

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY1 October 2025Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2025/07CONSTRUCTION OF A DETACHED PRIVATE DWELLING AND ACCESS**PURPOSE OF REPORT**

1. The purpose of the report is to present the information currently available to allow a review of the decision taken by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 in respect of the application detailed below.

DETAILS OF APPLICATION

2. Application type: Further application (Ref No:- 2025/0129/TP).
- Applicant: Mr & Mrs Alistair & Fiona Miller
- Proposal: Construction of a Detached Private Dwelling and Access
- Location: Site South of Wychwood, Hazelden Road, Mearnskirk
- Council Area/Ward: Newton Mearns South and Eaglesham (Ward 5).

REASON FOR REQUESTING REVIEW

3. The applicant has requested a review on the grounds that the Council's Appointed Officer refused the application.

RECOMMENDATIONS

4. The Local Review Body is asked to:-
- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied; and
 - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
 - (b) that in the event that further procedure is required to allow it to determine the review, consider:-

- (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
- (ii) what procedure or combination of procedures are to be followed in determining the review.

BACKGROUND

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Operations).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons including appeal statement is attached in the appendices to the report.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has detailed in their opinion that this review can continue to conclusion based on the assessment of the review documents only, with no further procedure.

10. The Local Review Body is not bound to accede to the applicant’s request as to how it will determine the review and will itself decide what procedure will be used in this regard.

11. At the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Tuesday, 30 September 2025 before the meeting of the Local Review Body which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

13. Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus

of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

14. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the Appointed Officer:-

- (a) Application for planning permission – Appendix 1 (Pages 7-28);
- (b) Objections and Representations – Appendix 2 (Pages 29-54);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 55-76);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 77-82); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons, as well as suggested additional conditions - Appendix 5 (Pages 83-100).

15. The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages 101-108).

- (a) Floor Plans'
- (b) Elevations and Sections 1;
- (c) Elevations and Sections 2;
- (d) Access Visibility Splays; and
- (e) Block Plan and Site Sections.

16 All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk.

RECOMMENDATIONS

16. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
 - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

John Burke, Democratic Services Officer
e-mail: john.burke@eastrenfrewshire.gov.uk
Tel: 0141 577 3026

Date:- 23 September 2025

APPLICATION FOR PLANNING PERMISSION

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100704104-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Construction of Detached Private Dwelling and Access

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	John Lamb Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	
Last Name: *	Lamb	Building Number:	70
Telephone Number: *	01416442777	Address 1 (Street): *	Woodside Drive
Extension Number:		Address 2:	Waterfoot
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	UK
		Postcode: *	G76 0HD
Email Address: *	johnlambarchitect@btinternet.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	Hazelden Mains Farm
First Name: *	Alistair & Fiona	Building Number:	
Last Name: *	Miller	Address 1 (Street): *	Hazelden Road
Company/Organisation		Address 2:	Mearns Kirk
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	G77 6RR
Fax Number:			
Email Address: *	johnlambarchitect@btinternet.com		

Site Address Details

Planning Authority:

East Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Site to South of Wychwood, Hazelden Road, Mearnskir, East Renfrewshire

Northing

653675

Easting

253189

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

A private house not associated with a rural business activity is not supported by the planning policies

Title:

Mr

Other title:

First Name:

Derek

Last Name:

Scott

Correspondence Reference
Number:

Date (dd/mm/yyyy):

22/11/2024

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

7922.00

Please state the measurement type used:

☐

Hectares (ha)

☒

Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Agricultural field

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☒

Yes

☐

No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐

Yes

☒

No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

6

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☒

Yes

☐

No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

☐

Yes – connecting to public drainage network

☒

No – proposing to make private drainage arrangements

☐

Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

☐

New/Altered septic tank.

☒

Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

☐

Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Sewage treatment plant with reed bed and soakaway

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☒ Yes ☐ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

Area of hardstanding for recycling bins located in Courtyard

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: John Lamb

On behalf of: Mr & Mrs Alistair & Fiona Miller

Date: 07/03/2025

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☒ Yes ☐ No ☐ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
☒ Elevations.
☒ Floor plans.
☒ Cross sections.
☐ Roof plan.
☐ Master Plan/Framework Plan.
☐ Landscape plan.
☐ Photographs and/or photomontages.
☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr John Lamb

Declaration Date: 07/03/2025

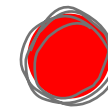
Payment Details

Online payment: ZZ0100003878

Payment date: 07/03/2025 11:18:00

Created: 07/03/2025 11:18

Proposed Detached House at Hazelden Road, Mearnskir SUPPORTING STATEMENT



John Lamb
CHARTERED ARCHITECT

70 Woodside Drive, Waterfoot,
Glasgow, G76 0HD
0141 644 2777
info@johnlambarchitect.com
www.johnlambarchitect.com

Properties on Hazelden Road:

- 1 Three Gables
- 2 Wychwood
- 3 Walton Manor
- 4 Caulders Garden Centre
- 5 Hazelden House
- 6 Hazelden Cottage
- 7 Robin Hill
- 8 Duisdale
- 9 Hazel Lodge
- 10 Halzelden Mains Farm

The solid green line indicates the outline of the established group of houses within the green belt on Hazelden Road. The broken line shows how the proposals will complete a cohesive grouping, creating a defensible boundary.



The site viewed from
Hazelden Road looking South



The applicants currently own Hazelden Mains Farm which is their principle residence. They have stables at the farm to accommodate their own horses and also provide accommodation for several horses owned by others. They now wish to down-size their home while remaining close to the stables to provide the necessary full-time supervision of the horses. They also wish to take advantage of land which they currently own and propose building a new house which will have net-zero carbon emissions and which makes a positive contribution to the ecology of the land surrounding it.

The site is located on the South side of Hazelden Road, to the South of the house at Wychwood, and to the South-West of the house at Walton Manor. It lies to the North-West of Hazelden Mains Farm and slopes gently down from the public road towards the South.

The houses in this stretch of Hazelden Road are characterised by large feus and, with the exception of Hazelden Mains Farm and the neighbouring Hazel Lodge, they all have frontages on Hazelden Road.

While policies in LDP2 and NPF4 presume against such a proposal in the green belt, the proposals represent an opportunity to enhance the established existing cluster of houses on this part of Hazelden Road, creating a more defensible boundary with the open countryside.

East Renfrewshire has a stated desire to achieve an appropriate housing mix and, while recent major developments have contributed in terms of market family homes and affordable housing, there is still a demand for premium housing for residents engaged in business ownership and development in East Renfrewshire. Such housing is available in suburban areas such as Whitecraigs but many of these properties are older and cannot realistically achieve the demanding net zero carbon standards which are needed to meet local and national targets. Unique opportunities such as this proposal represents can make a valuable contribution to this part of the overall housing mix without detriment to the amenity and quality of the landscape.

The proposal therefore satisfies the needs of the applicants while also contributing to the overall housing mix.

Looking West along Hazelden Road with the site on the left and Wychwood on the right



The site is located on the South side of Hazelden Road, to the South of the house at Wychwood, and to the South-West of the house at Walton Manor. It lies to the North-West of Hazelden Mains Farm and slopes gently down from the public road towards the South. To the West and South are open fields interspersed with trees.

The site is currently a grass field for grazing bounded on all sides by hedgerows and post and wire fences. Along the West and South boundaries of the site, there is an open drainage ditch.

The stretch of Hazelden Road, from Wychwood in the West to Robin Hill in the East, is characterised by a series of houses on both sides of the road, with large feus and, with the exception of Hazelden Mains Farm and the neighbouring Hazel Lodge, they all have frontages on Hazelden Road and are set back behind a row of trees.

Apart from the two-storey Hazeldean House, the houses are single storey, many with first floor attic accommodation.

While it is rural, and in the Green Belt, its character resembles that of a triangle of land further to the East, at the end of Hazelden Road, which has been deemed to be residential in character by the Scottish Ministers Enquiry Reporters Unit.

The application site is at the western end of this cluster of properties and its development would complete the cohesive grouping of buildings in the established linear development pattern on both sides of the road.



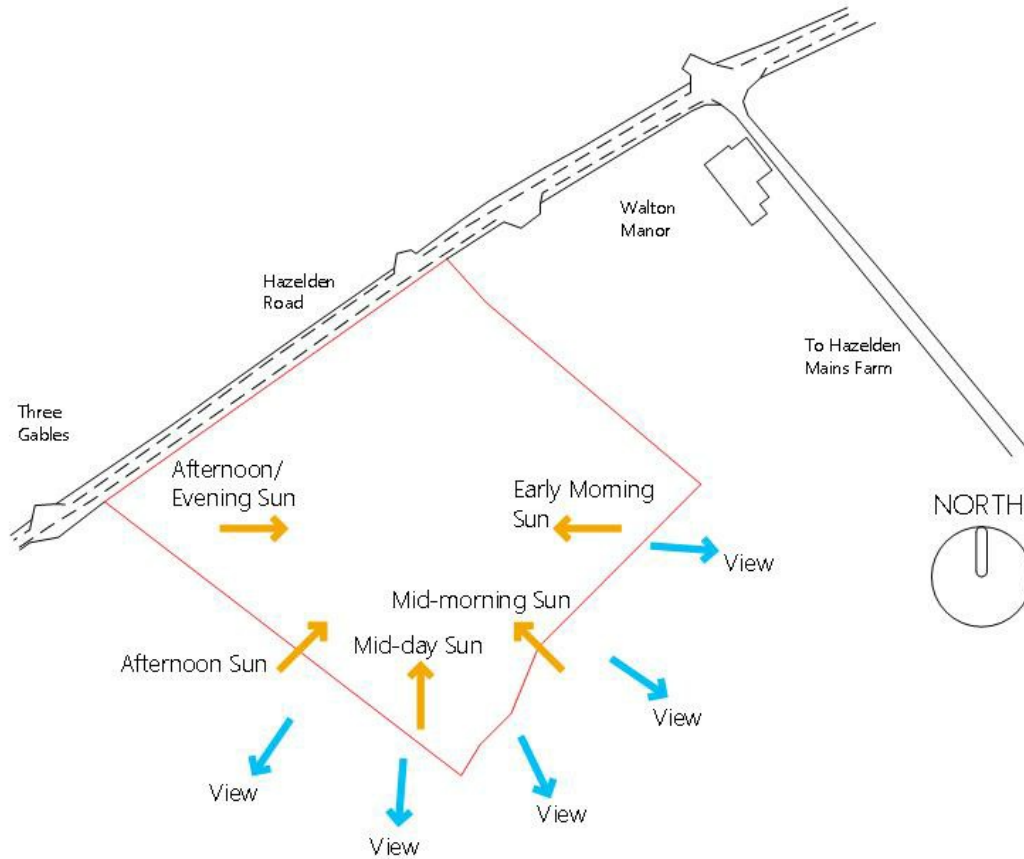
Houses in the Grouping, clockwise from top left; Wychwood, Walton Manor, Hazeldean House, Robin Hill and Hazeldean Cottage



Looking East along Hazelden Road towards Walton Manor

A tree-lined avenue with houses set back behind the tree line.

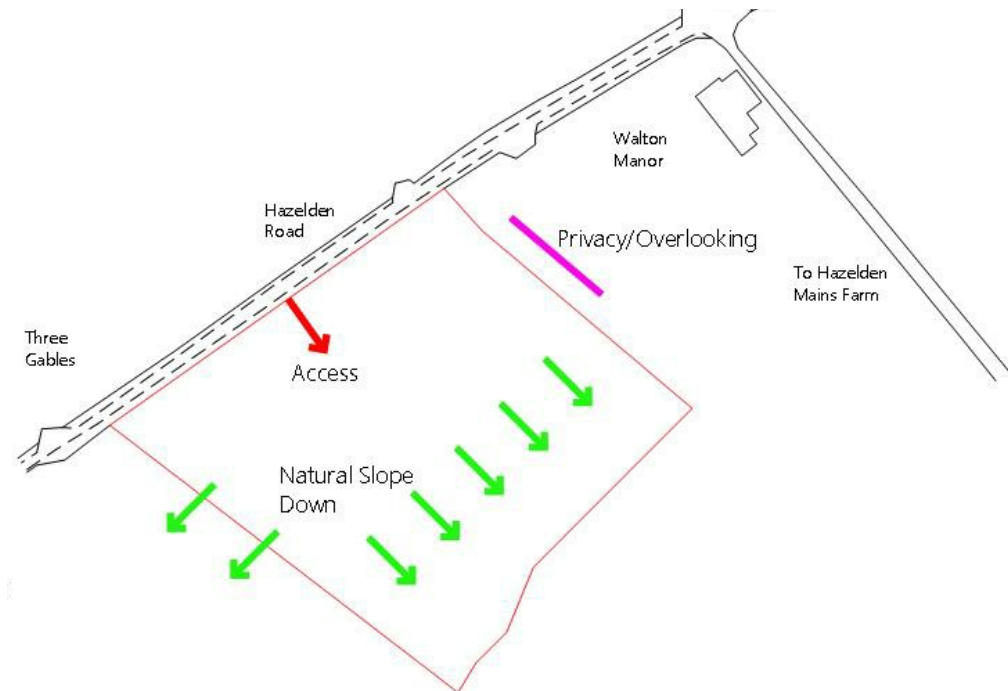




The diagram to the left of the page shows the pattern of direct sunlight throughout the day which will inform the layout of the house and the orientation of the accommodation to receive sunlight at appropriate times of the day.

The views out over the open countryside are also indicated which, together with sunlight and solar gain, will determine appropriate fenestration.

The diagram to the right of the page indicates the appropriate access to the site as well as the topography. It also identifies the need for the orientation of accommodation and fenestration to avoid overlooking of the neighbouring Walton Manor.





An aerial view of the house from the South-East with the tree belt along Hazelden Road and the separate patio/barbecue area reached by steps from the Courtyard Patio. To the left of the Courtyard Patio is the barn accommodating the Living and Dining Areas and to the right is the Master Bedroom Suite. The Kitchen in the link section also overlooks the Courtyard Patio.

An aerial view of the house from the North-West with the Entrance Courtyard behind the tree belt and the SUDs pond beside the Patio/Barbecue area to the South of the House.



The detailed design proposals are shown on drawing nos. 25.02.02, 25.02.03 and 25.02.04 which accompany the application for planning permission.

The concept is of two pairs of barn-like structures linked by a low single storey section. To the North, the barns enclose a courtyard which leads to the access driveway to Hazelden Road. A belt of mature trees will be planted along this Northern boundary to continue the line of trees within the grouping of houses on Hazelden Road.

To the South, the barns enclose a patio area which is overlooked by the kitchen which is in the single storey link section. The South-West barn accommodates the Living and Dining Areas and are linked by the Kitchen to the South-East barn which accommodates the Master Bedroom Suite and Utility Room. Adjoining the South-East barn, the North-East barn accommodates a double garage and storage area which is accessed from the Courtyard and the Utility Room.

The North-West barn, which adjoins the South-West barn, accommodates a Snug, a Study and 4 Guest Bedrooms together with 2 bathrooms. This barn is accessed from the Entrance Hallway which is in the single storey link section and which also gives access to the Living Area, Dining Area and Kitchen and, via a corridor, to an accessible Shower Room, the Utility Room and a Plant Room.

As well as breaking up the massing of the house, the barns also reflect the agricultural rural character of the site and the mixture of materials adds to this, with the use of natural stone, timber cladding and standing seam zinc cladding. The pitched roofs are finished with standing seam zinc roofing incorporating standing seam pv solar cladding panels which will generate more electricity than is required to power the house, the excess being stored in a battery installation and also exported to the grid.

Steps lead down the slope of the site from the Patio Courtyard to a separate patio/barbecue area which overlooks the SUDs pond which is planted with reeds and other aquatic plants to attract wildlife.

Apart from an area of lawn beside the house itself, the remainder of the site is planted with wild flowers to form a meadow to attract pollinating insects and further enhance the biodiversity of the site.

Heating is by a ground source heat pump driven by the solar pv cladding, augmented by heat recovery mechanical ventilation. The house will be rated zero carbon in its usage and will also feature rainwater harvesting.



