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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
1st October 2025.

Reference No: 2025/0180/TP

Ward: 5

Applicant:

Broom Estate (EW1) Limited
9 Redburn Avenue
Giffnock
G46 6RH

Agent:

Simon Wasser
7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

Site: Former Training Facility At The Former Eastwood Golf Course, Langlee Road, Newton Mearns

Description: Change of use of training facility to gym; siting of forest sauna and cafe hut with associated infrastructure (in retrospect); proposed external alterations to gym building; proposed formation of outdoor exercise area beside gym building; proposed enlargement of parking; proposed construction of passing places along Langlee Road

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

Reference No: 2025/0384/TP

Ward: 3

Applicant:

Greggs PLC
Greggs House
Quorum Business Park
Newcastle Upon Tyne
NE12 8BU

Agent:

David Cassell
140 West George Street
Glasgow
G2 2HG

Site: 172 - 174 Fenwick Road Giffnock Glasgow East Renfrewshire G46 6XF

Description: Installation of replacement air conditioning units at side

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

⁴ REPORT OF HANDLING

Reference: 2025/0180/TP

Date Re-registered: 12th June 2025

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 251841/:652619

Applicant/Agent:

Applicant:

Broom Estate (EW1) Limited

9 Redburn Avenue

Giffnock

G46 6RH

Agent:

Ryden LLP

7 Exchange Crescent

Conference Square

Edinburgh

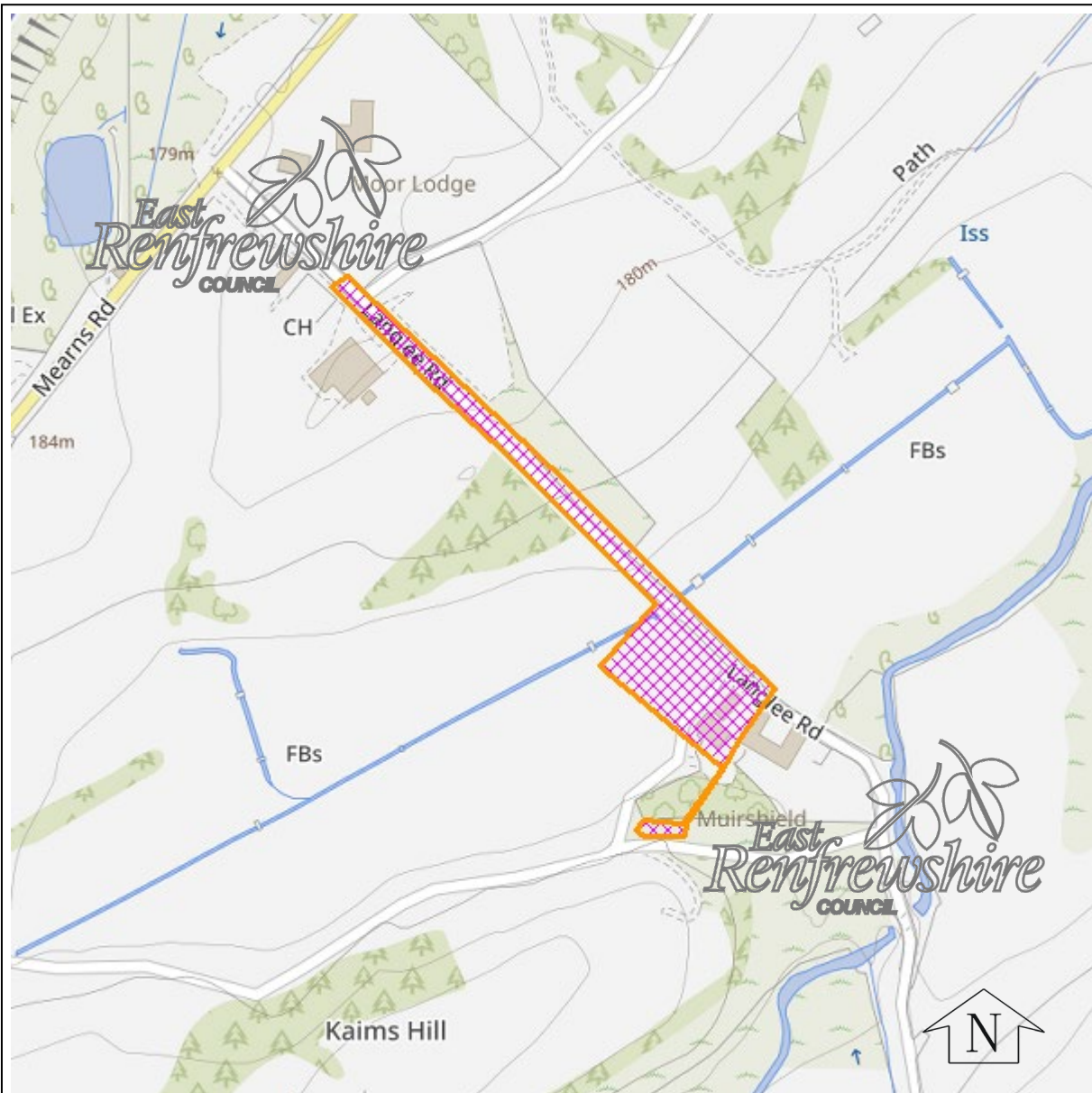
EH3 8AN

Proposal:

Change of use of training facility to gym; siting of forest sauna and cafe hut with associated infrastructure (in retrospect); proposed external alterations to gym building; proposed formation of outdoor exercise area beside gym building; proposed enlargement of parking; proposed construction of passing places along Langlee Road

Location:

Former training facility at the former Eastwood Golf Course,
Langlee Road,
Newton Mearns



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CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service	No objections subject to conditions.
East Renfrewshire Council Environmental Health Service	Advises on: construction times; noise levels; restriction on times when noise producing activities occur; ventilation system to control odours, fumes and vapours; external lighting; notify of any evidence of visible contamination on site; arrangements to be made for safe and hygienic storage, disposal and collection of waste arising from the business activities; and compliance required with the Food Safety Act 1990 and Regulations as well as the Health & Safety at Work Act 1974 and Regulations.
Scottish Water	No objection.
Scottish Environment Protection Agency	No objection.

