

Corporate and Community Services Department

Council Headquarters, Eastwood Park, Giffnock, East Renfrewshire, G46 6UG

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Date: 14 January 2022

When calling please ask for: Sharon McIntyre (Tel No. 0141 577 3011)

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TO: Councillors A Ireland (Chair), B Cunningham (Vice Chair), A Convery, J Fletcher, J McLean, S Miller and J Swift.

PLANNING APPLICATIONS COMMITTEE

A meeting of the Planning Applications Committee will be held on **Wednesday, 19 January 2022 at 2.00pm.**

The agenda of business is as shown below.

Please note this is a virtual meeting.

Caroline Innes

C INNES

DEPUTY CHIEF EXECUTIVE

1. **Report apologies for absence.**
2. **Declarations of Interest.**
3. **Appeal - Report by Director of Environment (copy attached, pages 3 - 4).**
4. **Application for planning permission for consideration by the committee - Report by Director of Environment (copy attached, pages 5 - 38).**

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For information on how to access the virtual meeting please email sharon.mcintyre@eastrenfrewshire.gov.uk

A recording of the meeting will also be available following the meeting on the Council's YouTube Channel <https://www.youtube.com/user/eastrenfrewshire/videos>

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EAST RENFREWSHIRE COUNCIL
PLANNING APPLICATIONS COMMITTEE

19 January 2022

Report by Director of Environment

APPEAL DECISION

1.0 INTRODUCTION

1.1 This report is to inform Members about a planning appeal decision that has been issued by the Scottish Government's Planning and Environmental Appeals Division (DPEA).

2.0 APPEAL DECISION

2.1 **ERC reference 2021/0183/TP; DPEA reference PPA-220-2070.** This appeal relates to the decision of the Council to refuse planning permission on 27th May 2021 for the erection of a single storey flat roof extension to rear, single storey front extension and installation of flue at 4 Wigton Avenue, Newton Mearns.

2.2 The Reporter has allowed this appeal and planning permission has been granted.

2.3 The Reporter noted that since the submission of the appeal to DPEA, planning permission had been granted by the Council for the proposed rear extension without any amendments to its design and for a revised front/ side extension in August 2021 (under application reference 2021/0512/TP). As consent for the rear extension existed, the Reporter concluded that this aspect of the appeal had effectively been overtaken by events. He made no comment on the acceptability of the rear extension.

2.4 In relation to the outstanding matters of the single storey front extension and installation of flue, the Reporter found the proposed front extension to be of an appropriate scale and design. He concluded that it would not result in the houses having an unbroken or terraced appearance, which policy D14 seeks to avoid.

2.5 The Reporter concluded that the proposed development accorded overall with the relevant provisions of the development plan and that there were no material considerations which would justify the refusal of planning permission.

2.6 Further details relating to the appeal can be found online at: <https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=121680>

3.0 RECOMMENDATION

3.1 Members are asked to note the above.

Director of Environment
January 2022

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**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**

Draft index of applications under the above acts to be considered by Planning Applications Committee on
19th January 2022.

Reference No: 2021/0694/TP

Ward: 3

Applicant:

East Renfrewshire Council
Eastwood Park HQ
1 Rouken Glen Road
Giffnock
UK
G46 6UG

Agent:

Graeme Laing
Tay House, 2nd Floor
300 Bath Street
Glasgow
UK
G2 4JR

Site: Eastwood Recreation Centre 6 Eastwood Park Rouken Glen Road Giffnock East Renfrewshire

Description: Proposed leisure centre, theatre, library, cultural facilities and ancillary spaces with associated parking and landscaping works including demolition of existing leisure centre and theatre building

Please click [here](#) for further information on this application

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REPORT OF HANDLING

Reference: 2021/0694/TP

Date Registered: 23rd August 2021

Application Type: Full Planning Permission

This application is a Major Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 255675/:658550

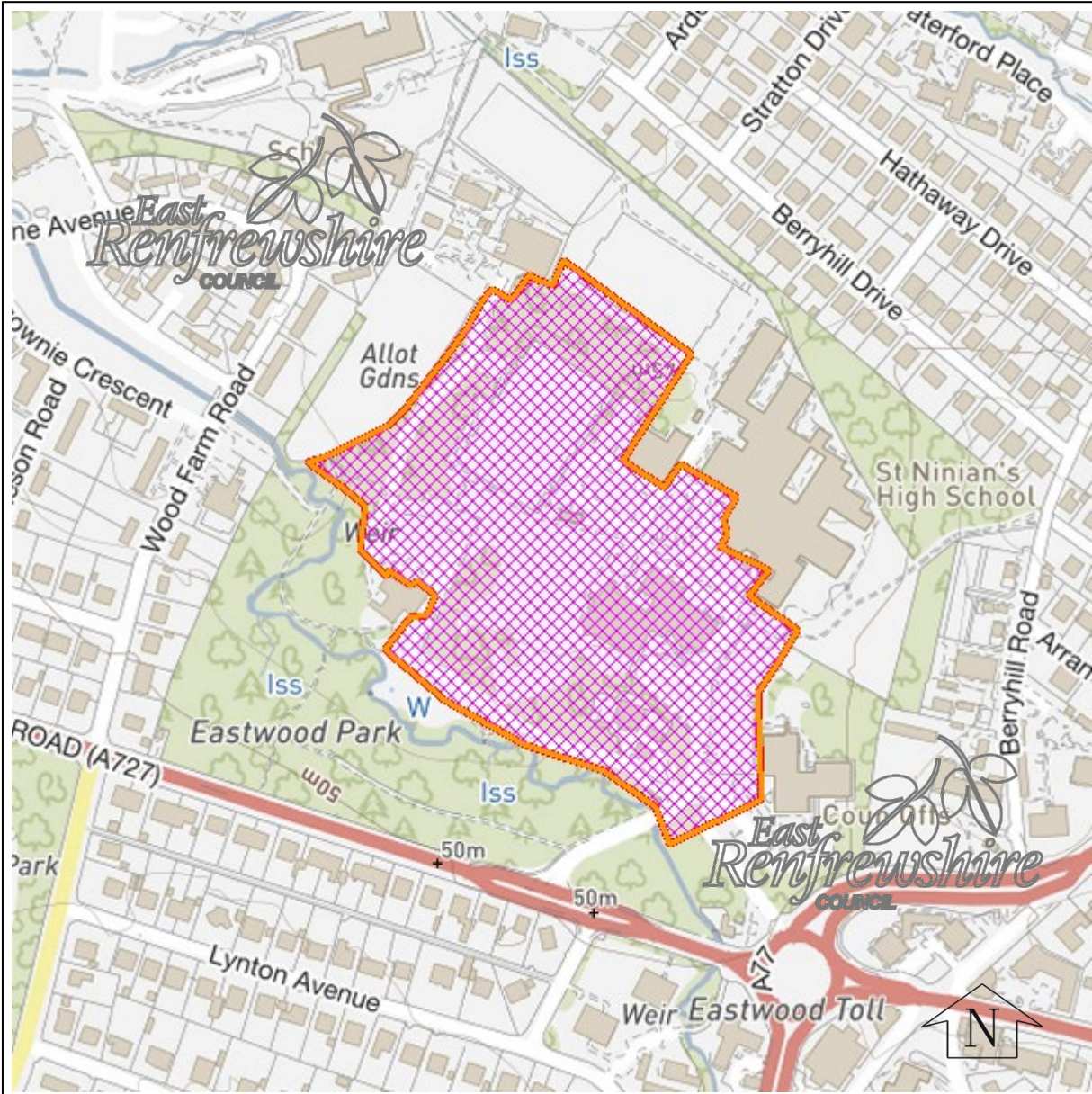
Applicant/Agent: Applicant:
East Renfrewshire Council
Eastwood Park HQ
1 Rouken Glen Road
Giffnock
UK
G46 6UG

