

EAST RENFREWSHIRE COUNCILPLANNING APPLICATIONS COMMITTEE13 February 2019Report by Director of EnvironmentAPPEALS**1.0. INTRODUCTION**

- 1.1. This report is to inform Members about two appeal decisions that have been received from the Scottish Government's Directorate for Planning and Environmental Appeals (DPEA).

2.0 APPEAL DECISIONS

- 2.1 **APPEAL 0536** (ERC reference 2018/0261/PN; DPEA reference PAC-220-2000). This appeal relates to the refusal of prior approval under delegated powers for the erection of a 17.5m high telecommunications monopole supporting 3 antennas with the installation of 3 ground based equipment cabinets and a meter cabinet at land at Stewarton Road (adjacent to Crookfur Roundabout and backing onto Worsley Crescent), Newton Mearns. The application was refused as being contrary to Policy D17 of the adopted East Renfrewshire Local Development Plan as a result of its height and visual prominence the telecommunications monopole would be detrimental to the character and amenity of the area and is not considered to be sensitively sited.
- 2.2 This appeal was dismissed on 29 November 2018 and the siting and appearance of the development was refused. The appointed Reporter did not consider that the overall visual amenity of the area would be detrimentally affected to such an extent as to warrant refusal, as any effects would be highly localised. The appointed Reporter however found that the siting and appearance of the monopole, specifically because of its proximity and height relative to 11 Worsley Crescent, would be significantly detrimental to residential visual amenity. The appointed Reporter did not find the benefits of the development to be sufficient to justify allowing the development, given the unacceptable nature of the residential amenity effects.
- 2.3 **APPEAL 0533** (ERC reference 2010/0264/TP; DPEA reference PPA-220-2047). This appeal relates to the sub-division of feu and erection of detached dwellinghouse at rear with formation of access from Capelrig Road (planning permission in principle). The application was refused by the Planning Applications Committee on 14 March 2018.
- 2.4 The appeal was dismissed on 5 February 2019. The appointed Reporter concluded the proposed development would represent "backland" development, would be sited outwith the existing housing group, the development would not be in keeping with the established pattern of development and did not maintain the amenity of the area. The appointed Reporter considered the development did not accord overall with the relevant provisions of the local development plan.
- 2.5 The appointed Reporter also declined to award expenses to the appellant and did not consider that the Council had acted unreasonably.

3.0 RECOMMENDATION

- 3.1 Members are asked to note the above.

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