

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of virtual meeting held at 10.00am on 25 June 2020.

Present:

Councillor Annette Ireland (Chair)
Councillor Angela Convery
Councillors Betty Cunningham (Vice Chair)
Provost Jim Fletcher

Councillor Jim McLean
Councillor Stewart Miller
Councillor Jim Swift

Councillor Ireland in the Chair

Attending:

Gillian McCarney, Head of Environment (Chief Planning Officer); Graham Shankland, Principal Strategy Officer (Regulatory and Strategy); Ian Walker, Senior Planner, Development Management; and Paul O'Neil, Committee Services Officer.

DECLARATIONS OF INTEREST

1287. There were no declarations of interest intimated.

APPLICATIONS FOR PLANNING PERMISSION

1288. The committee considered a report by the Director of Environment, on the following application for planning permission requiring consideration by the committee.

2018/0302/TP - Erection of neighbourhood commercial centre including Class 1 (Retail), Class 3 (Food and Drink)/Sui Generis (Pub/Restaurant and drive thrus) with potential supporting uses (Class 2, Financial, Professional or Other Services, Class 10 Non-Residential Institutions, Class 11 Assembly and Leisure and Sui Generis) and associated access, parking and landscaping (Major) at site to north of Crossmill Industrial Estate, Glasgow Road, Barrhead, East Renfrewshire by L&S (Barrhead) Limited

The Head of Environment (Chief Planning Officer) explained that the application was for a Major development under the terms of the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, as the gross floor space of the proposed buildings exceeded 5000sqm and the area of the site was larger than 2 hectares. In view of this, the application had to be determined by the committee.

Having assessed the proposal against the policies contained in the Strategic Development Plan and Adopted East Renfrewshire Local Development Plan 2015, and having highlighted the factors that had been taken into consideration in the assessment of the proposal,

together with the economic benefits that would be achieved in the Barrhead area, the Head of Environment (Chief Planning Officer) stated that the application was being recommended for approval, subject to the conditions detailed in the report.

At this stage, members of the committee were heard in support of the proposed development, in the course of which the Council's prolonged efforts to have the application site developed were noted. The economic benefits arising from the proposed development were welcomed, particularly the creation of local jobs which were much needed in the Barrhead area.

During discussion a number of questions were raised in respect of the proposed development in the course of which the Head of Environment (Chief Planning Officer) explained that Lidl, who proposed to occupy one of the main units at the site, had for some time been looking to relocate from its existing store located in Barrhead Town Centre. If the application was approved, once the company moved into the new unit at the proposed development, their existing unit in the town centre could be sold, possibly for another type of use. She indicated that it was anticipated that the proposed development should be finalised and operating by the spring of 2021. Concluding her remarks, she stated that if the committee was minded to approve the application, a minor amendment to the wording of Condition 16 was proposed, the terms of which were read out to and agreed by the committee.

At this stage, the committee agreed that the application be approved, subject to:-

- (a) the conditions detailed in the report; and
- (b) the wording of Condition 16 being amended to read as follows:-

“For the avoidance of doubt a maximum of 1693sqm of net convenience sales floor area is permitted to be occupied within the entire development. Details of the convenience retail floor space shall be submitted to and approved by the planning authority prior to the occupancy of each and every unit.”

CHAIR