

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

**Minute of Meeting held at 2.00pm in the Council Offices, Main Street, Barrhead on 15 May 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 and Derek Scott, Planner, Development Management; and Paul O'Neil, Committee Services Officer.

**Apologies:**

Councillors Jim McLean and Jim Swift.

**DECLARATIONS OF INTEREST**

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

**APPLICATION FOR PLANNING PERMISSION**

**892.** The committee considered a report by the Director of Environment, on planning application 2019/0085/TP - Change of use of public house to funeral parlour at the Toby Carvery, Glasgow Road, Hurlet, Barrhead, by Sava Estates.

The Principal Planner summarised the assessment of the proposed development and advised that officers were recommending that the application be approved, subject to the conditions detailed in the report.

Whilst expressing concerns about the congestion on Glasgow Road, Barrhead, Councillor Cunningham commented that the problems were compounded by the additional traffic generated by the significant amount of development that was taking place at various sites in Barrhead including Blackbyres and the former Nestle site. She also noted from the report that it was proposed to erect illuminated signs at the site and highlighted that Glasgow Road was the main route for those travelling to and from the M77, Braehead, and Silverburn shopping centres.

Concluding her remarks, Councillor Cunningham stated that in her opinion, the proposed development would exacerbate the congestion problems that were currently being experienced on Glasgow Road, Barrhead.

Councillor Convery stated that she shared the concerns expressed by Councillor Cunningham about the volume of traffic on Glasgow Road in the course of which she highlighted that given the volume of traffic on the road motorists attempting a right-hand turn from the application site onto Glasgow Road would in her opinion experience problems accessing the road. Concluding her remarks, she sought clarification whether the applicant proposed to extend the footprint of the premises.

In reply, the Principal Planner confirmed that the applicant proposed to use the existing fabric of the building in the course of which plans of the existing and proposed layout of the building were exhibited to the committee. He also explained in response to comments made by Councillor Cunningham that the illuminated signs that were proposed to be erected at the site did not form part of the application under consideration. He advised that this matter was subject of a separate application (i.e. Ref No:- 2019/0247/ADV) and would be dealt with under delegated powers.

Concluding his remarks, the Principal Planner whilst noting the concerns expressed about the difficulties motorists would have turning right from the site onto Glasgow Road emphasised that the Council's Roads Service had offered no objections to the proposed development.

Councillor Cunningham reiterated her early comments regarding the congestion on Glasgow Road, Barrhead.

In response to a question about the operating hours of the funeral parlour, the Principal Planner advised that it was proposed to undertake between 500 and 1000 funerals per year which equated to a maximum of 3 per day. He confirmed that if the committee had concerns about the operating hours proposed by the applicant it could attach a condition to restrict them.

Whilst noting that there were 69 car parking spaces at the site, Provost Fletcher sought clarification whether this would be sufficient to accommodate large numbers attending a funeral. In response, the Principal Planner confirmed that the Council's Roads Service was satisfied with the level of car parking provision at the site.

At this stage, Councillor Ireland, seconded by Councillor Convery, moved that the application be approved, subject to the conditions detailed in the report.

Councillor Cunningham, seconded by Councillor Miller, moved as an amendment that the application be refused on the grounds that the proposed development would result in congestion on the roads at the location and there was a lack of parking provision.

On a vote being taken, two Members voted for the motion and three Members voted for the amendment. The amendment was accordingly declared carried and it was agreed that the application be refused on the grounds that the development would result in congestion on the roads at the location and that there was a lack of parking provision.

**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 considered by Planning Applications Committee on  
15<sup>th</sup> May 2019

---

**Reference No:** 2019/0085/TP

**Ward:** 1

**Applicant:**

Sava Estates  
2 Glasgow Road  
Hurlet  
Barrhead  
Scotland  
G53 7TG

**Agent:**

Don Bennett  
10 Park Court  
Glasgow  
Scotland  
G46 7PB

**Site:** The Toby Carvery Glasgow Road Hurlet Barrhead East Renfrewshire

**Description:** Change of use of public house to funeral parlour

**Decision:** Refused

---

