

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 10 June 2015.

Present:

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

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; Brian Orde, Roads and Transportation Controller; and Paul O'Neil, Committee Services Officer.

Apologies:

Councillors Betty Cunningham and Gordon McCaskill.

DECLARATIONS OF INTEREST

1577. Councillor Hay and Provost Carmichael declared a non-financial interest in respect of the application submitted by David Lloyd Leisure (Ref No 2015/0127/TP) on the grounds that they were members of the Board of the East Renfrewshire Culture and Leisure Trust.

NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS

1578. The committee considered and noted a report by the Director of Environment advising of the intimation by the Director for Planning and Environmental Appeals (DPEA) of one new appeal that had been received against the committee's decision to refuse planning permission and one appeal that had been withdrawn.

APPLICATIONS FOR PLANNING PERMISSION

1579. 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) 2014/0558/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

The Planning and Building Standards Manager reported that the Council had received a further objection from Councillor Green in respect of the proposed development.

Councillor O’Kane expressed a number of concerns about the proposed development, particularly the visual impact it would have on Neilston and Uplawmoor. He also highlighted that the countryside was full of wind turbines and expressed concern about the safety lighting that was required to be fitted to the top of wind turbines in compliance with Civil Aviation Authority guidelines. Other concerns expressed related to the flicker effect of the proposed wind turbine and that in view of these concerns, he could not support the application.

Councillor Miller stated that in his opinion there were no grounds for the committee to refuse the application in the course of which Councillor Grant sought clarification of what action the Council could take in the event that the application was approved and local residents began experiencing problems with the operation of the wind turbine.

In reply, the Planning and Building Standards Manager referred Councillor Grant to the terms of conditions 2 and 3 of the proposed consent which would address with the issues she had raised.

At this stage, the committee agreed that consideration of the application be continued to allow a site visit to take place.

- (ii) 2015/0052/TP – Proposed erection of nursery/family centre building with enclosed playground at rear and formation of associated parking and vehicular access off Newford Grove at recreation ground south of Bonnyton House and north of Newford Grove, Clarkston by East Renfrewshire Council

The Planning and Building Standards Manager reported on the representations that the Council had received in respect of the proposed development and to further representations that had been submitted since the committee report had been published.

Provost Carmichael expressed concerns about the access arrangements into the proposed site, referred to an alternative access point proposed by a local resident, and suggested a site visit.

In reply, the Planning and Building Standards Manager explained that the committee was required to give consideration to the terms of the current application for planning permission in the course of which she emphasised that the access arrangements as proposed could not be changed. She also explained in response to a question by Councillor Grant that the proposed access had been chosen given that there were site level issues and following

an access review and transport study. Furthermore, it was noted that whilst consideration had been given to alternative access points by the applicant before the application was submitted, the access that had been chosen was considered the most suitable.

Councillor Miller commented that at the meeting of the Council on 17 December 2014, the acquisition of a strip of land extending to approximately 30m² had been approved to facilitate access to the proposed development and that he understood that a local resident had received a letter from a senior member of management in the Environment Department allegedly suggesting that in effect, the application would be approved by the committee. Concluding his remarks, he also expressed concern that no traffic safety audit had been carried out and that there was no ecology report submitted with the application.

In reply, the Planning and Building Standards Manager stated that the decision by the Council to acquire a piece of ground was not relevant in the consideration of the application and that she had no information about a letter being sent by the Environment Department to a local resident as suggested by Councillor Miller. She emphasised that no pre-determination had taken place as the application was before the Planning Applications Committee for determination. She also explained that road safety audits were only required for major developments or in circumstances where it was proposed to significantly alter the layout of a road. Similarly, a habitat survey would not normally be requested for an application for a local development.

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

Councillor Miller, seconded by Provost Carmichael, moved as an amendment that the application be refused on road safety grounds; the lack of an ecology report; alleged pre-determination of application; and that the Council had misled over the land acquisition.

On a vote being taken, two Members voted for the motion and three Members voted for the amendment.

The amendment was duly carried and the application was refused on road safety grounds; the lack of ecology report; alleged pre-determination of application; and that the Council had misled over the land acquisition.

Sederunt

At this stage in the meeting, Councillor Hay and Provost Carmichael left the meeting prior to the consideration of the application by David Lloyd Leisure (Ref No 2015/0127/TP).

In the absence of the Chair and Vice Chair, the committee agreed that Councillor O'Kane take the Chair for the item.

- (ii) 2015/0127/TP – Proposed demolition of existing golf centre and erection of health and fitness club incorporating 3 external tennis courts, external leisure pool, spa pool and sauna building, refurbished golf practice range and associated access, car parking and landscaping (major) by David Lloyd Leisure

The committee, having heard the Planning and Building Standards Manager provide further details about the proposed development, agreed that the application be approved, subject to the conditions detailed in the report.