Illustrations

Top row from left:

View of the Entrance and Courtyard from Hazelden Road,
View of the house from the South-East,
View of the house from the South-West.

Middle row from left:

View of the house from the South-East,
View from the North-East on Hazelden Road,
View from the North-West on Hazelden Road

Bottom:

Aerial view of the house from the South-West



The relevant planning policies and guidance are Policies D1: Placemaking & Design, D3: Green Belt and Countryside around Towns and E1: Sustainable Design in LDP2, the Adopted Local Plan for East Renfrewshire; Policy 8: Green Belt in the Scottish Government National Planning Framework 4; and East Renfrewshire Council's Rural Design Guidance.

While Policy D3.3 restricts the scope for new-build houses in the green belt, the proposals reinforce the existing settlement pattern and provide a coherent defensible edge to the existing cluster of residential properties in this location.

Similarly, NPF4 imposes similar restrictions on new-build houses in the green belt. However, the responses to all the Policies below demonstrate compliance with all other aspects of the relevant legislation and, together with the reinforcement of the existing uses and development pattern, the proposals are a justifiable exception to these restrictions.

The relevant clauses are listed below in the left column with the ways in which the proposals respond to these listed in the right hand column.

Policy D1: Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing, density and layout that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt, landscape character and setting, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
11. Incorporate integrated and enhance existing green infrastructure assets, such as ;

The proposed development is in character with the surrounding area, enhancing it by reinforcing the development pattern

The proposal has agricultural references by using a grouping of barn structures to reduce massing and replicate a farm steading while also using high quality materials and combining single storey and low two storey elements to reflect the surrounding buildings.

The proposals respect existing building lines and heights.

The proposal uses high quality, sustainable, natural materials of stone, timber and zinc recognising the rural character of its surroundings.

The proposal nestles within the site rather than being elevated, retaining the existing slope to the South. A belt of trees is proposed along the edge of Hazelden Road to replicate the character of the area and the creation of a wild flower meadow around the house, together with a large water feature which will also act as a SUDS pond will further enhance the ecological credentials of the proposals.

Planting of a belt of trees along the road with a low drystone wall, together with the wild flower meadow and post and wire fences elsewhere will achieve this.

See above.

landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 – D6.

16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;

17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;

Policy D3: Green Belt and Countryside around Towns (CAT)

Development in the green belt and Countryside around Towns (CAT), shown on the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a 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 uses.

Proposals should be designed to complement the surrounding landscape ensuring that there are no significant adverse landscape or visual impacts, seek to ensure that the integrity of the landscape character and setting is maintained or enhanced as informed by the Council's Green Belt Landscape Character Assessment (LCA). Proposals should not be suburban in character or scale and should have no significant adverse impacts upon the amenity of the surrounding rural area.

Policy E1: Sustainable Design

To contribute to the aims of sustainable design and reducing greenhouse gas emissions, proposals will be required to demonstrate that the following criteria have been considered, and, where appropriate, met;

2. Developments must incorporate sustainable and energy efficient design and construction methods and be built to meet a minimum of silver sustainability standard. All new buildings must be designed to ensure that at least 10% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low-carbon and zero-carbon generating technologies. A statement will require to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan

3. Seek to use locally sourced and energy efficient building materials.

NPF4

Green Belt Policy 8

Policy Intent:

To encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably.

Low level integral ground lighting will provide subtle light to promote safety without creating light pollution.

The green credentials of the proposals will enhance the amenity of residents.

By using a cluster of barn-like structures clad with natural materials, the proposals blend an agricultural theme with the established character of the surrounding houses. The scale, size, design, layout and materials are all appropriate to their rural location and are compatible with neighbouring uses.

The proposals, including boundary treatments and landscaping, are consistent with the landscape character and will have no adverse impacts upon the amenity of the surrounding area.

The South-West facing pitches of the roofs will be clad in standing seam pv solar cladding which will generate more electricity than the house will use, exporting the excess to the grid. Heating will be by a ground-source heat pump powered by this electricity. This will be enhanced by mechanical heat recovery ventilation to rate the house as carbon net zero in use. A rainwater harvesting system, wildflower landscaping to attract pollinating insects, a belt of broad-leaved trees and a SUDS pond with appropriate planting will further enhance the local ecosystem and sustainable credentials.

The proposed construction will be in timber frame, using natural and recyclable materials to minimise the construction carbon footprint.

Policy Outcomes:

- Development is directed to the right locations, urban density is increased and unsustainable growth is prevented.
- The character, landscape, natural setting and identity of settlements is protected and enhanced.

Nature networks are supported and land is managed to help tackle climate change.

Policy 8

Development proposals within a green belt designated within the LDP will only be supported if:

- i) they are for: intensification of established uses;
 - ii) the following requirements are met:
 - reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
 - the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
 - the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible;
 - and there will be no significant long-term impacts on the environmental quality of the green belt.

Rural Design Guidance

1.3.7 Policy at all levels encourages:

- The protection of the green belt and countryside around towns from inappropriate development; Resisting development that would see the suburbanisation of the countryside;
- The promotion of new, high quality design within a rural setting;
- The maintenance and protection of landscape character.

These will be prime considerations in all applications.

2.1.5 The Scottish Government wishes to encourage sustainable economic growth whilst promoting new, high quality design within a rural setting, however East Renfrewshire cannot be considered to have a large rural economy, unlike many other parts of Scotland. The pressure within the countryside in this area comes largely from the desire for homes in a rural setting that lie within easy reach of larger towns and Glasgow city.

Development of this corner of the existing grouping of buildings will complete a cohesive cluster of houses and the local development pattern.

The character, landscape, natural setting and identity of the settlement will be protected and enhanced.

Nature networks will be enhanced and the proposed landscaping will both attract wildlife, reinforce local ecosystems and contribute to tackling climate change.

The proposals reflect the established use of this part of the green belt.

The applicants need to provide a presence close to their stables to provide 24/7 welfare for their horses. Such accommodation does not exist elsewhere.

The green belt in this location already accommodates a cohesive grouping of houses with an established development pattern which will only be reinforced with a defensible boundary by the proposals. The purpose of the green belt in this location will not be undermined.

The character of this part of the green belt is that of housing in large feus in a cohesive grouping. The proposal is compatible with this.

The proposal has been designed with all these criteria in mind and will have an entirely appropriate impact on the green belt, enhancing it through sensitive building and landscape design.

The environmental quality of the green belt will be enhanced by increasing biodiversity in an existing cultivated field.

The proposed development is appropriate to its setting, being of a rural character, and, by providing a defensible boundary to the existing grouping of houses, will in fact protect the green belt.

The proposal is a high quality design.

The proposal is entirely consistent with the landscape character.

Within East Renfrewshire, the policy will try to strike a fair balance between the need to protect and enhance the countryside setting and potential opportunities for appropriate development.

2.1.6 When assessing any proposals, the Council will consider the location and siting of the building and its impact on the character of the local area. Also important are the scale, proportions and materials proposed to be used and the access and boundary treatment. In addition, where opportunities for access and biodiversity enhancements can be identified, associated with a proposal or its wider environment, these will be taken into account as part of any decision.

2.2.2 The proposal will be subject to a high degree of scrutiny to ensure that any new building makes a positive contribution to the rural environment. The following assessment criteria will inform the development management process:

- The proposed dwelling house should demonstrate a rigorous design approach, ensure a fit into the landscape and respect the landscape character of the area;
- It should maintain a sense of place and be of a scale, design and character appropriate to the location;
- The building must fit into the rural landscape, avoiding prominent locations and generally avoid areas within the sensitive landscape category;
- The building should be sustainable and highly energy efficient. A building designed and constructed in a sustainable way minimises the use of water, raw materials, energy and land, over the whole life cycle of the building;
- The building should not be suburban in character or scale;
- Consideration will also be taken of ease of access, drainage and sewerage capacity;
- The proposal, where appropriate, should seek to enhance the local environment through the use of appropriate planting and green infrastructure which could enhance local habitat creation and biodiversity.

3.2.2 There is scope in rural areas for creative and innovative solutions which respect the vernacular and which relate to the environment and its setting. This approach is encouraged. The design of new buildings should respect the local character. Designs that are distinctive and responsive to their setting, whilst respecting traditional proportions, scale and massing are encouraged. Designing an exact copy of a good traditional building can ensure integration, but the Council recognises that this may not be the best design solution for its occupants. Designers are therefore challenged to achieve contemporary design solutions that meet the requirements of 'Designing Places' and Planning Advice Note 72. A Design statement will be required in support of applications.

The proposals represent an opportunity to enhance the countryside setting and are appropriate, consistent with the policy of striking a fair balance to enhance and protect the rural landscape as well as being an opportunity for appropriate development.

The siting of the proposed house is consistent with the established development pattern of this stretch of Hazelden Road and its design is compatible with the rural nature of the area.

The scale, proportions and materials are appropriate while the boundary treatments are consistent with the neighbouring properties. The proposals include biodiversity enhancement.

The proposed house has been carefully designed to optimise solar gain, respect building lines and to be appropriate for the landscape character of its surroundings.

As a cluster of barn structures, the overall massing has been reduced. The proposed house is predominantly single storey and is appropriate to its location.

The building sits well in the rural landscape, observing the existing development pattern and only enhancing the quality of the immediate landscape.

With a zero carbon usage footprint, using natural recyclable materials, rainwater harvesting and a SUDS pond, the building will be extremely sustainable.

Using barn-like structures to create a grouping like a farm steading is appropriate.

The house will be served by a sewage treatment plant and SUDs pond and will make no demands on the local sewerage capacity.

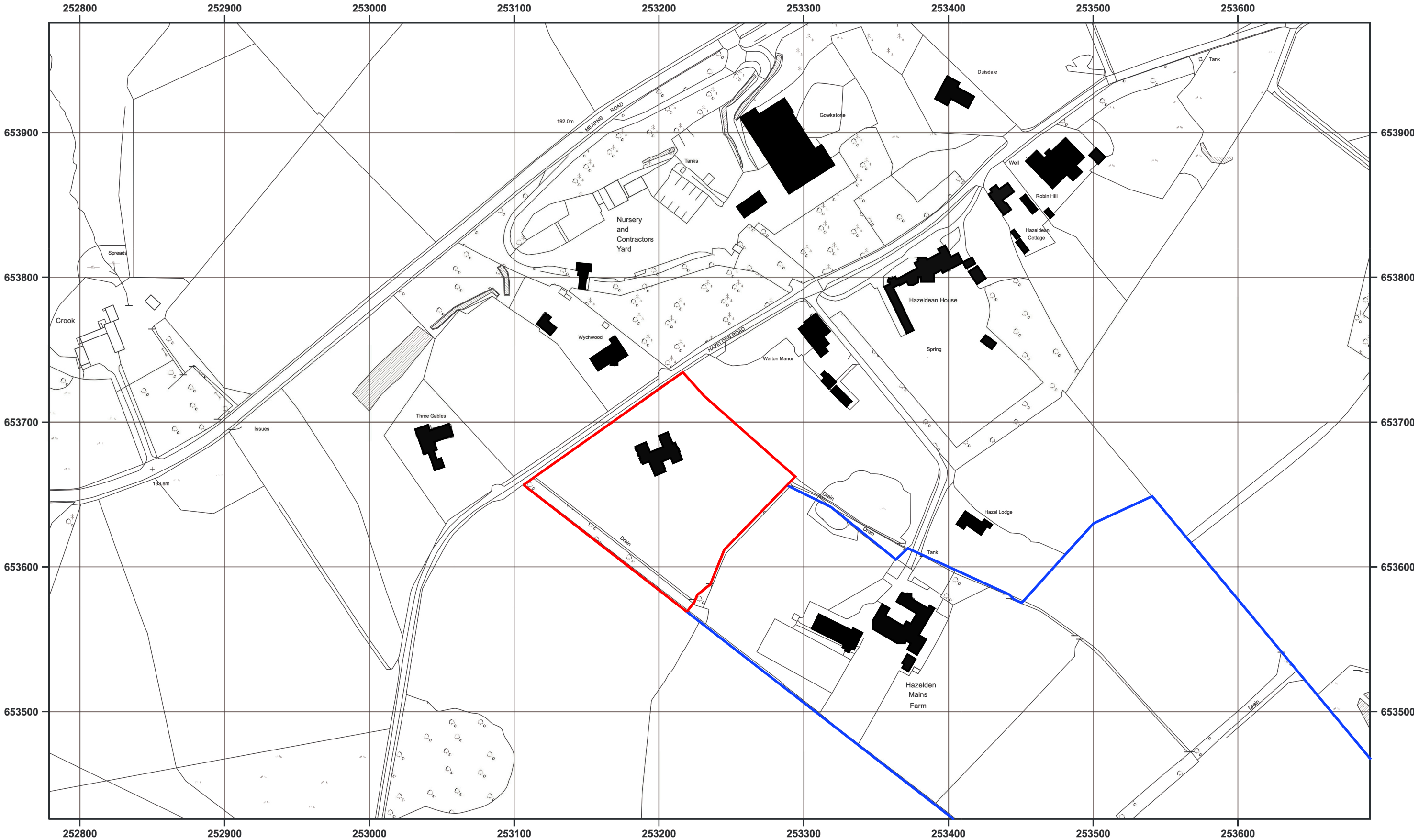
The introduction of a wild flower meadow, water feature and tree belt will enhance local wildlife habitats and enhance biodiversity.

The design of the proposals is a contemporary interpretation of a traditional rural style. It is distinctive and yet sympathetic to its setting and, by virtue of its scale and massing, respects the local character.

-
- While the principle of a new-build house which is not linked to agricultural or other rural business activity is not supported by LDP2 or NPF4, the proposals represent an opportunity to complete the established recognisable and cohesive cluster of houses at this location on Hazelden Road in a logical manner which is in keeping with the character of the area, and with a defensible boundary to the open countryside.
 - In every other respect, the proposals meet the requirements of LDP2, NPF4 and the Rural Design Guidance for development in the green belt.
 - The proposals contribute to East Renfrewshire Council's stated aim to provide a mix of housing by affording an opportunity to create a premium home with a net zero carbon rating and which significantly enhances the biodiversity of the site.
 - The proposals also provide suitable accommodation for the applicants to provide 24/7 welfare for their horses, and those of others, while also reducing their accommodation in a house with excellent environmental credentials.
 - The proposals represent a creative and innovative solution which creates a distinctive house of high quality through a rigorous design approach.
 - The proposals make a strong case, by virtue of all the other mitigating factors, for a new house in the green belt at this specific location.

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OBJECTIONS/REPRESENTATIONS



John Lamb
CHARTERED ARCHITECT

70 Woodside Drive, Waterfoot,
Glasgow, G76 0HD
0141 644 2777
info@johnlambarchitect.com
www.johnlambarchitect.com



Project
Proposed House,
Hazelden Road,
Mearnskirke,
East Renfrewshire

Title
Location Plan

Date
March 2025

Scale
1:2500

Drawing
No.

25.02.01

Revision

To scale
print size

A2

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**Roads Service
OBSERVATIONS ON
PLANNING APPLICATION**

Our Ref: 2025/0129/TP
D.C Ref Sean McDaid
Contact: Allan Telfer

Planning Application No: 2025/0129/TP **Dated:** 12/03/25 **Received:** 12/03/25
Applicant: Mr & Mrs Alistair & Fiona Miller
Proposed Development: Erection of detached dwellhouse with formation of vehicular access onto Hazelden Road.
Location: Land At Hazelden Mains Farm (south Of And Opposite Wychwood)
23 Hazelden Road
Newton Mearns
Type of Consent: Full Planning Permission

RECOMMENDATION

Defer

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

1. General

(a) General principle of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N

2. Existing Roads

(a) Type of Connection (junction / footway crossing)	Y
(b) Location(s) of Connection(s)	Y
(c) Pedestrian Provision	N/A
(d) Sightlines	N

3. New Roads

(a) Widths	N/A
(b) Pedestrian Provision	N/A
(c) Layout (horizontal/vertical alignment)	N/A
(d) Turning Facilities (Circles / hammerhead)	N/A
(e) Junction Details (locations / radii / sightlines)	N/A
(f) Provision for P.U. services	N/A

4. Servicing & Car Parking

(a) Drainage	Y
(b) Car Parking Provision	Y
(c) Layout of Garage	N
(d) Servicing Arrangements	N

5. Signing

(a) Location	N/A
(b) Illumination	N/A

REASONS FOR DEFERMENT

Maximum achievable visibility splays are required to be demonstrated at the proposed access.

