

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 7 December 2022.

Present:

Councillor Paul Edlin
Councillor Annette Ireland

Provost Mary Montague
Councillor Andrew Morrison

Councillor Edlin in the Chair

Attending:

Julie Nicol, Planning and Building Standards Manager; Alan Pepler, Principal Planner (Development Management); John Drugan, Senior Planner; Karen Barrie, Principal Strategy Officer (Affordable Housing and Development Contributions Lead); John Marley, Principal Traffic Officer(*); Jennifer Graham, Committee Services Officer; and Liona Allison, Assistant Committee Services Officer.

(*) indicates remote attendance

Apologies:

Councillors Betty Cunningham (Chair), Jim McLean (Vice Chair), and Chris Lunday.

DECLARATIONS OF INTEREST

254. There were no declarations of interest intimated.

APPOINTMENT OF CHAIR

255. In the absence of the Chair and Vice Chair, it was agreed that Councillor Edlin chair the meeting.

APPLICATIONS FOR PLANNING PERMISSION

256. The committee considered reports by the Director of Environment, on applications for planning permission requiring consideration by the committee.

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

- (i) 2021/0345/TP - Erection of 66 bedroom care home including spa facilities, cafe, cocktail bar and cinema room and 23 assisted living apartments with associated car parking, access and landscaping including community garden (amendment to 2020/0287/TP).

Under reference to the Minute of the meeting of 4 August 2021 (Page 1584, paragraph 1708(i) refers), when a planning application for erection of a 68 bedroom care home had been approved subject to a proposed Legal Agreement in respect of Use Class 8, the Senior Planner advised that the application before the committee was an amendment to the previously approved application. He reported that amendments had been made by the applicant to satisfy recently introduced Care Commission requirements, and included a reduction in the footprint of the care home building; increased distance between the proposed building and adjacent residential properties on Drumby Crescent; and a minor alteration to the access junction onto Drumby Crescent. He added that, although this was a Major development, a further Proposal of Application Notice including public consultation had not been required as the current application was an amendment to the previously approved application for which the required consultation had taken place. However, the application was subject to the usual neighbour notification process and 10 representations had been received. The representations referred to open space, greenspace, habitation, trees, biodiversity, traffic and congestion, road safety, and construction impact, on which further information was provided.

In response to questions, the Senior Planner confirmed that changes had been made to the design of the road access from the site to encourage drivers to turn right when leaving the development; East Renfrewshire HSCP had been consulted on the extant consent and had at this time provided comments on the principal of the use of the site. They had not been consulted on the current planning application as it related to a proposed design change rather than the principal of the use of the site; and the community garden would be open for local use and maintained by the management company. He added that if there was a breach of Condition in relation to hours of operation, officers would approach the developer in the first instance, with there being an option to take enforcement action as required.

The Principal Strategy Officer (Affordable Housing and Development Contributions Lead) confirmed that the original application had been assessed against the developer contribution policy, but restrictions were in place as this was a Class 8 residential development and no off site Roads and Transportation mitigation had been identified as being required for this development.

Thereafter, the committee agreed that the application for planning permission be approved subject to the conditions listed in the report.

- (ii) 2021/0355/TP – Erection of five new-build dwellings following the demolition of the existing riding school buildings; with the retention of the existing dwellinghouse.

The Principal Planner (Development Management) referred to the report advising that 19 objections had been received including in respect of over-development of the site; impact on local road network; green belt development; and impact on trees and wildlife. He provided further information on the relevant planning policies and assessments adding that, as this was a planning application in principle, it was difficult to fully assess the possible impact of any proposed development. It was also reported that, as the development had not been included in LDP2, there would be a significant impact on the education estate, particularly as this was an area where school and early years

establishment occupancy rates were extremely high. The application was also contrary to Policies D1 and D3 of the adopted East Renfrewshire Local Development Plan 2 as the applicant had not demonstrated that the proposal would not have a detrimental impact on the character or amenity of the green belt or of the surrounding area.

Having heard some Members express concern regarding the impact of the development on the education service, and in response to a question about the possibility of accessing schools outwith the catchment area, the Principal Strategy Officer (Affordable Housing and Development Contributions Lead) advised that the Council had a duty to provide an education for local residents, but this did not necessarily need to be within the local catchment school, although that would be the preferred option for most parents. She added that schools elsewhere in the Eastwood area were also under pressure and there could be an additional cost for the education service to transport pupils to schools outwith the catchment area. The Principal Planner (Development Management) added that it would be preferable for a more detailed application to be submitted to allow a more accurate assessment of the application to take place.

Thereafter, Councillor Edlin, seconded by Councillor Morrison, moved that the application be approved.

Councillor Ireland, seconded by Provost Montague, moved as an amendment that the application be refused for the reasons as set out in the report.

Following full discussion, and on both the motion and amendment being withdrawn, the committee agreed to continue determination of the planning application to a future meeting.

PLANNING APPLICATIONS COMMITTEE MEETING SCHEDULE

257. The committee considered a report by the Head of Environment (Chief Planning Officer) seeking authority to reduce the frequency of Planning Applications Committee meetings from January 2023 onwards.

The report explained the instances in which planning applications required to be reported to the Planning Applications Committee, advising that the committee met monthly with support by officers from across the council. Taking account of the average planning application caseload it was suggested that there was merit in reducing the number of meetings each year from eleven to six which would, on average, increase the number of applications to be determined at each meeting to three. It was reported that the reduction in meetings should not adversely impact applicants or performance figures and would allow officers to undertake other duties. There remained an option to call additional meetings if required.

Following discussion, in the course of which it was proposed that a review of the arrangements be provided in due course, the committee agreed:-

- (a) to reduce the number of Planning Applications Committee meetings held, from eleven to six, from January 2023 onwards; and
- (b) that a report reviewing the above arrangements be submitted to the Planning Applications Committee by the end of 2023.

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
07.12.2022

Reference No: 2022/0345/TP

Ward: 4

Applicant:

Northcare (Scotland) Ltd
Lindsayfield Lodge
Rosaburn Avenue
East Kilbride
Scotland
G75 9DE

Agent:

Mark Ritchie
77 St Vincent Street
1st Floor Rear
Glasgow
Scotland
G2 5TF

Site: Site Adjacent Of Eastwood Health And Care Centre Drumby Crescent Clarkston East Renfrewshire

Description: Erection of 66 bedroom care home including spa facilities, cafe, cocktail bar and cinema room and 23 assisted living apartments with associated car parking, access and landscaping including community garden (amendment to 2020/0287/TP)

Decision: Approved subject to conditions.

Reference No: 2022/0355/TP

Ward: 5

Applicant:

Mrs Nicola Young
Gordons Chamber
90 Mitchell St
GLASGOW
United Kingdom
G1 3NQ

Agent:

Paul Hughes
Gordons Chambers
90 Mitchell St
Glasgow
United Kingdom
G1 3NQ

Site: Hazelden Riding School Hazelden Road Newton Mearns East Renfrewshire G77 6RR

Description: Erection of five new-build dwellings following the demolition of the existing riding school buildings; with the retention of the existing dwellinghouse

Decision: Continued to a future meeting.
