

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY11 April 2018Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2018/02ERECTION OF 4 TWO STOREY DETACHED DWELLINGHOUSES WITH FORMATION OF ACCESS AT TREESIDE COTTAGE, AYR ROAD, NEWTON MEARNES**PURPOSE OF REPORT**

1. The purpose of the report is to present the information currently available to allow a review of the decision taken by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 in respect of the application detailed below.

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2017/0576/TP).
- Applicant: Mrs Jules McGeever.
- Proposal: Erection of 4 Two Storey Detached Dwellinghouses with Formation of Access.
- Location: Treeside Cottage, Ayr Road, Newton Mearns.
- Council Area/Ward: Newton Mearns South and Eaglesham (Ward 5).

REASON FOR REQUESTING REVIEW

3. The applicant has requested a review on the grounds that the Council's Appointed Officer refused the application.

RECOMMENDATIONS

4. The Local Review Body is asked to:-
- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
- (i) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied; and
- (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed.

- (b) In the event that further procedure is required to allow it to determine the review, consider:-
- (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

BACKGROUND

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Major Programmes and Projects).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 5.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that her stated preference is one or more hearing sessions.

10. The Local Review Body is not bound to accede to the applicant’s request as to how it will determine the review and will itself decide what procedure will be followed in this regard.

11. However, at the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, an unaccompanied site inspection will be carried out immediately before the meeting of the Local Review Body on Wednesday, 11 April 2018 which begins at 2.00pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

13. Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

14. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the Appointed Officer:-

- (a) Application for planning permission – Appendix 1 (Pages 7-16);
- (b) Copies of objections/representations – Appendix 2 (Pages 17-30);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 31-42);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 43-48); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 49-66).

15. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and are attached as Appendix 6 (Pages 67-74).

- (a) Refused – Location Plan;
- (b) Refused – Site Layout Plan;
- (c) Refused – Proposed Housetype 1 – Plans and Elevations;
- (d) Refused – Proposed Housetype 2 - Plans and Elevations;
- (e) Refused – Proposed Housetype 3 - Plans and Elevations;
- (f) Refused – Proposed Garage - Plans and Elevations.

16. The Local Review Body is advised that initial consultation responses and representations received if any, relating to the application will be listed in the planning officer's Report of Handling.

17. All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk with the exception of any representations that have been made to the application.

RECOMMENDATIONS

18. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and

- (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed.

- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;

 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

Paul O'Neil, Committee Services Officer
e-mail: paul.o'neil@eastrenfrewshire.gov.uk
Tel: 0141 577 3011

Date:- April 2018

**APPLICATION
FOR
PLANNING PERMISSION**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100064147-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

The proposals are for a new residential development of 4 detached private dwellings within the garden grounds of the existing Treeside Cottage, along with associated roads, parking and landscaping.

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

Yes No

(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	JAM Architects		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Murdoch	Building Name:	Unit 7B
Last Name: *	Wilson	Building Number:	1103
Telephone Number: *	0141 248 1878	Address 1 (Street): *	Argyle Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G3 8ND
Email Address: *	murdoch@jamarchitects.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	Treeside Cottage
First Name: *	Jules	Building Number:	<input type="text"/>
Last Name: *	McGeever	Address 1 (Street): *	Ayr Road
Company/Organisation:	<input type="text"/>	Address 2:	Newton Mearns
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G77 6RT
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

East Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

TREESIDE COTTAGE

Address 2:

AYR ROAD

Address 3:

NEWTON MEARNS

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 6RT

Please identify/describe the location of the site or sites

Northing

655017

Easting

252550

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Mainly feedback on developer contributions and roads.

Title:

Mr

Other title:

First Name:

John

Last Name:

Drugan

Correspondence Reference Number:

Date (dd/mm/yyyy):

08/12/2016

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

The site is currently used as private garden ground.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

There is space within the garden of each dwelling for the storage of wheelie bins.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

4

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Murdoch Wilson

On behalf of: Mrs Jules McGeever

Date: 26/08/2017

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

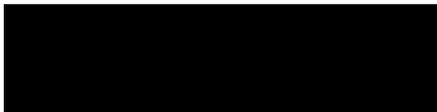
Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr John McRoberts

Declaration Date: 26/08/2017

Payment Details



Created: 26/08/2017 14:37

COPIES OF OBJECTIONS/REPRESENTATIONS

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**Roads Service
OBSERVATIONS ON
PLANNING APPLICATION**