Ref.	COMMENTS
2(a) & 4d)	<p>As per Section 56 of the Roads (Scotland) Act 1984, a Road Opening Permit will be required in order to form the connection with the public road.</p> <p>A service bay should be demonstrated within the layout, similar to that present at the access to Walton Manor thus enabling delivery/ service vehicles to stop clear of the carriageway without causing obstruction to the flow of traffic on the public road. This should be completed prior to the construction of the proposed development to assist safe delivery of building materials to site.</p> <p>The service bay should be preferably positioned to the north east of the development, then it can be used by vehicles approaching the property, prior to entering the driveway.</p> <p>The service bay and first 6m minimum of the access from the edge of the public road must be suitably surfaced in order to prevent deleterious materials from being carried onto the public road.</p> <p>Driveway gates if provided, should be set back a minimum of 6m from the public carriageway and open inwards, if not sliding.</p>
2(d)	<p>Hazelden Road is derestricted where it passes the application site and is therefore subject to a 60mph speed limit. The required visibility splay for such a limit would ordinarily be 2.5 x 215 x 1.05 metres in both the primary and secondary directions.</p> <p>However, given the alignment of the road, such speeds would be unrealistic. A scale drawing is required to be submitted which demonstrates the maximum achievable visibility splays in both the primary and secondary direction.</p>

4(a)	The proposed access is to fall into the site meaning surface water run-off would not issue onto the public.
4(b & c)	<p>The dwellinghouse is to contain 5 No. bedrooms plus a study. Therefore, 3 No. curtilage parking spaces are required.</p> <p>Dimensions of the garage have been estimated using the measuring tools and scale PDF drawing 25.02.02. These do not meet the minimum recommended dimensions (7 x 6 metres for a double garage).</p> <p>Notwithstanding the above, there would appear to be sufficient space within the site to accommodate the required parking.</p> <p>A turning area is to be provided which will enable vehicles to enter and exit the site in a forward gear.</p> <p>Removal of Deposited Material:</p> <p>The public road in the vicinity of the development site must be kept clear of mud and other deleterious materials at all times during construction of the property.</p> <p>It should be noted therefore that there is an obligation in terms of Section 95 of The Roads (Scotland) Act 1984 for the construction site contractor to ensure that any material, of whatever nature, deposited from their vehicles onto the public road is removed as soon as reasonably practicable.</p>

Notes for Intimation to Applicant:

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road Opening Permit (S56)*	Required

* Relevant Section of the Roads (Scotland) Act 1984

Comments Authorised By: David Little
pp Principal Traffic Officer

Date: 20.03.25

**Roads Service
OBSERVATIONS ON
PLANNING APPLICATION**

Our Ref: 2025/0129/TP(1)
D.C Ref Sean McDaid
Contact: Allan Telfer

Planning Application No: 2025/0129/TP **Dated:** 12/03/25 **Received:** 12/03/25
Applicant: Mr & Mrs Alistair & Fiona Miller
Proposed Development: Erection of detached dwellinghouse with formation of vehicular access onto Hazelden Road.
Location: Land At Hazelden Mains Farm (south Of And Opposite Wychwood)
23 Hazelden Road
Newton Mearns
Type of Consent: Full Planning Permission

RECOMMENDATION

No Objections Subject to Conditions

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

1. General

(a) General principle of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N

2. Existing Roads

(a) Type of Connection (junction / footway crossing)	Y
(b) Location(s) of Connection(s)	Y
(c) Pedestrian Provision	N/A
(d) Sightlines	Y

3. New Roads

(a) Widths	N/A
(b) Pedestrian Provision	N/A
(c) Layout (horizontal/vertical alignment)	N/A
(d) Turning Facilities (Circles / hammerhead)	N/A
(e) Junction Details (locations / radii / sightlines)	N/A
(f) Provision for P.U. services	N/A

4. Servicing & Car Parking

(a) Drainage	Y
(b) Car Parking Provision	Y
(c) Layout of Garage	N
(d) Servicing Arrangements	N

5. Signing

(a) Location	N/A
(b) Illumination	N/A

	COMMENTS
2(a & 4d)	<p>As per Section 56 of the Roads (Scotland) Act 1984, a Road Opening Permit will be required in order to form the connection with the public road.</p> <p>A service bay should be demonstrated within the layout, similar to that present at the access to Walton Manor thus enabling delivery/ service vehicles to stop clear of the carriageway without causing obstruction to the flow of traffic on the public road. This should be completed prior to the construction of the proposed development to assist safe delivery of building materials to site.</p> <p>The service bay should be preferably positioned to the north east of the development, then it can be used by vehicles approaching the property, prior to entering the driveway.</p> <p>The service bay and first 6m minimum of the access from the edge of the public road must be suitably surfaced in order to prevent deleterious materials from being carried onto the public road.</p> <p>Driveway gates if provided, should be set back a minimum of 6m from the public carriageway and open inwards, if not sliding.</p>
2(d)	<p>Hazelden Road is derestricted where it passes the application site and is therefore subject to a 60mph speed limit. The required visibility splay for such a limit would ordinarily be 2.5 x 215 x 1.05 metres in both the primary and secondary directions.</p> <p>However, given the alignment of the road, such speeds would be unrealistic.</p> <p>A scale drawing has now been submitted which demonstrates that the maximum achievable visibility splay in the primary direction is 2.5 x 75 x 1.05 metres and in the secondary direction it is 2.5 x 148 x 1.05 metres which, due to the horizontal alignment and width of the road will be acceptable in this instance.</p> <p>The adjacent wall and vegetation will require to be removed/reduced in height to enable these splays to be achieved and maintained in perpetuity.</p>

4(a)	The proposed access is to fall into the site meaning surface water run-off would not issue onto the public.
4(b & c)	<p>The dwellinghouse is to contain 5 No. bedrooms plus a study. Therefore, 3 No. curtilage parking spaces are required.</p> <p>Dimensions of the garage have been estimated using the measuring tools and scale PDF drawing 25.02.02. These do not meet the minimum recommended dimensions (7 x 6 metres for a double garage).</p> <p>Notwithstanding the above, there would appear to be sufficient space within the site to accommodate the required parking.</p> <p>A turning area is to be provided which will enable vehicles to enter and exit the site in a forward gear.</p> <p>Removal of Deposited Material:</p> <p>The public road in the vicinity of the development site must be kept clear of mud and other deleterious materials at all times during construction of the property.</p> <p>It should be noted therefore that there is an obligation in terms of Section 95 of The Roads (Scotland) Act 1984 for the construction site contractor to ensure that any material, of whatever nature, deposited from their vehicles onto the public road is removed as soon as reasonably practicable.</p>

Ref.	CONDITIONS
2(d)	The required visibility splay where the proposed access meets Hazelden Road is 2.5m x 75m in the primary direction and 2.5m x 148m in the secondary direction with no interference allowed within the splay above a height of 1.05m. In the interests of road safety, these visibility splays must be maintained in perpetuity.

Notes for Intimation to Applicant:

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road Opening Permit (S56)*	Required

* Relevant Section of the Roads (Scotland) Act 1984

Comments Authored By: Allan Telfer
Senior Roads Development Officer

Comments Checked By: David Little

Date: 31.03.25

Friday, 21 March 2025



Local Planner
Planning Team
East Renfrewshire Council
Thornliebank
G46 8NG

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

Land At Hazelden Mains Farm, 23 Hazelden Road Newton Mearns, East Renfrewshire, G77 6RR
Planning Ref: 2025/0129/TP
Our Ref: DSCAS-0129071-NMN
Proposal: Erection of detached dwellhouse with formation of vehicular access onto Hazelden Road.

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

- This proposed development is within the Milngavie Water Treatment Works catchment. Single house developments; unless utilising private water sources, are required to submit a Water Connection Application via our Customer Portal to allow us to fully appraise the proposals. We recommend that this is done at the earliest opportunity to allow for network appraisal to be carried out ahead of development proceeding.

Waste Water Capacity Assessment

- According to our records there is no public waste water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works. When planning permission has been granted and a formal connection application has been submitted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should refer to our guides which can be found at <https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-Our-Network> which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Next Steps:

Single house developments; unless utilising private water or drainage sources, are required to submit a Water Connection Application and Waste Water Application via our Customer Portal to allow us to fully appraise the proposals. Please note that Single House developments are not required to submit a Pre-Development Enquiry form (PDE) however local network capacity will be assessed on receipt of application forms.

Further information on our application and connection process for Single Household development can be found on our website <https://www.scottishwater.co.uk/Business-and-Developers/NEW-Connecting-to-Our-Network/Single-Household-Customers>

I trust the above is acceptable however if you require any further information regarding this matter, please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Ruth Kerr

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Supplementary Guidance

- Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - Site Investigation Services (UK) Ltd
 - Tel: 0333 123 1223
 - Email: sw@sisplan.co.uk
 - www.sisplan.co.uk
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Development Operations department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or a Sustainable Drainage System (SUDS) proposed to vest in Scottish Water is constructed.
- Please find information on how to submit application to Scottish Water at our Customer Portal

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Comments for Planning Application 2025/0129/TP

Application Summary

Application Number: 2025/0129/TP

Address: Land At Hazelden Mains Farm (south Of And Opposite Wychwood) 23 Hazelden Road
Newton Mearns East Renfrewshire G77 6RR

Proposal: Erection of detached dwellinghouse with formation of vehicular access onto Hazelden Road.

Case Officer: Mr Sean McDaid

Customer Details

Name: Mr Alexander Finlayson

Address: Hazel Lodge 21 Hazelden Road Newton Mearns East Renfrewshire G77 6RR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The planning application above is for a house near me. We currently share a mains water pipe with Hazelden Mains farmhouse. Over the years developments there have seriously diminished my water pressure and no further sharing of this supply is acceptable as I would be left without

water. So where is the water supply for this large house coming from ? Please take this into consideration.

A. Finlayson

Comments for Planning Application 2025/0129/TP

Application Summary

Application Number: 2025/0129/TP

Address: Land At Hazelden Mains Farm (south Of And Opposite Wychwood) 23 Hazelden Road
Newton Mearns East Renfrewshire G77 6RR

Proposal: Erection of detached dwellighthouse with formation of vehicular access onto Hazelden Road.

Case Officer: Mr Sean McDaid

Customer Details

Name: Mr David Neary

Address: Wychwood Hazelden Road Newton Mearns East Renfrewshire G77 6RR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Existing policies in LDP2 and NPF4 provide ample guidance against this proposal.

I object to this proposal as D3 Green Belt and Countryside around Towns clearly restricts the scope for new-build houses in the Green Belt.

This development mass of buildings joining together 2-storey Barn-like structures with a lower tier block will result in a significant loss of character and amenity to the surrounding area and despite the proposal stating that it is in character with the surrounding area, it is clearly not in character, does not reflect the surrounding buildings and in no way enhances the surrounding area.

The proposal fails to respect the existing property lines and height at No.1 Three Gables, No.2 Wychwood, No.3 Walton Manor and No.9 Hazel Lodge. It significantly impacts one of the narrowest sections of Hazelden Road where the proposal requires the excavation of a hillock and stone dyke retaining wall to creating a new vehicular access road to the development area.

The proposal wishes us to believe that by removing a grass field, currently used for grazing and bounded on all sides by hedgerows and field fencing as you would expect in a rural community, and carrying out a massive excavation to create a new vehicular access road, six car parking spaces, multiple garages, a mass of buildings 2 storey and 1 storey combined, that the surrounding area will be enhanced and in character with a rural setting.

The development will introduce light pollution directly in front of my property. This is a field with no lighting that will be developed into a mass of buildings with safety lighting, ambient lighting and

new ground lighting in an area where there is currently no lighting. The vehicular access road is currently planned to direct headlight traffic for up to six vehicles directly onto my property creating further light pollution.

The development will create an adverse affect by creating noise, dust, pollution during the excavation stage when civil engineering the vehicular road access and remove the existing stone dyke retaining wall to create access for construction equipment and building supplies and during the creation of a new embankment to replace the existing natural features.

The proposal does not amply demonstrate a requirement for this development and the scale and size is not appropriate for the rural location and simply stating that it meets the requirements for the applicants to downsize from their existing property and remain close to their horses does not warrant a cluster of buildings to be developed on the Green Belt. I fail to see how the green credentials will enhance the amenity of the surrounding area for neighbours of this 2-storey block. The amenity of the surrounding area will be adversely affected by creating a large mass of buildings instead of grazing fields interspersed with trees.

The character, landscape, natural setting and identity of this rural pocket will not be protected or enhanced by allowing this development proposal to proceed. It will have been changed and will be detrimental to existing nature networks and will not reinforce local ecosystems.

The proposal does not provide a sufficiently acceptable reason as to why a Green Belt location is essential for this development of buildings and undermines the purpose of the green belt designation of the grazing field. It does not adequately explain why this specific parcel of land should be excavated rather another section of land that the applicants own that has an existing access road already in place.

Hazelden Road has never been referenced as an established development pattern with cohesive grouping. It has always been deemed rural in nature. The proposal would want us to believe that this development of buildings is rural in nature to be granted planning permission but argues that the surrounding area is in fact residential - to warrant the urbanisation of the Green Belt - and that once they have erected the new 2 storey cluster of buildings then the Green Belt should once again be respected and protected. I think if the applicants succeed in their proposal, then a precedent will have been set and then a raft of planning proposals will be submitted in the surrounding area that will fundamentally change the nature of the area and have an adverse impact to the amenity of this rural pocket.

The environmental quality of a Green Belt field will not be enhanced by increasing biodiversity if planning permission is granted for a 2 storey cluster block of buildings.

This development proposal is an encroachment upon the Green Belt and the defensible boundary that currently exists. It does not enhance the countryside setting and does not strike a fair balance with regard the scale and size of the development to enhance and protect the rural landscape.

The proposed development site is not consistent with this stretch of Hazelden Road. The proposal replaces a grass field used for grazing with a cluster of buildings. The overall massing has not been reduced but creates a cluster of imitation barn structures 2 storey buildings joined by a block that does not sit well in a rural landscape, does not observe the existing development pattern and reduces the quality of the immediate landscape.

The proposal states many points repeatedly for effect with an aim to distract from the fact that it is a large development proposed on grazing land in the Green Belt and regardless of how many times the proposal mentions enhancing the surrounding area and keeping in character with existing property this building development proposal does not enhance the area, is not in keeping with the locality and wishes to argue its rural amenity at the same time as changing the designation of a rural pocket to a residential conclave ripe for development and further planning submissions in the immediate future.

It is not sympathetic to its setting and places a cluster of 2 storey buildings and creates a vehicular access road on land designated Green Belt.

Comments for Planning Application 2025/0129/TP

Application Summary

Application Number: 2025/0129/TP

Address: Land At Hazelden Mains Farm (south Of And Opposite Wychwood) 23 Hazelden Road
Newton Mearns East Renfrewshire G77 6RR

Proposal: Erection of detached dwellhouse with formation of vehicular access onto Hazelden Road.

Case Officer: Mr Sean McDaid

Customer Details

Name: Mrs Nina Robertson

Address: Walton Manor Hazelden Road Newton Mearns East Renfrewshire G77 6RR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to formally object to the planning application to erect a new build detached property on green belt land with associated new vehicular access to Hazelden road. Please see following points to respond directly to comments in the supporting statement listed:

The current owners of Hazelden Mains (whereby it is their principal residence) wish to down size while remaining close to their stables to provide full time supervision of their horses.