PUBLICITY:

27.06.2025	Evening Times	Expiry date 11.07.2025
02.05.2025	Evening Times	Expiry date 16.05.2025

SITE NOTICES: None.**SITE HISTORY:**

2003/0295/TP	Erection of maintenance shed, erection of players shelter and regrading of access track	Approved Subject to Conditions	27.08.2003
2004/0310/TP	External alterations to form 2 door openings and formation of external stairs; alterations to parking area	Granted	13.05.2004
2021/0947/TP	Remodelling works to alter existing golf course to 12-holes, erection of new golf clubhouse/pavilion, development of woodland retreat, erection of 6 dwellinghouses, formation of new access and other ancillary works.	Refused	09.11.2022

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.	Approved Subject to Conditions	21.02.2024
2024/0189/TP	Section 42 application to vary condition 3 of 2023/0321/TP relating to preparation and servicing of the dwelling house plots prior to the completion of the other works.	Approved Subject to Conditions	26.06.2024

REPRESENTATIONS: 78 representations have been received of which 20 object and 58 are in support

The representations can be summarised as follows.

Objections

- Increase in traffic/congestion on Langlee Road/impact on agricultural vehicles using road.
- Road safety.
- Vehicles on Langlee Road unable to cope in winter conditions and block road.
- An alternative car park off Mearns Road should be considered.
- Impact on wildlife as a result of increased traffic.
- Concerns at lack of clarity regarding water disposal.
- Concerns at position of access to car park and visibility.
- Set a precedence.
- No water supply to sauna.
- Impact of external lighting on neighbouring property.
- Impact on privacy and security on neighbouring property.
- Existing club house and pro shop should be used.
- Application in retrospect.
- Noise nuisance.
- Drainage utilises the septic tank of the neighbouring property the outlet of which is below the car park and not designed to take the weight of heavy vehicles.
- Waste management.
- Impact on wildlife.
- Lack of community consultation.
- Contrary to Local Development Plan 2 policies.

It should be noted when the planning application was originally submitted it included one passing place on Langlee Road whereas it is now proposed to create a total of seven passing places along the road. Following this change in the application 9 objections have been received with these being from parties who have already objected. Additional grounds of objection following this change in the application can be summarised as:

- The passing places are unsuitable and congestion as well as the volume of traffic on the road will not be resolved by these.
- The passing places are not substantial, practical or suitable for farming vehicles or large volumes of traffic.
- The road should be widened to a two-way road.
- Access should be provided off Mearns Road and not Langlee Road.
- Reference to another development elsewhere in the applicant's supporting information is misleading as that facility is accessed off a two-way road.
- Construction of car park could pollute the burn.

In support

- A countryside location is essential for the development/compatible with the rural character.
- A larger car park is also needed which would allow the business to better operate a parallel gym/running session and operate sauna sessions at the same time.
- Provides access to the green belt and meets a local need for outdoor health and wellbeing activities.
- Social interaction.
- There is nothing else of this type.
- An important business.
- The plans to plant trees, green roof and bird boxes promote biodiversity.
- The site is easily accessible by bus, foot and bicycle.
- The passing place will minimise any inconvenience to locals.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:

National Planning Policy Framework 4 –

<https://www.gov.scot/publications/national-planning-framework-4/>

Local Development Plan2 –

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

SUPPORTING REPORTS:

Planning Statement (March 2025) – Describes the site and the proposal. Assesses the proposal against the relevant policies of the Development Plan.

Follow-up Planning and Transport Statement (June 2025) – Outlines the applicant has responded to community feedback by amending their class schedule and providing additional passing places on Langlee Road. Indicates sufficient measures have been taken to ensure that the site is accessible by car, bus and active travel.

ASSESSMENT:

This is a Local Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. The application has to be determined by the Planning Applications Committee as more than 10 objections have been received.

Site location and description

The application site is part of the former Eastwood Golf Course as well as part of Langlee Road. The site includes the building on the south-west side of Langlee Road adjacent to the residential property known as Muirshields as well as part of the elevated wooded ground to the south-west of these buildings. The building has been described by the applicant's agent as "former golf training facility". The part of Langlee Road included in the application site extends from the former club house of the golf course to the north-west to the building.

The building is a shed type building constructed from concrete blocks with green coloured profiled metal sheeting on the upper part of the walls as well as on the pitched roof. There is a flat roof wing attached by a short link corridor on its north-east facing side which extends up to close to Langlee Road itself. There are doors of various sizes on the building including larger size metal doors.

The position of the building and wing forms a courtyard between it and the neighbouring house and there is access available past the building from the courtyard to the south-west side of the building.

Development

This application involves development that has already been carried out and proposed development.

The retrospective parts of the development involve the following.

Change of use of the building to a gym

Part of the building is used as a gym and the flat roof wing part of the building is used for storage. There is also an area of hardstanding adjacent to the building used for outdoor exercise.

Siting of a forest sauna and a cafe hut

Both of these structures are positioned on the elevated ground approximately 50m to the south-west of the building used as a gym.

The forest sauna building is approximately 6.5m by approximately 5.4m and has a monopitch roof approximately 2.6 at its highest point. This building has timber on the elevations with a profiled metal roof. There is also decking attached to the building.

