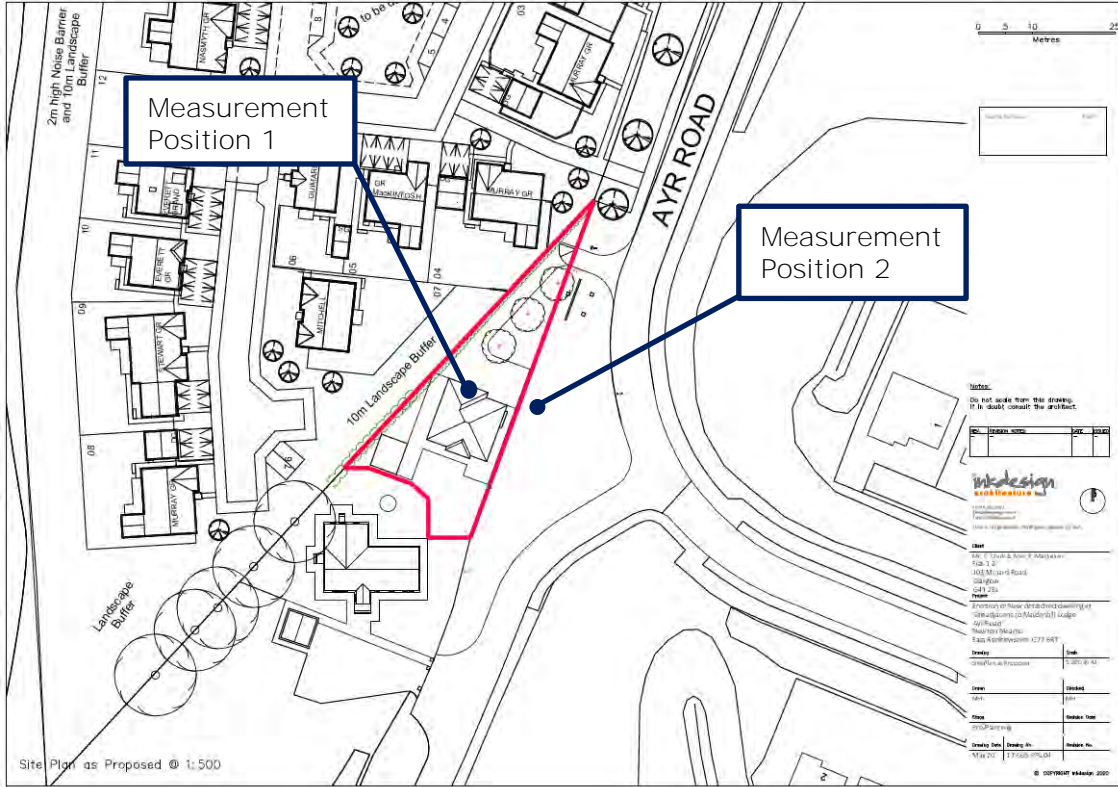
APPENDIX 1 – SITE LOCATION & LAYOUT

The development site is displayed in the site plan below with the proposed residential development granted planning permission to the west bounded by the M77 also displayed.



APPENDIX 2 – ROAD TRAFFIC NOISE MEASUREMENT POSITIONS

The two-measurement position at the proposed development site are displayed below.



APPENDIX 3 – MEASURED LOGGED ROAD TRAFFIC NOISE DATA

The 5-minute logged data at each measurement position along with the calculated average levels is displayed below.

Table A3.1 - Road Traffic Noise Measurements (Logged 5 minutes)							
Date	Position	Start Time	Elapsed Time	L _{AFmax}	L _{Aeq,T}	L _{A10,T}	L _{A90,T}
10/07/2020	1	11:48	00:05:00	65	60	61	57
10/07/2020	1	11:53	00:05:00	87	61	62	57
10/07/2020	1	11:58	00:05:00	72	59	61	57
10/07/2020	1	12:03	00:05:00	64	60	61	58
10/07/2020	1	12:08	00:05:00	66	61	63	59
10/07/2020	1	12:13	00:05:00	67	61	63	59
10/07/2020	1	12:18	00:05:00	69	63	65	61
10/07/2020	1	12:23	00:05:00	70	63	65	61
10/07/2020	1	12:28	00:05:00	68	63	65	60
10/07/2020	1	12:33	00:05:00	67	63	64	61
10/07/2020	1	12:38	00:05:00	67	63	64	61
10/07/2020	1	12:43	00:05:00	67	62	64	60
10/07/2020	1	12:48	00:05:00	66	62	64	60
10/07/2020	1	12:53	00:05:00	70	63	64	61
10/07/2020	1	12:58	00:05:00	70	62	63	60
10/07/2020	1	13:03	00:05:00	73	63	64	60
10/07/2020	1	13:08	00:05:00	69	63	65	60
10/07/2020	1	13:13	00:05:00	67	61	63	59
Averages					62	63	60
15/07/2020	1	13:19	00:05:00	68	62	63	60
15/07/2020	1	13:24	00:05:00	64	61	63	59
15/07/2020	1	13:29	00:05:00	64	61	62	60
15/07/2020	1	13:34	00:05:00	78	62	63	59
15/07/2020	1	13:39	00:05:00	66	61	62	59
15/07/2020	1	13:44	00:05:00	65	61	63	60
15/07/2020	1	13:49	00:05:00	65	61	62	59
15/07/2020	1	13:54	00:05:00	65	61	62	58
15/07/2020	1	13:59	00:05:00	64	60	61	58
15/07/2020	1	14:04	00:05:00	64	60	62	58
15/07/2020	1	14:09	00:05:00	64	61	63	59
15/07/2020	1	14:14	00:05:00	66	61	63	60
15/07/2020	1	14:19	00:05:00	66	61	63	58
15/07/2020	1	14:24	00:05:00	67	62	64	59
15/07/2020	1	14:29	00:05:00	69	63	65	62
15/07/2020	1	14:34	00:05:00	67	63	64	61
15/07/2020	1	14:39	00:05:00	68	63	65	61
15/07/2020	1	14:44	00:05:00	64	62	63	60
Averages					62	63	60
15/07/2020	2	13:30	00:05:00	74	63	64	61

15/07/2020	2	13:35	00:05:00	71	62	64	61
15/07/2020	2	13:40	00:05:00	66	62	63	60
15/07/2020	2	13:45	00:05:00	67	63	64	61
15/07/2020	2	13:50	00:05:00	66	62	64	61
15/07/2020	2	13:55	00:05:00	67	62	64	59
15/07/2020	2	14:00	00:05:00	67	62	63	60
15/07/2020	2	14:05	00:05:00	66	62	63	60
15/07/2020	2	14:10	00:05:00	68	63	64	61
15/07/2020	2	14:15	00:05:00	67	63	64	61
15/07/2020	2	14:20	00:05:00	68	62	64	59
15/07/2020	2	14:25	00:05:00	67	63	65	61
Averages					62	64	60

APPENDIX 4 – BARRIER & GLAZING ATTENUATION CALCULATIONS

Relevant barrier and glazing attenuation calculations relating to the two mitigation options discussed in Section 7 are displayed within this appendix. All barrier calculations use the methodology outlined in 'Noise & Vibration Control' by Leo L Beranek.

Mitigation Option A – Mitigation from adjacent Development

Tables A4.1 and A4.2 below show barrier calculations to calculate resultant external and internal levels assuming the adjacent Robertson Construction development is built. It should be noted that the below calculations are worst-case and only assume attenuation from the Robertson's development noise barrier when in reality the buildings within the Robertson's development will provide further significant attenuation.

Octave Band (Hz)	63	125	250	500	1k	2k	4k	8k	dBA
Measured External Level, $L_{Aeq,T}$ (dB)	65	57	50	56	60	50	41	33	62
Barrier Attenuation - Mitigation Option A (dB)	7	9	11	14	17	20	23	26	
Resultant Daytime External Level, $L_{Aeq,16hr}$ (dB)	58	48	39	42	44	31	19	7	46

Octave Band (Hz)	63	125	250	500	1k	2k	4k	8k	dBA
Measured Level, $L_{Aeq,T}$ (dB)	65	57	50	56	60	50	41	33	62
Barrier Attenuation - Mitigation Option A (dB)	7	9	11	14	17	20	23	26	
Open Window Attenuation (dB)	12	12	12	12	12	12	12	12	
Resultant Daytime Internal Level, $L_{Aeq,16hr}$ (dB)	46	36	27	30	32	19	7	-5	34
Resultant Night-time Internal Level, $L_{Aeq,8hr}$ (dB)	38	28	19	22	24	11	-1	-13	26

Table A4.3 below highlights the relevant distances and dimensions used in the above barrier calculations.

Horizontal distance from M77 to NSR (m)	85.0
Horizontal distance from M77 to Robertson's Development Barrier (m)	14.0
M77 source height (m)	165.5
Barrier height at Robertson's Development (m)	169.9
NSR external height (m)	170.5
NSR ground floor window height (m)	170.5
NSR 1st floor window height (m)	173.0

Topographical information for the Robertson's Development was obtained from the following drawings on the East Renfrewshire Council planning portal. Topographical data for the Maidenhill Lodge development was obtained from Google Earth.

2018_0791_TP-Section_through_landscaping_bund_and_Acoustic_barrier-620302

2018_0791_TP-Section_through_landscaping_bund_and_Acoustic_barrier_2-620303

Mitigation Option B – Site Specific Mitigation

Tables A4.4 and A4.5 below show barrier and glazing calculations to calculate resultant external and internal levels assuming the adjacent Robertson Construction development is not built.

With this mitigation option a 1.8m high closed board fence (**density $\geq 10\text{kg/m}^2$** with no gaps or slats) along the western site boundary is required to ensure external levels are sufficiently reduced. The approximate location of this barrier is indicated in Appendix 5.