The submitted plans are for a very sizeable new development - this does not read as a downsizing project as stated. The applicants currently reside in an existing property on the site which enables them to care for their horses I see no necessity for green belt land to be developed to provide a second property for this purpose.

It makes a positive contribution to the ecology of the land surrounding it

The land is currently rolling open countryside, very beautiful and unspoiled. I have planted a new hedgerow along the boundary of my property (3 Walton Manor) adjoining the proposed development site. I have done this to support & promote local ecology. I fundamentally disagree that excavating and building an entirely new, very sizeable property on the land in any way enhances nor makes a positive contribution to the ecology. It is commendable that the proposed dwelling incorporates many eco features but the very act of building in green belt land such as this, is only to the detriment of local ecology.

The houses in this stretch of Hazelden road are characterised by large feus

This is accurate, therefore it is imperative that a precedent is not set with regards to further development in green belt land in this area. Should this be granted this will pave the way for other applications to be made and this beautiful area will be irrevocably destroyed and over developed.

The statement acknowledges policies LDP2 & NPF4

From the arguments presented I do not feel these justify breaching existing planning policies and allow new development on green belt land.

East Renfrewshire has stated a desire to achieve appropriate housing mix - there is still a demand for premium housing for residents engaged in business ownership.

It would seem from this statement and looking at the proposed plans, this is the main driver of the application - it does not represent a downsize property allowing easy access to tend to the horses. I again refer back to my earlier point. If such development is permitted there will undoubtedly be other applications to build on green belt land within the local area for financial gain to the detriment of the local ecology.

The images supplied for the site & architectural context

The similarities between the neighbouring properties are clearly visible. They are of very similar construction and in very similar exterior colours. The proposed dwelling in no way mirrors these existing properties. It does nothing to 'nestle' within the location but rather seems to do it's best to stand out. The arrangement of 'barn like structures' does not fit with the neighbouring buildings and from the images provided the very dark colouring of the buildings also very much makes it stand out rather than complimenting the immediate surroundings.

Reinforcement of the existing settlement pattern & provision of a coherent defensible boundary with the open countryside

Our property (3 Walton Manor) has garden area and an additional field as part of the property. This field forms a boundary with the proposed development site. Although this land is owned by us, it is managed by the local farmer and officially makes up part of the acreage of his farm (official documentation can be provided on request). The neighbouring land to the south west of proposed development is agricultural land used for sheep. The proposed development therefore does not

provide a coherent boundary with open countryside but rather builds into the midst of it.

Light Pollution

Although stipulates low level integral ground lighting will be used, there will obviously be additional lighting of a house in use. At present looking to the south west there is currently dark sky. This will be lost entirely. The statement suggests the proposed lighting will not create light pollution - this is a fallacy.

Creation of new vehicular access to proposed development from Hazelden Road

The proposed entrance site will be almost directly opposite property 2 (Wychwood). This particular stretch of Hazelden road is very narrow with the only passing point being the start of my driveway (3 Walton Manor). The proposals as they stand would mean there would be 3 driveway entrances in very close proximity on an extremely narrow portion of the road. The topography also means there is a blind rise from my driveway - my car is visible from the opposite side of the road at Wychwood but would not be immediately visible to cars leaving the new vehicular access route. I feel this represents a significant danger.

Traffic Considerations

Hazelden road is a single track country road. Is it clearly signed at its' origin as being unsuitable for large vehicles. Firstly, I have concerns about how construction vehicles are going to safely access the site. There must be provision for turning such vehicles on site. I have had my boundary wall partially knocked down on 3 separate occasions due to large vehicles trying to access Hazelden road & turn.

In addition to this, I have significant concerns about a further increase in the volume of traffic utilising Hazelden road should there be another sizeable new dwelling. The volume of traffic is at times already far greater than the road can cope with. There is often the need to reverse for long stretches when meeting another car at certain points. There are often horseboxes etc which cannot easily move out of the way of an oncoming vehicle. This area is rural and has beautiful countryside. As a result of this there are horses on the road, dog walkers, ramblers, cyclists and there are several local, more elderly individuals who regularly walk along this stretch of road. A further increase in traffic volume will make this more dangerous for other road users.

Yours sincerely,

Dr Nina Tatarkowska (Mrs Robertson) & Dr Keith Robertson

Comments for Planning Application 2025/0129/TP

Application Summary

Application Number: 2025/0129/TP

Address: Land At Hazelden Mains Farm (south Of And Opposite Wychwood) 23 Hazelden Road
Newton Mearns East Renfrewshire G77 6RR

Proposal: Erection of detached dwellinghouse with formation of vehicular access onto Hazelden Road.

Case Officer: Mr Sean McDaid

Customer Details

Name: Mrs Sheena Cuncliffe

Address: Three Gables Hazelden Road Newton Mearns East Renfrewshire G77 6RR

Comment Details

Commenter Type: Rec'd Neighbour Notification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal as D3 Green Belt and Countryside around Towns clearly restricts the scope for new-build houses in the Green Belt.

We wish to object to the planning application to erect a new build detached property on green belt land with associated new vehicular access to Hazelden Road.

The application is being made to build a property on the basis that this new build house is required to look after the horses in the stables. There is currently an existing farmhouse within the grounds of the stables, where the applicants currently reside. This house is therefore not required. There is no requirement for a second property to be built on greenbelt land where an existing house exists to support the stables business.

The submitted plans are for a very sizeable new two story block house - this is not a smaller house as being intimated for downsizing as stated in the application. The application proposes to build in the middle of open countryside, where the proposal requires the excavation of a hillock and stone dyke retaining wall to creating a new vehicular access road to the development area.

The proposal wishes us to believe that by removing a grass field, currently used for grazing and bounded on all sides by hedgerows and carrying out a massive excavation to create a new access road, six car parking spaces, multiple garages, a mass of buildings 2 storey and 1 storey combined, that the surrounding area will be enhanced and in character with a rural setting. This is simply not the case.

The infrastructure on this road, is rural in nature. It is a single track road with limited passing places. This upper section of Hazelden Road is significantly more rural than the lower section (triangle with Titwood Road). The increase in traffic since we moved here 2017 has been substantial. There is a ditch at either side of this road running to the fields and there are no pavements for people to walk on and invariably people have to step into hedgerows for cars to pass. An increase in traffic on this road will represent a danger to walkers and cyclists alike. I fundamentally disagree that a project of this size is required when the applicants already own a property within the site to tend to the horses.

The proposed new house is in the middle of 3 grazing fields. The site of the proposed new house is currently used for the horses for grazing. The houses in this area of Hazelden Road, are all circa 1950, with no other houses being built in the upper part of the road since this time. The houses all have mature gardens where wildlife is encouraged. The houses are all of a country style character, the area is rolling open countryside, with livestock surrounding the houses. The houses in this stretch of Hazelden road are characterised by large feus. The proposed house is to be built at the narrowest section of Hazelden Road.

It is imperative that a precedent is not set with regards to further development in green belt land in this area. Should this be granted this will pave the way for other applications to be made and this beautiful area will be irrevocably destroyed and over developed. It will also require significant funding to upgrade the road which will not be suitable or safe for increased traffic.

The water pressure is also not suitable for any further developments in the area, it barely meets the standard requirements for water. We have repeatedly had this tested by Scottish Water and it is borderline acceptable.

The proposed entrance site will be almost directly opposite Wychwood. This particular stretch of Hazelden road is very narrow with the only passing point being the start of the driveway At 3 Walton Manor. The entrance to our house- Three Gables is unsuitable to be used as a passing place and this means that cars have to use the opening to the field, where live stock grazes as a passing place. This is a very narrow single track country road. Is it clearly signed at its' origin as being unsuitable for large vehicles - we do not have standard bin lorries in use on this road for this reason. I have concerns over the disruption of construction vehicles in this part of the road. This will mean that we will have restrictions placed upon us to safely enter and leave our property.

In addition to this, I have significant concerns about a further increase in the volume of traffic utilising Hazelden road should there be another sizeable new dwelling, with 6 car parking spaces, in addition to the house that is currently in situ to look after the stables with ample parking for multiple cars. The volume of traffic is at times already far greater than the road can cope with. This area is rural and has beautiful countryside. As a result of this there are horses on the road, dog walkers, ramblers, cyclists and there are several local, more elderly individuals who regularly walk

along this stretch of road. A further increase in traffic volume will make this road more dangerous for all users of the road

From the arguments presented I do not feel these justify breaching existing planning policies and allow new development on green belt land

Comments for Planning Application 2025/0129/TP

Application Summary

Application Number: 2025/0129/TP

Address: Land At Hazelden Mains Farm (south Of And Opposite Wychwood) 23 Hazelden Road
Newton Mearns East Renfrewshire G77 6RR

Proposal: Erection of detached dwellinghouse with formation of vehicular access onto Hazelden Road.

Case Officer: Mr Sean McDaid

Customer Details

Name: Dr David Campbell

Address: Hazeltonhead Farm Mearns Road Newton Mearns East Renfrewshire G77 6RS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the erection of a detached dwelling house on land at Hazelden Mains Farm on the following grounds.

Traffic Considerations:

Hazelden Road ,beyond the Equestrian centre, is a single track road with few passing places and is particularly narrow at the proposed site of development. Over many years there has been a noticeable increase in traffic volume on Hazelden Road and the addition of space for six vehicles in the proposed development would significantly increase traffic volume and the surrounding area.

The area is popular with walkers, dog walkers and cyclists. Particularly noticeable following the Covid 19 pandemic and an increase in traffic will put those seeking these healthy forms of exercise at potential risk.

Construction site traffic would be significant and disruptive when access is only available by Hazelden Road. The heavy nature of this traffic could cause potential damage to the road and infrastructure as well as flora and fauna.

Green Belt:

The application contravenes East Renfrewshire's own Green Belt policy, (LDP 2015) particularly the points detailed in section 2.2.1.

All the points in section 2.2.1 are valid in opposing this application but particularly the following:

- * There is no specific need for a property on this site.
- * Not required for a person engaged locally in full time employment.
- * Dwelling designed in a manner sympathetic in scale and design to their rural location and that fit into the landscape.

The plans submitted detail a large dwelling house in a style that is at odds with the surrounding houses and environment.

Development would set a precedent for further housing encroachment in this area of East Refrewshire's Green Belt.

Utilities:

Although the proposed development is described as eco friendly and aims for self sufficiency in energy requirements it will require a water supply. There is already issues with water pressure in several houses in close proximity to the proposed development.

David and Christine Campbell

Dear Mr Burke,

Thanks for your email regarding the above.

I have already mentioned the very poor water pressure, there is also no mains sewage disposal.

There is already an increased use of the single track Hazelden Road and it really cannot stand any further increase safely.

Regards,

Alexander Finlayson

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REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2025/0129/TP

Date Registered: 7th March 2025

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 253367/:653554

Applicant/Agent:

Applicant:

Mr & Mrs Alistair & Fiona Miller

Hazelden Mains Farm

Hazelden Road

Mearnskirck

G77 6RR

Agent:

John Lamb

70 Woodside Drive

Waterfoot

Glasgow

UK

G76 0HD

Proposal: Erection of detached dwellinghouse with formation of vehicular access onto Hazelden Road.

Location: Land at Hazelden Mains Farm (south of and opposite Wychwood)

23 Hazelden Road

Newton Mearns

East Renfrewshire

G77 6RR

CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service

No objection subject to conditions.

Scottish Water

No objection. Advises a Water Connection Application to submitted to them to fully appraise the proposals. Advises according to their records there is no public waste water infrastructure within the vicinity of this proposed development and the applicant should investigate private treatment options.

PUBLICITY:

21.03.2025

Evening Times

Expiry date 04.04.2025

SITE NOTICES:

None.

SITE HISTORY:

2021/0508/TP

Demolition of Existing Stable/Outhouse and removal of paddock to create extended garden ground and Erection of

Refused

14.01.2022

Dwelling House (planning permission in principle) – *note, the site was the field to the south-east of the current application site.*

2022/0735/TP	Erection of dwelling house and associated works (planning permission in principle) - <i>note, the site was the field to the south-east of the current application site.</i>	Refused	02.03.2023
		Local Review dismissed	09.08.2023

REPRESENTATIONS: Four objections have been received and a representation that neither objects nor supports the application has also been received.

The grounds of objection may be summarised as follows:

- Policy D3 restricts the scope for new-build houses in the Green Belt.
- House not required.
- The design will result in a significant loss of character and amenity to the surrounding area and does not reflect the nearby houses nor enhances the surrounding rural area.
- Does not respect the existing property lines and height of nearby properties/unsympathetic to its setting.
- Impacts on a narrow section of Hazelden Road to create the vehicular access/danger to road users.
- Impact of construction vehicles using Hazelden Road.
- Increase in traffic and danger to other roads users.
- Light pollution/impact from car headlights.
- Noise, dust and pollution during excavation works.
- Requirement for the proposal not demonstrated.
- The character, landscape, natural setting and identity of this rural pocket will not be protected.
- Detrimental to existing nature networks and will not reinforce local ecosystems.
- Not downsizing.
- Will set a precedent if approved.
- Water pressure not suitable for further developments.

The representation neither objecting nor supporting the application comments on a shared mains water pipe and previous developments have diminished water pressure. Questions where the water supply to the proposed house is to be from.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Supporting Statement – Outlines the rationale for the proposal and explains the design approach as well as assessing the proposal against policies of the Development Plan.

ASSESSMENT:

Application site

The application site is a field located on the south-east side of Hazelden Road which is in the Green Belt as identified in the adopted East Renfrewshire Local Development Plan 2. The identified application site is to the north-west of Hazelden Mains Farm itself and extends to approximately 0.79 hectares.

There is a plateau/generally level area in part of the field adjacent to Hazelden Road and there is a general slope downwards across the remainder of the field in a south-east direction. There is a stone wall along the frontage of the site with Hazelden Road with a field gate to allow access into the field. There are individual trees along parts of the frontage of the site and the north-east boundary of the field. The south-west and south-east boundaries of the field contain rows of trees.

Proposal

The rationale for the proposal is indicated as follows. The applicants currently own Hazelden Mains Farm which is their principal residence. They have stables at the farm to accommodate their own horses and also provide accommodation for several horses owned by others. The applicants wish to down-size their home while remaining close to the stables to provide the full-time supervision of the horses. They also wish to take advantage of land which they currently own and propose building a new house which is to have net-zero carbon emissions.

A detached house is therefore proposed towards the central north part of the identified application site. The proposed house is to be a combination of single and two storeys. The design of the house comprises two pairs of pitched roof parts with a flat roof section at the centre linking them. The design concept is to appear as barn-like structures.

The proposed house is to be approximately 27m by 24m at its widest parts and approximately 7.3m at its highest part, being a two storey part at the west side.

The main external materials on the elevations are to be a combination of stone, timber cladding and zinc cladding. Windows are to be anthracite coloured aluminium. The roofs are to be a combination of timber cladding and zinc cladding.

The proposed house is to be accessed from Hazelden Road via a new vehicular access and a driveway.

The submitted plans indicate a patio area at a lower ground level at the rear of the proposed house accessed by steps. The submitted plans also indicate a SUDS pond in the area beyond the patio. The submitted plans also indicate tree planting along the frontage of the site with Hazelden Road and areas identified as "Wild Flowers" outwith the lawn areas adjacent to the house.

The submitted sections through the site indicate that the ground levels are to be raised at part of the site to create a level build platform for the proposed house. The largest increase in height is at the rear part of the proposed house by up to approximately 1m.

Policy Context

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

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 adaptation); Policy 14 (Design, quality and place); Policy 16 (Quality homes); Policy 17 (Rural homes); and Policy 22 (Flood risk and water management).

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

Policy 2 encourages, promotes and facilitates development that minimises emissions and adapts to the current and future impacts of climate change.

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.

Part f) of Policy 16 indicates development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances.

Policy 17 encourages, promotes and facilitates the delivery of more high quality, affordable and sustainable rural homes in the right 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. Policy 22 c) indicates development proposals will: not increase the risk of surface water flooding to others, or itself be at risk; manage all rain and surface water through sustainable urban drainage systems (SUDS); seek to minimise the area of impermeable surface. Policy 22 d) indicates development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.