Agent:
Graeme Laing
Tay House, 2nd Floor
300 Bath Street
Glasgow
UK
G2 4JR

Proposal: Proposed leisure centre, theatre, library, cultural facilities and ancillary spaces with associated parking and landscaping works including demolition of existing leisure centre and theatre building

Location: Eastwood Recreation Centre
6 Eastwood Park
Rouken Glen Road
Giffnock
East Renfrewshire
G46 7JS

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CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service	No objections subject to conditions
East Renfrewshire Council Environmental Health Service	No objections subject to conditions
Scottish Water	No objections
Scottish Environment Protection Agency (SEPA)	No objections
Giffnock Community Council	No response received at the time of this report
Theatres Trust	No objections
West Of Scotland Archaeology Service	No objections subject to condition

PUBLICITY:

10.09.2021 Evening Times Expiry date 01.10.2021

SITE NOTICES:

Setting of Listed Building Date posted 10.09.2021 Expiry date 01.10.2021

SITE HISTORY:

2005/0082/TP	New front entrance and extension to theatre	Approved Subject to Conditions	31.05.2005
2013/0329/TP	Formation of outdoor seating area	Granted	07.08.2013

REPRESENTATIONS: 12 representations have been received: Representations can be summarised as follows:

The objections can be summarised as follows:

Concern over the significant public expense at this time.
 Loss of green space (and allotments) in Eastwood Park.
 Concern that the proposal may result in closure of Giffnock Library.
 Demolition and rebuild is not a carbon friendly approach.
 Does the proposal need to be this big and expensive?
 How much has the projected cost increased in the last year?
 Energy performance Band E seems very poor in context of climate emergency.
 Due to Net Zero commitments to 2045, this building will need to go through an expensive retrofit in the future.
 This is not needed – upgrade/extension is more appropriate.
 An extension to the public consultation is required.
 Concern that the wet side changing room is some distance from the pool.
 Object as the land is used regularly by local residents for exercise and recreation.
 Loss of an important community amenity which is lacking in green networks.
 Loss of greenspace does not comply with Scottish Government outcomes for physical activity.

The proposal does not reflect Policy D2 in the East Renfrewshire LDP2

The large size is inappropriate for a park which has already suffered from development by Council, school building and car parking.

The proposal will lead to the felling of mature trees leading to a loss of habitat which is designated as ancient woodland.

Object as Eastwood Park is within the Giffnock Conservation Area.

Objectives to prioritise the reuse of existing buildings could be achieved by renovating the current leisure centre, re-opening the library at Giffnock station and by protecting remaining green spaces within the park.

Concern over loss of parking, insufficient parking to serve the development and the management of the car parking spaces.

Potential safety implications of the construction work and completed development on the pupils attending the adjacent St Ninians High School.

The points of support can be summarised as follows:

A high quality swimming pool and facility to take exercise classes will benefit residents.

Netball Scotland would welcome involvement in the layout discussion to ensure appropriate netball provision.

Changing place facilities should follow the standards as set by the Changing Places guidance.

Comment

Physically disabled people often struggles to access swimming pool – more advanced facilities now offer hydrotherapy as an option.

St Ninians High School Parents Council seek clarification on use of the facilities for the school.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Pre-application Consultation Report The report sets out the public consultation exercise to inform and consult the public in accordance with legislation. It identifies that the main concerns were parking/traffic management, pedestrian safety, architecture/design/layout, accessibility and construction management and that matters have been addressed in the subsequent submission. In particular, the proposed building has been reduced in scale and pulled further back from Eastwood House.

Planning Statement This submission identifies the relevant national and local policies that apply to the proposal, details the proposals, and provides some analysis against the relevant policies.

Design and Access Statement This statement provides detail on the design process as well as analysis of opportunities and constraints, together with detailed visual and contextual information on the existing and proposed site and how the final proposal will be used.

Transport Assessment The report examines the existing site and surrounding travel opportunities, while also taking cognisance of Transport Scotland's "Transport Assessment Guidance". Consideration has also been given to the requirements of local and national government planning policies, including the Scottish Government document 'Scottish Planning Policy' (SPP). The report concludes by suggesting interventions that would mitigate the impact of the development and enhance accessibility of the site.

Site Investigation The site investigation documentation submitted includes an intrusive investigation of the site, excluding the site of the

existing buildings to be demolished. No issues of concern in terms of contamination have been identified, however further investigation of the site of the existing buildings will be required following demolition of the buildings and prior to development of this part of the site.

Arboricultural Impact Assessment	The assessment includes a detailed tree survey, tree constraints plan, tree works plan and details heads of terms for an arboricultural method statement. The report identifies and assesses the proposed tree loss, the quality of the trees, potential mitigation as well as the policy background and statutory protection/designations.
Ecological Assessment Report	<p>This report includes a phase 1 habitat survey, including a daytime bat assessment, desktop survey and walkover habitat survey. No protected species were identified although several trees were identified as having potential for nesting bats. As a result a follow up survey was undertaken which did not identify any bats using these trees.</p> <p>In addition to the above, an acoustic report, archaeological report, flood risk assessment and woodland vegetation classification report have also been submitted.</p>

ASSESSMENT:

This is a Major development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, and as a consequence has to be presented to the Planning Applications Committee for determination.

Site description

The application site comprises the site of the existing Eastwood Park leisure centre and theatre, together with adjoining areas of parkland and car parking, extending to 8.07 hectares. Vehicle access to Eastwood Park is from Rouken Glen Road to the south, with additional pedestrian and cycle connections from Wood Farm Road to the west and Berryhill Road to the eastern boundary. Eastwood Park currently contains several community, recreational and education uses, primarily St Ninians High School (and associated sports pitches), East Renfrewshire Council Headquarters, Eastwood Leisure Centre and Theatre, Eastwood House (Grade C listed building), Eastwood Dementia Centre, allotments and Glenwood Family Centre. The park also contains a large number of trees, recreational walking routes and open parkland. The application site covers primarily the central area of the park containing the leisure centre and theatre building, some car parking, and associated green space. It is bounded to the north and east by car parking and the existing MUGA pitch, to the west by trees/open space and to the south primarily by Auldhouse Burn, trees and Eastwood House. The applicant is East Renfrewshire Council, who own Eastwood Park.

Proposed development

The proposals are to demolish the existing leisure centre and theatre building and construct a larger leisure centre immediately adjacent, within an area of open parkland. The existing building footprint will be landscaped to provide a mixture of hard and soft landscaping and civic/cultural space at the entrance to the new facility. Demolition of the existing leisure centre/theatre will occur after the new facility is operational, thereby enabling the existing facility to remain in use during the construction of the new building. A service yard is proposed on the western side of the proposed building, which will provide a dedicated loading and pick up area for all of the building's servicing requirements. An additional 37 parking spaces are proposed to support the additional floor space compared with the previous floor space, including spaces for electric vehicle charging.

Proposed building

The new building will be 2 storeys and have a floor area of approximately 9,877 square metres. The proposed building is just over 14m in height at its highest point, which is below the highest

part of Eastwood House. The design is contemporary in nature, primarily with a mixture of brick and glass, particularly for the leisure centre and swimming pool. The roof of the swimming pool area is a prominent design feature and the applicant has stated that the design has been inspired by the surrounding trees and Eastwood House's strong vertically orientated facades and dynamic roof form. The proposal includes a roof canopy to the south-western elevation of the building.