In addition to the 2m high barrier, a closed window assessment, with installation of Pilkington 6mm/12mm/6mm standard double glazing units (or of equal and approved) is required to achieve internal levels within 1st floor habitable rooms.

Octave Band (Hz)	63	125	250	500	1k	2k	4k	8k	dBA
Measured External Level, $L_{Aeq,T}$ (dB)	65	57	50	56	60	50	41	33	62
Barrier Attenuation - Mitigation Option B (dB)	5	6	6	7	8	10	13	16	
Resultant Daytime External Level, $L_{Aeq,16hr}$ (dB)	60	51	44	49	52	40	29	17	53

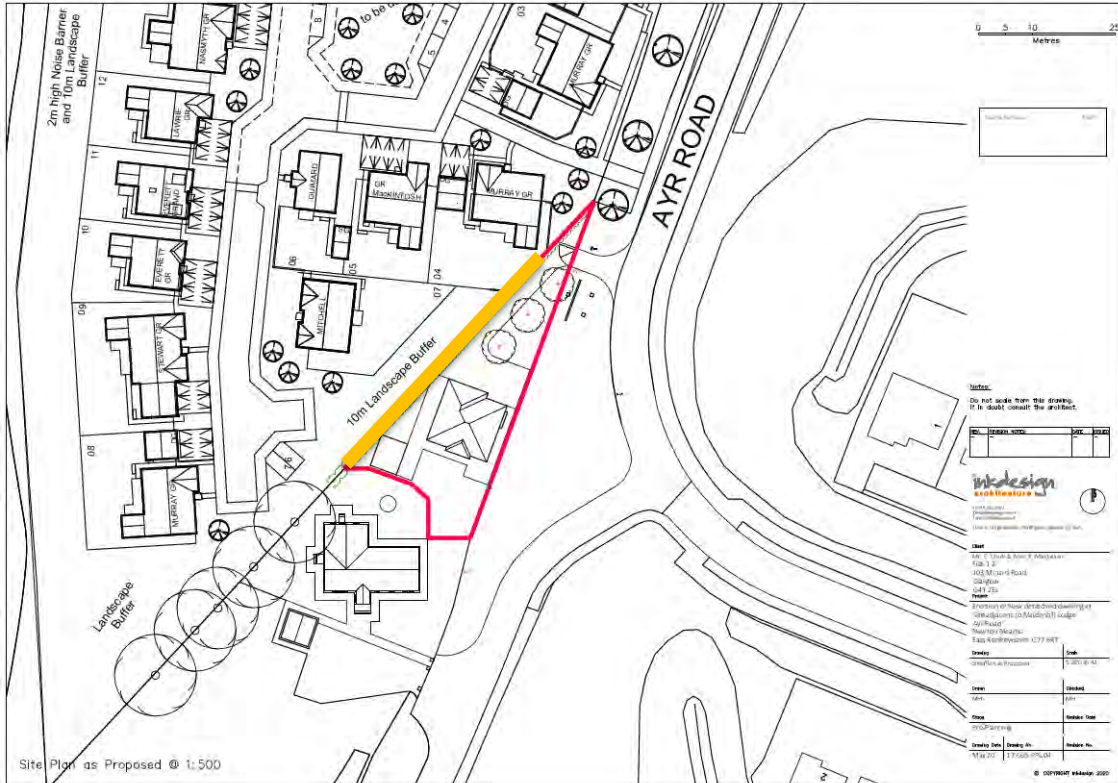
Octave Band (Hz)	63	125	250	500	1k	2k	4k	8k	dBA
Measured External Level, $L_{Aeq,T}$ (dB)	65	57	50	56	60	50	41	33	62
6/12/6 Attenuation (dB)	17	20	18	28	38	34	38	40	
Resultant Daytime Internal Level, $L_{Aeq,16hr}$ (dB)	48	37	32	28	22	16	3	-7	30
Resultant Night-time Internal Level, $L_{Aeq,8hr}$ (dB)	40	29	24	20	14	8	-5	-15	22

Table A4.6 below highlights the relevant distances and dimensions used in the above barrier calculations.

Horizontal distance from M77 to NSR (m)	85.0
Horizontal distance from M77 to Maidenhill Lodge Barrier (m)	14.0
M77 source height (m)	165.5
Barrier height at Maidenhill Lodge Development (m)	170.8
NSR external height (m)	170.5
NSR ground floor window height (m)	170.5
NSR 1st floor window height (m)	173.0

APPENDIX 5 – REQUIRED LOCATION OF 1.8M HIGH BARRIER FOR MITIGATION OPTION B

The mark-up plan below highlights the required location of the 1.8m high barrier if Mitigation Option B is to be implemented.



Denotes 1.8m high closed board fence of density $\geq 10\text{kg/m}^2$ with no gaps or slats.



REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2020/0598/TP

Date Registered: 8th October 2020

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 252458/:654672

Applicant/Agent:

Applicant:

Mr E Clark and Miss K. Maclennan

103 Minard Road

Flat 1-2

Glasgow

G41 2EL

Agent:

Maurice Hickey

Unit 6, The Briggait

141 Bridgegate

Glasgow

G1 5HZ

Proposal: Sub-division of feu and erection of dwelling house.

Location: Maidenhill Lodge
Ayr Road
Newton Mearns
East Renfrewshire
G77 6RT

CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service

No objection subject to conditions.

PUBLICITY:

06.11.2020

Evening Times

Expiry date 20.11.2020

SITE NOTICES: None.

SITE HISTORY: None relevant.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Planning Statement – Provides a description of the site and of the proposed development. Makes an assessment against the relevant policies of the adopted East Renfrewshire Local Development Plan.

Traffic Noise Assessment – Presents the results of a road traffic noise assessment for the proposed development. The assessment concludes that, if noise mitigation in the form of the acoustic fencing required as a condition of the adjacent development is implemented, or if site-specific mitigation in the form of a 1.8 metre high close-boarded fence is erected along the site's western boundary, the M77 traffic noise will result in a "neutral" level of significance. The

assessment indicates that the Technical Advice Note states that where there is a neutral level of significance, noise need not be considered as a determining factor in development proposals. .

ASSESSMENT:

The application site comprises a former part of the curtilage of Maidenhill Lodge and lies within the general urban area. The plot is open in character and is generally triangular in shape, tapering to a point at its north-eastern corner. It lies within the wider Maidenhill/Malletsheugh Masterplan Area, immediately adjacent to development site 3. It does not lie within any of the development sites and is not identified as being part of the overall structural landscaping. Further west, beyond development site 3 is the M77 motorway.

The donor house, Maidenhill Lodge, is a single storey L-shaped bungalow and lies to the south-west of the application site. Two storey houses are proposed to be erected to the north and west of the application site within development site 3 under planning permission 2018/0791/TP which was approved on 27 August 2020. A wide section of road verge and the junction of Ayr Road with Raeside Grove (the access into development sites 4A and 4B) lies to the east of the site. The applicant has indicated the plot has already been sub-divided and the proposed plot does not at present function as part of the garden ground of Maidenhill Lodge.

Planning permission is sought for the sub-division of the feu and for the erection of a two storey 5/6-bed dwelling and detached outbuilding/store. As noted, the proposed plot lies to the north-east of the donor house and is generally triangular in shape, tapering to its north-eastern corner. The proposed dwelling is located towards the centre of the site and comprises a hipped roof. It is proposed to be externally finished in grey concrete roofing tiles, white render and sandstone. The applicant has indicated the plot has already been sub-divided, is in separate ownership and does not at present function as part of the garden ground of Maidenhill Lodge.

The application requires to be assessed against Policies D1, D2, D7 and D15 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area. Policy D2 states that development within the general urban area will be supported provided it is compatible with the character and amenity of the area and where it complies with all other relevant policies of the local development plan. Policy D7 relates to open space provision and is supported by the adopted Supplementary Planning Guidance: Green Network and Environmental Management (the SPG). Appendix 1 of the SPG sets out the minimum garden sizes for new houses. Policy D15 relates to the sub-division of curtilages for the erection of a new house and sets out criteria against which proposals will be assessed.

The proposed development would result in the erection a new dwelling within the general urban area and is therefore acceptable in principle.

Whilst the proposed plot narrows to a point at its north-eastern end, it nevertheless meets the basic requirements set out the adopted Supplementary Planning Guidance: Green Network and Environmental Management in relation to garden size. Following sub-division, whilst the donor house's rear garden will be significantly curtailed, it nevertheless also meets the minimum requirements. The proposal does not therefore raise any conflict with the strict interpretation of Policy D7 or the SPG.

In terms of Policy D15, the pattern of development in the area is evolving quickly with the development of the adjacent development sites. The emerging pattern of development however is characterised by detached houses within their own plots. The proposal does not significantly depart from this emerging development pattern. Again, in terms of Policy D15, the proposed house is of a character and style, whilst differing from that of the single storey donor house, is compatible with the character of the houses being developed in the site to the west and north.

There is no established building line at this location and whilst the proposed house projects slightly forward relative to the donor house this is not considered to be significant to the extent that would justify the refusal of the application on that ground. The proposed house and the donor house maintain a separation of around 20 metres which is considered to be adequate in terms of addressing any potential overlooking. The proposal is therefore considered to generally comply with the terms of Policy D15.

The site nevertheless, as garden ground, is a relatively large pocket of undeveloped land, which in conjunction with the wide section of verge adjacent, will be an important contributor to the open character and amenity of the area once the consented development within the development site to the west and north has been completed. The site is highly visible and located opposite the junction of Ayr Road with Raeside Grove, one of the principal access roads into the largest of the Maidenhill development sites and its open character will be important in establishing the character and amenity of the wider Maidenhill Area. Whilst not specifically safeguarded in the Masterplan, its use as garden ground will provide some visual relief from the wider development. The development of this prominent site would therefore be to the detriment of the open character and amenity of the emerging Maidenhill area. The impact of the development of the site would be exacerbated by the fact that the proposed two storey dwelling would be a highly visible and dominant feature when approaching the site from both directions on Ayr Road and from Raeside Grove. The proposal is therefore contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan.

