

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

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

Present:

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

Councillor Jim McLean
Councillor Stewart Miller
Councillor Jim Swift

Councillor Ireland in the Chair

Attending:

Graham Shankland, Planning and Building Standards Manager; and Paul O'Neil, Committee Services Officer.

Apology:

Councillor Angela Convery.

FORMER COUNCILLOR KENNY HAY

1565. Prior to the start of the meeting, the committee noted that the funeral of former Councillor Kenny Hay, who had been the Chair of the committee from 2012 to 2017 had taken place earlier in the week, and it was agreed that a letter of condolence be sent to his family on behalf of the committee.

DECLARATIONS OF INTEREST

1566. There were no declarations of interest intimated.

APPLICATIONS FOR PLANNING PERMISSION

1567. The committee considered reports by the Director of Environment, on applications for planning permission requiring consideration by the committee.

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

- (i) 2020/0550/TP - Erection of 17 no. flatted units contained within 4 no. villas following demolition of existing equestrian centre and stables; formation of driveway to Hazelden House, Hazelden Riding School, Hazelden Road, Newton Mearns, East Renfrewshire by Dickie & Moore Homes Limited

Having heard the Planning and Building Standards Manager refer to the number of representations received and provide details of the proposal in the course of which he advised that the applicant's agent had submitted an additional plan which had been received after the report had been circulated, a copy of the plan was exhibited to the committee,.

Whilst noting that the plan addressed the concerns of the Council's Roads Service, the Planning and Building Standards Manager advised that notwithstanding the details contained in the plan, the application was still being recommended for refusal. However, one of the reasons for refusal (i.e. Reason 4) which referred to the concerns of the Roads Service could now be deleted.

Councillor Miller expressed concern about the number of vehicles that were likely to come out of the development onto Hazelden Road once the flats were developed. Whilst he had no objection to the site being developed, in his opinion the proposal represented an overdevelopment of the site.

Councillor Swift stated that although he had objected to a number of developments in the Newton Mearns area in the past, he highlighted that the proposed development was not as dense as other developments that had been approved in the past.

Provost Fletcher was heard in support of the recommendation to refuse the application, in the course of which he noted that the applicant had not taken on board the advice of the Planning Service in respect of the proposed development. He suggested that if the site was to be developed it should reflect the existing built environment.

Councillor McLean echoed Provost Fletcher's comments and suggested that building houses on the site would be preferable to the proposed development of flats in course of which Councillor Cunningham was heard in support of Councillor Miller's earlier remarks.

The committee, having heard Councillor Ireland express the view that the proposed development was too dense for the size of the application site, agreed that the application be refused for the reasons detailed in the report, subject to the deletion of Reason 4 as one of the grounds for refusal.

- (ii) 2020/0597/TP - Change of Use of land for outdoor pre and after school/education classes, formation of parking spaces and siting of 2no. portacabins (amended parking layout) at site Adjacent East of Williamwood High School, Eaglesham Road, Clarkston by Clarkston After School Care

The Planning and Building Standards Manager referred to the number of representations received and provided details of the proposal in the course of which he exhibited a plan of the site. He stated that having assessed the proposal it was recommended that planning permission be granted for a temporary period of 3 years.

Councillor Miller referred to the problems that residents of Newford Grove had experienced with indiscriminate parking on the road and stated that in his opinion, this would be exacerbated by the proposal. Whilst he acknowledged that Clarkston After School Care provided a great service, he expressed the view that the application site was simply in the wrong place and that the application should be refused.

Provost Fletcher sought clarification whether the Council's Roads Service was now satisfied with the proposal as in his opinion, the proposed site was probably as suitable a site as could be found for the applicant to operate from. Subject to the Roads Service being satisfied with the terms of the proposal he would support the application being granted.

In reply, the Planning and Building Standards Manager stated that the Roads Service was not opposed in principle to the proposal as some of its concerns had been addressed by the new plan, subject to a condition being attached to the planning permission requiring the applicant to provide a footpath from the site to the crossing on Newford Grove. However, as the area of ground in question was outwith the application site it would not be possible to attach such a condition.

Councillor McLean stated that he was concerned about the additional traffic travelling to and from the site on a daily basis on Newford Grove that would be generated by the proposal. He was also concerned about the absence of a pathway leading from the site to the crossing on Newford Grove in the course of which Councillor Swift suggested that as there were plenty of other facilities in East Renfrewshire the after school care service could operate at another site and in view of this, the application should be refused.

Councillor Ireland stated that whilst she was sympathetic to the after school care service, she was concerned about the road safety issues in the area and by the comments of the Council's Roads Service about the lack of parking spaces at the site. She also expressed concern about the indiscriminate parking that takes place on Newford Grove.

The committee agreed that the application be refused on the grounds that the proposal was contrary to Policy D1(9) of the East Renfrewshire Local Development Plan, in that the Council's access requirements were not being met, and in the interests of road and public safety.

CHAIR

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Index of applications under the above acts considered by Planning Applications Committee on
10.03.2021

Reference No: 2020/0500/TP

Ward: 5

Applicant:

Mr Hugh Orr
1 Byrestone Avenue
215 Brenfield Road
Glasgow
United Kingdom
G77 5SH

Agent:

Michael Kavanagh
215 Brenfield Road
Glasgow
United Kingdom
G44 3PB

Site: 1 Byrestone Avenue Newton Mearns East Renfrewshire G77 5SH

Description: Erection of two storey side extension and single storey rear extension

Decision: Refused

Reference No: 2020/0550/TP

Ward: 5

Applicant:

Dickie & Moore Homes Limited
9 Montgomery Street
The Village
East Kilbride
Scotland
G74 4JS

Agent:

DTA Chartered Architects
9 Montgomery Street
The Village
East Kilbride
Scotland
G74 4JS

Site: Hazelden Riding School Hazelden Road Newton Mearns East Renfrewshire G77 6RR

Description: Erection of 17 no. flatted units contained within 4 no. villas following demolition of existing equestrian centre and stables; formation of driveway to Hazelden House

Decision: Refused

1452

Reference No: 2020/0597/TP

Ward: 4

Applicant:

Clarkston After School Service
Tay House
300 c/o North P&D
Bath Street
Glasgow
UK
G2 4LH

Agent:

David Campbell
Tay House
300 Bath Street
Glasgow
Scotland
G2 4LH

Site: Adjacent East Of Williamwood High School Eaglesham Road Clarkston East Renfrewshire

Description: Change of Use of land for outdoor pre and after school/education classes, formation of parking spaces and siting of 2no. portacabins (amended parking layout)

Decision: Refused