Outdoor space

The proposed masterplan for the development includes provision for designed outdoor space and recreational opportunities through the addition of a mixture of hard and soft landscaping, creating areas for play and outdoor events. This includes a substantial plaza area primarily on the footprint of the original building, to the east of the main building, and as the entrance feature to the new civic building. Within this area there will be an outdoor amphitheatre space that could accommodate up to 360 chairs if used for viewing of a performance, or the space could be used for festival, exhibition or market space. The proposal also includes tree planting and recreational walking routes within the open space to the south of the proposed building.

Leisure centre use

In terms of the leisure and wellbeing facilities, the facilities include: 50m swimming pool; smaller teaching pool; gymnasium/fitness suite; gymnastics studio; 6 court sports hall; health suite; cafe space and multi-functional cultural space.

Theatre and performance venue

The applicant has advised that the existing theatre can accommodate an audience of 300 people but has very limited supporting space and does not deliver the quality of facilities normally associated with a theatre which is the central offer to the arts in the Council area. The proposed theatre will accommodate up to 350 people with the theatre space designed to meet modern requirements such as accessibility for less able bodied audience members, performers and technicians. The proposed theatre also includes dedicated rehearsal space and a supporting studio theatre, together with changing and dressing facilities. Also, forming part of the theatre, are associated foyer, box office and café/bar provision.

Additional facilities

The proposals also include a new library, together with associated civic and cultural spaces outwith the building (as described above), including an entrance plaza and external community space.

Assessment

The application has to be determined in accordance with the Development Plan and any material planning considerations. The Development Plan consists of the Strategic Development Plan (Clydeplan - approved July 2017) and the East Renfrewshire Local Development Plan (adopted June 2015). The proposed East Renfrewshire Local Development Plan 2 represents the Council's settled policy position and is a material consideration in assessing the proposal and this is discussed elsewhere in this report.

Scottish Planning Policy

Scottish Planning Policy (SPP) introduces a presumption in favour of development that contributes to sustainable development. It also indicates that the planning system should support economically, environmentally and socially sustainable places. In terms of specific development management advice on historic environments, SPP states that the siting and design of development should take account of all aspects of the historic environment. In terms of the natural environment, SPP states that the planning system should facilitate positive change while maintaining and enhancing distinctive landscape character and protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, together with other native or long established woods, hedgerows and individual trees with high nature conservation or landscape value.

Strategic Development Plan (Clydeplan - approved July 2017)

The Strategic Development Plan (SDP) sets out a vision for the long term development of the city regions and deals with cross boundary issues such as housing, strategic infrastructure including transport, water supply and waste water and strategic green networks including green belts and

sets clear parameters for subsequent Local Development Plans. The proposed development is considered to be a strategic scale development under Schedule 14 of the SDP as the development has a floor area greater than 5000 square metres. However, as the proposed development is for the enhancement of an existing cultural and leisure facility in an urban location and in general terms is considered to support the Vision and Spatial Development Strategy of the SDP of a compact city region, the adopted East Renfrewshire Local Development Plan is therefore the most relevant policy document in determining the proposal.

East Renfrewshire Local Development Plan (adopted 2015)

The relevant policies of the adopted East Renfrewshire Local Development Plan are considered to be Strategic Policies 1 and 2, as well as Policies D1, D2, D4, D5, D8, D9, D11, D13, SG7, SG10, E2, E3, E4 and E5.

Due to the number of policies relevant to the assessment of the proposal, for ease of navigation, the assessment has been split into different headings, as follows: development principle; trees and landscape; design, heritage and amenity; access and transportation.

Development Principle

Due to the scale of the proposal, it is considered that Strategic Policy 1 is relevant in this instance. Strategic Policy 1 supports proposals that promote sustainable development, contribute to the reduction of carbon emission and are served by a choice of transport modes including public transport. In this regard, it is considered that given the proposal is for a recreational/community development in a public park that is highly accessible and is replacing an existing facility, the proposal is in compliance with aims of Strategic Policy 1. Strategic Policy 2: Assessment of Development Proposals is also of relevance. This policy lists a number of criteria for proposals to be assessed against. Several of the criteria are also contained in the more detailed analysis below, in particular in relation to the impact on the natural and built environment, the impact on the transport network and the contribution to energy reduction and sustainable development. In respect of the other criteria listed, it is considered that the proposal will result in positive community and economic benefits and will be beneficial in terms of health and wellbeing. Criteria 1 states that a sequential approach should be applied which gives priority to the use of brownfield sites. Policy SG7: Town and Neighbourhood Centre Uses also states that proposals for new retail and leisure development outwith the town and neighbourhood centres will be assessed against 4 criteria. In this case, given that the proposal relates to the improvement and expansion of an existing facility, there is considered to be no conflict with the terms of Strategic Policy 2 and Policy SG7 in terms of the requirement for a sequential approach to site selection. Therefore, in terms of the principle of development, to summarise, it is considered that the proposal will result in clear community and health benefits in terms of the provision of expanded, high quality leisure and recreation facilities and that the development is located in an established, well connected site, with complimentary surrounding uses. This is in line with the strategic aims and objectives of the adopted Local Development Plan. It is noted that the proposal does result in some localised impacts on the natural environment, which are assessed below, along with other detailed matters.

In respect of the proposed theatre specifically, it is noted that the Theatres Trust (the national advisory body for theatres) have provided detailed comments on design aspects and are supportive of the applicant's vision for the theatre.

Trees and landscape

In land use terms, the majority of the application site is designated as green network (policy D4) and urban greenspace (policy D5) in the adopted plan. The land where the existing leisure centre and theatre building (and associated parking and access) is located is excluded from the green network and urban greenspace designations. Policy D2 (General Urban Area) and D8 (Natural Features) also apply in terms of the general urban location of the site and a tree preservation order (TPO) that covers the entire Eastwood Park site. Policy D2 supports development within general urban areas where compatible with the character and amenity of the locality and surrounding land uses. In this regard, given that the proposal is to replace and expand an existing recreational facility within a public park, there is considered to be no conflict in principle with the terms of Policy D2.

Policy D4 states that:

The Council will protect, promote and enhance the wildlife, recreational, landscape and access value of green networks shown on the Proposals Map.

Proposals for development that are likely to destroy or impact adversely on the character or function of the green network will be discouraged.

Where proposals are likely to adversely impact upon the green network, appropriate mitigation will be required.

The provision of the green network will be a core component of any masterplan.

Policy D5 (Protection of Urban Greenspace) states the following:

Urban greenspace, including outdoor sports facilities, identified on the Proposals Map, will be safeguarded. Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

- *There is no significant adverse impact on the landscape character and amenity of the site and surrounding area*
- *There will be no loss of public access*
- *There will be no or limited impact on nature conservation and any loss would be mitigated through enhanced provision elsewhere in the vicinity*
- *The proposed loss would result in a community use, the benefit of which would outweigh the loss of urban greenspace.*
- *Additionally, for outdoor sports facilities, the following will have to be demonstrated:*
 - *The proposal is ancillary to the principal use of the site as an outdoor sports facility;*
 - *The proposal involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;*
 - *The outdoor sports facility would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or*
 - *The relevant strategy, prepared in consultation with Sportscotland, shows that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.*

In addition to the above, the Green Network and Environmental Management SPG is also of relevance to assessing the impact of the proposal on greenspace and habitats. With specific relevance to Green Network, it is noted that Eastwood Park is identified in this SPG as a core/hub which has characteristics of large areas of existing or new greenspace which already deliver a wide range of green network benefits.