Adopted East Renfrewshire Local Development Plan 2 (LDP2)

The following policies of the adopted East Renfrewshire Local Development Plan 2 are also relevant to this development: Policy D1: Placemaking and Design; Policy D3: Green Belt and Countryside around Towns; Policy D6: Open Space Requirements; Policy D10: Transport Impact; Policy E1: Sustainable Design; Policy E8: Water Management; and Policy E9: Waste Water Treatment.

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 these locations 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 these locations 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 D3.3 indicates proposals for new build housing within the green belt or countryside around towns will only be permitted where it can be demonstrated that the development is justified against criteria including: there being no available existing house or no existing traditional

building suitable for conversion to a house; and is for workers engaged in existing rural businesses and it has been demonstrated that there is a direct operational requirement for 24 hour on-site supervision and that this requires to be in the form of a new build dwelling. The new dwelling should be commensurate with the functional requirement of the business, should be sited adjacent to other existing buildings and within the boundary of the established use.

Policy D3.3 on new build housing indicates the circumstances when new building housing in the Green Belt will be permitted.

Policy D6 sets out open space requirements for new development.

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 E1 relates to development incorporating sustainable and energy efficient design and construction methods.

Policy E8 states that development proposals are required to integrate well-designed and naturalised Sustainable Urban Drainage Systems (SUDS) to manage drainage and water quality.

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.

Assessment against Development Plan Policies

It has to be considered in the first instance whether the principle of the proposed house at this location is acceptable when assessed against the relevant policies of the Development Plan and any material planning considerations before considering the proposed design.

It is noted there are a number of houses of various designs and sizes along this part of Hazelden Road however these have been in place for a number of years and pre date both NPF4 and LDP2.

As the site lies within the Green Belt the proposal must therefore be considered in the first instance with regard to Policies 8 and 17 of NPF4 as well as Policies D3 and D3.3 of LDP2. These policies require a locational requirement for a new house to be in the Green Belt and to be demonstrated as being required for agriculture or a rural business.

Policy 8 of NPF4 describes Green Belt designations as being intended to encourage, promote and facilitate compact urban growth and to use the land around towns and cities sustainably. Policy 8 of NPF4 sets out circumstances where various forms of development in the Green Belt will be supported. The policy is intentionally restrictive in order to facilitate only coordinated and strategic development in sensitive countryside areas by instead focusing development on adjacent settlements and by excluding the standard development opportunities that may be realised through Policy 17 of NPF4, which itself seeks to encourage, promote and facilitate the delivery of rural homes in the right locations.

This proposal, for a single house, is not in relation to accommodation for a key worker in a primary industry. The proposal does not involve the one for one replacement of an existing dwelling. It also does not relate to the reuse, rehabilitation or conversion of a historic asset. The proposal therefore does not satisfy any of the criteria set out in part i) of Policy 8. Its compliance

or not with the requirements of part ii) of the policy is therefore not relevant. As a consequence the proposal does not accord with Policy 8 of NPF4.

Bearing the above in mind the submitted Supporting Statement acknowledges the principle of a new-build house which is not linked to agricultural or other rural business activity and is therefore not supported by LDP2 or NPF4. The Supporting Statement goes on to indicate the proposal represents an opportunity to complete the established recognisable and cohesive cluster of houses on Hazelden Road in a logical manner which is in keeping with the character of the area, and with a defensible boundary to the open countryside. The opinion is expressed that in every other respect, the proposals meet the requirements of LDP2, NPF4 and the Rural Design Guidance for development in the green belt.

Part f) of Policy 16 of NPF4 states that development proposals on land not allocated for housing in the LDP will only be supported in limited circumstances. Firstly, it should be supported by an agreed timescale for build-out. Secondly, it should be otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods. Thirdly, it should be for one of four specific types of housing proposal, one of which is a proposal which is consistent with policy on rural homes. For the same reasons as indicated against Policy 8 the proposal does not accord with Policy 16 of NPF4.

There are two development plan policies on rural homes which are Policy 17 of NPF4 and Policy D3.3 of LDP2. Both generally support rural housing, though in specific circumstances only.

Policy 17 of NPF4 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations. At 17 a) ii, it provides caveated support for proposals for rural homes which would reuse brownfield land. The application site is not brownfield land and the proposal is therefore contrary to the terms of Policy 17 of NPF4.

Policies D3 and D3.3 of LDP2 also require locational requirement for a new house to be in the Green Belt. In terms of Policy D3.3 of LDP2 new build housing within the green belt will only be permitted where it can be demonstrated that the development is justified against certain criteria. The proposed house does not accord with all of the criteria in this policy as there is the applicant's own house which would be capable of being occupied or even sub-divided if the intention is for the applicants to down size and the proposed house is away from the existing buildings. The reasons why the proposal is contrary to the abovementioned policies of NPF4 also apply to these policies of LDP2.

Although Policy 29 of NPF4 gives general support to development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy it has not been demonstrated that this is the case.

Other relevant policies of NPF4 and LDP2 also have to be considered. The inclusion of the proposed SUDS pond means the proposal accords with the general terms of Policy 22 of NPF4 as well as Policy E8 of LDP2. If planning permission is granted the specific details of this can be addressed by a planning condition.

With regard to Policy D6 of LDP2 there is a relatively large amount of space at the application site which is to be garden ground/amenity space. As a consequence the proposal does not result in overdevelopment of the site.

It is indicated in the submitted Supporting Statement heating is by a ground source heat pump driven by the solar pv cladding, augmented by heat recovery mechanical ventilation. The house is to be rated zero carbon in its usage and also features rainwater harvesting. Should planning

permission be granted, the specific details can be addressed by a planning condition in order to demonstrate compliance with the terms of Policy E1 of LDP2.

The rationale for the proposed house is noted however the desire to downsize is not a material planning consideration nor have any other material considerations been referred to. Although downsizing is referred to the proposed house is to have five bedrooms. The submitted Supporting Statement refers to four of the bedrooms being guest bedrooms which are in the two storey part of the proposed house. It has to be questioned whether the number of bedrooms in the proposed house can be considered as downsizing.

There is therefore no requirement having been demonstrated for the proposed house being at this location. The proposed new house at this location is contrary to Policies 8, 16, 17 and 29 of NPF4 and also contrary to Policies D3 and D3.3 of LDP2.

It is considered there are no material planning considerations which outweigh the policies referred to above.

Visual impact

There will be a visual impact associated with the proposed house as it will be readily viewed on Hazelden Road in close proximity to the site. The proposed house is not considered to have a significant visual impact over a much wider area and the visual impact will be localised.

The location of the proposed house does not accord with the terms of Policy D3.3 of LDP2 as it is located away from Hazelden Mains Farm and a separate curtilage is proposed.

It is acknowledged the appearance of the proposed house differs from nearby houses particularly in terms of the proposed external materials. That being said, the appearance of the proposed house in itself is considered acceptable as a result of its general simple form. The proposed external materials intended to be used are likely to be used on buildings in rural areas, such as byres and sheds, which the proposal is based on.

Scottish Government Planning Advice Note 72 on Housing in the Countryside (PAN72) gives advice on the location and design of houses, with the purpose to create more opportunities for good quality rural housing which respects Scottish landscapes and building traditions. PAN72 advises houses should attempt to fit into or nestle within the landscape and skyline development should normally be avoided. Advice is given on proposed materials with traditional building materials being encouraged. In particular it is advised more use of timber cladding needs to be encouraged. It is considered that the proposed house accords in general terms with the advice in PAN72.

Material considerations

It should be noted that two previous applications by the same applicants for planning permission in principle have been refused for a proposed house in the field to the south-east of the current application site. These applications were refused because it was not demonstrated that there was a requirement for a house being at this location with each application being contrary to the relevant policies of the Development Plan.

The Local Review Body also dismissed a review against the latter of these refusals, upheld the refusal and did not grant planning permission in principle.

These refusals of planning permission and the dismissed local review are material considerations in determining the current application. As indicated previously the submitted Supporting Statement acknowledges the proposed house is not linked to agricultural or other rural business

activity. The current proposal therefore does not address the previous reasons for refusal regarding a locational requirement for a new house. There are also no material planning considerations that have changed since the previous refusals and local review decision in order to outweigh the policies of the Development Plan.

Representations

With regard to the grounds of objections which have been received and have not already been considered above the following comments are made.

It is the responsibility of the developer/contractor to ensure that construction works/site practices are carried out to ensure significant disturbance does not occur to neighbouring properties.

If planning permission was granted details of any external lighting can be addressed by a planning condition. The impact from any car headlights on neighbouring properties is likely to be for very short duration and this is not a matter that would warrant refusal of the application.

The Council's Roads Service has not objected to the proposed development in terms of the number of vehicles using Hazelden Road.

Hazelden Road has the characteristics of a rural road. It is the responsibility of the developer/contractor to take account of the characteristics of the road in terms of the type and size of any construction/delivery vehicles that require to use this public road.

The application site has not any natural heritage designations and grazing land is generally acknowledged to have limited ecological/biodiversity value. The intention to have wild flower areas can contribute to increasing biodiversity as can the proposed SUDS area. The intention to have these does not however outweigh other policies of the Development Plan and in particular the requirement to demonstrate a need for a new house to be at this location.

If the application was to be approved it is not considered that this sets a precedent. Any similar planning applications in the future will be assessed against the relevant policies of the Development Plan and any material planning considerations at that time to determine whether planning permission will be approved or not.

Scottish Water has not objected to the proposed development although has advised that a Water Connection Application is submitted to them to fully appraise the proposals. Only Scottish Water can assess the impact on water supply and give approval to connect to their infrastructure. If there is already low water pressure this is a matter for the water supplier/infrastructure provider to address.

Conclusion

Although the design of the proposed house and associated aspects of the development (vehicular access, drainage, etc) may derive support from some policies of the Development Plan the locational justification for a house to be at this Green Belt location has not been demonstrated. There are no material planning considerations which outweigh the relevant policies in order to approve the proposed development.

PLANNING OBLIGATIONS: None.

RECOMMENDATION: Refuse.

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy 8 of National Planning Framework 4 as a locational justification for a new house to be at this Green Belt location has not been demonstrated as being required for any of the purposes set out within the policy. There are no material planning considerations which outweigh this policy in order to approve the proposed development.
2. The proposal is contrary to part f) of Policy 16 of National Planning Framework 4 as the limited circumstances when development proposals on land not allocated for housing in the Local Development Plan will only be supported do not apply to this proposal. There are no material planning considerations which outweigh this policy in order to approve the proposed development.
3. The proposal is contrary to part a) of Policy 17 of National Planning Framework 4 as the circumstances when new homes in rural areas may be supported do not apply to this proposal. There are no material planning considerations which outweigh this policy in order to approve the proposed development.
4. The proposal is contrary to Policies D3 and D3.3 of the adopted East Renfrewshire Local Development Plan 2, as in the absence of any appropriate site-specific justification, the applicant has not demonstrated that a new house is required at this location. There are no material planning considerations which outweigh these policies in order to approve the proposed development.

ADDITIONAL NOTES: None.

ADDED VALUE: None.

BACKGROUND PAPERS:

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

Ref. No.: 2025/0129/TP
(SEMC)

DATE: 7th April 2025

DIRECTOR OF ENVIRONMENT

Reference: 2025/0129/TP - Appendix 1

DEVELOPMENT PLAN:

Adopted East Renfrewshire Local Development Plan 2

Policy D1

Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density and layout that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character and setting, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
12. Unless justified, there will be a general presumption against landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
13. Backland development should be avoided;
14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
15. The amenity of residents, occupants and users of neighbouring existing and new buildings

and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;

16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

Policy D3

Green Belt and Countryside around Towns (CAT)

Development in the green belt and Countryside around Towns (CAT), shown on the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a 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 uses.

Proposals should be designed to complement the surrounding landscape ensuring that there are no significant adverse landscape or visual impacts, seek to ensure that the integrity of the landscape character and setting is maintained or enhanced as informed by the Council's Green Belt Landscape Character Assessment (LCA). Proposals should not be suburban in character or scale and should have no significant adverse impacts upon the amenity of the surrounding rural area.

Development within the green belt or countryside around towns, 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, including holiday accommodation; economic and farm diversification; and renewable energy and infrastructure such as minerals, digital communications infrastructure and electricity grid connections that have a site specific and operational need for a rural location, subject to compliance with other relevant policies of the LDP. Where there is a shortfall in the 5 year effective housing land supply, as detailed in Policy SG1: Housing Supply, Delivery and Phasing, release of green belt or countryside for housing may be appropriate.

Proposals should make use of existing or replacement buildings whenever possible. Where it is demonstrated that this is not achievable and where a new building, structure or dwelling is proposed it should be commensurate with the functional requirement of the business, should be sited adjacent to other existing buildings and within the boundary of the established use. Any proposal that involves a business which requires a new building will also have to demonstrate that it is established and/or viable for a minimum period of 3 years at that location.

Further detailed guidance and information will be set out in the Rural Development and the Placemaking and Design Supplementary Guidance.

Policy D3.3

New Build Housing

Proposals for new build housing within the green belt or countryside around towns will only be permitted where it can be demonstrated that the development is justified against the following criteria:

There is no available existing house or no existing traditional building suitable for conversion to a house in accordance with Policy D3.1; and

For workers engaged in existing rural businesses and uses as supported under Policy D3, it has been demonstrated that there is a direct operational requirement for 24 hour on-site supervision and that this requires to be in the form of a new build dwelling. The need for a dwelling should be supported by additional supporting information where appropriate, such as a business case or an agricultural report, prepared by an appropriately qualified person.

The new dwelling should be commensurate with the functional requirement of the business, should be sited adjacent to other existing buildings and within the boundary of the established use.

Policy D10

Transport Impact

Proposals will be required to comply with the principles of Designing Streets and demonstrate that they will have no significant adverse impact on the following, as evidenced through the submission of a Transport Assessment:

Road safety;

The convenience, safety and attractiveness of walking and cycling in the surrounding area;
Public transport operations in the surrounding area, both existing and planned, including convenience of access to these and their travel times;

The capacity of the surrounding road network; and

Residential amenity as a consequence of any resulting increase in motorised traffic.

Proposals should ensure that the required upgrades to infrastructure resulting from development are provided in accordance with Strategic Policy 2. Where appropriate, mitigation, through the provision or upgrades of walking and cycling infrastructure, public transport or road improvements, will be required to address any adverse transport impacts resulting from the proposal.

Policy E1

Sustainable Design

To contribute to the aims of sustainable design and reducing greenhouse gas emissions, proposals will be required to demonstrate that the following criteria have been considered, and, where appropriate, met:

1. Make efficient and sustainable use of existing land, buildings and infrastructure within the urban areas, including the conversion and reuse of existing buildings and retro-fitting appropriate adaptations to the current building stock and infrastructure;
2. Developments must incorporate sustainable and energy efficient design and construction methods and be built to meet a minimum of silver sustainability standard. All new buildings must be designed to ensure that at least 10% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low-carbon and zero-carbon generating technologies. A statement will require to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan. This requirement will not apply to:
 - a. alterations and extensions to buildings
 - b. change of use or conversion of buildings
 - c. ancillary buildings that stand alone and cover an area less than 50 square metres
 - d. buildings which will not be heated or cooled, other than by heating provided solely for frost protection
 - e. buildings which have an intended life of less than two years.
3. Seek to use locally sourced and energy efficient building materials; and
4. Prioritise active travel and demonstrate a clear sustainable movement hierarchy favouring walking, then cycling, public transport then the private car, in accordance with Designing Streets.

Major development will be required to provide an energy and carbon footprint assessment to demonstrate their contribution towards achieving sustainable development, reducing energy use and how the proposal will offset the overall carbon footprint of their development, during and post construction.

Further detailed guidance and information will be set out in the Supplementary Guidance on Low and Zero Carbon Delivery.

