

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 9 September 2015.

Present:

Councillor Betty Cunningham (Vice Chair)
Councillor Barbara Grant

Councillor Stewart Miller
Councillor Paul O'Kane

Councillor Cunningham in the Chair

Attending:

Gillian McCarney, Planning and Building Standards Manager; Graham Shankland and Ian Walker, Principal Planners, Development Management; Shona Fraser, Environmental Services Manager; and Paul O'Neil, Committee Services Officer.

Apologies:

Provost Alastair Carmichael and Councillors Kenny Hay (Chair) and Gordon McCaskill.

DECLARATIONS OF INTEREST

1694. There were no declarations of interest intimated.

APPLICATION FOR PLANNING PERMISSION

1695. The committee considered a report by the Director of Environment, in respect of an application for planning permission requiring consideration by the committee.

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

- (i) 2014/0453/TP – Erection of residential development, formation of accesses and associated works (Planning Permission in Principle) at land at Malletsheugh (bounded by Ayr Road, Hunter Drive and Malletsheugh Road), Newton Mearns by Mactaggart and Mickel Homes

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

The Planning and Building Standards Manager advised that a further 15 objections to the proposal had been received, and a representation from Newton Mearns Community Council, expressing concerns about school catchment areas, the risk of flooding at the site and traffic issues.

Councillor Grant sought clarification about the number of houses it was proposed to build on the site, particularly the number of affordable houses that would be provided. In reply, the Planning and Building Standards Manager advised that the site had an indicative capacity identified in the Local Development Plan for up to 160 units and that the reference to more than 30 affordable homes in the report was based on an example of 120 homes being built.

Councillor Miller enquired whether there would be sufficient education provision available in the area to accommodate those pupils coming from the development once it was completed. In reply, the Planning and Building Standards Manager explained that it was proposed to build 2 new primary schools in the area, one of which would be a denominational school at a site at South Waterfoot Road, Newton Mearns which should be open for the term beginning in August 2017. The second new primary school would be built on a separate site and should be operational by August 2019.

The Planning and Building Standards Manager further advised that it was proposed to amend the terms of condition 6, details of which were tabled at the meeting. The terms of this condition would control the phasing of the development to ensure that the new primary schools were operational prior to the occupation of residential units at the appropriate phases of the development.

Whilst noting that there was a demand for a denominational primary school in the Newton Mearns area given the current pupil capacity levels of St Cadoc's Primary School, Councillor O'Kane commented that the Education Department would manage the placement of pupils in the area as the development progressed and emphasised that the proposals for the new schools had been well planned by the Council.

The Planning and Building Standards Manager also provided clarification to Councillor Grant on how development contributions were calculated by reference to the Council's Supplementary Planning Guidance on Development Contributions.

At this stage, the committee agreed that it was disposed to grant the application, subject to the:-

- (a) conditions detailed in the report and a legal agreement(s) to secure the delivery of on-site affordable housing contributions and developer contributions;
- (b) terms of the amended condition 6 being approved and attached to the consent; and
- (c) conclusion of and registering of the transfer of ownership of the school site at South Waterfoot Road to the Council.

**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**

Decision Index of applications under the above acts considered by Planning Applications Committee
on 09.09.2015

Reference No: 2014/0453/TP

Ward: 1

Applicant:

Mactaggart And Mickel Homes
1 Atlantic Quay
1 Robertson Street
Glasgow
G2 8JB

Agent:

Muir Smith Evans
203 Bath Street
Glasgow
G2 4HZ

Site: Land at Malletsheugh (bounded by Ayr Road, Hunter Drive and Malletsheugh Road), Newton Mearns, East Renfrewshire

Description: Erection of residential development, formation of accesses and associated works (planning permission in principle)

Decision: Disposed to Grant Planning Permission in Principle subject to conditions and a legal agreement(s) to secure the delivery of onsite affordable housing contributions and developer contributions; and also subject to the conclusion of and registering of the transfer of ownership of the school site at South Waterfoot Road to the Council.