Our Ref: 2017/0576/TP
D.C Ref Derek Scott
Contact: Jim McCubbin
Tel: 0141-577-3489



Planning Application No:	2017/0576/TP	Dated:	07/09/17	Received:	08/09/17
Applicant:	Mrs Jules McGeever				
Proposed Development:	Erection of 4 two storey detached dwellinghouses with formation of access				
Location:	Treeside Cottage, Ayr Road, Newton Mearns				
Type of Consent:	Full Planning Permission				
Ref No. of Dwg.(s) submitted:	As per IDOX				

RECOMMENDATION:**REFUSE**

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

1. General

(a) General principle of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N

2. Existing Roads

(a) Type of Connection (junction / footway crossing)	Y#
(b) Location(s) of Connection(s)	N#
(c) Pedestrian Provision	Y#
(d) Sightlines	Y#

3. New Roads

(a) Widths	Y#
(b) Pedestrian Provision	Y#
(c) Layout (horizontal/vertical alignment)	Y#
(d) Turning Facilities (Circles / hammerhead)	Y#
(e) Junction Details (locations / radii / sightlines)	Y#
(f) Provision for P.U. services	Y#

4. Servicing & Car Parking

(a) Drainage	Y#
(b) Car Parking	Y#
(c) Layout of parking bays / garages	Y#
(d) Servicing Arrangements/Driveways	Y#

5. Signing

(a) Location	NA
(b) Illumination	Y#

REASON FOR REFUSAL:

2(b)	The minimum distance permitted between adjacent junctions, kerbline to kerbline should be 25 metres , therefore given that the proposed access is only 14 metres (approximately) from the proposed new access to the Barret Homes Site opposite, The Roads Service has no option but to recommend refusal of the application in its current form.
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NOTES:

Site Location: The development site is located at the Southern end of the A77, Ayr Road, Newton Mearns at its junction with Malletsheugh Road close to the M77 overbridge. The site is bounded to the south by Ayr Road, Malletsheugh Road to the West and to the North by an open site currently under consideration for development.

Application Proposal: There is an existing dwelling, Treeside Cottage, located in the South West corner of the site which is currently occupied by the applicant. The proposed development, consisting of four, 5 bedroom two storey dwelling houses, is situated in the North Eastern part of the extended garden ground of the existing cottage which is to be retained. A new access road, serving all five properties, will be provided and will require Road Construction Consent from the Council's Roads Service.

Barret Homes Development: It should be noted that Barret Homes are pending planning approval for the construction of 165 houses in the open site on the opposite side of Malletsheugh Road from the existing Treeside Cottage. A new access road to this new housing development is proposed off Malletsheugh Road approximately 70 metres North East of its junction with Ayr Road.

Existing Roads and Footways: The applicant's attention should be drawn to the requirement for any necessary improvements to the existing road infrastructure as a result of this proposed development. The following comments and conditions should be considered in conjunction with all other planning requirements relating to all other adjacent proposed or potential developments.

Previous Applications: Pre-application observations for a similar development and layout on this site have been submitted to Planning on 21st November 2016 (PREAPP/2016/0539). The observations provided, generally concentrated on the road safety aspects of the proposal in terms of the vehicular and pedestrian provision, the subsequent impact on the surrounding road network and car parking provision.

Ref:	ADDITIONAL COMMENTS
2(a)	<p>Existing Access from Ayr Road:</p> <p>The existing vehicle access crossing (drop kerbs), to the existing cottage, on the Ayr Road, A77 frontage should be reinstated to full height kerbs and the vehicle access to the existing cottage permanently closed.</p>
2(b)	<p>Location of new junction:</p> <p>The proposed access to this development from Malletsheugh Road, as detailed on submitted drawing number L(--)-01E, is located approximately 50 metres North east of its junction with Ayr Road. As indicated previously in our response to the pre-application, the junction spacing between this new access into Treeside and the proposed Barret Homes development must be a minimum of 25 metres kerblines to kerblines.</p> <p>The proposal as submitted indicates a junction spacing of approximately 14 metres and does not meet the requirements of this condition therefore The Roads Service has no option but to recommend refusal.</p> <p>Should the applicant wish to progress matters the issue of junction spacing must be addressed.</p>
2(c)	<p>New Footway:</p> <p>A new 2 metre wide footway will have to be provided along the entire frontage of the development from the existing provision on Ayr Road, into Malletsheugh Road, to connect to the proposed footway entering the new development site. This will provide a continuous and safe means of access to nearby schools and local facilities.</p> <p>The applicant should be advised that this new footway will require Road Construction Consent and will have to be provided to the satisfaction of East Renfrewshire Council as Roads Authority.</p> <p>Full details of this provision and how it integrates with the existing vehicle safety fence on Ayr Road should be provided with any application for Road Construction Consent.</p>