In respect of policies D4 and D5, it is noted that the proposed building will be positioned primarily on an area of open space which currently consists mainly of amenity grass, interspersed with some trees in the central area and more dense trees to the western edge. While it is noted that this land is used for informal recreation and the development will result in a loss of open greenspace, it is considered that the proposed development will result in an overall enhancement of the recreational function of Eastwood Park through the provision of enhanced leisure, community and cultural facilities. In terms of the function of Eastwood Park, it is noted that the areas closest to the existing leisure centre primarily has a modified parkland character rather than a more biodiverse, wooded character, which is found primarily within the areas to the south and west of the application site. It is further noted that the existing footprint of the leisure centre and theatre building is proposed to be replaced with open space, with a mixture of hard and soft landscaping proposed thereby potentially creating a more varied recreational area in terms of options for use and activities. The proposals also include additional tree planting and landscaping, which helps to mitigate the loss of greenspace within the site. It is therefore considered that, given the high quality, recreation led development proposed, in addition to mitigation measures, the loss of part of the urban greenspace and green network in this area is not significant in terms of the impact on landscape character, amenity, connectivity/access or nature conservation interests.

In relation to the specific impact on trees and biodiversity interests, policy D8 (Natural Features) is relevant given the TPO designation covering the site. The application site is also partially covered by ancient woodland status, which has a local biodiversity site designation in the adopted LDP.

The applicant has submitted a tree survey, arboricultural assessment, ecological survey and also a woodland national vegetation survey in respect of the ancient woodland status relevant to a small portion of the western part of the site, primarily north of Eastwood House. It is noted that a total of 19 individual trees, 4 tree groups and parts of 2 further groups are proposed to be removed. In terms of the classification of trees to be removed, it is noted that the majority would be class A and Class B. In relation to ancient woodland, the applicant has submitted an analysis of the condition of the ancient woodland and concluded that the woodland vegetation of the survey does not fit well within the existing classification system but overall can be classified as having a woodland ground layer with historical alterations to the canopy. A number of woodland plant species were present during the survey which indicate that the ground flora is of ancient origin. The proposals will result in the loss of a relatively small area of trees designated as ancient woodland. Of the groups of ancient woodland affected, approximately 11.7% is proposed to be removed, primarily immediately to the west of the proposed building. However, it is noted in the arboricultural impact assessment that the quality of areas has already been degraded in areas due to earlier installation of hardstanding and more recent digging activities. Other, peripheral areas of the ancient woodland designation are currently amenity grassland.

In respect of Policy D8, it is noted that the proposal will result in the loss of a substantial number of good quality trees and a relatively small area of ancient woodland habitat. The applicant has stated that 42 trees in total will be removed. Policy D8 states there will be a strong presumption against development where it would compromise the overall integrity of local biodiversity sites, tree preservation orders and ancient and long established woodland sites. In this regard, it is noted that the proposal is for enhanced leisure, cultural and community facilities in an existing parkland setting. As such, the proposal is considered to be compatible with the overall use of the park as a recreational space and that substantial public benefits will accrue from this development. Furthermore, the applicant is proposing a scheme of enhanced landscaping and tree planting totalling 123 trees with a mix of native and non-native trees and species that attain a range of heights when mature. Policy D8 also covers potential impacts on protected species and in this regard an ecological survey has been carried out, including bat surveys of any trees to be felled and of the existing buildings to be demolished. These surveys found no evidence of bats or any other species that require protection or specific mitigation measures. Taking account all of the above, given the heavily modified nature of large parts of Eastwood Park, proposed mitigation measures (including increased tree planting) and the recreational/community and health opportunities provided by the proposal, it is concluded that the public benefit of the development in this instance outweighs the loss of the trees and woodland habitat. The proposal is therefore considered to be in compliance with Policies D4 and D5 of the adopted Local Development Plan.

Design, heritage and amenity

Policy D1 sets out detailed guidance for all development and Policy D11 states that the Council will safeguard the special character of listed buildings and their settings. The SPG on Management and protection of built heritage is also of relevance. In respect of these policies and guidance, the main matters to be considered in this instance are potential loss of character or amenity and the impact of the development on the setting of the C listed Eastwood House. In respect of local character, it is noted that Eastwood Park has been heavily modified over recent decades, with the eastern portion of the park in particular functioning as a mixed office, community and educational area, with several buildings and large areas of hardstanding. This is reflected in the land use designation of the respective parts of the site. The area to the west of the existing leisure centre and theatre has primarily an open, parkland character, with individual trees and more dense groupings to the southern and western boundaries. The proposed development would extend the built development area into the parkland area. While it is noted that the proposal will result in the loss of an open area, it is noted that substantial, landscaped, open areas will be retained to the south of the proposed building and there will also be an area of landscaped community space to the front (east) of the proposed building where the existing leisure centre and theatre is positioned. It is considered that the addition of this public space to the site entrance will improve the overall setting of the entrance to Eastwood Park. The relatively close relationship of

the proposed building to Eastwood House is noted, however, it is considered that although the leisure centre will be a fairly dominant feature, the design features and landscaping in this area will help to maintain the setting of the listed building. Overall, it is considered that the impact of the proposals on the adjacent listed building and the character of the park are considered acceptable and in compliance with Policies D1 and D11 in respect of visual and heritage impacts. The applicant has submitted a design and access statement to support the proposals, which includes details of accessibility measures, including measures to improve accessibility to these facilities for disabled users.

In relation to other potential impacts, it is noted that the Environmental health Officer is satisfied, subject to the imposition of conditions, that the proposal will not result in adverse noise, lighting or contamination impacts. SEPA have also offered no objections in relation to flood risk. The proposal is therefore considered to be in compliance with Policy D1, E3, E4 and E5 in terms of potential amenity/environmental impacts. Policy E2: Energy Efficiency states that all new buildings must be designed so that at least 10% of the carbon dioxide emissions reductions standard, set by Scottish Building Standards, is met by the installation of low and zero carbon generating technologies. This percentage will increase to 15% by the beginning of 2015. In this regard, the applicant has submitted an Energy Strategy, which clarifies that the development will achieve the 15% reduction as required by Policy E2. It is also noted that a core path runs immediately south of the application site, connecting the Eastwood Toll entrance point to Woodfarm Road. The proposals will not materially affect this connection, therefore there is considered to be no conflict with the terms of Policy D9: Protection of Outdoor Access, which seeks to protect these routes.

Access and transportation

In terms of the principle of development and associated traffic impacts, it is noted that that a Transport Assessment has been submitted to support the application. In terms of the site location, Policy SG10: Sustainable Transport Networks states that the Council seeks to direct new developments to locations which promote a choice between transport modes to reduce the overall need to travel and reliance on the private car. The policy further states that new development should be designed to prioritise accessibility, safety and sustainable modes of travel. In respect of the principle of development at this location, it is considered that the proposal represents an improvement and expansion of existing facilities and therefore while the development may result in increased visitors to the park, the location of the development is established and is sustainable in terms of the transport options available for accessing the site.

