

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 14th February 2024.

Present:

Councillor Jim McLean
Councillor Betty Cunningham

Councillor Paul Edlin
Councillor Andrew Morrison

Councillor McLean in the Chair

Attending:

Gillian McCarney, Head of Place; Alan Pepler, Principal Planner (Development Management); Derek Scott, Planner; John Burke, Democratic Services Officer; Lesleyann Burns, Assistant Democratic Services Officer.

Apologies:

Provost Mary Montague and Councillors Annette Ireland and Chris Lunday.

DECLARATIONS OF INTEREST

733. There were no declarations of interest intimated.

APPLICATIONS FOR PLANNING PERMISSION

734 The Committee considered a report by the Director of Environment on an application 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) 2022/0719/TP –Erection of residential development of 39 detached dwellings (to include retention of existing listed farmhouse) with associated access roads, landscaping, open space and other required infrastructure at Former Lyoncross Farm, Aurs Road, Barrhead, East Renfrewshire.

The Principal Planner (Development Management) was heard further on the report, in the course of which he summarised the 16 objections that had been received.

He provided further information on the relevant planning policies and assessments and stated that the proposal was considered to not comply with the terms of the development plan, including NPF4 and LDP2.

Concerns were also expressed around the effect the development would have on the Dams to Darnley Country Park.

Following discussion among members around the levels of required housing in the Barrhead area, as well as some of the specific information provided about the site, it was proposed that a site visit take place to allow members to gain a better insight into the location and its suitability.

Thereafter, the Committee agreed to defer consideration of the application pending a site visit to be carried out by those members present at this meeting of the Committee.

- (ii) 2023/0321/TP – Remodelling works to alter existing golf course to 12 holes, erection of new golf clubhouse/pavilion, development of woodland retreat, erection of three dwellinghouses, formation of new access and other ancillary works.

The Principal Planner (Development Management) was heard further on the report, in the course of which he explained that there had been no objections, but 47 representations had been received in support of the application.

He provided further information on the relevant planning policies and assessments and stated that the proposal was considered to be an acceptable departure from the terms of the development plan for the reasons set out.

In discussion, members were broadly supportive of the application.

Thereafter, the Committee agreed to approve planning permission, subject to the conditions identified in the report.

ENFORCEMENT NOTICE REQUIRING THE RE-SITING OF A 15M HIGH TELECOMMUNICATIONS MAST AND WRAPAROUND BASE UNITS ERECTED ON ADDISON ROAD, THORNLIEBANK, EAST RENFREWSHIRE

735. The Committee were asked to consider a report by the Director of Environment requesting the authorisation of the service of an Enforcement Notice under Section 127 of the Town and Country Planning (Scotland) Act 1997 as it appeared that there had been a breach of planning control as defined by Section 123 (1)(a) of said Act at the land described in the report.

The report explained that a complaint had been received on 23 May 2023 in relation to a 5G telecommunications mast being erected on the footpath at Addison Road, Thornliebank. The matter had been investigated and a site visit carried out by officers.

The site had been subject to an application which was subsequently ruled invalid, and the full circumstances of this and a timeline of correspondence was provided in the report. The assessment of the site and action taken to date to resolve the issue with the developer and their agent was also detailed.

In discussion, members expressed their concern that allowing such an unauthorised development to continue would set an unwelcome precedent, and expressed support for any action that would uphold the Council's role as a planning authority.

Thereafter, the Committee agreed to authorise the service of an Enforcement Notice requiring the re-siting of the telecoms mast and base units to a more acceptable location.

SECTION 33A NOTICE – 29 EAST KILBRIDE ROAD, BUSBY, G76 8JY – UPDATE

736. The Committee were asked to consider a report by the Director of Environment on the service of a Notice under Section 33A of the Town and Country Planning (Scotland) Act 1997, authorised by the Planning Applications Committee on 7 June 2023 (Page 531, Item 470 refers), in respect of unauthorised development at 29 East Kilbride Road, Busby, G76 8JY.

Before consideration of this item, Councillor Morrison, seconded by Councillor McLean moved that consideration of the item be deferred to allow other colleagues who attended the site visit on 12 February 2024 to participate in the determination of the report.

The Committee agreed that consideration of this item be deferred until the next meeting of the Committee.

CHAIR

APPENDIX**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 14th February 2024.**Reference No:** 2022/0719/TP**Ward:** 1**Applicant:**Briar Homes
205 St Vincent Street
Glasgow
Scotland
G2 5QD**Agent:**Scott Graham
16 Robertson Street
Glasgow
Scotland
G2 8DS**Site:** Former Lyoncross Farm Aurs Road Barrhead East Renfrewshire**Description:** Erection of residential development of 39 detached dwellings (to include retention of existing listed farmhouse) with associated access roads, landscaping, open space and other required infrastructure.Please click [here](#) for further information on this application**Reference No:** 2023/0321/TP**Ward:** 5**Applicant:**Broom Estates Investments LLP
Tay House
C/o North Planning & Development
300 Bath Street
Glasgow
Scotland
G2 4LH**Agent:**David Campbell
Tay House
300 Bath Street
Glasgow
Scotland
G2 4LH**Site:** Eastwood Golf Club Langlee Road Loganswell Newton Mearns East Renfrewshire**Description:** Remodelling works to alter existing golf course to 12-holes, erection of new golf clubhouse/pavilion, development of woodland retreat, erection of three dwellinghouses, formation of new access and other ancillary works.Please click [here](#) for further information on this application