As the proposal fails to meet the terms of Policy D1, it is therefore considered to be contrary to Policy D2 of the adopted East Renfrewshire Local Development Plan.

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1, D1.2, D2 and D6. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed works do not accord with Policy D1 of the Proposed Local Development Plan.

The supporting statements have been considered and are not considered to outweigh the above considerations.

In conclusion, the proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as: (i) the proposed dwelling would be a prominent and highly visible feature when approaching the site from Ayr Road and Raeside Grove, to the detriment of the character and amenity of the area; and (ii) the development of the site would lead to the loss of an open, undeveloped area of land to the detriment of the open character and amenity of the emerging residential area.

There are no material consideration that indicate the application should not be refused. It is therefore recommended that the application is refused for the reason set out below.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASON FOR REFUSAL:

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as: (i) the proposed dwelling would be a prominent and highly visible feature when approaching the site from Ayr Road and Raeside Grove, to the

detriment of the character and amenity of the area; and (ii) the development of the site would lead to the loss of an open, undeveloped area of land to the detriment of the open character and amenity of the emerging residential area.

ADDITIONAL NOTES:

None.

ADDED VALUE:

None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3861.

Ref. No.: 2020/0598/TP
(DESC)

DATE: 11th February 2021

DIRECTOR OF ENVIRONMENT

Report finalised 11/02/2021 (AC2)

Reference: 2020/0598/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

Adopted East Renfrewshire Local Development Plan

Policy D1

Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the

- Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
 5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
 6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
 7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
 8. The Council will not accept 'backland' development, that is, development without a road frontage;
 9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
 10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
 11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
 12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
 13. Where applicable, new development should take into account the legacy of former mining activity;
 14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
 15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
 16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D2

General Urban Areas

Development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Plan.

Policy D7

Green Infrastructure and Open Space Provision within New Development

New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage, wildlife habitat and landscaping. This infrastructure should not only form an integral part of the proposed scheme but should complement its surrounding environment.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

Policy D15

Sub-division of the Curtilage of a Dwellinghouse for a New Dwellinghouse and Replacement of an Existing House with a New House

The proposed plot should reflect the established pattern of development and should be of a size and shape capable of accommodating a dwellinghouse. There should also be sufficient land to provide garden ground that is of a scale and character compatible with the locality.

Any new house must reflect the scale and character of the surrounding residences and the established pattern of development in the area. It should be designed to contribute to the visual character of the area.

Existing building lines should be respected.

Development should provide safe vehicular access and parking in accordance with the Council's roads and parking standards.

Proposed Local Development Plan 2

Policy D1

Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable

- quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
 8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
 9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
 10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
 11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
 12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
 13. Backland development should be avoided;
 14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
 15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;
 16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
 17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
 18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
 19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and

20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

Policy D1.2

Residential Sub-division and Replacement

Proposals will be assessed against the following criteria:

1. Reflect the scale and character of the surrounding residences and the established pattern of development in the area;
2. Should be of a size and shape capable of accommodating a residential property and compatible with the locality;
3. There should be sufficient land to provide garden ground that is of a scale and character compatible with the locality for the proposed and donor properties;
4. Provide safe vehicular access and parking for the proposed and donor properties;
5. Not adversely impact upon the setting of the donor property; and
6. Respect existing building lines.

Policy D2:

General Urban Areas

Development will be supported within the general urban areas, shown on the Proposals Map. Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the Proposed Plan.

Policy D6

Open Space Requirements

Proposals will be required to incorporate multi-functional, integrated and accessible on-site green networks and green infrastructure, including open space provision, wildlife habitats and landscaping.

Proposals will be required to meet the following criteria:

1. Demonstrate that the provision and distribution of open space and green infrastructure has been integrated into the design approach from the outset and has been informed by the context and characteristics of the site using key natural and physical features. Proposals should be designed to accommodate users of all age groups, and levels of agility and mobility;
2. Provide a network and hierarchy of open space to create a structured and legible framework for development, which clearly distinguishes public space, semi-public space and private space using appropriate boundary treatments. Design and layout of proposals should encourage species dispersal through improving connectivity and

the availability of habitats. New planting must promote and enhance the biodiversity of the area;

3. Complement, extend and connect existing open spaces and provide links to the wider green network;
4. Make provision for the long-term management and maintenance of open space. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements;
5. Integrate Sustainable Urban Drainage Systems (SUDs) features with open space and active travel networks as part of a multifunctional approach to landscape design. SUDs may form part of open spaces subject to their design, provided they are accessible and contribute to the amenity value of the wider open space; and
6. Meet the minimum open space requirements set out in Schedule 4.

GOVERNMENT GUIDANCE:

None

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**DECISION NOTICE
AND
REASONS FOR REFUSAL**

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

REFUSAL OF PLANNING PERMISSION

Ref. No. **2020/0598/TP**

Applicant:

Mr E Clark and Miss K. MacLennan
103 Minard Road
Flat 1-2
Glasgow
United Kingdom
G41 2EL

Agent:

Maurice Hickey
Unit 6, The Briggait
141 Bridgegate
Glasgow
Scotland
G1 5HZ

With reference to your application which was registered on 8th October 2020 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Sub-division of feu and erection of dwelling house.

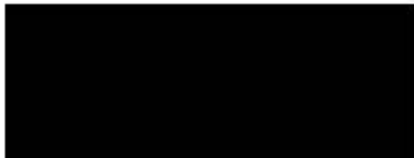
at: Maidenhill Lodge Ayr Road Newton Mearns East Renfrewshire G77 6RT

the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

The reason(s) for the Council's decision are:-

- The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as: (i) the proposed dwelling would be a prominent and highly visible feature when approaching the site from Ayr Road and Raeside Grove, to the detriment of the character and amenity of the area; and (ii) the development of the site would lead to the loss of an open, undeveloped area of land to the detriment of the open character and amenity of the emerging residential area.

Dated 10th February 2021



Director of Environment
East Renfrewshire Council
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG
Tel. No. 0141 577 3001

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	PL01	A	
Block Plan Proposed	PL07	A	
Elevations Proposed	PL10		
Elevations Proposed	PL11		
Plans Proposed	PL08		
Plans Proposed	PL09		
Elevations Proposed	PL12		

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at www.eplanning.scotland.gov.uk. Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

CONTACT DETAILS

**East Renfrewshire Council
Development Management Service
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG**

**General Inquiry lines 0141 577 3895 or 0141 577 3878
Email planning@eastrenfrewshire.gov.uk**

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100290657-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="inkdesign architecture Ltd"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Maurice"/>	Building Name:	<input type="text" value="Unit 6, The Briggait"/>
Last Name: *	<input type="text" value="Hickey"/>	Building Number:	<input type="text" value="141"/>
Telephone Number: *	<input type="text" value="0141 552 2729"/>	Address 1 (Street): *	<input type="text" value="Bridgegate"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="G1 5HZ"/>
Email Address: *	<input type="text" value="info@inkdesign.co.uk"/>		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="E Clark and"/>	Building Number:	<input type="text" value="103"/>
Last Name: *	<input type="text" value="Miss K Maclennan"/>	Address 1 (Street): *	<input type="text" value="Minard Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Flat 1-2"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G41 2EL"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="info@inkdesign.co.uk"/>		

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing Easting

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Sub-division of feu and erection of dwelling house.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached 2020_0598-TP_Appeal-statement.pdf

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Original pre-planning feedback from 2017 as only recent pre-planning feedback was noted but we believe is just as relevant highlighting the residential development road access adjacent at that time of review also.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Refusal document, Handling report document, planning permission and drawings document as submitted.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

2020-0598-TP

What date was the application submitted to the planning authority? *

11/08/2020

What date was the decision issued by the planning authority? *

10/02/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Maurice Hickey

Declaration Date: 25/03/2021

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PLANNING APPEAL STATEMENT

Ref No: 2020/0598/TP
Location: Maidenhill Lodge, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT
Proposal: Sub-division of feu and erection of dwelling house.

REASON FOR REFUSAL:

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as: (i) the proposed dwelling would be a prominent and highly visible feature when approaching the site from Ayr Road and Raeside Grove, to the detriment of the character and amenity of the area; and (ii) the development of the site would lead to the loss of an open, undeveloped area of land to the detriment of the open character and amenity of the emerging residential area.

This proposed detached dwelling project has been active since initial discussions with East Renfrewshire Council Planning Department in October 2017 and was then more recently revisited in April 2020 with a formal submission made in September 2020.

The Maidenhill residential masterplan, along with residential developers on sites adjacent to Maidenhill Lodge, has been approved and construction has been ongoing for a number of years now.

Pre-Planning feedback October 2017

[REDACTED]

[REDACTED]

Pre-Planning feedback April/May 2020

The more recent pre-planning feedback was obtained between 30th April and 18th May 2020 with Planning Officer Mr. Derek Scott.

Within the recent pre-planning feedback from the Planning Officer dated 18th May 2020 it was noted:-

“The site is not identified as part of the green infrastructure. Whilst it lies outwith the development sites, it nevertheless lies adjacent to proposed housing. In that regard, the proposal raises no significant issue with the Masterplan”

Slight concerns were raised in relation to the open space and distance to boundaries within the plot at that time but again the only reference to any surrounding context was in relation to the Maidenhill Masterplan as quoted above and no significant concerns were raised against the

surrounding local amenity being affected by the introduction of a detached building on this plot of open land.

Site Context

By locating the proposed dwelling to the South of the plot this helps to introduce an element of street scape along Ayr Road with the existing adjacent Maidenhill Lodge which also ties in with the proposed Southern boundary street scape of the Robertson Homes two storey development further East along Ayr Road.