The café hut is approximately 5m by approximately 3.7m and has monopitch roof approximately 4.2m at its highest point. This building also has timber on the elevations with a profiled metal roof.

Car park

Gravel has been laid in the area to the north-west side of the building used as attendees/customer parking. This area is approximately 15m by approximately 30m and indicated as accommodating 25 parking spaces although the parking spaces are not marked/delineated on the gravel. A vehicular access from Langlee Road adjacent to the building has also been formed to access the parking area. The access is indicated as being 6m wide.

The proposed parts of the development involve the following.

External alterations to the building

Windows and glazed doors are to be installed on parts of the building. Corrugated fibre cement cladding is to be installed in place of the metal sheeting and timber cladding is to be installed on the elevations of the wing of the building. It is indicated a new steel roof is to be installed and the submitted plans indicate the wing is to have a green/sedum roof. The submitted plans indicate floodlights are to be installed on parts of the elevations.

Internal alterations to the building

The internal alterations in themselves do not require planning permission however are referred to here in terms of completeness. The submitted plans indicate a reception area is to be formed within the part of the building currently used as a gym. The storage area in the wing is to be

converted to another gym room (identified as “gym room 2” on the proposed floor plan). Showers and toilets are to be installed in the link corridor.

Formation of an outdoor exercise area beside the building

The outdoor exercise area is to be formed by laying a porous macadam surface along the south-west facing elevation of the building. The submitted plans refer to this area having optional interlocking rubber gym tiles. This area is to be approximately 17m long and extends out from the building by approximately 6m.

Enlargement of the parking area

The parking area is to be enlarged and is to be approximately 34m by approximately 45m. The submitted plans indicate there are to be a total of 56 parking spaces of which 3 are to be disabled parking spaces. Two parking spaces are indicated as having EV charging. There is also to be a bicycle stand installed.

It has been indicated by the applicant’s agent the enlarged car park and passing places are to future proof the facility and allow for greater flexibility in programming.

Construction of passing places along Langlee Road

The submitted plans indicate a total of seven passing places being formed on either side of Langlee Road on the approaches to the site. The passing places on the north-east side of Langlee Road are outwith the ownership of the applicant however it has been indicated the landowner is in agreement to the passing places being formed.

Operating/opening times

It has been indicated the opening/operating times are as follows.

Single fitness class (indoor and outdoor activities)

Mondays to Fridays 6.15am to 7.45am and 6pm to 7.30pm
Saturdays 8am to 9.30am

Sauna

Fridays 5.30pm to 8.30pm
Saturdays 9.30am to 8.30pm
Sundays 10am to 6pm

Café

Mondays to Fridays 8am to 6pm
Saturdays and Sundays 9.30am to 6pm

General opening times for occasional fitness and wellbeing activities (group size will vary between 5 to 20)

Mondays to Fridays 6.15am to 7.30pm
Saturdays and Sundays 9am to 6pm

Development Plan Policies

The application is required to be assessed with regard to the Development Plan which comprises National Planning Framework 4 (NPF4) and the adopted East Renfrewshire Local Development Plan 2 (LDP2).

National Planning Framework 4 (NPF4)

The policies most relevant to this proposal in NPF4 are Policy 1 (Tackling the climate and nature crises); Policy 2 (Climate mitigation and adaption); Policy 8 (Green belts); Policy 9 (Brownfield, vacant and derelict land and empty buildings); Policy 11 (Energy); Policy 14 (Design, quality and place); Policy 22 (Flood risk and water management); Policy 23 (Health and safety); and Policy 29 (Rural development).

Policy 1 states that when considering all development proposals, significant weight will be given to the global climate and nature crises.

Policy 2 supports development proposals to retrofit measures to existing developments which reduce emissions or support adaptation to climate change.

Policy 8 seeks to encourage, promote and facilitate compact urban growth and use the land around towns and cities sustainably. It provides categories of development that will be supported in the rural area, including development associated with agriculture.

Policy 9 encourages, promotes and facilitates the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

Policy 11 encourages, promotes and facilitates all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies.

Policy 14 states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Policy 14 b) iv) indicates developments are to provide low or zero-emission vehicle and cycle charging points in safe and convenient locations.

Policy 22 seeks to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. Development proposals are to manage all rain and surface water through sustainable urban drainage systems (SUDS).

Part e) of Policy 23 indicates development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.

Policy 29 indicates development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported. Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area.

Adopted East Renfrewshire Local Development Plan 2 (LPD2)

The following policies of the adopted East Renfrewshire Local Development Plan 2 are also relevant to this development: Strategic Policy 1: Development Strategy; Policy D1: Placemaking and Design; Policy D3: Green Belt and Countryside around Towns; Policy 3.1: Conversion of Rural Buildings; Policy D8: Sustainable Transport Networks; Policy D9: Access; Policy D10: Transport Impact; Policy D11: Electric Charging Infrastructure; Policy E5: Noise; Policy E7: Flooding; and Policy E9: Waste Water Treatment.

Strategic Policy 1 sets out the Council's development strategy. It can be summarised as: the regeneration, consolidation and environmental enhancement of the urban areas; a master-planned approach to development at the Strategic Development Opportunity locations; infill development within the rural settlements; the phased release of sites; and the protection and enhancement of the green belt and landscape character and setting and the distinct identity of towns and villages.

Policy D1 relates to all development and states that development should not result in a significant loss of character or amenity to the surrounding area and that safe and functional vehicular access is provided.

Policy D3 relates to development in the green belt. It states that development in the green belt will be strictly controlled and limited to that which is required and appropriate to the rural location. Proposals will require to demonstrate that they are appropriate in terms of scale, size, design, layout and materials to their rural location and compatible with adjoining and neighbouring land uses. It goes on to state that development in the green belt will be supported in principle where it is for agriculture; forestry; equestrian; countryside recreation and active travel; outdoor leisure and tourism; economic and farm diversification; and renewable energy.