Roads and Transportation have assessed the proposals and the supporting information and have expressed some concern in respect of the impact of the proposal on parking and more specifically the loss of 23 spaces from the newly completed car park to the northeast of Eastwood House. Other comments relate to the requirement to increase the length of the right turn lane into the site from Rouken Glen Road and the opportunity for a holistic examination of the Eastwood Park complex to ascertain if improvements are required on a wider level. Detailed comments are also provided in relation to the requirement for improvement to a shared pedestrian/cycle path from Woodfarm Road, installation of cycle shelters, rationalisation of drop off areas and the addition of a separate pedestrian access facility to allow pedestrians to safely access the Glenwood Family Centre from Eastwood Park. It is considered that all relevant matters can be dealt with through the imposition of planning conditions, apart from the requirement for a holistic review of the operation of Eastwood Park and associated facilities as a whole. This is a matter outwith the scope of this planning application and would be for the Council to undertake as a separate exercise.

A separate matter, as noted above, is the representation received and issues raised by St Ninians High School Parent Council, in particular in relation to the impact of the construction process, the impact of the completed development will have, and whether the High School can benefit from the new development. In respect of construction impacts, a number of suggestions are made in relation to access arrangements, traffic management and communication. Given the close proximity of adjacent uses and the site configuration/access points, it is considered appropriate and necessary that a construction management plan is agreed with the Planning Authority prior to any works commencing on site. This should enable the points raised by St Ninians High School Parent Council to be taken into account and discussions to take place with the applicant and Roads on safety matters. The applicant has advised that at present, there is no contractor in place to carry out the construction works and therefore it is not possible, at present, to agree on the

detail of all construction management measures. However, the imposition of a planning condition would allow for matters to be considered and agreed prior to any work commencing on site.

Overall, in terms of roads and transportation and access related matters, it is recognised that the site and Eastwood Park as a whole is subject to a larger number of vehicles movements, particularly at peak times. However, the site can be accessed relatively easily by public transport and cycle/pedestrian routes. While the proposal is likely to make the park more attractive for visitors, it is considered that the proposed mitigation measures are sufficient to ensure that the multiple users within the site can operate safely and that non private car travel to the site will be an attractive and viable option. The proposal is therefore considered to comply with Policy SG10.

Proposed Local Development Plan2

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be Strategic Policy 1, D1, D2, D4, D5, D7, D8, D9, D10, D11, D12, D14, D15, SG9, SG10, E1, E3, E6, E7, and E8. The aforementioned policies largely reflect the adopted Local Development Plan policies, however place more emphasis on place making, Designing Street and low/zero carbon development in order to achieve a more sustainable development. Policy D12 (Community and Education Facilities and Infrastructure) is directly relevant to the proposals as schedule 8 identifies Eastwood Park as a location where proposals will be supported, in particular for improved leisure centre and facilities and remodelling of wider park issues. The proposed LDP2 is therefore supportive in principle of an improved leisure centre at this location and this is a significant material consideration.

Representations

In terms of the issues raised by representations regarding being contrary to the Local Development Plan, impact on green network and trees, loss of open space, visual impact/design, traffic, parking, road safety and construction impacts, these have been assessed above in the report. In respect of the cost of the proposed works, need for the development, loss of embedded energy through demolition and impact on Giffnock Library, while these points are noted, the planning authority is required to assess this planning application on its planning merits, based on the information submitted. The cost of the works is a matter for the applicant and there is no information available in relation to any implications for Giffnock library. The application site does not lie within a conservation area. The proposal has been designed in accordance with the relevant energy efficiency policies outlined above. The implications of national policies on the future durability of the buildings is not considered to be a matter that can be given significant weight to in the assessment of this application. The detailed comments on the design of the leisure facilities (swimming pool and changing rooms) are noted and this information has been passed to the applicant. The proposal does not impact on the allotments on the edge of Eastwood Park. The proposal was subject to statutory pre-application consultation, therefore the submission meets the legislative requirements for planning applications. Any further, wider consultation is a matter for the applicant.

Overall Conclusion

In conclusion, as stated above, the proposal is considered to comply with the terms of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should not be approved. It is therefore recommended that the application is approved subject to the conditions set out below.

RECOMMENDATION: Approve Subject to Conditions

PLANNING OBLIGATIONS: None.

CONDITION(S):

1. The development hereby approved shall not be brought into use until improvements to the shared pedestrian/cycle path into the site from Woodfarm Road (in order to alleviate flooding issues) have been completed in accordance with detailed plans and specifications that have the prior written approval of the Planning Authority.

Reason: To ensure that the facility is served by adequate pedestrian and cycle routes.

2. Prior to the commencement of development, detailed plans showing the location and specifications of a minimum of two covered cycle shelters to be provided close to the entrance of the building shall be submitted to and approved in writing by the Planning Authority. The approved cycle shelters shall thereafter be operational prior to the development being brought into use.

Reason: To ensure that the development provides adequate cycling facilities, to encourage sustainable transportation.

3. Prior to the development being brought into use, the right turn lane into Eastwood Park from Rouken Glen Road shall be increased in length to a total distance of 40 metres, in accordance with Drawing No. 110508-P-GA-002 Rev 00.

Reason: In the interests of traffic safety.

4. That notwithstanding the plans hereby approved and prior to the commencement of development, detailed plans showing a separate pedestrian connection to allow pedestrians to reach the Glenwood Family Centre from Eastwood Park, shall be submitted to and approved in writing by the Planning Authority. The approved pedestrian connection shall thereafter be operational prior to the development being brought into use.

Reason: To ensure that safe and direct pedestrian routes are available, to encourage sustainable travel.

5. Unless otherwise agreed in writing with the Planning Authority, prior to the commencement of development, a scheme of rationalised and improved drop off areas within Eastwood Park shall be submitted to and approved in writing by the Planning Authority. The approved scheme shall thereafter be operational prior to the development being brought into use.

Reason: In the interests of traffic and pedestrian safety.

6. The maximum permitted discharge rate from the site shall be 8l/s/ha.6.

Reason: To ensure that appropriate sustainable drainage systems are provided.

7. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: In order to identify and protect any archaeological remains and to allow the planning authority to consider this matter in detail.

8. Development shall not commence until details of all external lighting (including details of the lighting units, the angle and intensity of illumination and hours of operation) have been submitted to and approved in writing by the planning authority. Thereafter the lighting shall be implemented as approved.

Reason: To minimise the potential for light disturbance, in the interests of amenity.

9. The plant equipment hereby approved shall include appropriate attenuation measures to ensure compliance with BS 4142, as identified in the acoustic report submitted in support of this planning application.

Reason: To minimise the potential for noise disturbance, in the interests of protecting amenity.

10. Following demolition of the building and prior to the commencement of any engineering/building operations on the footprint of the building, further site investigation operations of the existing building footprint shall be carried out to determine any types of contamination present and possible pathways to sensitive receptors. This shall include gas monitoring. Development shall not begin until the report of this investigation has been submitted to and approved in writing by the planning authority. If this investigation gives any indication of the potential for contaminants to be present, development on the footprint of the building shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved in writing by the planning authority. This survey shall investigate all aspects of potential contamination on the footprint of the existing building. The report of the investigation shall clearly document the methodology, findings and results. The risk posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate recommendations made for further investigations or remediation options to reduce those risks identified. Analytical and investigatory work used to support the conclusions of the survey shall include all results, logs etc. and information regarding the methodology and Quality Assurance Systems used. Greater credence will be given to analytical work undertaken by organisations, which are UKAS accredited in relevant areas. Guidance is given in: CIRIA C552 - 'Contaminated Land Risk Assessment. A Guide to Good Practice' by the DETR and CIRIA Environmental Protection Scotland "Land Contamination and Development" August 2019. The developer's reports of 'Site Investigation', 'Risk Assessment' and 'Remediation Options and the final Remediation Plan' shall be submitted to the planning authority, for written approval, prior to commencement of development works on the site. Changes to the approved Remediation Plan may only be made with the written agreement of the planning authority. Use of the area of the existing building footprint shall not be permitted until remediation/control measures are fully implemented. On completion of all remediation works, a Completion Report shall be submitted to the planning authority confirming the works have been carried out to the agreed plan. Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: In the interests of public health and to protect users of the development and the wider environment from the effects of contamination.