Sederunt

At this stage, Councillor Hay and Provost Carmichael re-entered the meeting and Councillor Hay resumed the Chair.

SECTION 207 OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS – PROMOTION OF A STOPPING-UP ORDER – MEARNS ROAD, NEWTON MEARNS (REF NO 2014/0416/TP)

1580. The committee considered a report by the Director of Environment, seeking authority to promote a Stopping-up Order under Section 207 of the Town and Country Planning (Scotland) Acts at Mearns Road, Newton Mearns (Ref No 2014/0416/TP).

Whilst noting that planning application had been approved at the meeting of the committee on 8 April 2015 (Ref No 2014/0416/TP) for the erection of a 76 bed care home with formation of access road and car parking and alterations to access from Mearns Road, Newton Mearns by Care Concern Group, the report indicated that the existing access would be upgraded and retained and that the junction arrangement would be realigned to provide a safer arrangement for accessing the site and the two properties fronting Mearns Road, Newton Mearns.

The report sought authority to promote a Stopping-up Order to enable the development to be carried out in accordance with the planning permission granted by the committee.

The committee:-

- (a) authorised the Stopping-up Order for a section of Mearns Road, Newton Mearns associated with planning application (Ref No 2014/0416/TP); and
- (b) otherwise noted the terms of 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 Planning Applications Committee
on 10.06.2015

Reference No: 2014/0345/TP

Ward: 5

Applicant:

Ogden Renewables
14 Albany Street
Edinburgh
EH1 3QB

Agent:

Turley
Ms. Claire Semple
80 St Vincent Street
Glasgow
G2 5UB

Site: Land To The South West Of East Renfrewshire Golf Club Mearns Law Newton Mearns East
Renfrewshire G77 6RT

Description: Erection of 50 metre high wind turbine (to hub height) with formation of access tracks and
hardstanding

Decision: Refused

Reference No: 2014/0558/TP

Ward: 1

Applicant:

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

Agent:

Energised Environments Limited
Ms. Jenny Hazzard
7 Dundas Street
Edinburgh
EH3 6QG

Site: Site 120M Southeast 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: Continued for site visit

Reference No: 2014/0756/TP

Ward: 5

Applicant:

Intelligent Land Investments
The Shires
33 Bothwell Road
Hamilton
ML3 0AS

Agent:

LoganPM
Mr. Simon Munro
12 Torphichen Street
Edinburgh
EH3 8JQ

Site: Barrance Hill Adjacent To Greenhags Recycling Centre Newton Mearns East Renfrewshire

Description: Erection of 50 metre high wind turbine (to hub height) with siting of control room and formation of
hard standing and access track

Decision: Refused

1490

Reference No: 2015/0052/TP

Ward:

Applicant:

East Renfrewshire Council
Director Of Education
Council Headquarters
Eastwood Park
Rouken Glen Road
Giffnock
East Renfrewshire
G46 6UG

Agent:

PATS / East Renfrewshire Council
Ms. Katrina Hamilton
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank
G46 8NG

Site: Recreation Ground South Of Bonnyton House And North Of Newford Grove Clarkston East Renfrewshire G76

Description: Erection of nursery/family centre building with enclosed playground at rear and formation of associated parking and vehicular access off Newford Grove

Decision: Refused

Reference No: 2015/0127/TP

Ward: 3

Applicant:

David Lloyd Leisure
242 Netherton Road
Anniesland
Glasgow
G13 1BJ

Agent:

CBRE
Mr. Andrew Woodrow
Sutherland House
149 St. Vincent Street
Glasgow
G2 5NW

Site: Rouken Glen Golf Centre 3 Stewarton Road Thornliebank East Renfrewshire G46 7UZ

Description: Proposed demolition of existing golf centre and erection of health & fitness club incorporating 3 external tennis courts, external leisure pool, spa pool and sauna building, refurbished golf practice range and associated access, car parking and landscaping (major)

Decision: Approve Subject to Conditions

Reference No: 2015/0146/TP

Ward: 2

Applicant:

East Renfrewshire Council
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank
East Renfrewshire
G46 8NG

Agent:

BDP Ltd
Mr. Colin Allan
15 Exchange Place
Glasgow
G1 3AN

Site: Barrhead High School And The Johnny Kelly Pavilion Aurs Road Barrhead East Renfrewshire

Description: Erection of replacement high school with associated parking, accesses and landscaping; formation of synthetic playing field and running track with erection of floodlights (major)

Decision: Approve Subject to Conditions