Policy D3.1 relates to the conversion of rural buildings for residential or other uses in the green belt and it is required to be demonstrated: the building is a traditional stone built building; the building is surplus to requirements for agriculture or other rural uses; the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding with the exterior walls and roof intact; and the alterations maintain the character of the building and any extension does not dominate the original building.

Policy D8 indicates the Council will support the development of a sustainable and integrated network which strengthens connectivity to the wider region and beyond.

Policy D9 indicates the Council will continue to protect, enhance and extend existing and proposed active travel and outdoor access networks including core paths, rights of way, strategic cycle corridors and green networks.

Policy D10 states that proposals will be required to demonstrate that they will not have a significant adverse impact on road safety; the convenience, safety and attractiveness of walking and cycling in the area; public transport operations; the capacity of the surrounding road network; and residential amenity as a result of increased motorised traffic.

Policy D11 relates to electric charging infrastructure and indicates when these are to be provided. This policy indicates all new car parks should be designed to incorporate electric charging points.

Policy E5 indicates the impact of noise will be taken into account when assessing development proposals, particularly those that are close to or could become a source of noise. Development that would either result in or be subject to unacceptable levels of noise will not be supported unless appropriate measures can be put in place that reduce, control and mitigate the noise impact.

Policy E7 indicates the Council will seek to protect the water environment and take a precautionary approach to flood risk from all sources.

Policy E9 indicates connection to the public sewerage system is required for all new development proposals with an exception being in rural areas where no public sewerage system exists and connection is not physically or economically viable.

Determining issues

Location of the development

The site is located in the green belt and the development applied for must therefore be considered in the first instance with regard to Policy 8 of NPF4 as well as Strategy Policy1 and Policy D3 of LDP2.

Policy 8 of NPF4 seeks to encourage, promote and facilitate compact urban growth and use the land around towns and cities sustainably. It provides categories of development that will be supported in the green belt, including development associated with agriculture, woodland creation,

forestry and existing woodland; residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential, or for retired workers where there is no suitable alternative accommodation available; horticulture; outdoor recreation, play and sport or leisure and tourism uses; developments that provide opportunities for access to the open countryside; flood risk management; essential infrastructure; minerals operations; renewable energy developments; intensification of established uses; the reuse, rehabilitation and conversion of historic environment assets; or one-for-one replacements of existing permanent homes.

Strategic Policy 1 directs new development to: the urban areas; the Strategic Development Opportunity locations; and to infill development within rural settlements. The proposal does not fully accord with this policy in terms of where development is directed to. This policy specifically seeks to protect and enhance the green belt and landscape character as well as the setting and distinct identity of towns and villages. The site is however located in the green belt where development has already occurred.

Policy D3 of LDP2 relates to development in the green belt. It states that development in the green belt will be strictly controlled and limited to that which is required and appropriate to the rural location. Proposals will require to demonstrate that they are appropriate in terms of scale, size, design, layout and materials to their rural location and compatible with adjoining and neighbouring land uses. It goes on to state that development in the green belt, including changes of use or conversions of existing buildings, will be supported in principle where it is for agriculture; forestry; equestrian; countryside recreation and active travel; outdoor leisure and tourism; economic and farm diversification; and renewable energy and infrastructure.

The use of the building as a gym as well as the other parts of the development are not considered to be solely dependent on being located in the green belt. A gym use can equally operate in urban locations such as in a town centre or a business estate. However both Policy 8 of NPF4 and Policy D3 of LDP2 give general support for outdoor recreation, play and sport or leisure uses at green belt locations. In combination with the Eastwood Golf Course there is an intensification of leisure uses at this location. The terms of Policy 8 of NPF4 and Policy D3 of LDP2 in this regard are noted however it still has to be considered whether this is an acceptable and sustainable location for the development.

In terms of travelling to and from the site the applicant's agent has indicated class/group size will vary with up to 30 people on a regular basis. On occasion it is indicated multiple activities may be held in parallel which would increase trip generation, however group sizes would be reduced to ensure that there is sufficient car parking. Group sizes and activity programming is indicated as being managed via an online booking system. Members typically arrive individually across a 15 minute period before a scheduled session. Staff numbers on site vary between 1 to 4 persons at any one time.

The applicant's agent has indicated that customers typically travel by car, bus and bicycle although has not given figures on the percentage breakdown of the amount of each of these modes of travel. It is indicated each gym class typically generates 10 to 25 car journeys depending on the size of the class and daylight levels. Car sharing, public transport and cycling is indicated as being incentivised by offering class discounts. The sauna is indicated as being capable of typically generating up to 5 car journeys per session.

Although the site is in the green belt it is not considered to be in a remote or inaccessible rural location. The development is relatively close to a designated cycle route on the A77 and is approximately 10 minutes walk from the nearest bus stop on the A77. Given the location of the site outside the urban area it is considered the majority of journeys to the site are and will be by private car. Although discounts/incentives are offered for car sharing, public transport and cycling to the site it is not considered this will achieve a substantial shift from use of private cars as the main means of accessing the site. This opinion is reinforced by the proposed extension to the car parking included in the application. That being said, given the nature of gym/leisure uses travelling to and from them is inevitable as membership/users can be from a wide geographic area. This situation is similar to membership/users of the nearby golf course. Such journeys can be by a

variety of modes of transport including sustainable modes of transport depending on their location particularly if well served by public transport.

The application site, except for Langlee Road, had formed part of Eastwood Golf Course and in part is considered to be brownfield land. As such the development is not considered to adversely impact on the function of the green belt.

The re-use of the building on site itself is considered in general terms to accord with the quality of being “Adaptable” under Policy 14 of NPF4 and therefore consistent with the terms of Policy 1 as well as Policy 2 of NPF4.

