

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 6 November 2019.

Present:

Councillor Annette Ireland (Chair)
Councillor Betty Cunningham (Vice Chair)
Councillor Angela Convery

Provost Jim Fletcher
Councillor Stewart Miller

Councillor Ireland in the Chair

Attending:

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

Apologies:

Councillors Jim McLean and Jim Swift.

DECLARATIONS OF INTEREST

1080. There were no declarations of interest intimated.

APPLICATION FOR PLANNING PERMISSION

1081. The committee considered a report by the Director of Environment, on an application for planning permission by Mr Andrew Fulcher for the erection of a one and a half storey side extension, upper storey rear extension and single storey side and rear extensions at 99 East Kilbride Road, Busby, requiring consideration by the committee.

The Principal Planner explained that the application was a Local Development under the terms of the Town and Country Planning (Hierarchy of Developments)(Scotland) Regulations 2009 and that as more than 10 objections have been received, in terms of the Council's Planning Scheme of Delegation the application had to be presented to the committee for determination. He provided an overview of the proposal and the assessment that had been carried out and explained that arising from the assessment officers were recommending approval of the application, subject to conditions.

Whilst stating that in his opinion the proposed development did not conform with the characteristics of Busby Conservation Area, Councillor Miller also expressed concern about the access/egress to/from the application site onto East Kilbride Road which was the main road through Busby and that a significant amount of traffic used this road on a daily basis.

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Concluding his remarks, he stated that in his opinion, the design and scale of the proposed development was not in keeping with the character of the area and that he could not support the application.

The Principal Planner stated that the fact that the proposed development was in a conservation area did not preclude development taking place. He further explained in response to a question by Provost Fletcher that the reference to the intended use of the extended property being used by a religious group had been submitted by objectors. He indicated that if a material change occurred regarding the use of the property then this would represent a breach in planning control and the Council would investigate and might take enforcement action if considered appropriate.

Given that some members of the committee were not familiar with the application site, it was suggested that consideration of the application be continued for a site visit. In addition, Provost Fletcher suggested that the committee should seek further information from the applicant regarding the existing use of the house for religious gatherings.

At this stage, the committee agreed that:-

- (a) consideration of the application be continued to allow a site visit to take place; and
- (b) the applicant be asked to provide further information regarding the existing use of the house for religious gatherings.

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
6th November 2019

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: Continued for a site visit