Policy E8

Water Management

Development proposals, with the exception of smaller scale proposals (such as applications for single houses, householder or shop frontage alterations), are required to integrate well-designed and naturalised Sustainable Urban Drainage Systems (SUDs) features, to manage drainage and water quality, and in line with the current Sewers for Scotland. This will moderate surface water run-off from the site and mitigate any impacts on water quality.

Applicants should demonstrate how the design and layout of SUDs reflects and responds to the site circumstance and local landscape character. Proposed arrangements for SUDs should be adequate for the development and appropriate long-term maintenance arrangements should be put in place.

Applicants are expected to integrate SUDs proposals with green infrastructure and active travel proposals, as part of a multi-functional approach, which should be delivered and integrated as part of a green network in accordance with Policy D4. Where integration is not proposed, applicants must provide evidence as to why it is not possible.

Where SUDs are part of open space provision, they should be safe and accessible and enhance local character and amenity. Further detailed guidance and information will be set out in the Green Network Supplementary Guidance.

There will be a general presumption against the culverting of watercourses as part of new development. Culverts may be acceptable as part of a grant aided flood prevention scheme or where they are necessary to carry water under a road or railway. Culverts should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements in place. Further advice can be obtained from SEPA.

The Council will encourage the adoption of an ecological approach to surface water management through habitat creation or enhancement by, for example, forming wetlands or ponds and opening up culverted watercourses. New planting must be with native species. Invasive non-native species should not be introduced and their removal is encouraged.

Any proposed discharge of surface water to the water environment requires to be in accordance with the terms of the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR) and treated in accordance with the principles of the SUDs Manual (C753).

Policy E9

Waste Water Treatment

Connection to the public sewerage system is required for all new development proposals. The only exceptions are:

1. In rural areas where no public sewerage system exists and connection into a public sewerage system is not physically or economically viable;
2. If a development cannot connect to an available public drainage infrastructure directly (possibly through a lack of capacity or through the timing of completion of works) planning permission may be granted on the basis that the development will be served by a private treatment plant on a temporary basis, but will be required to connect to the public drainage infrastructure when capacity becomes available;
3. Proposed development should be effectively served by the foul sewerage network and where possible discharge to the public system. A private system will only be acceptable in exceptional circumstances and, in this instance, SEPA's guidelines and policies must be adhered to; and
4. In all circumstances the proposals should not pose or add to an environmental risk as a result of cumulative development.

National Planning Framework 4

Policy 1

Tackling the climate and nature crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2

Climate mitigation and adaptation

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Policy 8

Green belts

- a) Development proposals within a green belt designated within the LDP will only be supported if:
 - i) they are for:
 - development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);

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 to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;

horticulture, including market gardening and directly connected retailing, as well as community growing;

outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);

flood risk management (such as development of blue and green infrastructure within a "drainage catchment" to manage/mitigate flood risk and/or drainage issues);

essential infrastructure or new cemetery provision;

minerals operations and renewable energy developments;

intensification of established uses, including extensions to an existing building where that is ancillary to the main use;

the reuse, rehabilitation and conversion of historic environment assets; or

one-for-one replacements of existing permanent homes.
and

- ii) the following requirements are met:
reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;

the purpose of the green belt at that location is not undermined.

the proposal is compatible with the surrounding established countryside and landscape character;

the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and

there will be no significant long-term impacts on the environmental quality of the green belt.

Policy 16

Quality homes

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
 - i. meeting local housing requirements, including affordable homes;
 - ii. providing or enhancing local infrastructure, facilities and services; and
 - iii. improving the residential amenity of the surrounding area.
- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
 - i. self-provided homes;
 - ii. accessible, adaptable and wheelchair accessible homes;
 - iii. build to rent;
 - iv. affordable homes;
 - v. a range of size of homes such as those for larger families;
 - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
 - vii. homes for people undertaking further and higher education; and
 - viii. homes for other specialist groups such as service personnel.
- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.

- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:
 - i. a higher contribution is justified by evidence of need, or
 - ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
 - i. the proposal is supported by an agreed timescale for build-out; and
 - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
 - iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.
- g) Householder development proposals will be supported where they:
 - i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
 - ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
- h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

Policy 17

Rural homes

- a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:
 - i. is on a site allocated for housing within the LDP;
 - ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
 - iii. reuses a redundant or unused building;
 - iv. is an appropriate use of a historic environment asset or is appropriate

- enabling development to secure the future of historic environment assets;
 - v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
 - vi. is for a single home for the retirement succession of a viable farm holding;
 - vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
 - viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.
- b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.
 - c) Development proposals for new homes in remote rural areas will be supported where the proposal:
 - i. supports and sustains existing fragile communities;
 - ii. supports identified local housing outcomes; and
 - iii. is suitable in terms of location, access, and environmental impact.
 - d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:
 - i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to its rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible

Policy 22

Flood risk and water management

- a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:
 - i. essential infrastructure where the location is required for operational reasons;
 - ii. water compatible uses;
 - iii. redevelopment of an existing building or site for an equal or less vulnerable use; or.
 - iv. redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long- term safety and resilience can be secured in accordance with relevant SEPA advice.

The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk.

In such cases, it will be demonstrated by the applicant that:

- all risks of flooding are understood and addressed;
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;
- the development remains safe and operational during floods;
- flood resistant and resilient materials and construction methods are used; and

future adaptations can be made to accommodate the effects of climate change. Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require: the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and that the proposal does not create an island of development and that safe access/ egress can be achieved.

Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk.

- c) Development proposals will:
 - i. not increase the risk of surface water flooding to others, or itself be at risk.
 - ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue- green infrastructure. All proposals should presume no surface water connection to the combined sewer.
 - iii. seek to minimise the area of impermeable surface.
- d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.
- e) Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.

Policy 29

Rural development

- a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:
 - i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
 - ii. diversification of existing businesses;
 - iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
 - iv. essential community services;
 - v. essential infrastructure;
 - vi. reuse of a redundant or unused building;
 - vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
 - ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
 - x. improvement or restoration of the natural environment.
- b) Development proposals in rural areas should be suitably scaled, sited and designed

to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.

- c) Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal:
 - i. will support local employment;
 - ii. supports and sustains existing communities, for example through provision of digital infrastructure; and
 - iii. is suitable in terms of location, access, siting, design and environmental impact.
- d) Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal:
 - i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to their rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

Finalised 7th April 2025 MS(C)

DECISION NOTICE

2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, G46 8NG
Phone: 0141 577 3001 Fax: 0141 577 3781 DX: 501601 GIFFNOCK

Our Ref: 2025/0129/TP
Your Ref:
Date: 8th April 2025
When calling Please ask for: Mr Sean McDaid sean.mcdaid@eastrenfrewshire.gov.uk
Telephone No: 0141 577 3001



John Lamb
70 Woodside Drive
Waterfoot
Glasgow
G76 0HD

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (SCOTLAND) REGULATIONS 2008
NOTIFICATION OF DECISION - REFUSAL OF PLANNING PERMISSION

Ref No: 2025/0129/TP
Location: Land At Hazelden Mains Farm (south Of And Opposite Wychwood) 23
Hazelden Road Newton Mearns East Renfrewshire G77 6RR
Proposal: Erection of detached dwellinghouse with formation of vehicular access onto
Hazelden Road.

The Council has decided to refuse your application for the reasons explained on the enclosed decision notice. The stamped refused drawings are available to view and download from the Council's website www.ercplanning.eastrenfrewshire.gov.uk by searching under the application reference number.

If you are aggrieved by the decision, you may appeal or seek a review of the decision. Please see the notes attached to your decision notice for the procedures you should follow and the timescales involved.

Yours faithfully

Michaela Sullivan
Head of Place

Encl.



Michaela Sullivan, Head of Place, 2 Spiersbridge Way, Thornliebank, East Renfrewshire, G46 8NG

EAST RENFREWSHIRE COUNCIL

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

REFUSAL OF PLANNING PERMISSION

Ref. No. **2025/0129/TP**

Applicant:

Mr & Mrs Alistair & Fiona Miller
Hazelden Mains Farm
Hazelden Road
Mearnskirk
Glasgow
G77 6RR

Agent:

John Lamb
70 Woodside Drive
Waterfoot
Glasgow
G76 0HD

With reference to your application which was registered on 7th March 2025 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of detached dwellinghouse with formation of vehicular access onto Hazelden Road.

at: Land at Hazelden Mains Farm (south of and opposite Wychwood), 23 Hazelden Road, Newton Mearns, East Renfrewshire, G77 6RR

the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

The reason(s) for the Council's decision are:-

1. The proposal is contrary to Policy 8 of National Planning Framework 4 as a locational justification for a new house to be at this Green Belt location has not been demonstrated as being required for any of the purposes set out within the policy. There are no material planning considerations which outweigh this policy in order to approve the proposed development.
2. The proposal is contrary to part f) of Policy 16 of National Planning Framework 4 as the limited circumstances when development proposals on land not allocated for housing in the Local Development Plan will only be supported do not apply to this proposal. There are no material planning considerations which outweigh this policy in order to approve the proposed development.
3. The proposal is contrary to part a) of Policy 17 of National Planning Framework 4 as the circumstances when new homes in rural areas may be supported do not apply to this proposal. There are no material planning considerations which outweigh this policy in order to approve the proposed development.
4. The proposal is contrary to Policies D3 and D3.3 of the adopted East Renfrewshire Local Development Plan 2, as in the absence of any appropriate site-specific justification, the applicant has not demonstrated that a new house is required at this location. There are no material planning considerations which outweigh these policies in order to approve the proposed development.

Dated 7th April 2025



Head of Place
East Renfrewshire Council
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG
Tel. No. 0141 577 3001

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	25.02.01		
Block Plan Proposed	25.02.06		
Proposed floor plans	25.02.02 Rev A		
Elevations Proposed	25.02.03		
Elevations Proposed	25.02.04		

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at www.eplanning.scotland.gov.uk. Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

CONTACT DETAILS

East Renfrewshire Council
Development Management Service
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG

General Inquiry lines 0141 577 3001
Email planning@eastrenfrewshire.gov.uk

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NOTICE OF REVIEW

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100704104-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="John Lamb Architect"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="John"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Lamb"/>	Building Number:	<input type="text" value="70"/>
Telephone Number: *	<input type="text" value="01416442777"/>	Address 1 (Street): *	<input type="text" value="Woodside Drive"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Waterfoot"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
		Postcode: *	<input type="text" value="G76 0HD"/>
Email Address: *	<input type="text" value="johnlambarchitect@btinternet.com"/>		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text" value="Hazelden Mains Farm"/>
First Name: *	<input type="text" value="Alistair & Fiona"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Miller"/>	Address 1 (Street): *	<input type="text" value="Hazelden Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Mearns Kirk"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G77 6RR"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="johnlambarchitect@btinternet.com"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Site to South of Wychwood, Hazelden Road, Mearns Kirk, East Renfrewshire

Northing	<input type="text" value="653675"/>	Easting	<input type="text" value="253189"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of detached dwellinghouse with formation of vehicular access onto Hazelden Road

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See separate paper provided as Supporting Document

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Planning Application Form Refusal Notice Location Plan Elevations and Sections Access Visibility Splays Block Plan and Site Sections Supporting Statement Reasons for Requesting Review

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

2025/0129/TP

What date was the application submitted to the planning authority? *

07/03/2025

What date was the decision issued by the planning authority? *

08/04/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

A site visit will enable a fuller appreciation of the character of this part of the green belt, as a cluster of houses, and also identify similarities with the nearby cluster of houses at Titwood Road and Hazelden Road

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John Lamb

Declaration Date: 30/04/2025

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REASONS FOR REQUESTING REVIEW OF DECISION DATED 08/04/2025 TO REFUSE PLANNING APPLICATION 2025/0129/TP FOR ERECTION OF A DETACHED DWELLING-HOUSE WITH FORMATION OF VEHICULAR ACCESS ONTO HAZELDEN ROAD ON LAND AT HAZELDEN MAINS FARM, HAZELDEN ROAD, NEWTON MEARNS

INTRODUCTION

The applicants, Mr & Mrs Alistair and Fiona Miller, request a review of the planning decision issued on the 8th of April, 2025 which refused permission. They are requesting the review because insufficient consideration has been given to the justification for the development within the green belt contained in the submitted Supporting Statement, the established development pattern and character of the green belt in this location or the relevant planning history of another cluster of houses within the green belt which is nearby.

The reasons given for refusal were as follows:

1. The proposal is contrary to Policy 8 of National Planning Framework 4 as a locational justification for a new house to be at this Green Belt location has not been demonstrated as being required for any of the purposes set out within the policy. There are no material planning considerations which outweigh this policy in order to approve the proposed development.
2. The proposal is contrary to part f) of Policy 16 of National Planning Framework 4 as the limited circumstances when development proposals on land not allocated for housing in the Local Development Plan will only be supported do not apply to this proposal. There are no material planning considerations which outweigh this policy in order to approve the proposed development.
3. The proposal is contrary to part a) of Policy 17 of National Planning Framework 4 as the circumstances when new homes in rural areas may be supported do not apply to this proposal. There are no material planning considerations which outweigh this policy in order to approve the proposed development.
4. The proposal is contrary to Policies D3 and D3.3 of the adopted East Renfrewshire Local Development Plan 2, as in the absence of any appropriate site-specific justification, the applicant has not demonstrated that a new house is required at this location. There are no material planning considerations which outweigh these policies in order to approve the proposed development.

All four reasons relate to policies in NPF4 and LDP2 and, in all four reasons, it is claimed that there are no material considerations which outweigh the policies. This implies that the policies can be outweighed by material planning considerations. Such considerations were put forward in the Supporting Statement which accompanied the application and the applicants believe that these have been given insufficient consideration in the assessment process.

RELEVANT PLANNING POLICIES

The Planning Officer's Report on Handling which accompanied the refusal lists the relevant planning policies which apply to the proposal:

These are Policies 8, 16 (Part f), 17, 22 and 29 of NPF4 as well as Policies D3 and D3.3, D6, E1 and E8 of LDP2. Scottish Government Planning Advice Note 72 on Housing in the Countryside (PAN72) is also

identified as being relevant. Of these, several are acknowledged as being satisfied by the current proposals.

With regard to Policy 22 of NPF4 and E8 of LDP2, the report acknowledges that *“The inclusion of the proposed SUDS pond means the proposal accords with the general terms of Policy 22 of NPF4 as well as Policy E8 of LDP2. If planning permission is granted the specific details of this can be addressed by a planning condition.”*

With regard to Policy D6 of LDP2, the report states *“there is a relatively large amount of space at the application site which is to be garden ground/amenity space. As a consequence the proposal does not result in overdevelopment of the site.”*

With regard to Policy E1 of LDP2, the report states *“It is indicated in the submitted Supporting Statement heating is by a ground source heat pump driven by the solar pv cladding, augmented by heat recovery mechanical ventilation. The house is to be rated zero carbon in its usage and also features rainwater harvesting. Should planning permission be granted, the specific details can be addressed by a planning condition in order to demonstrate compliance with the terms of Policy E1 of LDP2.”*

The Report on Handling also acknowledges:

“The proposed house is not considered to have a significant visual impact over a much wider area and the visual impact will be localised.”

“The appearance of the proposed house in itself is considered acceptable as a result of its general simple form. The proposed external materials intended to be used are likely to be used on buildings in rural areas, such as byres and sheds, which the proposal is based on.”

“The intention to have wild flower areas can contribute to increasing biodiversity as can the proposed SUDS area.”

“Although the design of the proposed house and associated aspects of the development (vehicular access, drainage, etc) may derive support from some policies of the Development Plan the locational justification for a house to be at this Green Belt location has not been demonstrated.”

This leaves Policies 8, 16 (Part f), 17 and 29 of NPF4 as well as Policies D3 and D3.3 of LDP2 as being unresolved.

