

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock, on 4 June 2014.

Present:

Councillor Kenny Hay (Chair)	Councillor Gordon McCaskill
Councillor Betty Cunningham (Vice Chair)	Councillor Stewart Miller
Provost Alastair Carmichael	Councillor Paul O’Kane
Councillor Barbara Grant (from Item 1088(ii))	

Councillor Hay in the Chair

Attending:

Iain MacLean, Head of Environment (Planning, Property and Regeneration); Gillian McCarney, Planning and Building Standards Manager; Graham Shankland and Ian Walker, Principal Planners, and Paul O’Neil, Committee Services Officer.

DECLARATIONS OF INTEREST

1086. Councillor Cunningham declared a non-financial interest in respect of the application submitted by Greenlaw Park Ltd and McCarthy & Stone Ltd (Ref.No.2013/0767/TP) on the grounds that one of the Directors of Greenlaw Park Ltd was a Trustee of her Malawi Appeal Trust. She left the meeting prior to consideration of the application.

NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS

1087. The committee considered and noted a report by the Director of Environment, advising of the intimation by the Directorate for Planning and Environmental Appeals (DPEA) of the outcome of three appeal decisions against the committee’s decision to refuse planning permission two of which had been dismissed by the Reporter. However, it was noted that the Reporter had granted temporary planning permission in respect of the other appeal.

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Councillor Cunningham left the meeting at this stage.

APPLICATIONS FOR PLANNING PERMISSION

1088. 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) 2013/0767/TP – Erection of retirement housing (68 apartments) in two blocks with formation of vehicular access off Stewarton Road and associated landscaping and parking at land beside Crookfur Road and Stewarton Road, Greenlaw Village, Newton Mearns by Greenlaw Park Ltd and McCarthy and Stone Ltd

The Planning and Building Standards Manager explained that the application was a Major development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and therefore had to be presented to the committee for determination.

Whilst advising that the proposal was not in keeping with the land use designation as set out in the Local Plan, the Planning and Building Standards Manager outlined the reasons as detailed in the report why the application was being recommended for approval.

Provost Carmichael sought clarification about the provision of affordable housing. In reply, the Planning and Building Standards Manager explained that the applicants had agreed to provide a commuted sum to the Council for affordable housing. It was noted that once the Council received the money consideration would be given as to the type of affordable housing that could be provided by the Council.

In reply to concerns expressed by Councillors Miller and O’Kane about the provision of a pedestrian access and the speed of vehicles travelling on Stewarton Road, the Planning and Building Standards Manager explained that the proposed access road off Stewarton Road (B769) had been assessed by the Roads and Transportation Service and was considered acceptable, subject to the applicants demonstrating that they could achieve an acceptable visibility splay at the junction of the access road and Stewarton Road. This would be controlled by a condition to be attached to the consent should the application be approved.

The committee agreed that it was disposed to grant the application, subject to the:-

- (a) satisfactory conclusion of legal agreements to secure a commuted sum for affordable housing and development contributions; and
- (b) conditions detailed in the report.

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Councillor Cunningham rejoined the meeting at this point. Councillor Grant joined the meeting at this stage.

- (ii) 2014/0098/TP – Erection of single storey dwellinghouse at Pilmuir Lodge, Malletsheugh Road, Newton Mearns by Mr Drew Paterson

The Planning and Building Standards Manager explained that the application was a local development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. However, as more than 10 objections had been received in terms of the Council's agreed procedure it had to be presented to the committee for determination.

Details of the proposed development were outlined by the Planning and Building Standards Manager in the course of which she advised that the applicant had stated he had owned Pilmuir Holdings No.7 and the associated land since 2004 and that had operated the land as a farm from that period. She also highlighted that a report undertaken by the Scottish Agricultural College (SAC) on behalf of the applicant had calculated that there was a total labour requirement for 1.16 labour units and therefore a dwelling was required. It was noted that this calculation was based on projected agricultural activity (i.e. proposed cropping and stocking operations). She confirmed that no detailed information had been provided by the applicant regarding the current operations.

Councillor Grant sought clarification as to whether any agricultural activity was currently taking place at the site. In reply, the Planning and Building Standards Manager referred to the details of the site history since 2004 and indicated that a certain amount of agricultural activity had taken place. It was noted that the applicant had been requested to submit information on the existing agricultural use and clarification of the land leased and evidence of any relevant agreements. However, the information that had been submitted only identified the areas of rented land and no evidence had been submitted regarding any agreements nor had the applicant clarified the existing farm operations.

The committee agreed that the application be refused for the reasons stated in the report.

- (iii) 2014/0203/TP – Installation of dormer window at rear at 13 Bulloch Avenue, Giffnock by Mrs Banaz Ali

The Planning and Building Standards Manager explained that the proposal was a local development under the terms of the Town and Country Planning (Hierarchy or Developments) (Scotland) Regulations 2009. However, as 10 objections had been received in terms of the Council's agreed procedure it had to be presented to the committee for determination.

Whilst noting that the applicant had obtained a Certificate of Lawfulness in respect of the proposed erection of a single storey rear extension and installation of a dormer window at the rear of the property, the Planning and Building Standards Manager explained that the only reason the application was required was due to the proximity of the dormer to the boundary.

Councillor McCaskill referred to the objections raised about the size, scale and massing of the proposed dormer and sought clarification how the proposed dormer compared with other dormers in the surrounding area.

1042

In reply, the Planning and Building Standards Manager explained that there were dormer windows of a similar size installed on bungalows in the area whereas those houses in the surrounding area that had dormers windows installed, these were slightly smaller. She emphasised that the applicant could install a dormer window without obtaining planning permission in terms of Permitted Development Rights.

The committee agreed that the application be granted.

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 04.06.2014

Reference No: 2013/0767/TP

Ward: 1

Applicant:

Greenlaw Park Ltd And McCarthy And Stone Ltd
Elphinstone House
295 Fenwick Road
Giffnock
East Renfrewshire
G46 6UH

Agent:

The Planning Bureau Ltd
Gower Street
11000 Academy Park
Glasgow
G51 1PR

Site: Land Beside Crookfur Road Greenlaw Place Newton Mearns East Renfrewshire

Description: Erection of retirement housing (68 apartments) in two blocks with formation of vehicular access off Stewarton Road and associated landscaping and parking

Decision: Approved to Disposed to Grant Subject to the satisfactory conclusion of legal agreements to secure a commuted sum for affordable housing and development contributions

Reference No: 2014/0098/TP

Ward: 5

Applicant:

Mr. Drew Paterson
Pilmuir Lodge
Malletsheugh Road
Newton Mearns
East Renfrewshire
G77 6WE

Agent:

Mr. James Sim
17 Larchfield Avenue
Newton Mearns
East Renfrewshire
G77 5PW

Site: Pilmuir Lodge Malletsheugh Road Newton Mearns East Renfrewshire G77 6WE

Description: Erection of single storey dwellinghouse

Decision: Refused

1044

Reference No: 2014/0203/TP

Ward: 3

Applicant:

Mrs Banaz Ali
2C Milverton Road
Giffnock
East Renfrewshire
G46 7JN

Agent:

Mr. Stewart Robinson
11 Hillend Road
Clarkston
East Renfrewshire
G76 7TH

Site: 13 Bulloch Avenue Giffnock East Renfrewshire G46 6NF

Description: Installation of dormer window at rear

Decision: Granted