The grassed verge adjacent to the application site, where the road turns away from the application site, has created a much widened open space buffer zone at the new road junction to the CALA Homes development (Raeside Grove). This grassed area, directly adjacent to the proposed dwelling is over 22 meters in width at its widest part, and the landscaped northern half of the application site helps to maximise the open space surrounding the application site as much as possible.

Conclusion

We believe that large developments such as those by CALA and Robertson Homes should not be reliant on this 815 square meter private plot of land application site to provide openness/character to the area. The Maidenhill Master Plan specifically identifies areas for landscape/planting for these large developments. Therefore, if amenity space was an issue, should these areas not have been increased in size accordingly?

We feel the widened grassed verge along the whole of the application site boundary creates the required buffer zone/open space amenity greatly reducing the impact of the two storey proposed dwelling along Ayr Road in both directions. The dwelling will be further grounded when the Robertson Homes two storey development is fully constructed as the proposed detached dwelling will blend in further with the surrounding similar two storey developments in general. The Robertson Homes dwellings bordering Ayr Road sit approximately 5m closer to the road at 15m and so would have a greater impact on Ayr Road than the application site.

We would be more inclined to state that the proposed dwelling is very much subservient to the much elevated CALA homes development which not only dominates the application site but also the wider surrounding developments in the area.



Elevated CALA Homes development to East of application site.



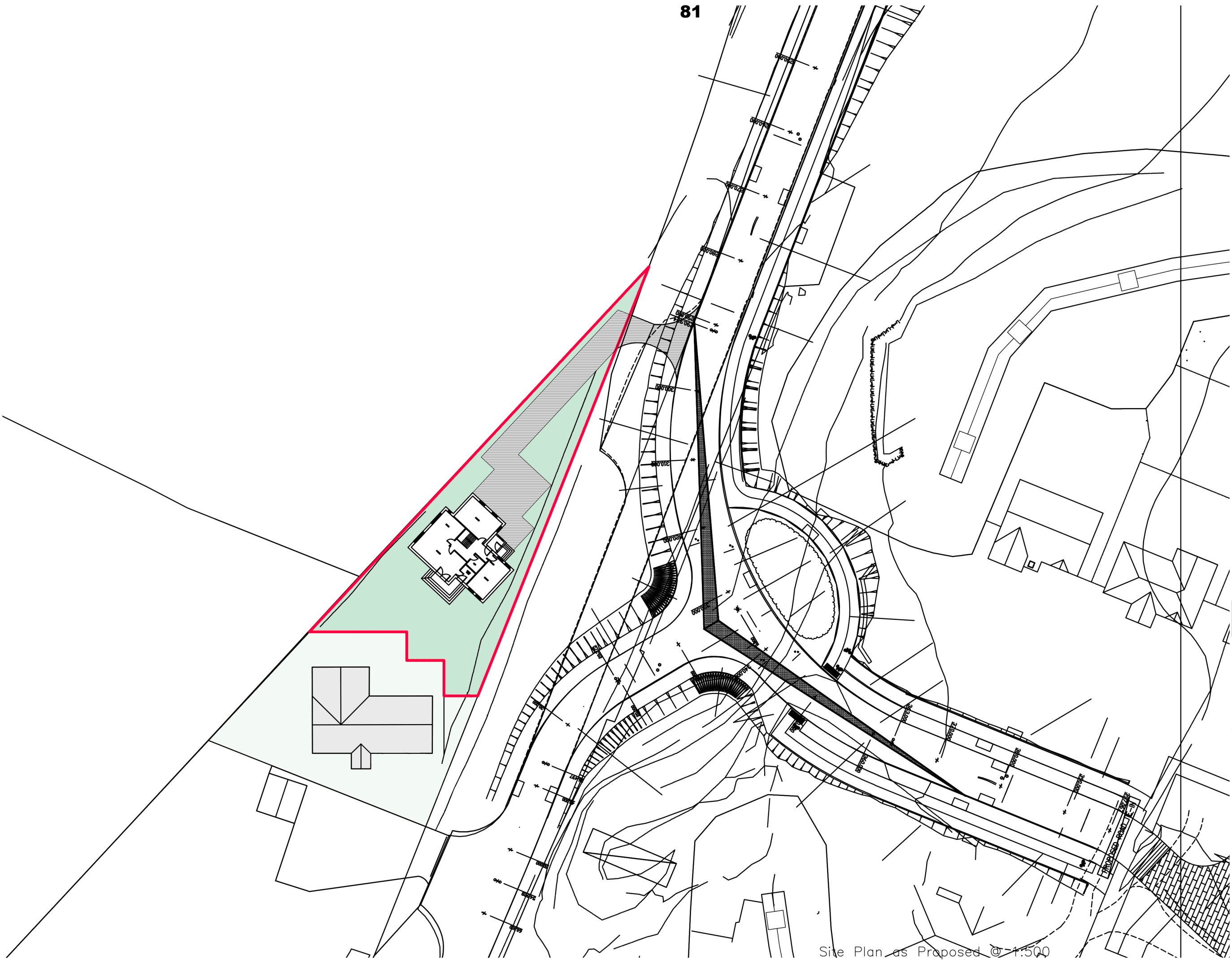
Looking North-West towards application site. Maidenhill Lodge in view adjacent.



Looking North at Ayr Rd/ Raeside Grove junction. Widened grassed verge to East of application site. Elevated CALA Homes further East.



Ayr Rd turns away from application site. Widened grassed verge to East of application site.



REV.	REVISION NOTES:	DATE:
-	-	-

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Unit 1, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Client
Maidenhill Lodge

Project
Maidenhill Lodge

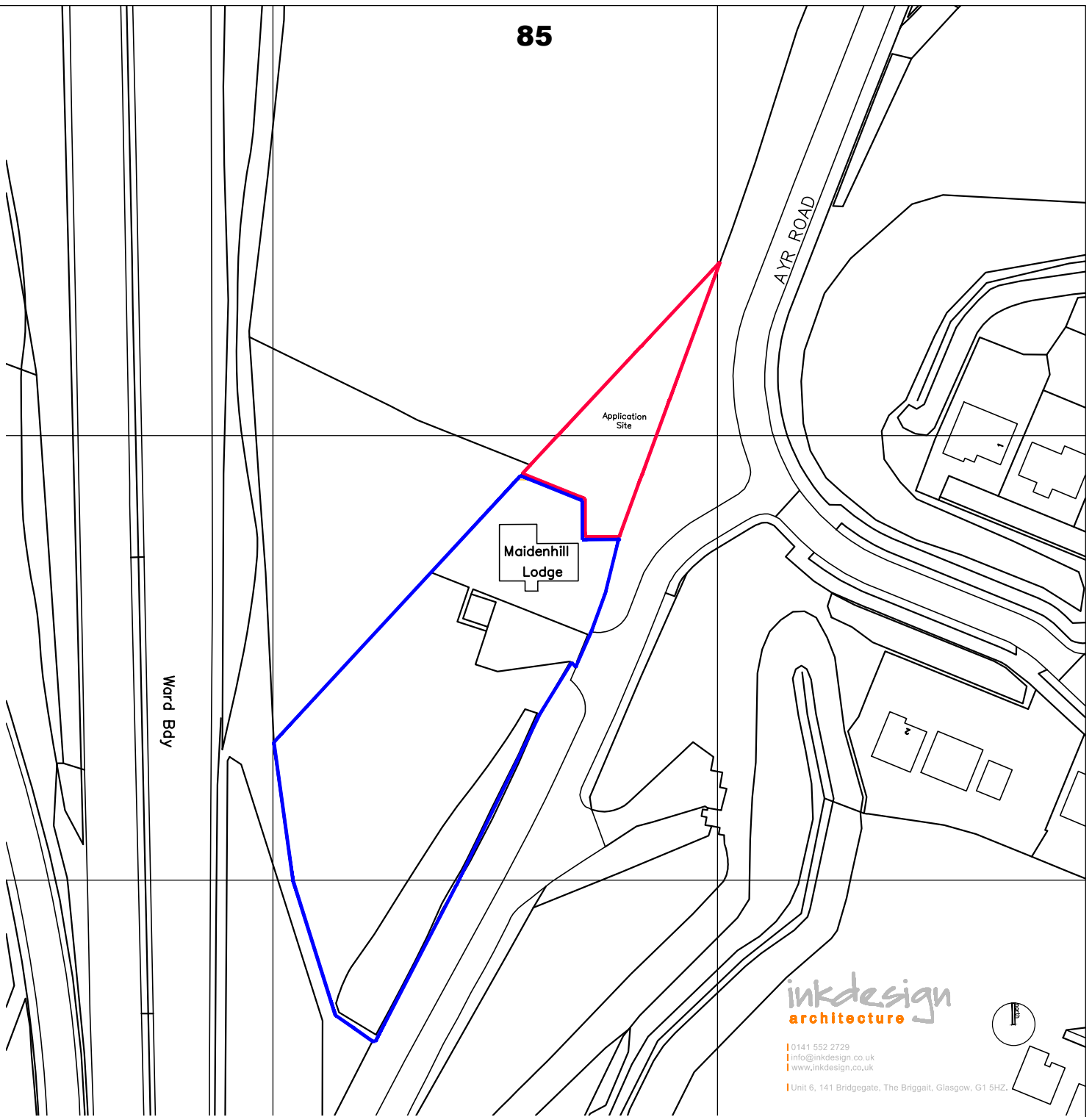
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Location and Site Plans Option 2	1:1250/500 @ A3
Drawn	Checked
DS	MH
Stage	Revision Date
Design Proposals	-
Drawing Date	Drawing No.
Oct '17	17-665-SK-
	Revision No.
	-

Site Plan as Proposed © 1:500

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PLANS/PHOTOGRAPHS/DRAWINGS

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 I www.inkdesign.co.uk
 I Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.