Drawing the above matters together this type development can be considered to be acceptable at this green belt location in accordance with the terms of Policy 8 of NPF4 as well as Strategy Policy 1 and Policy D3 of LDP2.

Health and wellbeing

Being a leisure use with access to the wider site in the applicant’s ownership being available for outdoor access and outdoor exercise in order to improve/contribute to health and wellbeing, the use is considered to accord with the general terms of Policy 23 of NPF4.

External alterations to the building

The terms of Policy D3.1 of the adopted LDP2 in respect of alterations to rural buildings are noted. The existing building that is used as the gym has been at this location for a number of years and functioned in relation to the operations of the golf course. Although the building is not considered to be a traditional stone built building is however has the characteristics and appearance of agricultural type sheds and the presence of such buildings in rural/green belt locations is not unusual. The external alterations to the building associated with the expanded gym use are considered to be in character with the building nor dominate the building. The external alterations are considered to accord with the terms of Policy D3.1. In turn the external alterations to the building are considered in turn to accord with Policy D14 of NPF4.

Forest sauna and a cafe hut

Both of these structures are associated with the overall leisure use of the site and are relatively small. They are considered to have a limited visual impact on the surrounding rural area. These structures are not considered to have significant implications for the purpose or function of the green belt and are acceptable under the terms of Policy 8 of NPF4 and Policy D3 of LDP3 as well as being acceptable under Policy 14 of NPF4 and Policy D1 of LDP2.

Traffic generation and road safety

Langlee Road has the characteristics of a rural road and is the access to residential properties further along the road as well as a water works and Lochcraig Reservoir. Since the application was first submitted the gym now proposes to limit their numbers to up to 30 members for a single class twice per day Mondays to Fridays and once on Saturdays compared to running two classes of up to 20 people at the same time. The Council’s Roads Service has advised that outwith these regular classes, other classes/activities may run and this would likely lead to an intensification of vehicular traffic going to and from the site. Roads Service has however not raised any concerns regarding the impact of the development on the roads network and in particular on Langlee Road. The initial proposal was to create one formal passing place whereas it is now proposed to create a total of seven passing places. Roads Service advise that given the potential for an increase in traffic throughout the day, the additional passing places are necessary to provide more opportunities for visitors and residents to pass safely on the single track road. Roads Service also has no objection to the vehicular access off Langlee Road into the car park at the site.

Should planning permission be granted a planning condition can be used to ensure the details of the passing places are submitted for further approval in writing and following such approval to be

constructed within a specified timescale. With this planning condition in place the proposal is considered to be acceptable under the terms of Policy D10 of LDP2.

Langlee Road is identified as a Core Path and a Right of Way under Policies D8.1 and D8.2 respectively of LDP2. The proposed passing places are not considered to impact on the use of Langlee Road as a Core Path and Right of Way. This proposed part of the development is therefore not considered to have significant implications for Policies D8.1 and D8.2 of LDP2.

Noise impact

Given the location of the development there is a direct impact on the neighbouring dwellinghouse. The opening/operating hours of some of the activities/classes are early in the day and have the potential to adversely affect the amenity of the neighbouring dwellinghouse.

The Council's Environmental Health Service has advised on applicable noise levels from the development. The Environmental Health Service has also indicated that noise producing activities should be restricted to between 8am and 8pm in order to reduce the likelihood of noise nuisance to nearby residents.

Should planning permission be granted, planning conditions can be used to set limits on noise levels and when noise producing activities are not to occur. With these conditions in place the proposal is considered acceptable against the terms of Policy E5 of LDP2 as well as Policy 23 e) of NPF4.

Electric vehicle charging

It is indicated there are to be two EV charging points in the car park and the provision of these accords with part b) iv) of Policy 14 of NPF4 as well as Policy D11 of LDP2. Should planning permission be granted the specific details of the EV charging can be addressed by a planning condition, with the details required to be submitted for further approval in writing.

Potential flooding

There is a minor watercourse that runs in a general south-west to north-east direction which is adjacent to the north-west side of the proposed enlarged car park. This watercourse connects to the Earn Water further to the north-east.

It is indicated on SEPA's flooding maps that this minor watercourse is likely to be at risk of flooding and the extent of this includes where the car park is proposed to be enlarged.

SEPA has advised the proposed development buildings/structures are outside the anticipated area of flood risk and other information available to them indicates there is a rise in ground levels between the channel and the buildings. As a consequence, SEPA believe flood risk to the development buildings/structures is low.

SEPA has indicated they do not provide bespoke advice on car parks unless there is notable land raising or loss in floodplain capacity is proposed, which they indicate does not appear to be proposed here.

SEPA has therefore indicated they have no objections on the grounds of flood risk. As such the development is considered acceptable against the terms of Policy 22 of NPF4 as well as Policy E7 of LDP2.

Consultations

Scottish Water has advised according to their records there is no public waste water infrastructure within the vicinity of this development and therefore advise the applicant/developer to investigate private treatment options. This advice is noted with regard to the terms of Policy E9 of LDP2 and it is the responsibility of the applicant/developer to ensure the treatment and disposal of waste water from the development and to agree this separately with Scottish Water.

Representations

The points in support of the application are noted. With regard to the objections that have been received and which have not been already considered above the following comments are made.

It has been suggested that an alternative car park off Mearns Road should be considered, Langlee Road should be widened to a two-way road, access should be provided off Mearns Road and not Langlee Road, the existing club house and pro shop should be used. The planning application does not involve these suggested alternatives and these cannot be considered as the submitted planning application has to be assessed against the relevant policies of the Development Plan.

It is not considered that wildlife will be impacted as a result of increased traffic or by the development.