With regard to housing in the Green Belt, and therefore of relevance to the proposals, Policy 8 of NPF4 supports *“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 to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available; and*

- *reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;*
- *the purpose of the green belt at that location is not undermined;*
- *the proposal is compatible with the surrounding established countryside and landscape character;*
- *the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and*

- *there will be no significant long-term impacts on the environmental quality of the green belt.*

Part f of Policy 16 of NPF4 states

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out; and*
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;*
- iii. and either:*
 - *delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or*
 - *the proposal is consistent with policy on rural homes; or*
 - *the proposal is for smaller scale opportunities within an existing settlement boundary; or*
 - *the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.*

Policy 17 of NPF4 states:

a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

- i. is on a site allocated for housing within the LDP;*
- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;*
- iii. reuses a redundant or unused building;*
- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;*
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;*
- vi. is for a single home for the retirement succession of a viable farm holding;*
- vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or*
- viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.*

Policy 29 of NPF4 states:

a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:

- i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;*
- ii. diversification of existing businesses;*
- iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;*
- iv. essential community services;*
- v. essential infrastructure;*
- vi. reuse of a redundant or unused building;*
- vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;*

viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;

ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or

x. improvement or restoration of the natural environment.

b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.

Policy D3 of LDP2 states:

Development in the green belt and Countryside around Towns (CAT), shown on the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a 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 uses.

Proposals should be designed to complement the surrounding landscape ensuring that there are no significant adverse landscape or visual impacts, seek to ensure that the integrity of the landscape character and setting is maintained or enhanced as informed by the Council's Green Belt Landscape Character Assessment (LCA). Proposals should not be suburban in character or scale and should have no significant adverse impacts upon the amenity of the surrounding rural area.

Development within the green belt or countryside around towns, 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, including holiday accommodation; economic and farm diversification; and renewable energy and infrastructure such as minerals, digital communications infrastructure and electricity grid connections that have a site specific and operational need for a rural location, subject to compliance with other relevant policies of the LDP. Where there is a shortfall in the 5 year effective housing land supply, as detailed in Policy SG1: Housing Supply, Delivery and Phasing, release of green belt or countryside for housing may be appropriate.

Proposals should make use of existing or replacement buildings whenever possible. Where it is demonstrated that this is not achievable and where a new building, structure or dwelling is proposed it should be commensurate with the functional requirement of the business, should be sited adjacent to other existing buildings and within the boundary of the established use. Any proposal that involves a business which requires a new building will also have to demonstrate that it is established and/or viable for a minimum period of 3 years at that location.

Policy D3.3 of LDP2 states:

Proposals for new build housing within the green belt or countryside around towns will only be permitted where it can be demonstrated that the development is justified against the following criteria:

- *There is no available existing house or no existing traditional building suitable for conversion to a house in accordance with Policy D3.1; and*
- *For workers engaged in existing rural businesses and uses as supported under Policy D3, it has been demonstrated that there is a direct operational requirement for 24 hour on-site supervision and that this requires to be in the form of a new build dwelling. The need for a dwelling should be supported by additional supporting information where appropriate, such as a business case or an agricultural report, prepared by an appropriately qualified person.*

The new dwelling should be commensurate with the functional requirement of the business, should be sited adjacent to other existing buildings and within the boundary of the established use.

Collectively, Policies 8, 16 (Part f), 17 and 29 of NPF4 and Policies D3 and D3.3 of LDP2 can be summarised as

1. only allowing development of new houses in the green belt where they are for key workers engaged in agriculture, forestry or other similar business located in the vicinity or are necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work; or is for a single home for the retirement succession of a viable farm holding;
2. the purpose of the Green Belt at that location is not undermined;
3. the proposal is compatible with the surrounding established countryside and landscape character; and there will be no significant long-term impacts on the environmental quality of the green belt.
4. the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, siting, design and layout to be in keeping with the character of the area, and uses materials that minimise visual impact on the green belt as far as possible; and are appropriate to their rural location and compatible with adjoining and neighbouring uses. They should be designed to complement the surrounding landscape and seek to ensure that the integrity of the landscape character and setting is maintained or enhanced as informed by the Council's Green Belt Landscape Character Assessment (LCA).
5. the proposal is consistent with policy on rural homes; or
6. the proposal improves or restores the natural environment.

Of these points, the Report of Handling acknowledges that points 3, 4 and 6 are satisfied by the proposal.

The applicants maintain that Point 2 is satisfied because the proposal is consistent with the established development pattern and will create a logical defensible boundary with the open countryside.

Point 5 is not satisfied but only because the proposals do not fit into any of the permitted categories listed in Point 1. It is therefore because of failure to meet the criteria of Point 1 that the proposals do not accord with the various policies and only because of this.

The Report on Handling makes reference to a lack of justification for setting aside the above policies but, although making reference to the Supporting Statement claim that "the proposal represents an opportunity to complete the established recognisable and cohesive cluster of houses on Hazelden Road in a logical manner which is in keeping with the character of the area, and with a defensible boundary to the open countryside", it does not comment on this statement or evaluate it other than saying that *"It is noted there are a number of houses of various designs and sizes along this part of Hazelden Road however these have been in place for a number of years and pre date both NPF4 and LDP2."* The age of the existing houses and the fact that they pre-date NPF4 and LDP2 is irrelevant as they still determine the character of the area regardless of age.

OTHER RELEVANT PLANNING HISTORY

The Supporting Statement points out that this enclave within the greenbelt consists of a tree-lined avenue with houses on both sides of the road, drawing a parallel with the cluster of houses in the triangle formed by Hazelden Road and Titwood Road but this point has again been disregarded in the Report on Handling.

In the section of the Report on Handling referencing the Planning History, no mention is made of previous applications 2022/0485/TP, 2019/0495/TP and 2016/0435/TP for a new house at Longmeadow, 6 Titwood Road, despite the character of that neighbouring enclave being similar to that surrounding the application site.

The Report on Handling of the Longmeadow application states *“Notwithstanding this designation, (Green Belt) it lies within a pocket of residential development within the area defined by the triangle formed by Titwood Road and Hazelden Road. In determining an appeal at another property within the residential pocket, a Reporter considered that new residential development should be allowed given the semi-suburban character of the area and the pocket's defensible edges”*.

It went on to say that *“the immediate area, delineated by the triangle formed by Titwood Road and Hazelden Road is a residential enclave within the rural area”* and *“The area is characterised by a variety of house types of varying designs, roof-types and of differing periods.”*

The Report on Handling on the current application also disregards Policy 29 of NPF4 which states *“Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including: **improvement or restoration of the natural environment**”* while elsewhere acknowledging that *“The intention to have wild flower areas can contribute to increasing biodiversity as can the proposed SUDS area.”*

OTHER MATTERS

Although the Report on Handling for the current application states that the desire to downsize is not a material planning consideration. It goes on to say that *“the submitted Supporting Statement refers to four of the bedrooms being guest bedrooms which are in the two storey part of the proposed house. It has to be questioned whether the number of bedrooms in the proposed house can be considered as downsizing.”* For clarification, the proposed house at 437m², including the garage, is significantly smaller than the applicants' existing house at Hazelden Mains Farm which is 865m², including the garage. However, as the Report points out, this is not a planning consideration.

SUMMARY

- The proposals satisfy most of the relevant planning policies identified in the Report on Handling.
- The only area where they do not comply with the relevant policies is in the purpose of the new house in the green belt in that it is not for one of the categories of occupiers designated in the policies. It is clear from the Report on Handling that, in principle, this non-compliance can be set aside if sufficient justification is provided.
- The existing development pattern and the way in which the proposals will “square off” the irregular edge of the existing cluster of houses on Hazelden Road, providing a defensible boundary to the edge of the open countryside has not been given due consideration.

- The character of the green belt in this location and similarity with a nearby grouping of houses in the green belt, where new houses have been supported in an appeal and permitted, have been disregarded.
- The applicants maintain that the features incorporated in the proposals which support biodiversity and will create new ecosystems in this part of the green belt will enhance the green belt and make a positive contribution to it.
- The applicants believe that they have demonstrated that there are material planning considerations which outweigh Policies 8, 16(f) and 17(a) of NPF4 and Policies 3 and 3.3 of LDP2.

It should also be noted that the Report on Handling also states *“If the application was to be approved it is not considered that this sets a precedent.”*

John Lamb
(on behalf of Alistair and Fiona Miller)
30th April, 2025

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Land at Hazelden Mains Farm (south of and opposite Wychwood), Hazelden Road, Newton Mearns

Conditions

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 Section 58(1) of The Town and Country Planning (Scotland) Act 1997, as amended.

2. Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces 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. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site 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. Development shall not commence until detailed levels, diagrams and sections, showing the existing and proposed levels throughout the site and finished floor levels in relation to a fixed datum point have been submitted to and approved in writing by the planning authority. Thereafter the development shall be constructed in accordance with the approved levels, diagrams and sections.

Reason: To ensure that the levels are acceptable at this location.

5. Development shall not commence until a scheme has been submitted to and approved by the Planning Authority setting out the measurements that have been or will be put in place within the site 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 scheme shall be implemented as approved.

Reason: In order for the Planning Authority to consider these matters further and to ensure the development complies with Local Development Plan 2.

6. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the planning authority. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

7. Visibility splays where the proposed access meets Hazelden Road shall be 2.5m x 75m in the primary direction and shall be 2.5m x 148m in the secondary direction with no interference allowed within the splay above a height of 1.05m.

Reason: In the interests of roads safety.

8. There shall be no construction work or offloading of delivered materials at the development site outwith 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. The starting up/warming up and shutting down of any construction machinery outwith these hours shall not be audible from the boundary of any noise sensitive property.

Reason: To prevent noise nuisance to the surrounding area.

Advisory notes

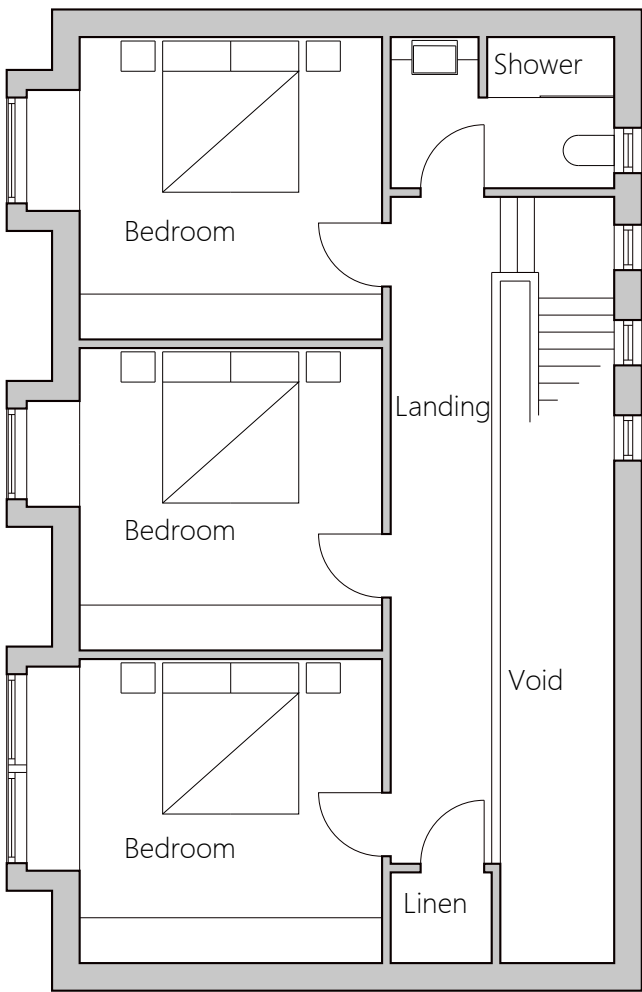
The applicant/developer is advised a Roads Opening Permit under Section 56 of the Roads (Scotland) Act 1984 is required.

The applicant/developer is advised the public road in the vicinity of the development site must be kept clear of mud and other deleterious materials at all times during construction of the property.

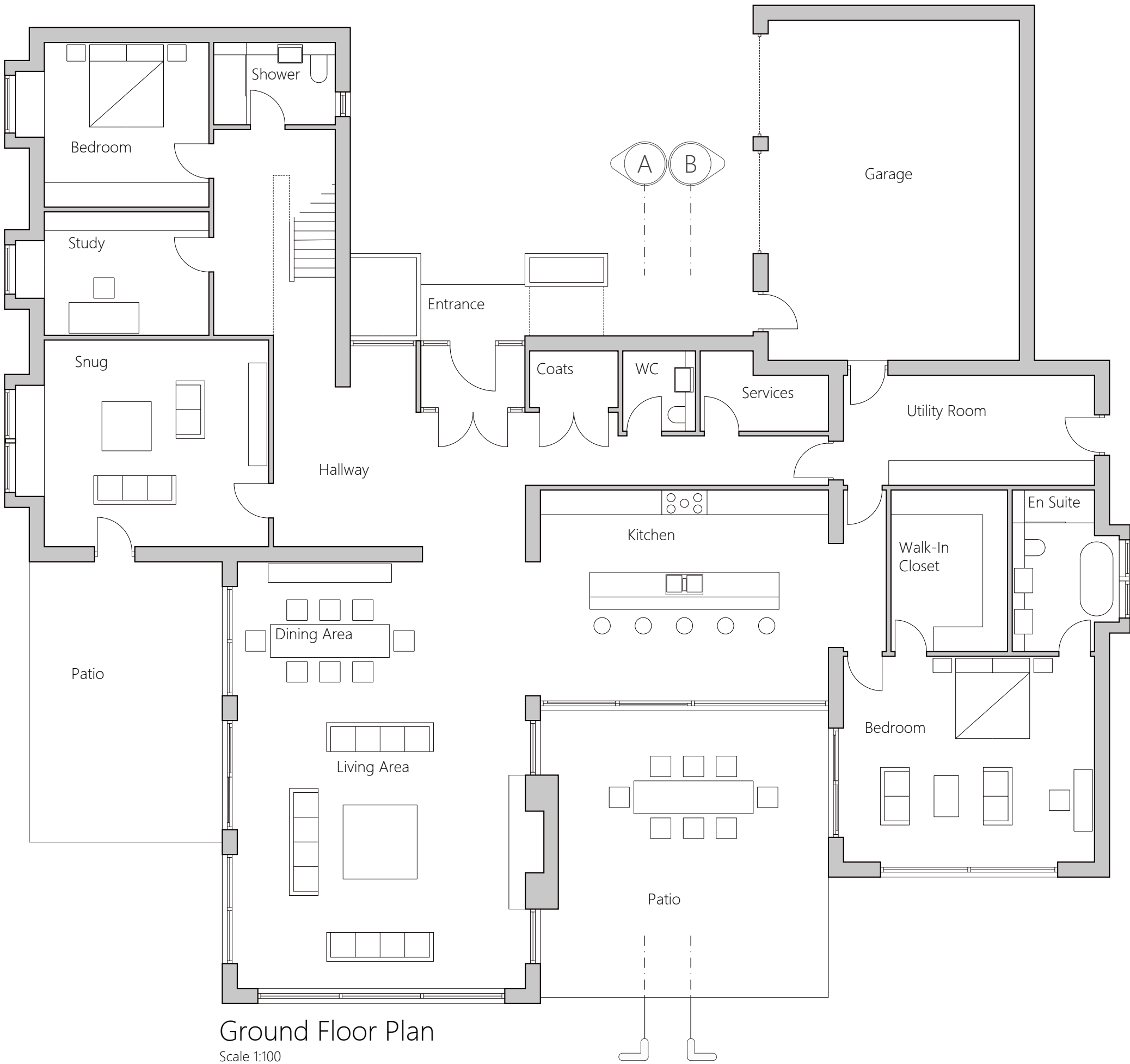
The applicant/developer is advised for single house developments, unless utilising private water or drainage sources, are required to submit a Water Connection Application and Waste Water Application via Scottish Water's Customer Portal to allow them to fully appraise the proposals. Single House developments are not required to submit a Pre-Development Enquiry form (PDE) to Scottish Water however local network capacity will be assessed on receipt of application forms.

According to Scottish Water records there is no public waste water infrastructure within the vicinity of the proposed development therefore the applicant/developer is advised to investigate private treatment options.