Location Plan as Existing @ 1:1250



Serial number: 175116
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- Key:**
 Application site boundary line ———
 Donor Site boundary ———

Client
 Mr. E. Clark & Miss K. MacLennan
 Flat 1-2
 103 Minard Road
 Glasgow
 G41 2EL
 Project

Erection of New detached dwelling at
 Site adjacent to Maidenhill Lodge
 Ayr Road
 Newton Mearns,
 East Renfrewshire, G77 6RT

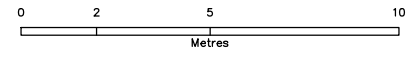
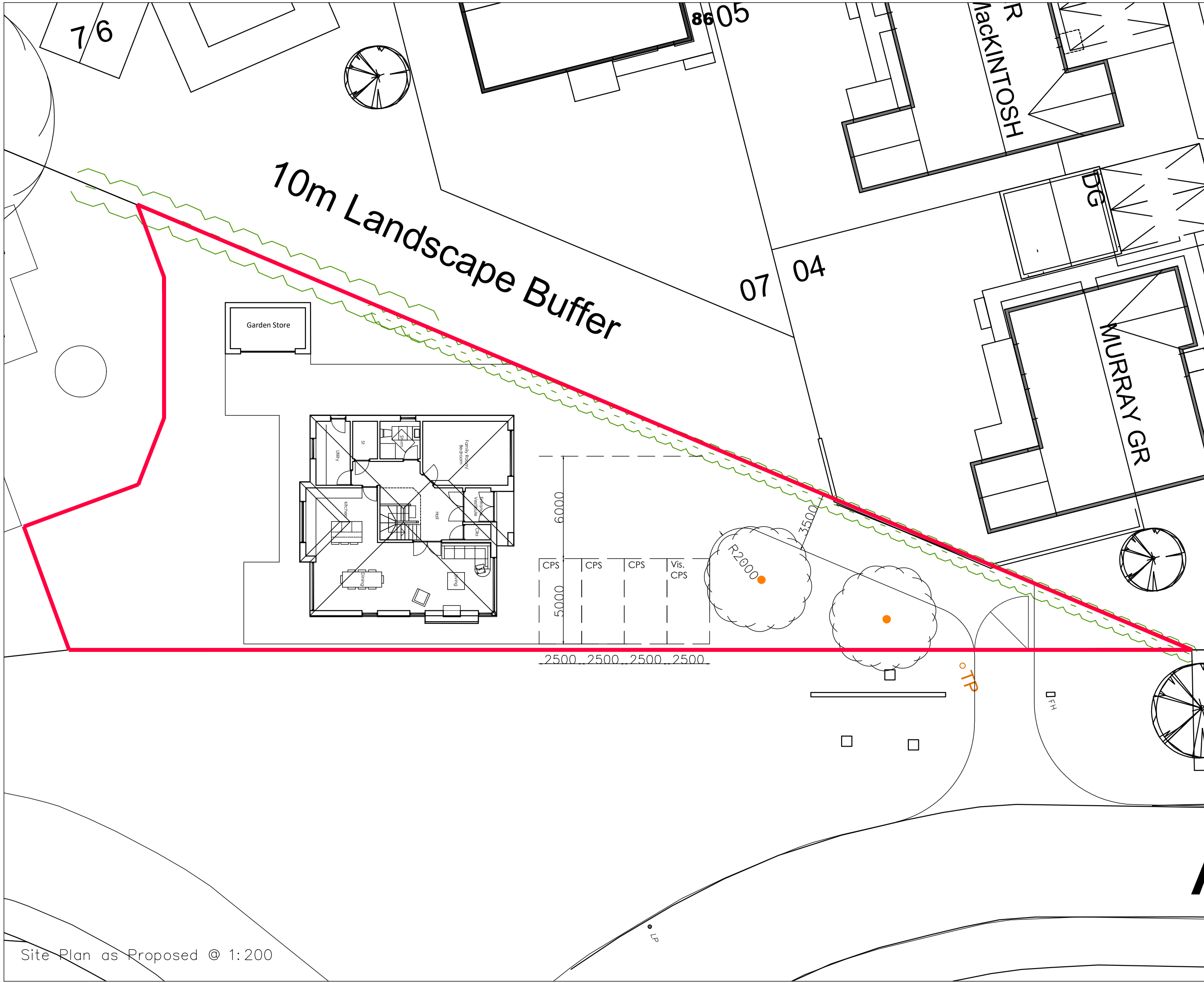
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Location Plan as Existing	1:1250 @ A4

Drawn	Checked
MH	MH

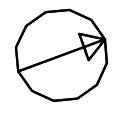
Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL01	A

REV.	REVISION NOTES:	DATE	ISSUED
A	Donor site added in blue	10/20	MT

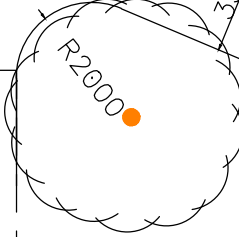
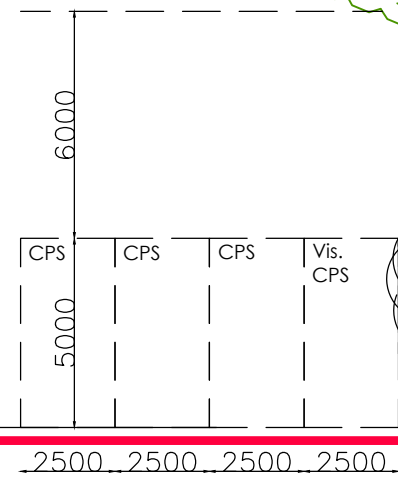
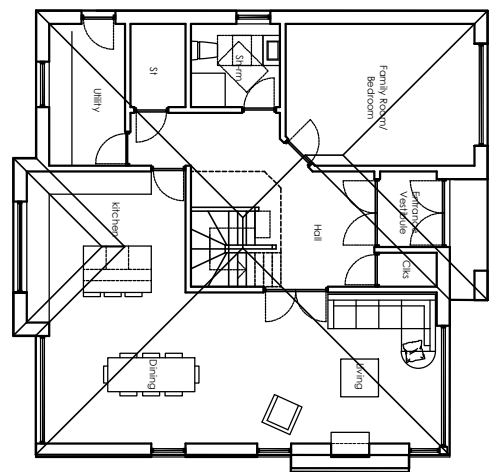


Existing Plot Area:	815m ²
Proposed Dwelling Footprint:	140m ²
Proposed Garden Store Footprint:	15m ²
Proposed Rear Garden Area:	310m ²
Proposed Footprint to Rear Garden Ratio:	2.0
Proposed Building to Plot Ratio:	19%



10m Landscape Buffer

Garden Store



Notes:

Do not scale from this drawing.
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED
A	Car parking slots as per roads info.	Dec 20	MH

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Client
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Project
Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
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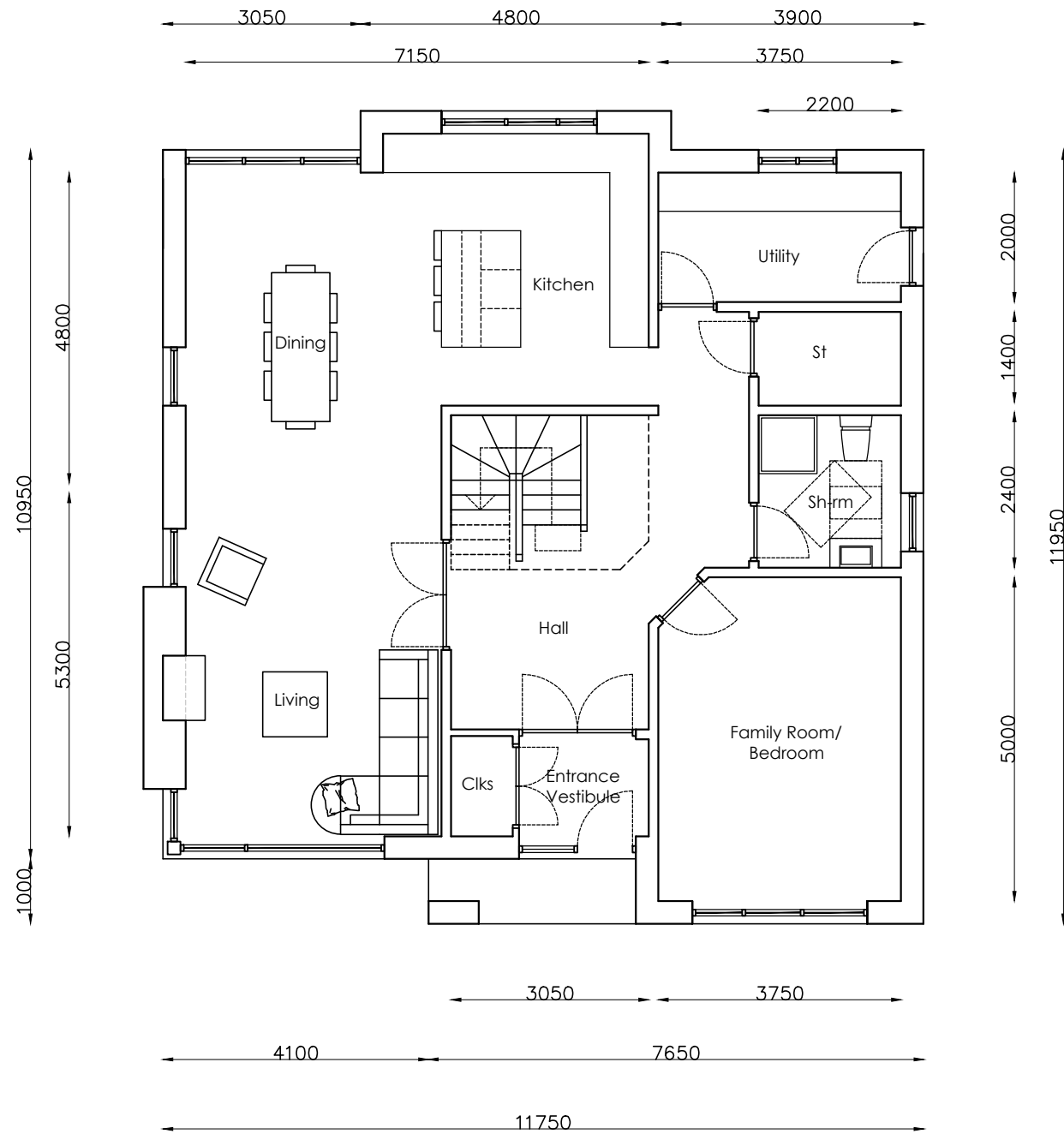
Drawing	Scale
Site Plan as Proposed	1:200 @ A3

