

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 5 December 2018.

Present:

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

Councillor Jim McLean
Councillor Stewart Miller

Councillor Ireland in the Chair

Attending:

Sean McDaid, Principal Planner; and Derek Scott, Planner, Development Management; Graham Shankland, Principal Business Intelligence Officer, Business Intelligence Team; and Paul O'Neil, Committee Services Officer.

Apologies:

Provost Jim Fletcher and Councillor Jim Swift.

DECLARATIONS OF INTEREST

707. There were no declarations of interest intimated.

NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS

708. The committee considered and noted a report by the Director of Environment, advising of the intimation by the Directorate for Planning and Environmental Appeals (DPEA) of the outcome of one appeal decision in relation to an application for Advertisement Consent (Ref No:- 2018/0163/ADV) which the Reporter had upheld in part and had granted advertisement consent for one digital advertisement hoarding facing south west at land to the north of 30 Maple Avenue, Newton Mearns (and adjacent to the petrol station and health centre).

APPLICATIONS FOR PLANNING PERMISSION

709. The committee considered reports by the Director of Environment, on applications for planning permission requiring consideration by the committee.

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

- (i) 2018/0252/TP – Erection of agricultural worker’s dwellinghouse at site 180m north of Foretrees Farm House, Fereneze Road, Neilston by Mr Gordon Pollock

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

Councillor Miller stated that in his opinion the representations submitted in support of the application were not relevant planning matters and that in addition, he did not accept the findings of the report prepared by the Scottish Agricultural College which stated that the proposed development was for an agricultural worker associated with the operation of Mossneuk Farm on the grounds of animal welfare and security. Given that the farm was a distance of 1.2 km to the west of the application site, he did not accept the reasons given in the report as a justification to approve the application.

Whilst noting the terms of condition 1 that would be attached to the planning permission which stated that the occupation of the dwelling would be limited to a person solely or mainly employed or last employed in agriculture, Councillor Miller sought clarification of what action would be taken in the event that the occupant did not comply with the terms of the condition.

In reply, the Principal Planner stated that the Council could take planning enforcement action which could result in the occupant being told to leave the property.

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

Councillor Miller, seconded by Councillor McLean, moved as an amendment that the application be refused on the grounds the report prepared by the Scottish Agricultural College was not sufficient justification to approve the development; that there already exists another dwellinghouse on the farm land for an agricultural worker where the existing occupant is not employed full-time on the farm; and that the proposed development could be built elsewhere on the farm.

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 the application was refused on the grounds that the report prepared by the Scottish Agricultural College was not sufficient justification to approve the development; that there already exists another dwellinghouse on the farm land for an agricultural worker where the occupant is not employed full-time on the farm; and that the proposed development could be built elsewhere on the farm.

- (ii) 2018/0550/TP – Erection of two storey dwellinghouse following demolition of existing dwellinghouse at 2 Newtonlea Avenue, Newton Mearns, by Mr and Mrs McGraddie

The Principal Planner summarised the assessment of the proposal in the course of which he indicated that the application under consideration was the same as an application previously submitted which had been withdrawn in 2018. He exhibited a location plan of the application site and explained the reasons for the recommended refusal of the application.

Councillor Ireland moved that the application be refused. In the absence of a seconder, her motion fell.

Thereafter, the committee agreed that the application be approved, subject to delegated powers being granted to the Head of Environment (Operations) in consultation with the Chair of the committee to attach appropriate conditions.

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 considered by Planning Applications Committee on
05.12.2018

Reference No: 2018/0252/TP

Ward: 1

Applicant:

Mr Gordon Pollock
Mossneuk Farm
Gleniffer Braes
By Neilston
Scotland
G78 3AL

Agent:

Iain Gardner
21
Church Street
Kilbarchan
Scotland
PA10 2JQ

Site: Site 180M North Of Foretrees Farm House Fereneze Road Neilston East Renfrewshire

Description: Erection of agricultural worker's dwellinghouse

Decision: Refused

Reference No: 2018/0550/TP

Ward: 5

Applicant:

Mr & Mrs McGraddie
C/O DTA Chartered Architect Ltd

Agent:

DTA Chartered Architects Ltd
9 Montgomery Street
The Village
East Kilbride
G74 4JS

Site: 2 Newtonlea Avenue Newton Mearns East Renfrewshire G77 5QA

Description: Erection of two storey dwellinghouse following demolition of existing dwellinghouse

Decision: Approved Subject to Conditions