PLANS/DRAWINGS



First Floor Plan
Scale 1:100



Ground Floor Plan
Scale 1:100

0 1 2 3 4 5 Metres



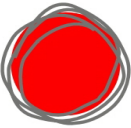
External Finishes

ROOFS:
All pitched roofs except Guest Bedroom Barn finished with standing seam zinc roofing, colour anthracite, incorporating standing seam pv solar cladding to South-West facing pitches, colour anthracite.
Guest Bedroom Barn roof finishes with thermally treated pine rainscreen cladding weathered to light silvery grey.
Flat roofed Link Section roof finished with EPDM single ply membrane, colour dark grey with aluminium fascias, colour anthracite and light oak timber lining boards to soffits.

WALLS:
Natural sandstone/whin mix pointed with off-white lime mortar to Living/Dining Barn and Garage Barn. Standing seam zinc cladding, colour anthracite to Master Bedroom Barn.
Thermally treated pine rainscreen cladding weathered to light silvery grey on Guest Bedroom Barn with bay windows clad in standing seam zinc cladding, colour anthracite.
Flat roofed Link Section clad with thermally treated pine rainscreen cladding weathered to light silvery grey.

WINDOWS & DOORS:
Triple glazed aluminium, colour anthracite. Entrance screen in Link Section, including door, to be in timber, colour light oak.

PAVING:
Clay block pavers to Entrance Courtyard, colour light grey/buff
Natural limestone slabs to all other areas



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Project
Proposed House,
Hazelden Road,
Mearnskir,
East Renfrewshire

Title
Block Plan & Floor Plans

Date
March 2025
Scale
As Shown

Drawing
No.

25.02.02

Revision

A

To scale
print size

A2



South Elevation
Scale 1:100



East Elevation
Scale 1:100



Section A
Scale 1:100

0 1 2 3 4 5 Metres

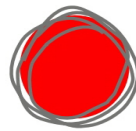
External Finishes

ROOFS:
All pitched roofs except Guest Bedroom Barn finished with standing seam zinc roofing, colour anthracite, incorporating standing seam pv solar cladding to South-West facing pitches, colour anthracite.
Guest Bedroom Barn roof finishes with thermally treated pine rainscreen cladding weathered to light silvery grey.
Flat roofed Link Section roof finished with EPDM single ply membrane, colour dark grey with aluminium fascias, colour anthracite and light oak timber lining boards to soffits.

WALLS:
Natural sandstone/whin mix pointed with off-white lime mortar to Living/Dining Barn and Garage Barn. Standing seam zinc cladding, colour anthracite to Master Bedroom Barn.
Thermally treated pine rainscreen cladding weathered to light silvery grey on Guest Bedroom Barn with bay windows clad in standing seam zinc cladding, colour anthracite.
Flat roofed Link Section clad with thermally treated pine rainscreen cladding weathered to light silvery grey.

WINDOWS & DOORS:
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PAVING:
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Project
Proposed House,
Hazelden Road,
Mearns Kirk,
East Renfrewshire
Title
Elevations & Sections
page 1

Date
March 2025
Scale
As Shown

Drawing
No.

25.02.03

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North Elevation
Scale 1:100



West Elevation
Scale 1:100



Section B
Scale 1:100

0 1 2 3 4 5 Metres

External Finishes

ROOFS:
All pitched roofs except Guest Bedroom Barn finished with standing seam zinc roofing, colour anthracite, incorporating standing seam pv solar cladding to South-West facing pitches, colour anthracite.
Guest Bedroom Barn roof finishes with thermally treated pine rainscreen cladding weathered to light silvery grey.
Flat roofed Link Section roof finished with EPDM single ply membrane, colour dark grey with aluminium fascias, colour anthracite and light oak timber lining boards to soffits.

WALLS:
Natural sandstone/whin mix pointed with off-white lime mortar to Living/Dining Barn and Garage Barn. Standing seam zinc cladding, colour anthracite to Master Bedroom Barn.
Thermally treated pine rainscreen cladding weathered to light silvery grey on Guest Bedroom Barn with bay windows clad in standing seam zinc cladding, colour anthracite.
Flat roofed Link Section clad with thermally treated pine rainscreen cladding weathered to light silvery grey.

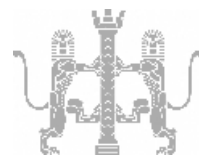
WINDOWS & DOORS:
Triple glazed aluminium, colour anthracite. Entrance screen in Link Section, including door, to be in timber, colour light oak.

PAVING:
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Project
Proposed House,
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Mearnskirr,
East Renfrewshire

Title
Elevations & Sections
page 2

Date
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Scale
As Shown

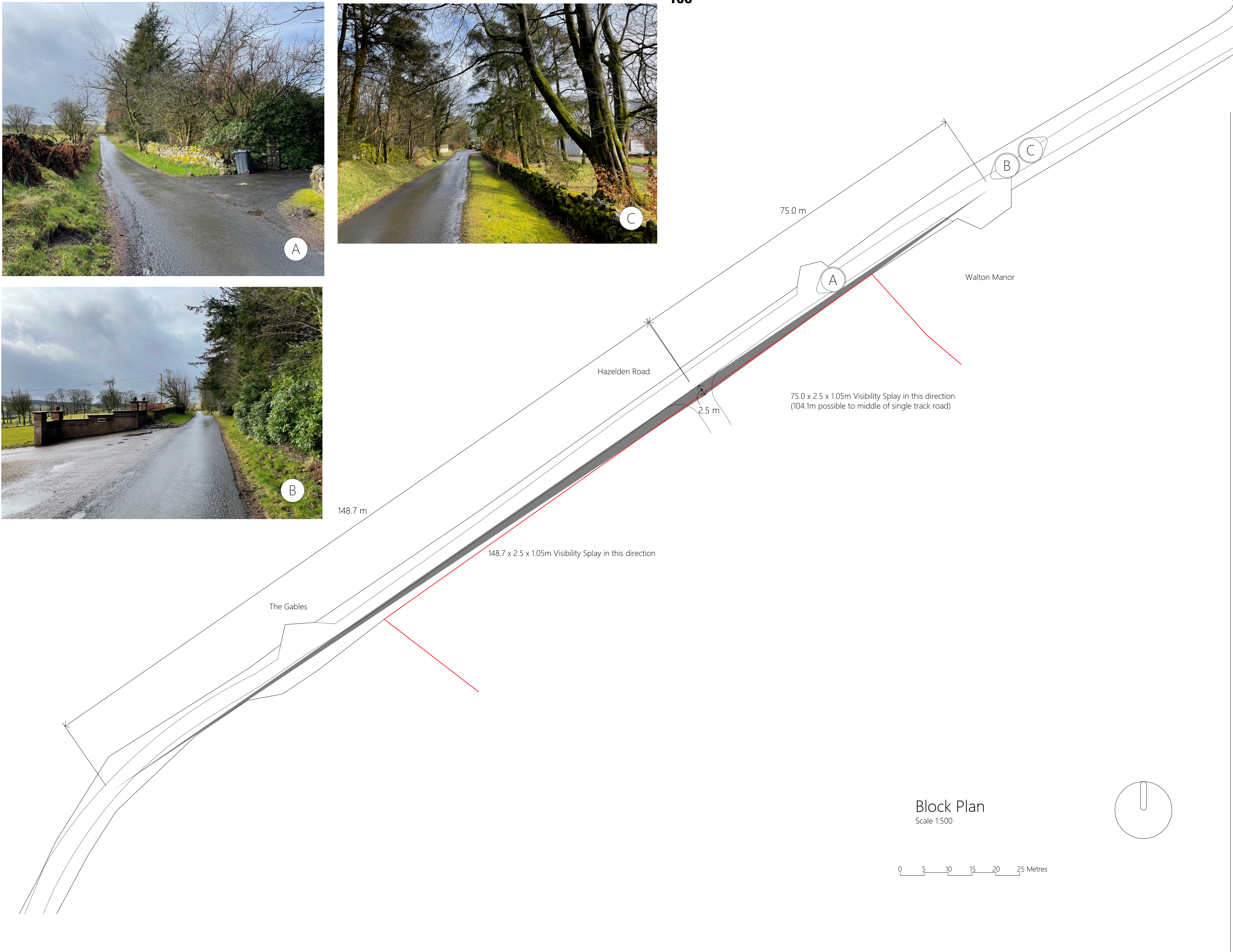
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25.02.04

Revision

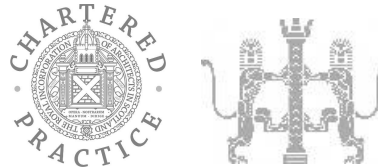
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Project
Proposed House,
Hazelden Road,
Mearns Kirk,
East Renfrewshire

Title
Proposed Access
Visibility Splays

Date
March 2025
Scale
As Shown

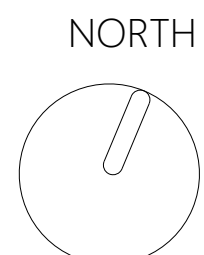
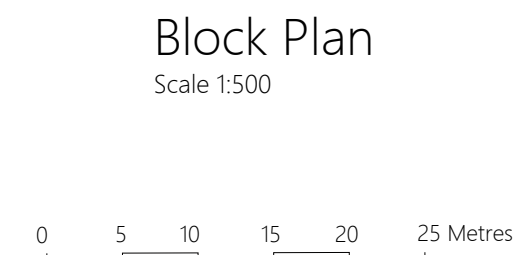
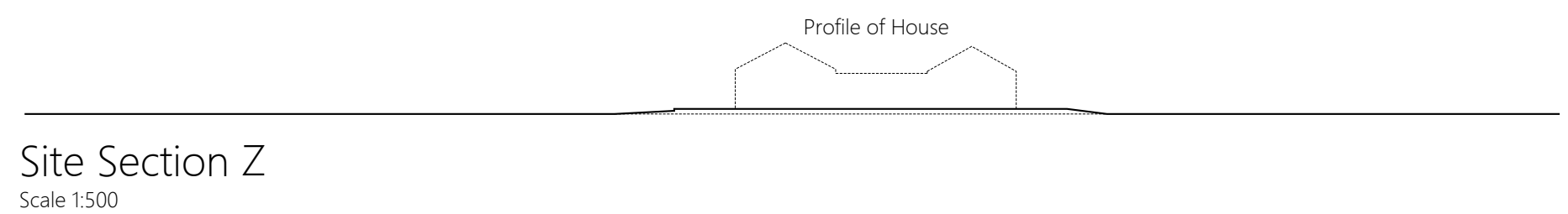
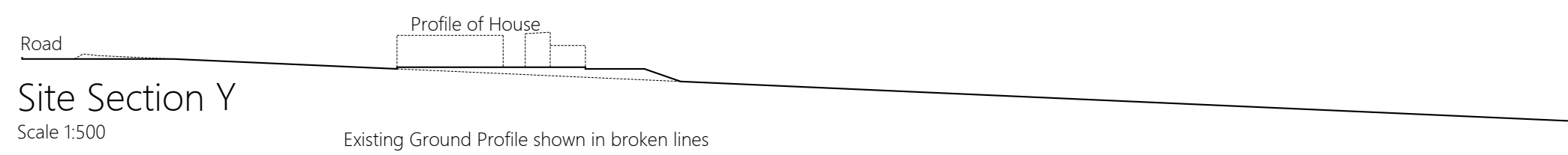
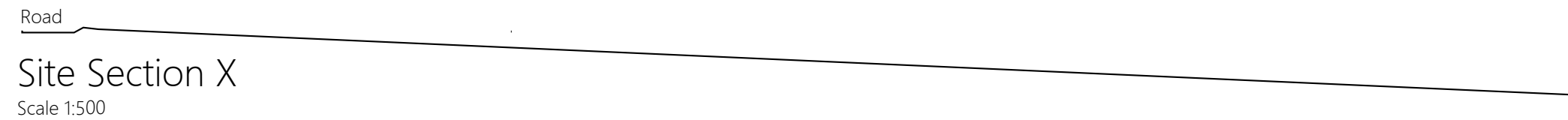
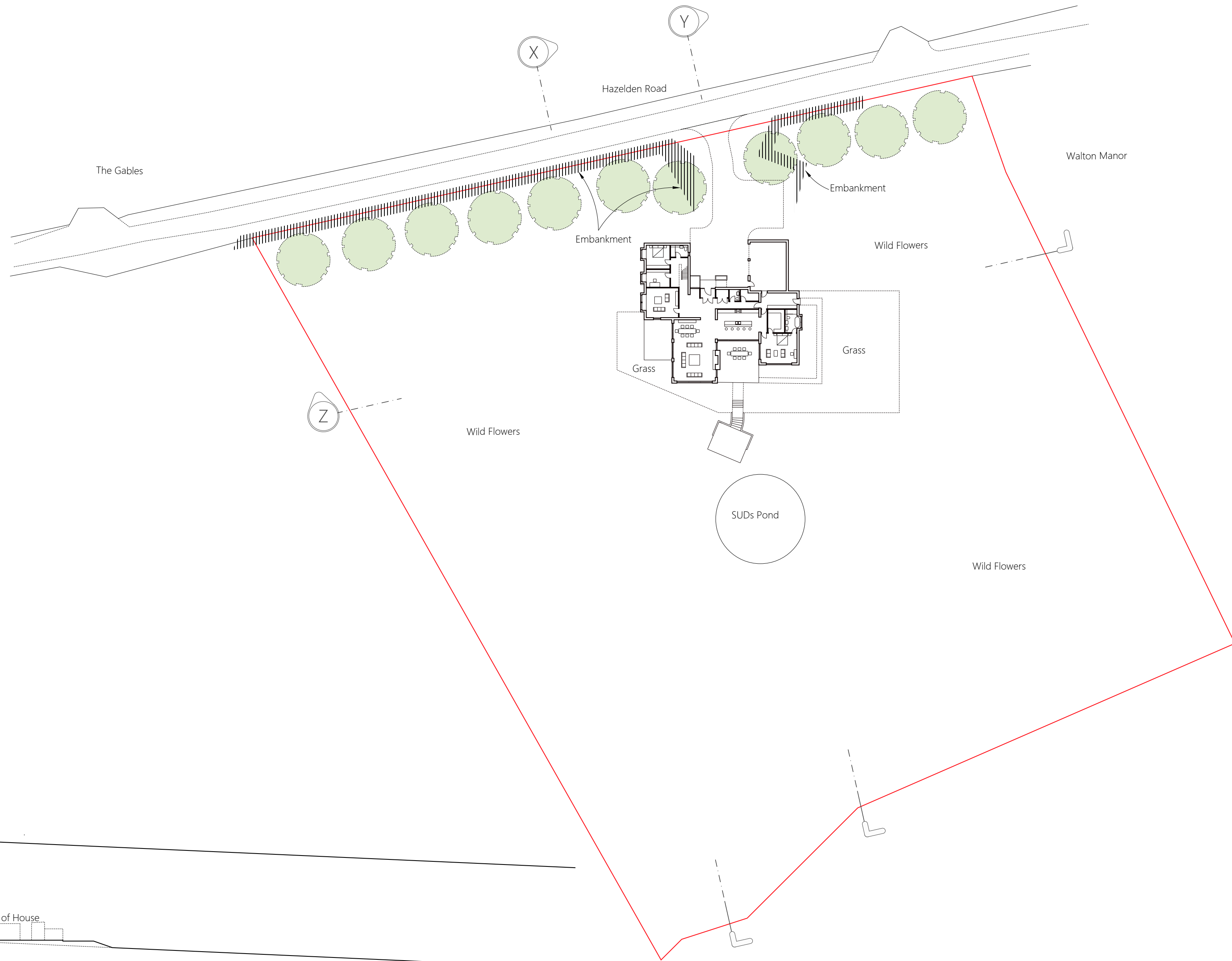
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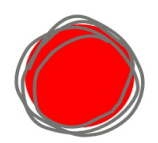
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Project
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East Renfrewshire

Title
Block Plan &
Site Sections

Date
March 2025
Scale
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Drawing
No.

25.02.06

Revision

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