Drawn	Checked
MH	MH

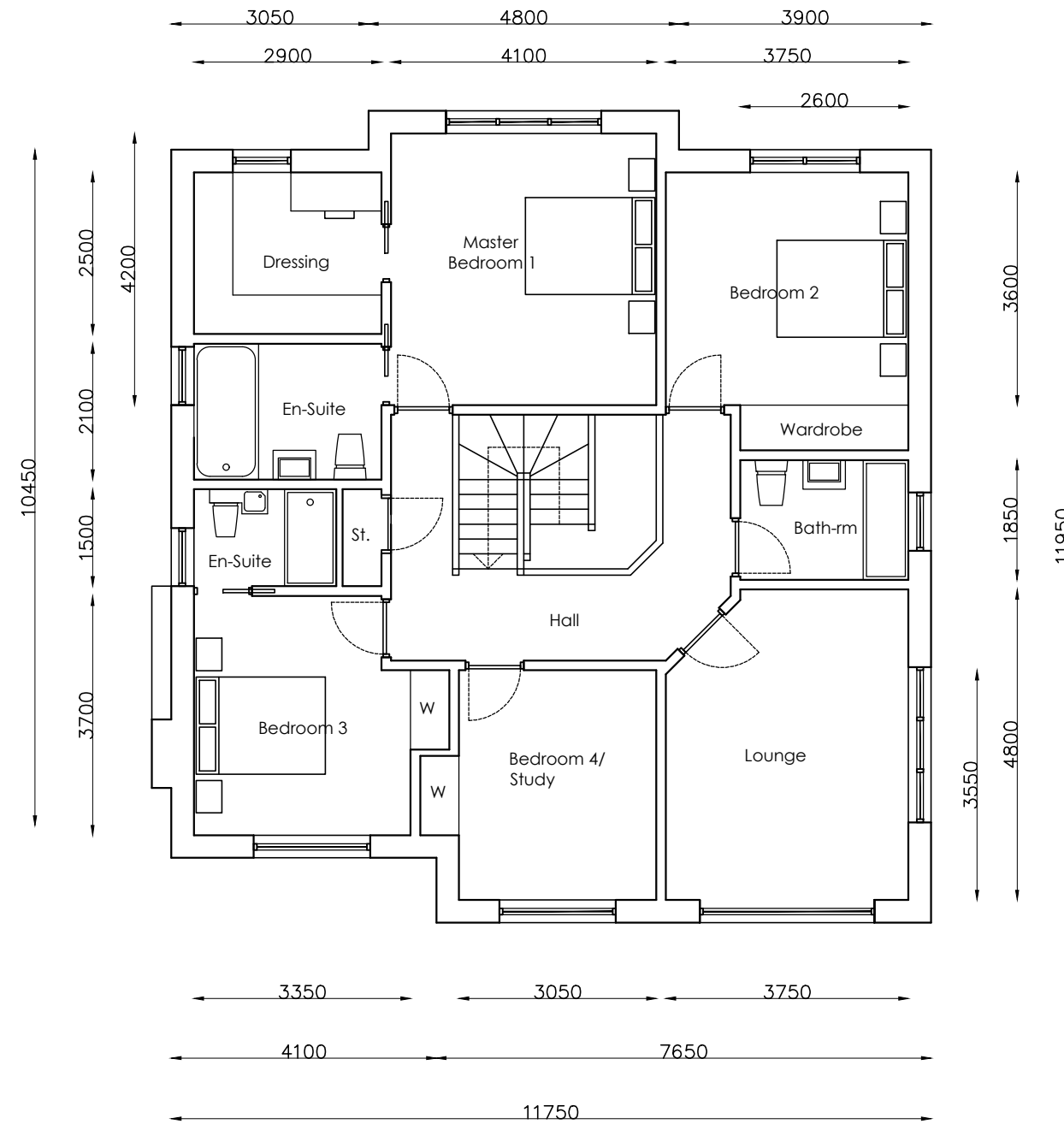
Stage	Revision Date
Planning	Dec 20

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 07	A

Site Plan as Proposed @ 1:200



Ground Floor Plan as Proposed @ 1:100



First Floor Plan as Proposed @ 1:100

Notes:
Do not scale from this drawing.
If in doubt consult the architect.

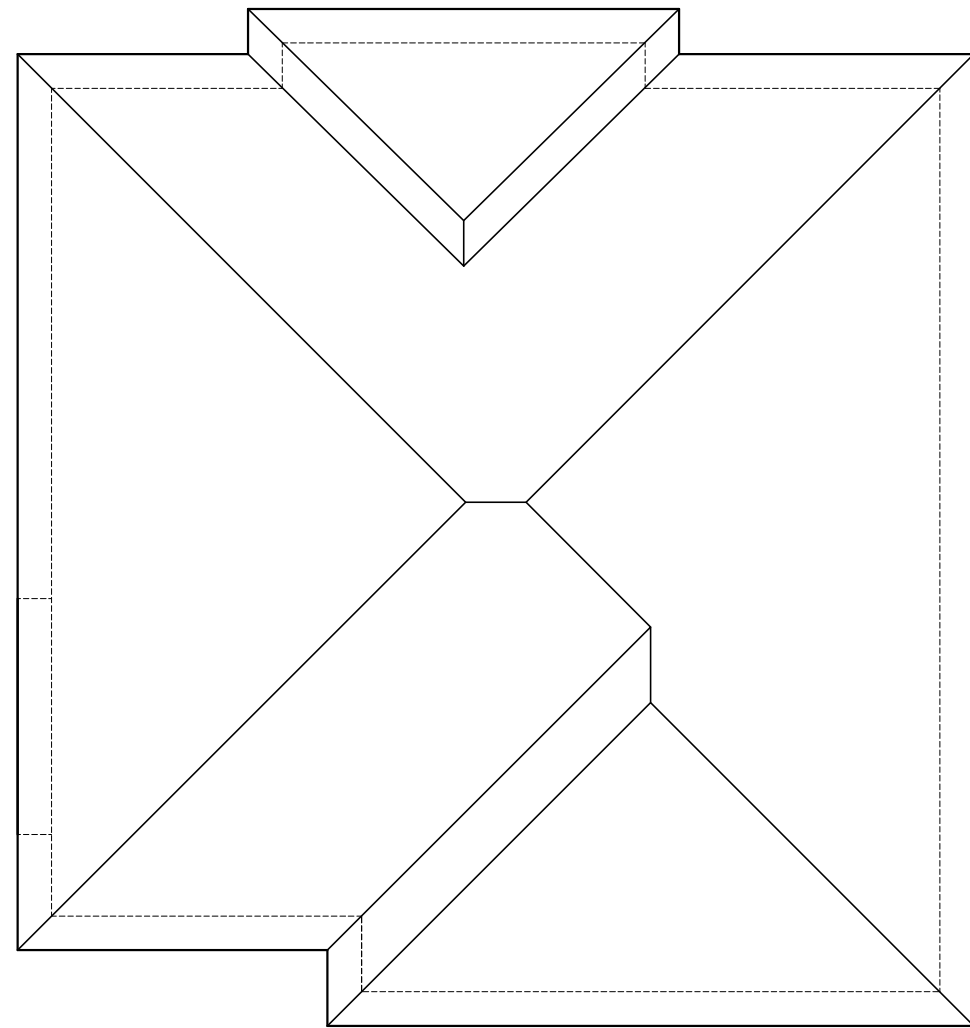
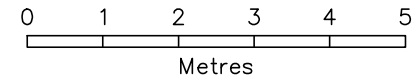
REV.	REVISION NOTES:	DATE	ISSUED

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Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale	
Ground and First Floor Plans as Proposed	1:100 @ A3	
Drawn	Checked	
MH	MH	
Stage	Revision Date	
Planning		
Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 08	



Notes:

Do not scale from this drawing.
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED

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Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.



