

MINUTE

of

PLANNING APPLICATIONS COMMITTEE

Minute of meeting held at 2.00pm in the Council Chamber, Council Headquarters, Eastwood Park, Giffnock on 15 June 2022.

Present:

Councillor Betty Cunningham (Chair)
Councillor Jim McLean (Vice-Chair)

Provost Mary Montague
Councillor Andrew Morrison

Councillor Cunningham in the Chair

Attending:

Julie Nicol, Planning and Building Standards Manager; Alan Pepler, Principal Planner (Development Management); John Drugan, Senior Planner; John Marley, Principal Traffic Officer; Eamonn Daly, Democratic Services Manager; Sharon McIntyre, Committee Services Officer and Liona Allison, Assistant Committee Services Officer.

Apologies:

Councillors Paul Edlin, Annette Ireland and Chris Lunday.

DECLARATIONS OF INTEREST

18. No declarations of interest were intimated.

APPLICATION FOR PLANNING PERMISSION FOR CONSIDERATION BY THE COMMITTEE CONTINUED FROM THE MEETING ON 20 APRIL 2022

19. Under reference to the Minute of the meeting held on 20 April 2022 (Page 1868, Item 1967 refers), the committee considered a report by the Director of Environment on application 2019/0788/TP for the erection of residential development (comprising 80 dwellinghouses and 10 flats) with associated access roads, landscaping and SUDS, Land at Kirkton Road, Neilston.

Councillor Cunningham advised that a site visit had been held prior to the meeting.

Councillor Morrison noted from the report the noise from the railway affecting 37 houses with levels exceeding the World Health Organisation (WHO) guideline value of 45dB(A) at approximately 60dB(A) at night and that windows were recommended to be kept closed at night, which may cause discomfort given the good insulation provided by new build houses.

Councillor Cunningham advised that she understood the area to very quiet, with the golf club not open late.

Provost Montague asked Councillor Morrison to expand on the source of the noise. Councillor Morrison noted as outlined in the report the issue of noise specifically from the railway line with regards to the WHO guidelines.

In response to Councillor Morrison and Provost Montague, the Principal Planner (Development Management) advised that although the report identified that the railway impacted 37 houses with levels exceeding the World Health Organisation (WHO) guideline value of 45dB(A) at approximately 60dB(A), night time movements were defined as after 11pm and before 6am. He advised that the latest train was at 11:34pm with the next train not until 6:27am in Neilston, as a result there was no consistent noise through the night and no freight trains.

Councillor McLean commented that no detailed information was provided in relation to the electric vehicle charging points. He noted that the adopted Local Development Plan 2 included guidance that all major residential proposals would be required to incorporate electric vehicle charging points or passive provision for charging points within every dwelling with a garage or driveway.

In response to Councillor McLean, the Principal Planner (Development Management) advised that Condition 19 required that the applicant submit a scheme including phasing which required to be approved by the Planning Authority for the installation of EV Charging points within the site as required by the Local Development Plan 2 Policy D11.

Councillor McLean noted that Scottish Water had raised no objection however stated in their response that they were unable to reserve capacity at their water and/or waste water treatment works for the proposed development. He therefore sought clarification that Scottish Water would be able to service the site should it be developed.

In response to Councillor McLean, the Principal Planner (Development Management) advised that this was a standard response from Scottish Water and should there have been capacity issues for the site this would have been clearly expressed by Scottish Water.

Councillor McLean advised of the process of the handling of applications called into the Reporter for the awareness of new committee members. Councillor Cunningham advised of the recommendation as outlined in the report.

The committee agreed that it was disposed to grant planning permission subject to conditions as outlined in the report, following the conclusion of a legal agreement relating to the delivery of affordable housing and payment of development contributions.

CHAIR