It is noted from the submitted Planning Statement the applicant has an ambition to develop a smallholding/crofting business on site which would involve livestock management, vegetable/fruit production, forestry management, firewood processing, native woodland creation, three bothy holiday huts and residential accommodation for a single key worker. It is not considered the decision on the current application will set a precedence. Any development proposals in the future at this location will be assessed against the relevant policies of the Development Plan and any material planning considerations at that time.

The access to the car park and the main access to the gym building are on opposite side from the neighbouring house. There is a small window on the side elevation of the neighbouring house facing onto the area between the gym building and house as well as a boundary wall. It is therefore not considered that there will be a significant impact on privacy or security of the neighbouring property. The same applies given the location of the sauna and a cafe hut to the neighbouring house combined with the existing trees/vegetation.

Section 33 of The Town and Country Planning (Scotland) Act 1997 (as amended) allows planning applications to be submitted in retrospect. Retrospective applications still have to be assessed the relevant policies of the Development Plan and any material planning considerations, which has been done above.

It has been indicated drainage utilises the septic tank of the neighbouring property, the outlet of which is below the car park, and not designed to take the weight of heavy vehicles. If the septic tank is to be used this is to be agreed with the owner of the property. Any damage caused to the tank is a private matter between the owner and the developer.

With regard to lack of community consultation this is a Local Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was not subject to statutory pre-application consultation by the applicant/developer with the community before the application was submitted.

Construction of the enlarged car park is expected to be carried out in a manner that does not pollute the burn and it is the responsibility of the applicant/developer to ensure this.

Conclusion

Drawing all matters together, and taking a balanced approach, it is considered that the development at this location can be accepted against the relevant policies of the Development Plan. There are no material considerations that indicate the application should not be approved.

PLANNING OBLIGATIONS: None.

RECOMMENDATION: Approve subject to conditions.

CONDITIONS:

1. The proposed parts of the development (proposed external alterations to gym building; proposed formation of outdoor exercise area beside gym building; proposed enlargement of parking; and proposed construction of passing places along Langlee Road) must be begun not later than the expiration of 3 years beginning with the date on which the permission is granted or, as the case may be, deemed to be granted.

Reason: To comply with the provisions of section 58 of The Town and Country Planning (Scotland) Act 1997, as amended.

2. The external alterations to the gym building shall not commence until samples of materials to be used on all external surfaces of the building 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.

3. The enlargement of the car park shall not commence until details of the surfacing materials to be used 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.

4. Within two months of the date of this planning permission details of each of the passing places to be constructed along Langlee Road shall be submitted to and approved in writing by the Planning Authority. The details to be submitted shall take account of all vehicles that use Langlee Road. Following this approval being given all the passing places shall then be constructed within 6 months unless an extended period for their construction is agreed in advance in writing by the Planning Authority.

Reason: In the interests of roads safety.

5. A visibility splay of 2.4 metres by 80 metres in the primary direction and a visibility splay of 2.4 metres by 95 metres in the secondary direction shall be provided at the vehicular access off Langlee Road into the site with nothing allowed with the splays above a height of 1.05 metres. These visibility splays shall be maintained for as long as the development is in operation.

Reason: In the interests of roads safety.

6. Within two months of the date of this planning permission details of the proposed electric vehicle charging infrastructure shall be submitted to and approved in writing by the Planning Authority. Following this approval being given the charging infrastructure shall be installed and operational within 4 months unless an extended period is agreed in advance in writing by the Planning Authority.

Reason: To accord with the requirements of part b) iv) of Policy 14 of National Planning Framework 4 as well as Policy D11 of the East Renfrewshire Local Development Plan 2.

7. There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Mondays to Fridays and 0800 to 1300 on Saturdays with no working on Sundays or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the Planning Authority.

Reason: To avoid disturbance to nearby residential properties.

8. For the avoidance of doubt noise from the development shall not give rise to a noise level exceeding residential Noise Rating Curve 25 (as described in BS 8233 2014) between the hours of 23:00 and 07:00 and Noise Rating Curve 35 between 07:00 and 23:00 hrs, as measured from any neighbouring residential property or noise sensitive building with the windows open.

Reason: To avoid disturbance to nearby residential properties.

9. For the avoidance of doubt between the hours of 08:00 and 20:00 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90 (1/2hour)) by more than 4dB (A) when measured in accordance with BS4142:2014+A1:2019 at buildings where people are likely to be affected. Between the hours of 20:00 and 08:00 the noise emitted from the premises (LAeq (5mins)) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:2014+A1:2019 at buildings where people are likely to be affected.

Reason: To avoid disturbance to nearby residential properties.

10. For the avoidance of doubt noise producing activities shall not occur before 08:00 hrs and after 20:00 hrs.

Reason: To avoid disturbance to nearby residential properties.

11. Within two months of the date of this planning permission details of all external lighting and other illumination proposed at the site shall be submitted to and agreed in writing by the Planning Authority. These details shall include the height of all lights, the intensity of the lights (specified in Lux levels), spread of light, including approximate light spillage levels (in metres) and any measures proposed to mitigate impact of the lighting or disturbance through glare (such as shrouding) and the times when such lights will be illuminated. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In order to ensure the external lighting is acceptable at the site.

11. Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the 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.

12. Within two months of the date of this planning permission details of the arrangements for the safe and hygienic storage, disposal and collection of waste arising from the development shall be submitted for the approval in writing by the Planning Authority. The details to be submitted shall include where the storage and the collection of waste shall occur on site. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In order to ensure the disposal and storage of waste is acceptable at the site.

