

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 5 March 2014.

Present:

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

Councillor Hay in the Chair

Attending:

Gillian McCarney, Planning and Building Standards Manager; Sean McDaid and Graham Shankland, Principal Planners; Ralston MacKenzie, Roads and Transportation Controller (Traffic); and Paul O’Neil, Committee Services Officer.

DECLARATIONS OF INTEREST

951. There were no declarations of interest intimated.

NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS

952. 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 two new appeals against the committee’s decision to refuse planning permission.

APPLICATIONS FOR PLANNING PERMISSION

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

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

- (i) 2014/0016/TP – Formation of temporary campsite between 19 July and 9 August 2014 at Glasgow Hutchesons Aloysians Rugby Club, 84 Braidholm Road, Giffnock by Campingninja

The Planning and Building Standards Manager outlined the assessment of the application in the course of which she reported that the Council had

received 2 further representations and a petition signed by 65 local residents objecting to the proposal.

Councillor Grant stated that she had reservations about the impact the camp site would have on local residents in terms of the likely disruption that would be caused.

In reply to a question by Councillor McCaskill about how close the tents would be to the southern boundary of the site, the Planning and Building Standards Manager referred to the terms of condition 4 to be attached to the proposed consent which stated that no tents or other temporary structures were to be located within 30 metres of that boundary. However, it was noted that the committee could decide to increase this distance.

Whilst noting the maximum number of people that would be at the campsite, Councillor Cunningham expressed concerns about the likely parking problems in and around the site and the associated environmental health issues such as litter and noise. In reply, the Planning and Building Standards Manager stated that the Roads and Transportation service had been consulted and had offered no objections to the proposal. She also highlighted that there were extensive car parking facilities at the site.

Councillor O'Kane sought clarification about how the Council would control the number of tents being erected at the site in the course of which Councillor Grant re-iterated her earlier concerns and that she also was concerned about the security arrangements at the site.

Provost Carmichael was heard in support of the proposal in the course of which he suggested that the applicant would police the campsite and that the staging of the Commonwealth Games in Glasgow was a one-off event.

Councillor Miller highlighted that the campsite was being advertised as a holiday village and sought clarification about the neighbour notification arrangements. He also highlighted that the proposal was a departure from the Development Plan albeit he accepted that it was only for a temporary period but suggested that the committee would set a precedent should it decide to approve the application.

In reply, the Planning and Building Standards Manager confirmed that the statutory procedures were followed.

Councillor Hay was heard in support of the comments made by Provost Carmichael and indicated that he supported the proposal.

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

Councillor Miller, seconded by Councillor Cunningham moved as an amendment that the application be refused on the grounds the proposal was a departure from the Development Plan.

On a vote being taken, 3 Members voted for the motion and 4 Members voted for the amendment. The amendment was accordingly declared carried and it was agreed that the application be refused on the grounds that the proposal was a departure from the Development Plan.

- (ii) 2014/0019/TP – Change of use from office to hot food takeaway on ground floor; installation of extract flue at rear; change of use from office on 1st floor to flat and reinstatement of ground floor doorway to internal close at 156 Main Street, Barrhead by Mr Jaspreet Kaur

The Planning and Building Standards Manager reported that the Council had received a further 28 representations to the proposal, in addition to the 81 representations which had previously been submitted.

Councillor Cunningham disputed the claim made in the report that the applicant had access rights to the rear of the property and an adjacent upper floor flat. She stated that it was her understanding that the applicant had no such access rights highlighting that the existing shop owners had control of the back court area. She also stated that the applicant would have no access to erect the extract flue to the building and expressed concern about the site being in close proximity to a church and sheltered housing complex. She also indicated that in her opinion, the siting of a hot food takeaway at the location was inappropriate.

In reply, the Planning and Building Standards Manager advised that should the committee grant planning permission, the applicant would be unable to implement the terms of the consent if he did not have the access rights to which Councillor Cunningham referred.

Following discussion, the committee agreed that consideration of the application be continued to allow a site visit to take place.

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
05.03.14

Reference No: 2014/0016/TP

Ward: 3

Applicant:

Campingninja
East House
109 South Worple Way
London
SW14 8TN

Agent:

Geoff Campingninja
Mr. Geoff Vaughan
East House
109 South Worple Way
London
SW14 8TN

Site: Glasgow Hutchesons Aloysians Rugby Club Rugby Club 84 Braidholm Road Giffnock East Renfrewshire

Description: Formation of temporary campsite between 19 July 2014 and 9 August 2014

Decision: Refused

Reference No: 2014/0019/TP

Ward: 2

Applicant:

Mr. Jaspreet Kaur
156 Main Street
Barrhead
East Renfrewshire
G78 1SG

Agent:

Mr. David Jarvie
27 Aytoun Road
Pollokshields
Glasgow
G41 5HW

Site: 156 Main Street Barrhead East Renfrewshire G78 1SG

Description: Change of use from office to hot food takeaway on ground floor; installation of extract flue at rear; change of use from office on first floor to flat and reinstatement of ground floor doorway to internal close

Decision: Continued for site visit
