

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

**Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 12 August 2015.**

**Present:**

Councillor Kenny Hay (Chair)  
Provost Alastair Carmichael  
Councillor Barbara Grant

Councillor Gordon McCaskill  
Councillor Stewart Miller  
Councillor Paul O’Kane

Councillor Hay in the Chair

**Attending:**

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

**Apology**

Councillor Betty Cunningham.

**DECLARATIONS OF INTEREST**

**1640.** There were no declarations of interest intimated.

**NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS**

**1641.** 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 3 new appeals relating to 4 enforcement notices that had been served on 311 Eaglesham Road, Clarkston regarding the unauthorised formation of an access; the unauthorised siting of a storage container; the unauthorised erection of two sheds; and the unauthorised deposition of waste material.

**APPLICATIONS FOR PLANNING PERMISSION**

**1642.** The committee considered reports by the Director of Environment, on applications for planning permission requiring consideration by the committee, one of which had been continued from the meeting on 10 June 2015.

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

- (i) 2014/0558/TP – Erection of 50 metre high wind turbine (to hub height) with formation of access road and siting of control building at site 120 metres south east of Commore Bridge, Kingston Road, Neilston by Harelaw Wind Turbine Limited

Under reference to the Minute of the meeting of 10 June 2015 (Page 1485, Item 1579(i) refers), when it was agreed that consideration of the application be continued to allow a site visit to take place, the committee resumed consideration of the application.

The site visit had taken place on 3 August 2015.

Councillor O’Kane referred to the concerns he had previously raised at the meeting on 10 June and intimated that he was still opposed to the proposal on the grounds of its cumulative impact on the surrounding area.

In reply to a question by Councillor Grant who asked at what point would officers decide that there were too many wind turbines erected in one particular area, the Planning and Building Standards Manager explained that there were a number of factors considered in the assessment of proposals of this nature. She indicated that one important factor was whether the landscape would be able to accommodate the proposal without resulting in a significant adverse visual impact to the surrounding area. Furthermore, consideration was also given to the landscape of each application site and that the majority of sites within East Renfrewshire were different.

Concluding her remarks, the Planning and Building Standards Manager acknowledged that whilst the wind turbine would have a visual impact it had to be viewed in the context of a landscape that had other turbines and was influenced by them.

Councillor Hay stated that in his opinion, the proposed wind turbine would not have an adverse visual impact on the surrounding area given the location of the application site in the course of which Councillor O’Kane reiterated his earlier remarks that in his opinion, the proposed development would result in a cumulative impact on the surrounding area with those residents living in Uplawmoor being adversely affected.

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

Councillor O’Kane moved an amendment that the application be refused on the grounds of the cumulative impact the proposed wind turbine would have on the surrounding area. In the absence of a seconder, his amendment fell.

Thereafter, the committee agreed that the application be approved, subject to the conditions detailed in the report.

Sederunt**Councillor McCaskill entered the meeting at this stage.**

- (ii) 2015/0107/TP – Residential development with associated access, landscaping, SUDS and other ancillary development (planning permission in principle)(Major)

The Planning and Building Standards Manager reported that as the application was a Major Development in terms of the Town and Country Planning (Hierarchy of Development)(Scotland) Regulations 2009, and that the Council had received more than 10 objections, it required to be considered by the committee.

Whilst noting that the application site was allocated as a housing site in the adopted East Renfrewshire Local Development Plan (LDP) with a notional capacity for 150 houses as detailed in Policy SG2.3, the Planning and Building Standards Manager also indicated that it lay within the area covered by Policy M8: Neilston Village Regeneration in the LDP.

Councillor Grant was concerned that the Council was seeking a commuted sum from the developer rather than requesting that affordable housing be built on the site in accordance with the Council's Affordable Housing policy. She stated that in her opinion, a condition should be attached to the proposed consent stipulating that 25% of the total number of housing units proposed to be built on the site should be affordable housing units.

Councillor McCaskill referred to the proposed phasing of the development and noted that only 60 of the 150 housing units would be built by 2025 with the remaining 90 being built post 2025 and sought clarification why 6 hectares of land was required for the development.

In reply, the Planning and Building Standards Manager explained that a significant part of the application site would be landscaped and used for open space in the course of which a plan of the application site was exhibited to the committee showing the area that would be developed for housing and the area that would be landscaped.

The Planning and Building Standards Manager also responded to Councillor Grant's concerns about the application of the Council's Affordable Housing policy in the course of which she indicated that the policy provided flexibility in deciding whether a developer should provide affordable housing or whether it would be more appropriate to seek a commuted sum which would be used to fund affordable housing within East Renfrewshire. She also confirmed that the proposed development would provide the delivery of affordable housing on the site as part of the development as well as a commuted sum. In reply to a further question by Councillor Grant, she confirmed that the commuted sum that would be sought from the developer in relation to the proposed development would be used within the Levern Valley area.

Councillor O'Kane referred to the infill strategy proposals that were earmarked for Neilston in the adopted Local Development Plan and questioned whether the proposal under consideration which was not a detailed application would contribute to achieving this objective.

In reply, the Planning and Building Standards Manager referred to Policy M8 of the adopted Local Development Plan which supported both the infill strategy and the residential development on the edge of settlement sites to aid the infill strategy through the potential for cross funding from Development contributions. The application under consideration was for planning permission in principle and that should the committee approve the proposal a further application would require to be submitted providing further details about the development.

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

- (a) satisfactory conclusion of an agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act relating to affordable housing contributions and development contributions; and
  - (b) conditions detailed in the report.
- (iii) 2015/0253/TP – Erection of two detached dwellinghouses with formation of improved open space between 14 and 16 Newton Place, Newton Mearns by Mr David Hepburn

The Planning and Building Standards Manager reported that the application was recommended for refusal for the reasons outlined in the report.

Councillor Grant stated that application site was an established urban greenspace and in view of this she supported the recommendation to refuse the application.

Provost Carmichael sought clarification about the history of the application site in the course of which the Principal Planner provided clarification by reference to the Report of Handling. He highlighted that a total of 17/18 dwellings had been identified in the original development site and that the application that was refused in 1995 was for an additional dwellinghouse to be built next to the property at 14 Newton Place.

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

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 the Planning Applications Committee on  
12th August 2015

Applications continued from the Planning Applications Committee dated 10th June 2015

---

**Reference No:** 2014/0558/TP

**Ward:** 1

**Applicant:**

Harelaw Wind Turbine Ltd  
15 Pitreave Court  
Queensferry Road  
Dunfermline  
KY11 8UU

**Agent:**

Energised Environments Limited  
7 Dundas Street  
Edinburgh  
EH3 6QG

**Site:** Site 120M south east of Commore Bridge, Kingston Road, Neilston, East Renfrewshire

**Description:** Erection of 50 metre high wind turbine (to hub height) with formation of access road and siting of control building

**Decision:** Approved subject to conditions

---

