

**MINUTE**  
**of**  
**PLANNING APPLICATIONS COMMITTEE**

**Minute of Meeting held at 2.00pm in the Council Offices, Main Street, Barrhead, on 4 December 2019.**

**Present:**

Councillor Annette Ireland (Chair)  
Councillor Angela Convery

Councillor Stewart Miller  
Councillor Jim Swift

Councillor Ireland in the Chair

**Attending:**

Sean McDaid, Principal Planner; Derek Scott, Planner; and Fiona, Morrison, Graduate Planner, Development Management; Graham Shankland, Principal Strategy Officer (Regulatory and Strategy); and Paul O'Neil, Committee Services Officer.

**Apologies:**

Provost Jim Fletcher and Councillor Betty Cunningham (Vice Chair).

**DECLARATIONS OF INTEREST**

**1119.** There were no declarations of interest intimated.

**APPLICATIONS FOR PLANNING PERMISSION**

**1120.** The committee considered reports by the Director of Environment, on applications for planning permission requiring consideration by the committee, one of which had been continued from the meeting on 6 November 2019.

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

- (i) 2019/0295/TP – Erection of one and a half storey side extension, upper storey rear extension and single storey side and rear extensions at 99 East Kilbride Road, Busby by Mr Andrew Fulcher

Under reference to the minute of the meeting of 6 November 2019 (Page 999, Item 1081 refers), when it was agreed that consideration of the application be continued to allow a site visit to take place and for the applicant to provide further information regarding the existing use of the house for religious gatherings, the committee resumed consideration of the application.

The site visit had taken place immediately prior to the meeting.

The Principal Planner referred to the additional information which the applicant had provided as requested at the last meeting of the committee, details of which were outlined in the covering report to the 'Report of Handling'.

It was noted that the applicant had confirmed that once or twice a month the property was used to host Sunday dinner/entertaining friends and no religious activity or worship occurred during these occasions. Furthermore, there were no plans for the property to be used for other purposes such as a B&B, nursing home or to operate a business.

Councillor Convery stated that in her opinion, the proposed development would be too overbearing and would not be in keeping with the surrounding area given that the application site was in Busby Conservation Area.

Councillor Miller noted that between 14 and 16 visitors would be visiting the property once or twice a month and that the visitors would be parking their cars in the applicant's driveway and not on the main road. He was concerned about the vehicles having to enter and leave the application site, from/onto East Kilbride Road, Busby which was an extremely busy main road. In addition, he also had concerns about the impact the proposed development would have on the Busby Conservation Area.

Councillor Ireland stated that having visited the application site, she acknowledged the concerns expressed by Councillor Miller about vehicles having to manoeuvre into/leave the application site from/onto East Kilbride Road. Concluding her remarks, she expressed concern about the massing of the proposed development.

At this stage, the committee agreed that the application be refused on the grounds that the proposed development was contrary to Policy D1(2) and Policy D11 of the adopted East Renfrewshire Local Development Plan as a result of the size and scale of the extensions.

### **Sederunt**

Councillor Swift entered the meeting at this stage.

- (ii) 2019/0442/TP – Erection of 14 flats, formation of access, parking and associated landscaping at land at Williamwood Golf Club (South of 730 Clarkston Road), Clarkston Road, Clarkston, by Williamwood Golf Club and Mactaggart and Mickel Homes.

The Principal Planner summarised the assessment of the proposed development and advised that officers were recommending that the application be refused for the reasons outlined in the report. He also updated the committee that in the event the application was approved, the applicants had indicated that they would agree to conditions being attached to the planning permission relating to golf ball mitigation and screening of the upper level balcony on the north facing elevation or altering the north facing window at the upper floor level on the north facing elevation.

Councillors Miller and Convery expressed concerns about the scale and massing of the proposed development, particularly the height of the proposed block of flats which was to be 5 storeys high stating that in view of this, in their opinion, the application should be refused.

Furthermore, Councillor Convery highlighted that 41 objections had been submitted to the application which in her opinion indicated that there was a significant number of local residents who were against the proposal.

Councillor Swift was heard in support of the proposal in the course of which he highlighted that the Council's Roads and Transportation Service had offered no objections to the application and emphasised that the proposed development would help secure the long term future of Williamwood Golf Club.

At this stage, the committee agreed that the application be refused for the reasons stated in the report.

CHAIR



**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Index of applications under the above acts determined by the Planning Applications Committee on  
4th December 2019

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**Reference No:** 2019/0295/TP

**Ward:** 4

**Applicant:**

Mr Andrew Fulcher  
99 East Kilbride Road  
Busby  
G76 8JE

**Agent:**

George Buchanan Architects Ltd  
Maryhill Burgh Halls  
10-24 Gairbraid Avenue  
Glasgow  
G20 8YE

**Site:** 99 East Kilbride Road, Busby, East Renfrewshire, G78 8JE

**Description:** Erection of one and a half storey side extension, upper storey rear extension and single storey side and rear extensions

**Decision:** Refused

**Reference No:** 2019/0442/TP

**Ward:** 4

**Applicant:**

Williamwood Golf Club and Mactaggart and Mickel Homes Ltd  
(c/o Mactaggart & Mickel)  
Atlantic Quay  
1 Robertson Street  
Glasgow  
G2 8JB

**Agent:**

North Planning and Development Ltd  
Tay House  
300 Bath Street  
Glasgow  
Scotland  
G2 4LH

**Site:** Land at Williamwood Golf Club (south of 730 Clarkston Road), Clarkston Road, Clarkston, East Renfrewshire G44 3YR

**Description:** Erection of 14 flats, formation of access, parking and associated landscaping

**Decision:** Refused