11. The parking spaces shown on the submitted layout plan shall be constructed, surfaced and delineated on the site in all respects before the development hereby approved is brought into use/occupied.

Reason: To ensure the provision of adequate parking facilities to reduce the incidence of roadside parking.

12. Prior to the commencement of development an arboricultural method statement shall be submitted to and approved in writing by the Planning Authority. The method statement shall include details of tree protection and ground protection measures in accordance with BS5837:2012, including details of restrictions on construction techniques where required. The works shall thereafter be carried out in accordance with the approved details.

Reason: To protect the existing trees and shrubs so that they continue to contribute to the environmental quality of the area.

13. Prior to the commencement of development, a construction management plan shall be submitted to and agreed in writing with the Planning Authority. This submission shall include the following:
- details of construction vehicle access/egress from the site
 - traffic management details (including any associated time restrictions given the close proximity of schools and other public uses)
 - the phasing of development
 - details of wheel cleaning facilities and procedures
 - location of site office(s), compounds, storage and parking areas for construction related vehicles
 - any temporary measures to restrict or protect pedestrian and cycle routes and any associated diversions.

Thereafter, the construction works shall be implemented in accordance with the approved management plan and associated details.

Reason: In the interests of safety and to ensure that the construction proposals take into account the surrounding uses.

14. The development shall be landscaped (including replacement tree planting) in accordance with the approved scheme as follows:- a) Completion of the scheme during the first planting season following the completion of the buildings, b) Maintenance of the landscaped area for a period of five years. Any trees, shrubs or areas of grass which die, are removed, damaged or diseased within 5 years of the completion of the landscaping shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping to improve the environment quality of the development.

15. Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

16. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

17. Notwithstanding the plans hereby approved and prior to the commencement of development, further details of the pedestrian routes/connections within the site (including any temporary diversion measures) shall be submitted to and approved in writing by the Planning Authority. The works shall thereafter be implemented as per the agreed details.

Reason: To ensure that pedestrian connections are adequately maintained.

ADDITIONAL NOTES:

The applicant is advised to contact Scottish Water, Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU, prior to commencing any works on site.

In addition to planning legislation, I would draw your attention to the provisions of the Nature Conservation (Scotland) Act 2004 and the Wildlife and Countryside Act 1981 with regard to the protection of Wildlife and, in particular, the needs to ensure that all works are preceded by a check for nesting birds. It is a criminal offence to intentionally or recklessly damage, destroy or otherwise interfere with any wild bird nest which is in use or being built or, which, at any other time, is habitually used by certain birds protected by special penalties. Where it is proposed to carry out works which will affect European Protected Species (including bats) or their shelter/ breeding places, checks should first be made by an appropriate bat surveyor. In the event a protected species would be affected a licence is required from the Scottish Government. Further information on these matters can be sought initially from Scottish Natural Heritage or Scottish Government Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh.

You are required to display a notice for the duration of the development works and the relevant notice is attached for you to complete. The notice must be displayed in a manner that complies with the following requirements:-

- Display in a prominent place at or in the vicinity of the development site.
- Be readily visible to the public road.
- Be printed on durable material.

The applicant is requested to comply with the requirements of Scottish Environment Protection Agency (SEPA).

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Waste materials arising from the demolition on site shall be disposed of to a licensed waste management facility or to a landfill site in accordance with the Waste Management Regulations 1994 (as amended) and the Special Waste Regulations 1996.

The applicant should contact Environmental Health for advice prior to works taking place to ensure the premises comply with the relevant food hygiene and health and safety requirements.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Alan Pepler on 0141 577 3861.

Ref. No.: 2021/0694/TP
(ALPE)

DATE: 5th January 2022

DIRECTOR OF ENVIRONMENT

Reference: 2021/0694/TP

APPENDIX 1 - DEVELOPMENT PLAN & GOVERNMENT GUIDANCE

East Renfrewshire Local Development Plan (adopted 2015)

<https://www.eastrenfrewshire.gov.uk/media/109/Local-Development-Plan-2015/pdf/local-development-plan.pdf?m=637442395256570000>

East Renfrewshire Proposed Local Development Plan 2

<https://www.eastrenfrewshire.gov.uk/ldp2>

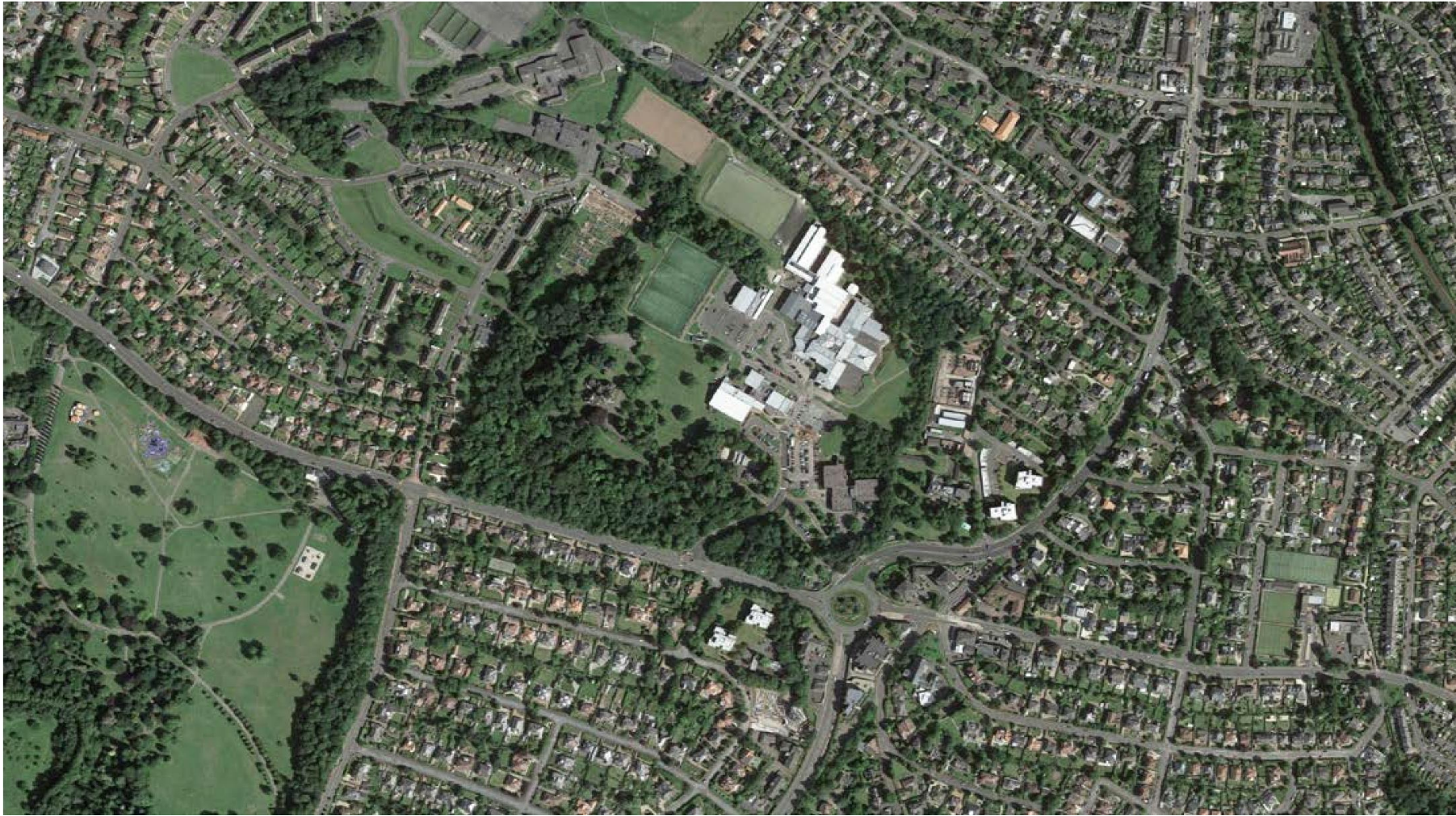
APPENDIX 2 - Presentation Slides

East Renfrewshire Council Planning Applications Committee
19 January 2022

Planning application 2021/0694/TP - Eastwood Recreation Centre, Eastwood Park,
Rouken Glen Road, Giffnock