ADDITIONAL NOTES:

The applicant is advised that, as the premises will be used for the preparation, sale or consumption of food, the Food Safety Act 1990 and Regulations apply. The applicant is advised to contact Environmental Health to ensure compliance with current legislation. Email environmentalhealth@eastrenfrewshire.gov.uk

The applicant is advised that as the premises will be used for commercial purposes, the Health & Safety at Work Act 1974 and Regulations apply. The applicant is advised to contact Environmental Health to ensure compliance with current legislation. Email environmentalhealth@eastrenfrewshire.gov.uk

The applicant/developer is advised Scottish Water records indicate that there is live infrastructure in the proximity of the development area that may impact on existing Scottish Water assets. The applicant must identify any potential conflicts with Scottish Water assets and contact their Asset Impact Team via their Customer Portal for an appraisal of the proposals. The applicant should be

aware that any conflict with assets identified will be subject to restrictions on proximity of construction. Written permission must be obtained before any works are started within the area of Scottish Water apparatus.

The applicant/developer is advised that according to Scottish Water records there is no public waste water infrastructure within the vicinity of this development and therefore advise the applicant/developer to investigate private treatment options.

Details of regulatory requirements and good practice advice, for example in relation to private drainage, can be found on the regulations section of SEPA's website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the local compliance team at ggce@sepa.org.uk

The applicant/developer is advised the light emanating from proposed lighting installations must not cause disturbance to the occupiers of neighbouring dwelling houses, therefore consideration must be given to the intensity and direction of said light. Guidance regarding lighting nuisance is available at <https://www.gov.scot/publications/guidance-accompany-statutory-nuisance-provisions-public-health-etc-scotland-act/pages/29/> Reference should also be made to the Institute of Lighting Professionals Guidance Note 1 on the reduction of obtrusive light <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>

The applicant/developer is advised all odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises. The ventilation system shall:

- a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
- b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.
- c) A suitable height for the discharge stack should be considered, and extracted air should be discharged not less than 1m above the roof ridge of any dwelling within 20m of the building housing.

ADDED VALUE: By conditions.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Sean McDaid on 0141 577 3001.

Ref. No.: 2025/0180/TP
(SEMC)

DATE: 1st October 2025

DIRECTOR OF ENVIRONMENT

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REPORT OF HANDLING

Reference: 2025/0384/TP

Date Registered: 21st July 2025

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 256226/:658987

Applicant/Agent:

Applicant:

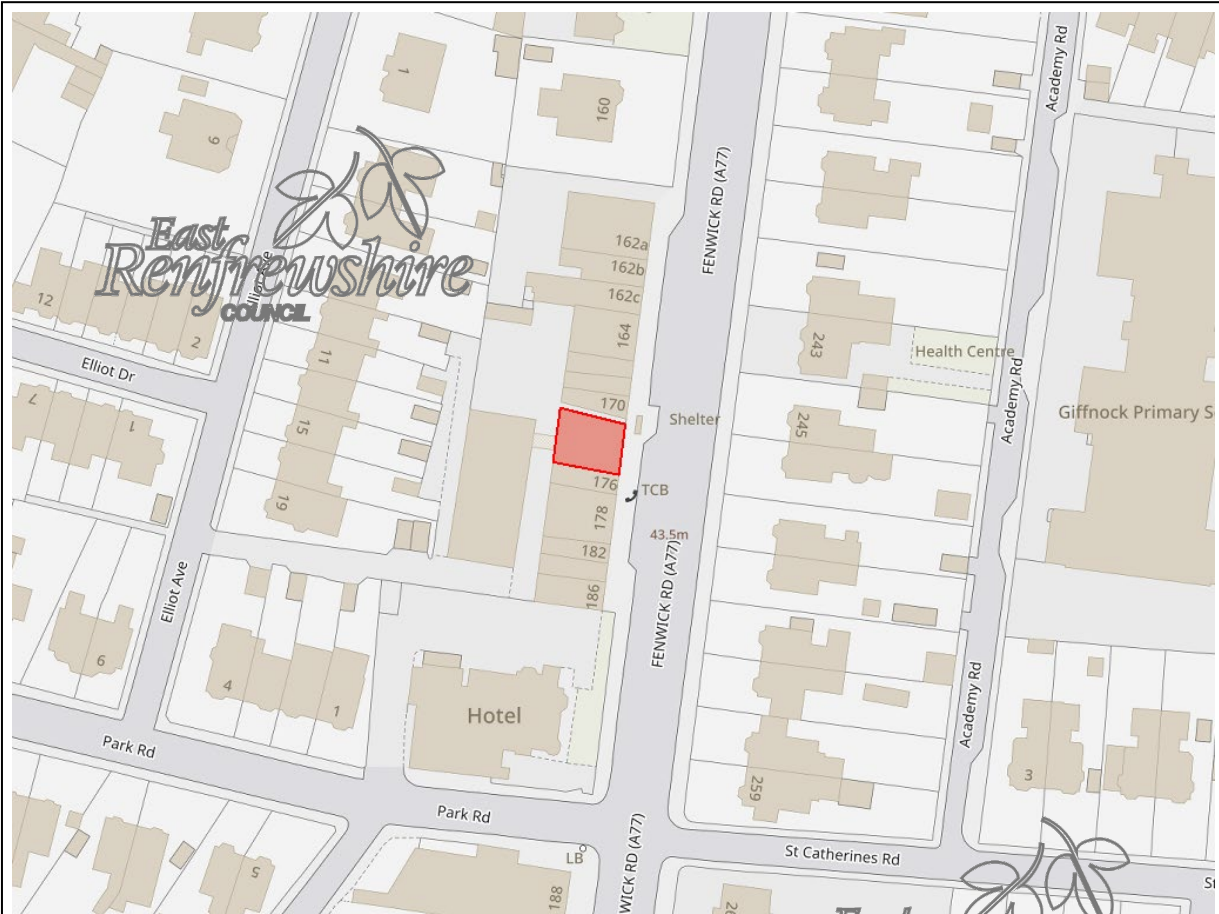
Greggs PLC
Greggs House
Quorum Business Park
Newcastle Upon Tyne
NE12 8BU