2(d)	<p>Sightlines:</p> <p>Clear sightlines, from any new access, are essential to enable drivers to check in both directions for vehicular traffic and pedestrians before safely joining the adjacent public road. That is, from a point 'x' metres back from the road edge there should be an unrestricted view, above a height of 1.05 metres, for a distance of 'y' metres in both directions.</p> <p>It is noted that from the submitted drawing number L(--)-01E that a visibility splay of 2.4 metres x 40 metres is indicated. This standard of visibility splay is not acceptable for this type of road / access. Malletsheugh Road is currently subject to the national speed limit therefore the visibility splay at the proposed new access to this development should be 2.5 metres x 215 metres x 1.05 metres.</p> <p>However, the proposed housing developments on Malletsheugh Road will result in a change in the speed limit due to the proposal to introduce a series of street lighting. The required visibility splay would therefore reduce to 2.5 metres x 90 metres x 1.05 metres.</p> <p>The applicant will be required to submit a revised, scale drawing detailing the maximum achievable splays from the new junction, required at that time, and what work, if any, will be required to achieve and thereafter maintain these splays in perpetuity. The drawing should include details of all obstructions within the splay and the proposals as to how they will be maintained at a height of not more than 1.05 metres.</p>
3	<p>Proposed New Road:</p> <p>It is necessary to make a distinction between roads and private accesses; three or more individual dwellings must be served by a road which must be provided to the satisfaction of East Renfrewshire Council as Roads Authority. An application for Roads Construction Consent will therefore be required for this development.</p>
3(a) 3(b)	<p>Widths:</p> <p>The proposed access road should be a minimum of 5.5 metres wide, to accommodate two way traffic, with a 2 metre minimum wide footway on at least on side of the new carriageway. The corner radii of the new junction with Malletsheugh Road should be a minimum of 6 metres.</p>
3(c) 3(d)	<p>Turning:</p> <p>A suitable turning area to ERC Roads Service standards should be provided and detailed on the submitted drawings for Road Construction Consent.</p> <p>In relation to the servicing of the development a Swept path analysis will be required to demonstrate that service / refuse vehicles can safely access the development without over-run of the adjacent footway etc.</p>
3(e)	<p>Sightlines:</p> <p>Visibility Splays of 2 metres x 20 metres x 1.05 metres must be achieved between individual driveways and the adjacent carriageway.</p>

	<p>To ensure an adequate and safe inter-visibility between vehicles exiting from a driveway and pedestrians on the adjacent footway, visibility splays of 2 metres x 5 metres should be provided and thereafter maintained in perpetuity at either side of the driveway.</p> <p>That is; 2 metres measured into the drive from the back of the footway and 5 metres measured from either edge of the driveway in both directions. No obstructions above a height of 1.05 metres will be accepted in either direction within the aforementioned splays.</p> <p>Note – Landscaping and boundary treatments should be carefully considered to ensure that relevant visibility splays are not compromised. Future, long term, maintenance of any landscape areas should also be considered.</p>
3(f)	<p>Public Utility Strips:</p> <p>The position / location of public utility service strips should be considered with the final design of the new road, footway and turning area.</p>
4(a)	<p>Drainage:</p> <p>The applicant would be required to demonstrate / provide evidence from Scottish Water / SEPA that the proposed surface water / land drain / sewerage treatment / discharge will be acceptable and can be accommodated within the current infrastructure. After attenuation / treatment, the recommended maximum outflow from the development site into any relevant outfall should not exceed 8 L/s/ha.</p>
4(b)	<p>Parking:</p> <p>In addition to the existing Treeside Cottage four, five bedroom houses are proposed for this development therefore in line with the Councils Policy on parking and taking into account the necessary allocation for visitors; the parking provision should be 16 spaces (estimating that the cottage has 3 or 4 bedrooms). The parking provision of 14 curtilage spaces and 2 visitor spaces for this development is therefore acceptable.</p>
4(c)	<p>Driveways and Parking Bays:</p> <p>The design and layout of the driveways and parking area should be functional to allow safe manoeuvrability of vehicles. Multiple reversing manoeuvres to and from driveways are strongly discouraged.</p> <p>Existing Cottage – Given the close proximity of the driveway to the junction with Malletsheugh Road it is recommended that suitable turning should be provided within the curtilage of this dwelling to allow vehicles to enter and leave the driveway in a forward gear.</p> <p>Plots 1 and 2 – The width of a driveway accommodating two vehicles side by side should not be less than 5.5 metres in width where separate, remote, pedestrian access paths are provided to the front and rear of the property.</p> <p>Plot 3 – The absolute minimum dimension of a single width driveway should be not less than 3 metres based on an average car width of 1.9 metres plus 0.55 metres either side for access. However the recommended minimum width of a driveway should be not less than 3.3 metres to allow a wheelchair to pass or the transfer of refuse bins from the rear of the property to a collection point.</p>

