

MINUTE
of
LOCAL REVIEW BODY

Minute of meeting held at 2.30pm in the Council Chamber, Council Headquarters, Giffnock on June 4th 2025.

Present:

Councillor Jim McLean
Councillor Paul Edlin

Councillor Annette Ireland
Councillor Andrew Morrison

Councillor McLean in the Chair

Attending:

Mark Brand, Planning Adviser; Gerry Mahon, Chief Solicitor; and John Burke, Democratic Services Officer, Michelle McGuckin Chief Planner and Building Standards Manager.

Apologies:

Councillor Chris Lunday and Provost Mary Montague.

DECLARATIONS OF INTEREST

1215. No interests were declared.

The Chair advised that a site visit had been held prior to the meeting.

NOTICE OF REVIEW – REVIEW 2025/06 – ERECTION OF DWELLINGHOUSE AT 31 HOLEHOUSE TERRACE, NEILSTON, G78 3LT. (REF NO:- 2024/0536/TP).

1216. The Local Review Body considered a report by the Director of Business Operations and Partnerships relative to a 'Notice of Review' submitted by Mr Steven Lang against the decision taken by officers to refuse planning permission in respect of the erection of a dwellinghouse at 31 Holehouse Terrace, Neilston.

The decision had been made in accordance with the Council's Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended.

The Local Review Body, having considered the information previously circulated, agreed that it had sufficient information to determine the review without further procedure.

The Planning Adviser outlined the planning application and reasons for refusal as determined by the Appointed Officer in the decision notice and the applicant's grounds for review.

The Planning Adviser further outlined the proposed condition to be attached to any consent in the event the Local Review Body overturned the decision of the Appointed Officer and granted planning permission.

Discussion took place, particularly around the proposed conditions, and the fact that this was a planning application “in principle” with a further detailed application required before consent on any particular construction was given.

Following the discussion, and having heard from the Planning Adviser, the Local Review Body agreed that the Appointed Officer’s decision be overturned and planning permission granted, subject to standard conditions and the following conditions:

1. *The development hereby approved must be begun not later than the expiration of 5 years, beginning with the date on which the permission is granted;*
2. *Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500, showing existing and proposed site levels, the position of the dwellinghouse, the position of the driveway/parking area, the garden ground as well as any hard surfaced areas. Thereafter, the matters that are approved shall be implemented in their approved form;*
3. *Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed floor plans and elevations of the dwellinghouse to be erected on site and shall show dimensions as well as the type and colour of all external materials;*
4. *Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to all walls (including retaining walls) and fences to be erected on site;*
5. *The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to details of the surface water management and SUDS proposals. Thereafter, the surface water management details shall be fully implemented in their approved form;*
6. *Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to a scheme setting out the measurements to be put in place as required by Policy E1 (Sustainable Design) of the adopted Local Development Plan 2. The said scheme shall include any phasing details as necessary. Thereafter, the approved scheme shall be implemented as approved;*
7. *For the avoidance of doubt, the required visibility splay where the driveway meets Holehouse Terrace is 2.0m x 20m in both the primary and secondary directions with no interference allowed within the splay above a height of 1.05m. This visibility splay must thereafter be maintained in perpetuity;*
8. *For the avoidance of doubt, surface water run-off from the proposed access must be contained within the site and not permitted to issue onto the public road by sloping*

away from the public road or by means of a suitable positive drainage system. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to these details. Thereafter, the approved details shall be fully implemented as approved; and

9. *There shall be no construction work or offloading of delivered materials at the development site out with the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the Planning Authority.*

CHAIR