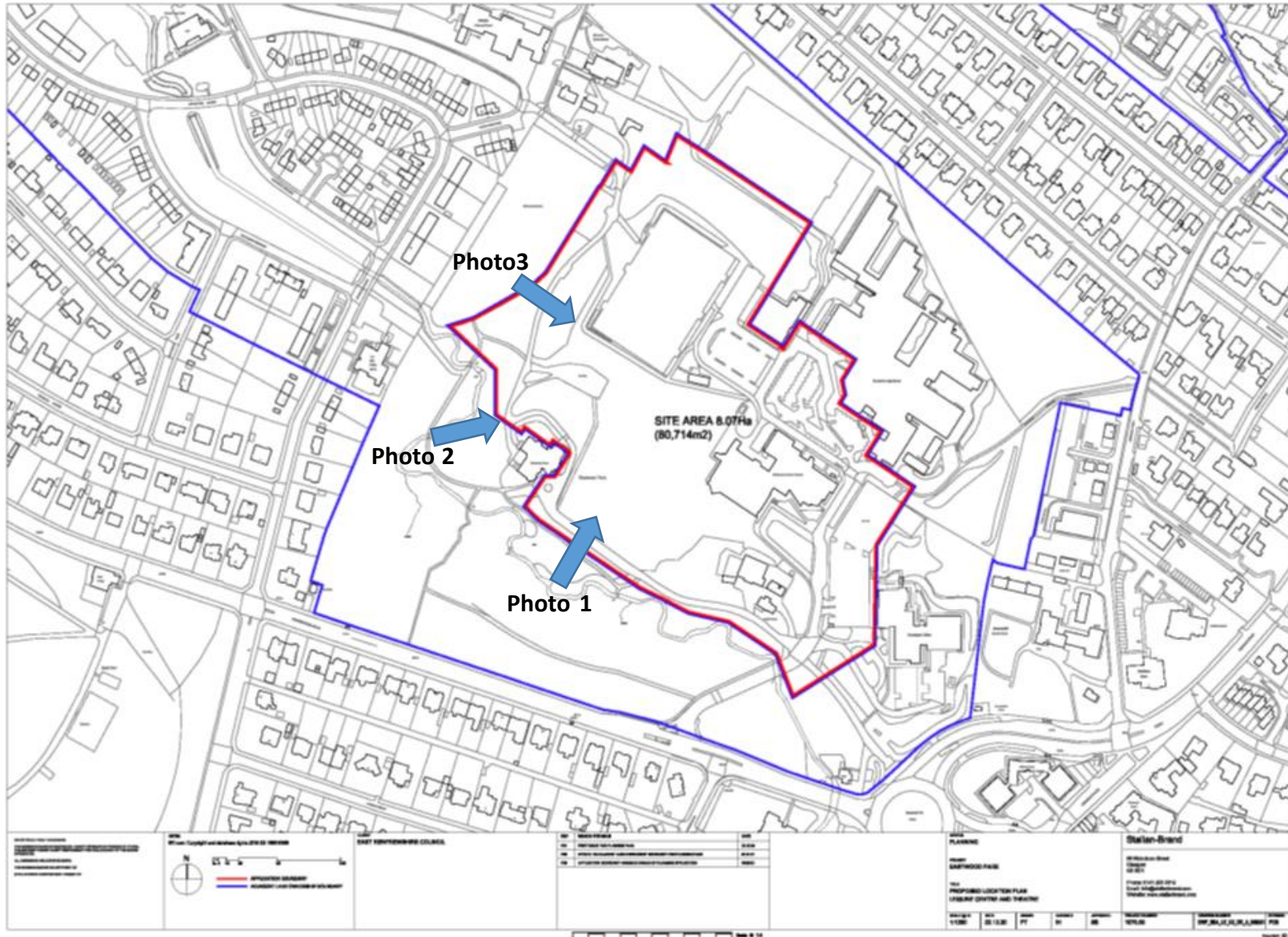
Proposed leisure centre, theatre, library, cultural facilities and ancillary spaces with
associated parking and landscaping works including demolition of existing leisure
centre and theatre building