Agent:

David Cassell
140 West George Street
Glasgow
G2 2HG

Proposal: Installation of replacement air conditioning units at side

Location: 172 - 174 Fenwick Road
Giffnock
Glasgow
East Renfrewshire
G46 6XF



East
Renfrewshire
COUNCIL



DO NOT SCALE

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CONSULTATIONS/COMMENTS:

East Renfrewshire Council Environmental
Health Service

No objection subject to conditions relating to
noise output.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

2025/0383/ADV	Display of internally illuminated fascia sign, internally illuminated projecting sign and display of window advertisement.	Approved Subject to Conditions	18.08.2025
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REPRESENTATIONS: 16 objections have been received and can be summarised as follows:

- Increased litter and waste
- Attract vermin
- No requirement for another food outlet
- Unacceptable concentration of uses
- Impact on surrounding residential environment and amenity
- Cumulative Noise – multiple systems operating in the location
- No noise assessment or technical specification
- Proposals should be conditioned to restrict noise and time limits
- Increased traffic and parking issues
- Flood Risk – no flood risk assessment included with application
- Conflict with the development plan
- Negative impact on local character and appearance
- Threat to independent Local Businesses

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:

National Planning Policy Framework 4 –
<https://www.gov.scot/publications/national-planning-framework-4/>

Local Development Plan2 –
<https://www.eastrenfrewshire.gov.uk/ldp2>

SUPPORTING REPORTS: None.

ASSESSMENT:

This is a Local Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. The application has to be determined by the Planning Applications Committee as 16 objections have been received.

The application site is located at 172-174 Fenwick Road, Giffnock. It forms part of a commercial terrace that is located within Giffnock Town Centre.

Planning permission is sought for the installation of three air conditioning units located on the side elevation of the premises, where a lane runs between the premises and adjacent unit at 170. The air condition units are shown to be a similar in appearance to three existing air conditioning units

that they are proposed to replace. The proposal also includes the installation of two small extract louvres (300mmx300mm) on the side and rear elevations and a smaller extract vent (100mmx100mm) on the rear elevation.

Given the scale and nature of the proposal it has to be assessed with regard to Policy 14 (Design, quality and place) of National Planning Framework 4 and Policy D1 (Placemaking and Design) of the adopted East Renfrewshire Local Development Plan 2. Those policies provide that all development, regardless of scale or location, should not detract from the character or amenity of the area.

The proposed alterations to the premises are relatively minor in scale and will not impact the design or appearance of the building or would have an unacceptable impact on the character of the area.

The location within the town centre is commercial in nature and the proposed works are considered appropriate to the location and are not highly visible. Given the limited scale of the proposal, it would not be considered to have a significant detrimental impact on the character or visual amenity of the area.

It is noted that there are residential properties within the wider area – located to the rear of the premises and on the other side of Fenwick Road. It is not considered, given the location and nature of the proposal, that there will be any unacceptable impacts on residential amenity. Environmental Health has been consulted on the proposal and have recommended conditions that would limit the noise emitted from the equipment at certain times of the day. This will seek to ensure any potential impacts are controlled and in effect offer a betterment over the existing situation. (The current equipment has no conditions limiting noise emissions).

Given the above, it is considered that the proposal complies with the terms of Policy 14 (Design, quality and place) of NPF4 and Policy D1 (Placemaking and Design) of LDP2.

The application has attracted a number of objections which are summarised above. The application under consideration is only for the installation of air conditioning units, not for the use of the premises by the current applicant. As a result, the objections relating to the use of the premises: viz, increased litter and waste; vermin; no requirement for another food outlet; unacceptable concentration of uses; increased traffic and parking issues; flood risk; threat to independent local businesses are not relevant to the proposal and cannot therefore be considered.

Consideration has been given above to the comments that are relevant and it is considered that the proposed development does not have an unacceptable impact on the character or amenity of the area in terms of noise or appearance. Conditions are recommended to control and limit potential noise from the equipment and their location is not directly in close proximity to residential properties. The equipment is also located on the side and rear of the premises which is not visible from the street and therefore has no impact on the character of the area.

In conclusion, it is considered that the proposal complies with the terms of the development plan. There are no material considerations that indicate the application should not be approved. It is therefore recommended that the application is granted subject to the conditions set out below.

PLANNING OBLIGATIONS: None.

RECOMMENDATION: Approve Subject to Conditions

CONDITION(S):

- 1 The development hereby approved must be begun not later than the expiration of 3 years beginning with the date on which the permission is granted or, as the case may be, deemed to be granted.

Reason: To comply with the provisions of section 58 of The Town and Country Planning (Scotland) Act 1997, as amended.

- 2 Noise from the proposed development and any associated equipment shall not exceed residential Noise Rating Curve 25 (as described in BS 8233 2014) between the hours of 2300 and 0700 and NR Curve 35 between 0700 and 2300 hrs, as measured from any neighbouring residential property.

Reason: In the interests of amenity.

- 3 Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90 (1/2hour)) by more than 4dB (A) when measured in accordance with BS4142:2014+A1:2019 at buildings where people are likely to be affected. Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq (5mins)) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:2014+A1:2019 at buildings where people are likely to be affected.

Reason: In the interests of amenity.

ADDITIONAL NOTES: Suitable arrangements require to be made for safe and hygienic storage, disposal and collection of waste arising from the business activities. Any wheeled bins require to be stored in the designated waste storage area, and not on the public footpath.

ADDED VALUE: None.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Alex Mitchell on 0141 577 3001.

Ref. No.: 2025/0384/TP
(ALMIT)

DATE: 1st October 2025

DIRECTOR OF ENVIRONMENT