Client

Mr. E. Clark & Miss K. MacLennan
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Project

Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
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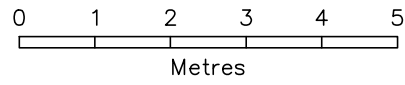
Drawing	Scale
Roof Plan as Proposed	1:100 @ A3

Drawn	Checked
MH	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 09	

Roof Plan as Proposed @ 1:100

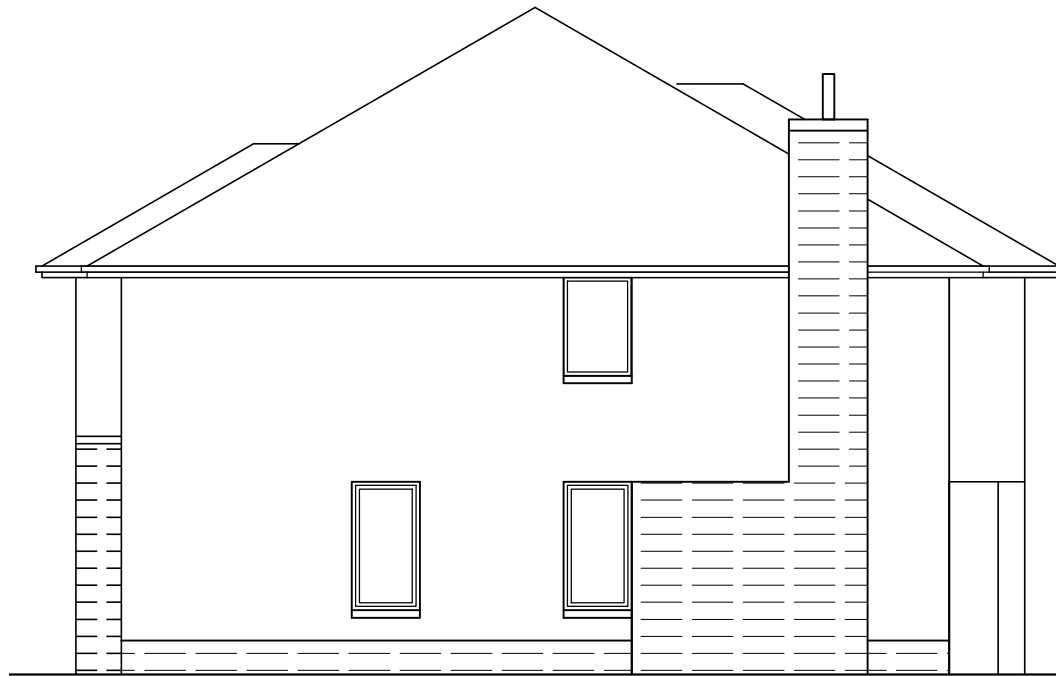


PROPOSED EXTERNAL MATERIAL FINISHES:

Roof: & flashings	Marley Duo Edgemere Slate Grey Concrete Tile with proprietary fixings
Walls:	White smooth render and blonde sandstone
Window Lintels & Cills:	Natural blonde sandstone.
Base Course:	Natural blonde sandstone.
String Course:	Natural blonde sandstone
Windows:	Timber framed, aluminium clad, double glazed window units. Dark grey/black frames.
Bi-Fold Doors:	Aluminium double glazed units. Dark grey/ black frames.
Fascia & Soffit:	UPVC, dark grey/black.
Gutters & Downpipes:	UPVC, Dark grey black.



South (Front) Elevation as Proposed @ 1:100



East (Side) Elevation as Proposed @ 1:100

Notes:

Do not scale from this drawing.
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED



0141 552 2729
info@inkdesign.co.uk
www.inkdesign.co.uk
Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Client

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Flat 1-2
103 Minard Road
Glasgow
G41 2EL
Project

Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale
Elevations as Proposed	1:100 @ A3

Drawn	Checked
MT	MH

Stage	Revision Date
Planning	

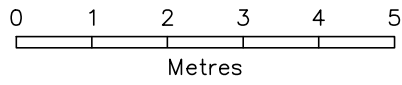
Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 10	



North (Rear) Elevation as Proposed @ 1:100



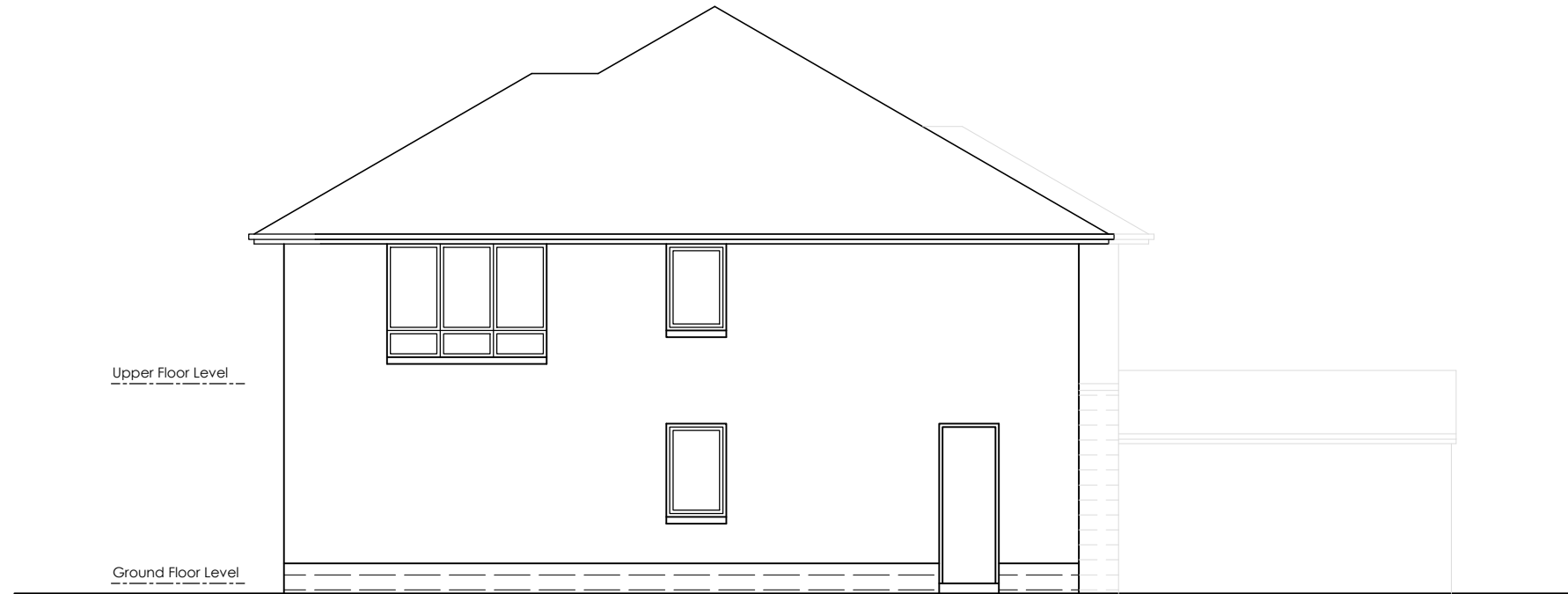
West (Side) Elevation as Proposed @ 1:100



90

PROPOSED EXTERNAL MATERIAL FINISHES:

Roof:	Marley Duo Edgemere Slate Grey Concrete Tile with proprietary fixings & flashings.
Walls:	White smooth render and blonde sandstone
Window Lintels & Cills:	Natural blonde sandstone.
Base Course:	Natural blonde sandstone.
String Course:	Natural blonde sandstone
Windows:	Timber framed, aluminium clad, double glazed window units. Dark grey/black frames.
Garage Doors:	Dark grey/black garage door.
Bi-Fold Doors:	Aluminium double glazed units. Dark grey/ black frames.
Fascia & Soffit:	UPVC, dark grey/black.
Gutters & Downpipes:	UPVC, Dark grey black.



West (Side) Elevation as Proposed @ 1:100

Notes:

Do not scale from this drawing.
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED



0141 552 2729
info@inkdesign.co.uk
www.inkdesign.co.uk
Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Client
Mr. E. Clark & Miss K. MacLennan
Flat 1-2
103 Minard Road
Glasgow
G41 2EL
Project

Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale
Side Elevations as Proposed	1:100 @ A3

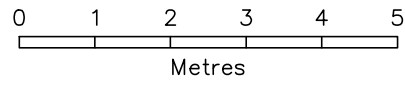
Drawn	Checked
MT	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 11	

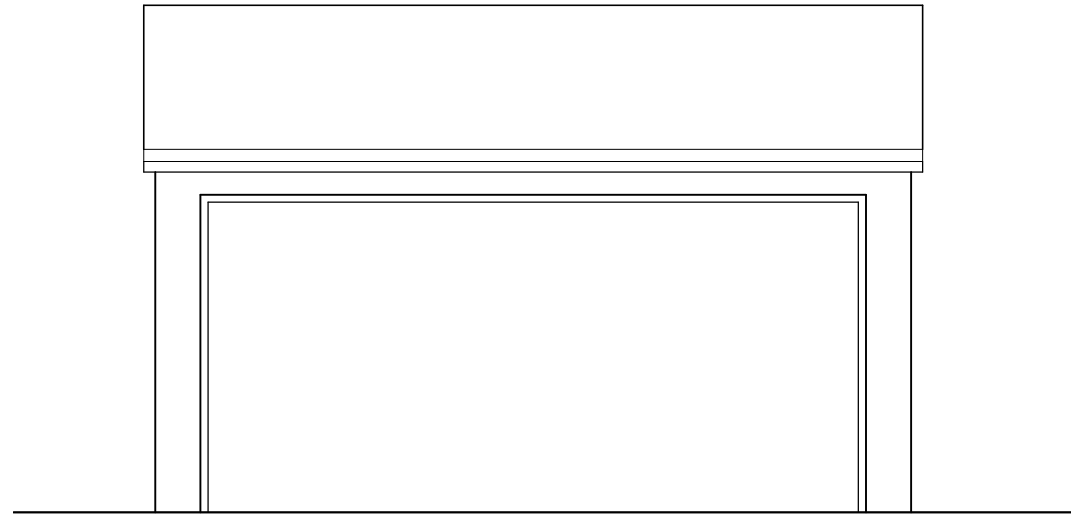


East (Side) Elevation as Proposed @ 1:100



PROPOSED EXTERNAL MATERIAL FINISHES:

Roof:	Marley Duo Edgemere Slate Grey Concrete Tile with proprietary fixings & flashings.
Walls:	White smooth render and blonde sandstone
Window Lintels & Cills:	Natural blonde sandstone.
Base Course:	Natural blonde sandstone.
String Course:	Natural blonde sandstone
Windows:	Timber framed, aluminium clad, double glazed window units. Dark grey/black frames.
Garage Doors:	Dark grey/black garage door.
Bi-Fold Doors:	Aluminium double glazed units. Dark grey/ black frames.
Fascia & Soffit:	UPVC, dark grey/black.
Gutters & Downpipes:	UPVC, Dark grey/black.