Site Location



Aerial view at present

Existing site plan



Site photos

28



Photo 1 - Panoramic view of site from Eastwood Park Avenue

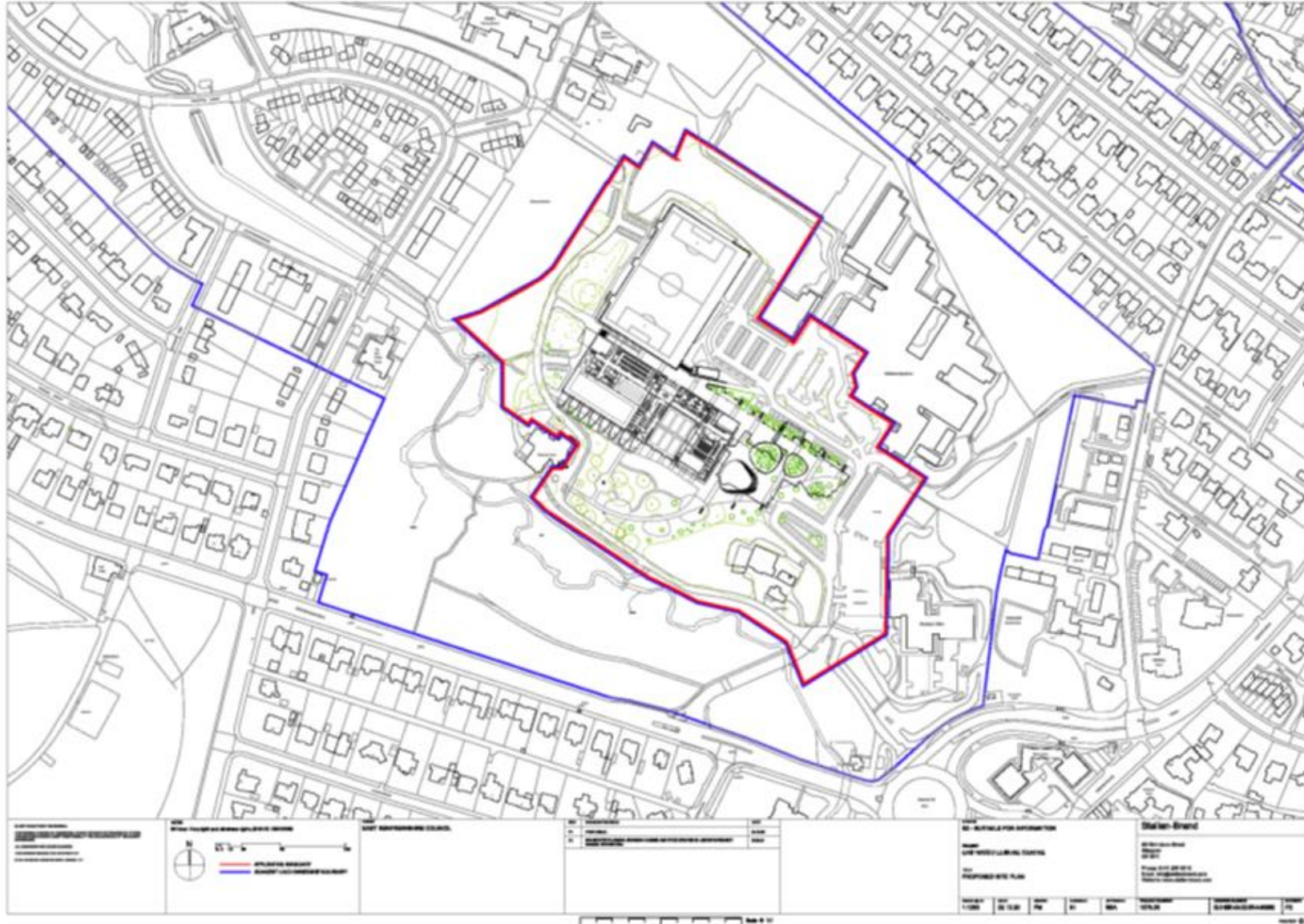


Photo 3 - View of site from south west corner of sports pitch



Photo 2 - View to site from Eastwood Park Avenue beyond Eastwood House

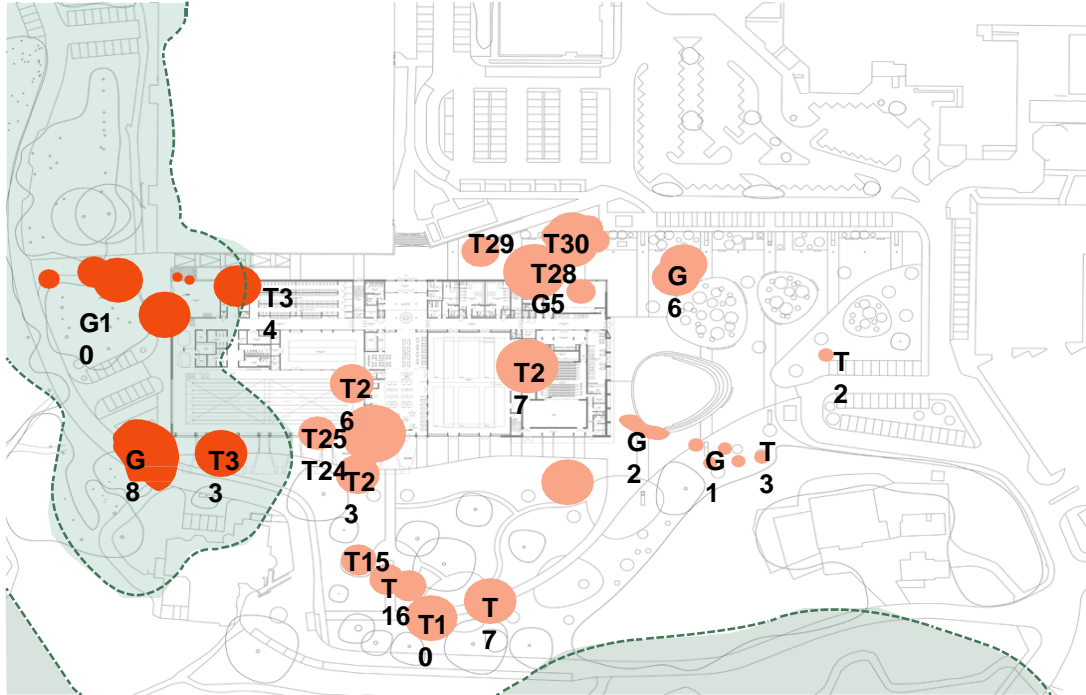
Proposed site plan



Proposed aerial view from south east



Tree impacts/mitigation



Proposed tree removal



Proposed tree planting



Perspective section through Eastwood House





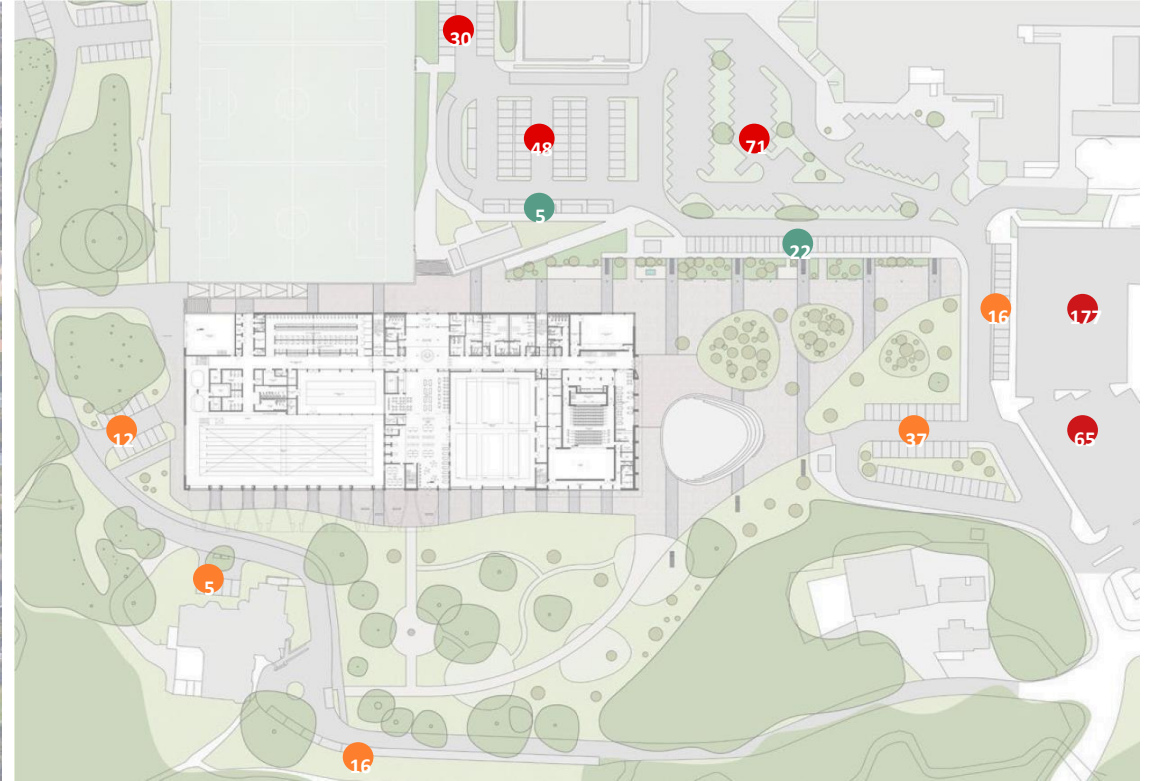
View west from entry plaza



Parking proposals



Existing parking numbers – 467 total



Proposed parking numbers – 504 total

Please note that these images are extracts from the submitted planning application documents and are to aid the presentation of this report at the Planning Applications Committee. All supporting documentation relevant to this application can be viewed by referring to the East Renfrewshire Council website (planning application search function and type reference 2021/0694/TP).