

**MINUTE**  
**of**  
**PLANNING APPLICATIONS COMMITTEE**

**Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 11 March 2015.**

**Present:**

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

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, Development Management; John Marley, Transportation Co-ordinator; and Paul O’Neil, Committee Services Officer.

**DECLARATIONS OF INTEREST**

**1452.** There were no declarations of interest intimated.

**APPLICATIONS FOR PLANNING PERMISSION**

**1453.** 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) 2014/0285/TP – Redevelopment of filling station including erection of new sales building and retaining wall at rear, reduction in size of canopy and formation of parking bays at Sunningdale Filling Station, Ayr Road, Newton Mearns by BP Oil (UK) Limited

The Planning and Building Standards Manager reported that the Council had received 2 late objections to the application.

Councillor Grant referred to the appeal decision in respect of a previous application which was refused by Scottish Ministers in 2009 and stated that in her opinion, there was very little difference between that current application and one that had been refused and on this basis she did not support the proposal.

In reply to a question by Councillor McCaskill, the Planning and Building Standards Manager explained that the existing petrol station/shop extended to 163sqm whereas the proposed shop would extend to 224sqm. The applicant proposed to provide 5 parking bays and a disabled parking bay at the site. She also summarised the reasons for refusal as detailed in the report, one of which was that the parking requirements at the site was insufficient.

Councillor McCaskill noted this was the fourth application that had been submitted for development of the site and sought clarification whether the applicant's had discussed potential development with the Council.

In reply, the Planning and Building Standards Manager explained that the petrol filling station had operated at the site for a significant period of time and that the most recent applications related to the dual use of the site for a petrol filling station and retail shop. Concluding her remarks, she emphasised that the site was too small for the current development proposal.

Councillor Miller stated that in his opinion, the proposal was an over development of the site and that the access arrangements at the site were problematic in the course of which Councillor O'Kane shared the concerns that had previously been expressed.

At this, the committee agreed that the application be refused for the reasons detailed in the report.

- (ii) 2014/0416/TP – Erection of 76 bed care home with formation of access road and car parking and alterations to access from Mearns Road at Blue Acres Nursery, 416 Mearns Road, Newton Mearns by Care Concern Group

The committee, having heard the Planning and Building Standards Manager advise that the Council had received 3 late objections to the application and explain the reasons why the proposal was not a 'Major Development' in terms of the Town and Country Planning (Hierarchy of Developments)(Scotland) Regulations 2009, agreed that consideration of the application be continued to allow at site visit to take place.

## **PLANNING ENFORCEMENT – 9 PRIORWOOD ROAD, NEWTON MEARNs**

**1454.** The committee considered a report by the Director of Environment, seeking authorisation to carry out formal planning enforcement action in respect of the unauthorised change of use of an area of open space to private garden ground at the side of the house at 9 Priorwood Road, Newton Mearns.

The committee, having heard the Planning and Building Standards Manager explain the background to the request, authorised formal enforcement action should it be necessary to have the unauthorised fence at 9 Priorwood Road, Newton Mearns removed and the enclosed area reinstated as open space.

**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  
11th March 2015

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**Reference No:** 2014/0285/TP

**Ward:** 5

**Applicant:**  
BP Oil (UK) Ltd  
C/o Agent

**Agent:**  
Rapleys LLP  
Pall Mall Court  
61-67 King Street  
Manchester  
M2 4PD

**Site:** Sunningdale Filling Station Ayr Road Newton Mearns East Renfrewshire G77 6QU

**Description:** Redevelopment of filling station including erection of new sales building and retaining wall at rear, reduction in size of canopy and formation of parking bays

**Decision:** Refused

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**Reference No:** 2014/0416/TP

**Ward:** 5

**Applicant:**  
Care Concern Group  
204 Field End Road  
Eastcote  
Pinner  
Middlesex  
HA5 1RD

**Agent:**  
Yeoman McAllister Architects  
Waterside Studios  
64 Coltbridge Avenue  
Edinburgh  
EH12 6AH

**Site:** Blue Acres Nursery 416 Mearns Road Newton Mearns East Renfrewshire G77 5RY

**Description:** Erection of 76 bed care home with formation of access road and car parking and alterations to access from Mearns Road

**Decision:** Continued for a site visit