East (Front) Elevation of Garden Store as Proposed @ 1:50



West (Rear) Elevation of Garden Store as Proposed @ 1:50

Notes:

Do not scale from this drawing.
If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED



0141 552 2729
info@inkdesign.co.uk
www.inkdesign.co.uk
Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Client

Mr. E. Clark & Miss K. MacLennan
Flat 1-2
103 Minard Road
Glasgow
G41 2EL
Project

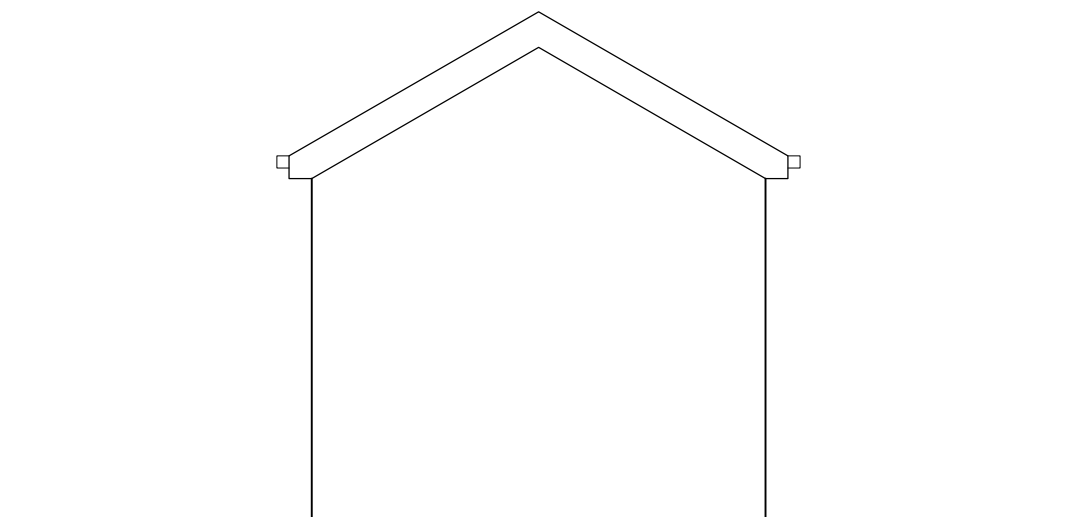
Erection of New detached dwelling at
Site adjacent to Maidenhill Lodge
Ayr Road
Newton Mearns,
East Renfrewshire, G77 6RT

Drawing	Scale
Garden Store Elevations as Proposed	1:50 @ A3

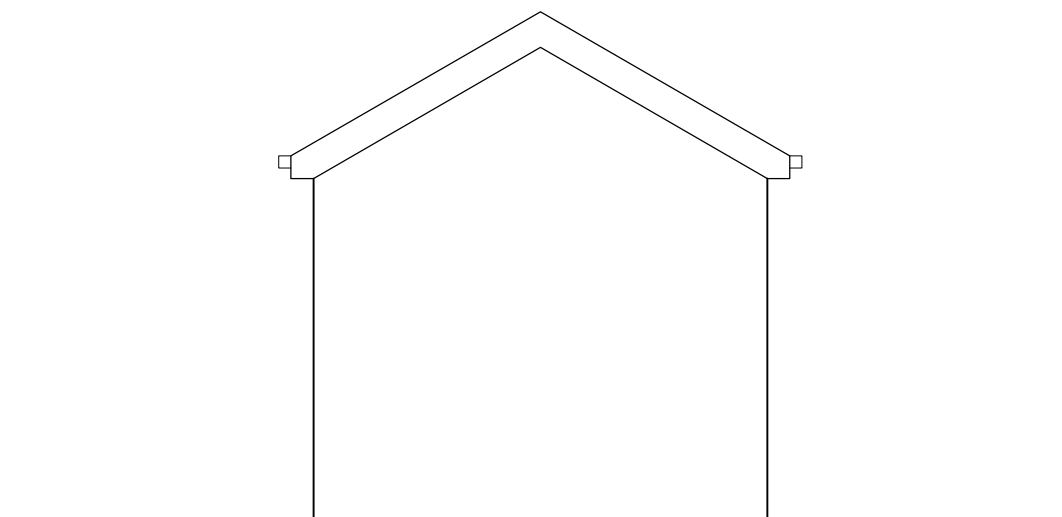
Drawn	Checked
MT	MH

Stage	Revision Date
Planning	

Drawing Date	Drawing No.	Revision No.
Mar 20	17-665-PL 12	



North (Side) Elevation of Garden Store as Proposed @ 1:50



South (Side) Elevation of Garden Store as Proposed @ 1:50

**REASONING FOR SUBMISSION OF NEW
INFORMATION**

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From: McIntyre, Sharon2
Sent: 11 May 2021 15:54
To: 'Info' <info@inkdesign.co.uk>
Cc: Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>
Subject: RE: Local Review Body - Review 2021/04 - Maidenhill Lodge, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT

Dear Maggie,

Please find attached for your reference the formal notification for this meeting, this also outlines the process for the consideration of the review.

The Local Review Body requires to consider at the meeting whether it has all the information it requires to conduct the review and also whether it should take into consideration new information provided at the time of the submission of the appeal. This information would then require to be commented on by the Planning Advisor prior to consideration by the committee. It will be for the Local Review Body to decide whether or not to accept the new information in the consideration of the review.

Kind regards,

Sharon

From: Info <info@inkdesign.co.uk>
Sent: 06 May 2021 17:21
To: McIntyre, Sharon2 <Sharon.McIntyre@eastrenfrewshire.gov.uk>
Cc: Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>
Subject: RE: Local Review Body - Review 2021/04 - Maidenhill Lodge, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT

Sharon,

Thanks for getting back to me so quickly. I have let the client know.

The client has informed me that the adjacent Robertsons Housing development is going up fast now. The newly constructed houses have changed the existing landscape quite clearly now showing the site context in reality. We believe it would be beneficial to have a site visit, even if only passing in a car, given the quickly changing surroundings.

The client has requested I submit site photographs for your records as these could not have been sent at the time of appeal submission but believes are crucial to the appeal if a site visit is not to be carried out.

I look forward to hearing from you.

Kind regards,

Maggie Torres
Architect

inkdesign
architecture

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From: McIntyre, Sharon2 <Sharon.McIntyre@eastrenfrewshire.gov.uk>
Sent: 06 May 2021 11:28
To: Info <info@inkdesign.co.uk>
Cc: Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>
Subject: RE: Local Review Body - Review 2021/04 - Maidenhill Lodge, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT

Dear Maggie,

It is intended that this LRB will be heard at a virtual meeting on Wednesday 19th May 2021, information relating to this meeting will be issued shortly. As a result of the Coronavirus pandemic site visits are currently not being held at this time.

Kind regards,

Sharon

From: Info <info@inkdesign.co.uk>
Sent: 06 May 2021 09:27
To: McIntyre, Sharon2 <Sharon.McIntyre@eastrenfrewshire.gov.uk>
Cc: Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>
Subject: RE: Local Review Body - Review 2021/04 - Maidenhill Lodge, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT

Sharon,

Would you be able to advise the next steps and give any timescales going forward for our client. Would you also be able to advise if and when a site visit would be undertaken?

Kind regards,

Maggie Torres
Architect

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From: McIntyre, Sharon2 <Sharon.McIntyre@eastrenfrewshire.gov.uk>
Sent: 06 May 2021 07:14
To: Info <info@inkdesign.co.uk>
Cc: Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>
Subject: RE: Local Review Body - Review 2021/04 - Maidenhill Lodge, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT

Dear Maggie,

Thank you for providing this information.

Kind regards,

Sharon

From: Info <info@inkdesign.co.uk>
Sent: 04 May 2021 19:49
To: McIntyre, Sharon2 <Sharon.McIntyre@eastrenfrewshire.gov.uk>
Cc: Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>
Subject: RE: Local Review Body - Review 2021/04 - Maidenhill Lodge, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT

Sharon,

With regards to your letter dated 26th April, and in response to your request for justification as to why new information has now been issued since the planning application submission was made, I would note that only the most recent pre-planning advice was noted initially to the application. I was not aware that I should have added any earlier pre-planning feedback also. I believed that any historical pre-planning documentation/planning applications etc made on the site would have been taken into consideration following a site history evaluation during the planning application submission.

As no mention of the 2017 pre-planning guidance was noted in the handling report we thought it beneficial to include the previous pre-planning advice from 2017 in order to give reinforcement of another planning officer's feedback which again made no reference to the application site having any detrimental affect on amenity space. The sketch layout was attached recently to confirm that we had taken the proposed housing development access road into consideration at that time of the pre-planning request in 2017 even though the road had not been built at that time, but would likely be progressed at some time in the future. By confirming to you the planning officer that dealt with the new housing development adjacent was the same person that gave our initial 2017 pre-planning guidance, we felt this would give some significance to their positive feedback, given their awareness, and first hand experience, of the site and surrounding developments.

In conclusion, we believe that the planning office may not have been aware of this previous 2017 pre-planning feedback and therefore we had included it as additional information to reinforce our view that no mention of any detrimental affect to general amenity space was ever highlighted at either of these pre-planning consultations in 2017 or 2020.

I hope this satisfies your request for clarification.

Kind regards,

Maggie Torres
Architect



info@inkdesign.co.uk

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From: McIntyre, Sharon2 <Sharon.McIntyre@eastrenfrewshire.gov.uk>

Sent: 26 April 2021 16:43

To: Info <info@inkdesign.co.uk>

Cc: Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>

Subject: Local Review Body - Review 2021/04 - Maidenhill Lodge, Ayr Road, Newton Mearns, East Renfrewshire, G77 6RT

Dear Mr Hickey,

Please find attached for your attention acknowledgement of the valid Local Review Body 2021/04.

Kind regards,

Sharon McIntyre
Committee Services Officer
Department of Corporate and Community Services

e-mail:- sharon.mcintyre@eastrenfrewshire.gov.uk

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