	Plot 4 – It is recommended that the parking area as shown on the submitted layout plan is widened to at least 6 metres to allow a second vehicle to manoeuvre in or out of the adjacent parking space.
4(d)	<p>Refuse Collection:</p> <p>It is recommended that an area of hardstanding should be provided at a suitable location adjacent to the new public footway where refuse bins for Plots 3 and 4 could be stored on collection days to prevent the footway from being obstructed or prevent the refuse vehicle from having to enter their shared private driveway.</p>
5(b)	<p>Street Lighting:</p> <p>Street Lighting proposals should be examined at the earliest opportunity especially with regards to the juxtaposition of lighting columns with driveways and the new junction.</p>
<p>General:</p> <p>It should be noted at this stage that there is an obligation in terms of Section 95 of The Roads (Scotland) Act 1984 for the construction site contractor to ensure that any material, of whatever nature, deposited from their vehicles onto the public road is removed as soon as reasonably practicable.</p> <p>It should also be noted that, in terms of Section 96 of The Roads (Scotland) Act 1984 the Operator shall be responsible for the expense of any repairs required to any road as a result of any damage caused to it by the excessively heavy or additional traffic from the proposed construction work.</p> <p>The Construction site should include an appropriate level of off-road car parking for all vehicles associated with the project during the extent of the building works. Under no circumstances should any of the aforementioned vehicles be allowed to stop or park on the adjacent Malletsheugh Road or Ayr Road.</p>	

Notes for Intimation to Applicant:

(i) Construction Consent (Section 21) *	Required
(ii) Road Bond (Section 17) *	Required
(iii) Road Opening Permit (Section 56) *	Required

* Relevant Section of the Roads (Scotland) Act 1984

Signed: John Marley
pp. Roads & Transportation Controller

Date: 22.11.17

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Planning Obligations

Finalised Response



Application: 2017/0576/TP

Date: 12th December 2017

FAO: Derek Scott, Planner, Development Management

Site: Treeside Cottage, Ayr Road, NewtonMearns, G77 6RT

Description of Application:

Erection of 4 two storey detached dwellinghouses with formation of access

Affordable Housing

LDP Policy and Supplementary Planning Guidance:

This site is subject to Local Development Plan Policy SG5 Affordable Housing and the adopted Supplementary Planning Guidance (SPG) on Affordable Housing (June 2015). The Council's policy requires a minimum 25% affordable housing contribution where planning permission is sought for residential developments of 4 or more dwellings.

Affordable Housing Assessment:

The application of the min 25% affordable housing policy would result in a contribution based on a 1 unit requirement.

Given the specific circumstances of the development being proposed, in this particular case it has been determined that should this proposal progress, the payment of a commuted sum would be acceptable.

In line with PAN 2/2010, the commuted sum required would be of a value equivalent to the cost of providing the percentage of serviced land required by the policy, and at a reasonable density for the end use as affordable housing. The applicants have agreed that the value of the commuted sum would be determined by the District Valuer and to entering into a section 75 legal agreement to secure the agreed affordable housing contribution.

Development Contributions

LDP Policy and Supplementary Planning Guidance:

This summary is provided under the terms of the Council's Local Development Plan Strategic Policy 3 and the adopted SPG on Development Contributions (June 2015).

Development Contributions Assessment:

The relevant development contributions from this site have been discussed with the applicants. Should this proposal progress, the applicants have advised that they would be willing to enter into a s75 legal agreement which would cover contributions for the following:

Education (Pre-Five, Primary and Secondary); Community Facilities (Community Halls & Libraries and Sports); and Parks and Open Space.

The applicants have been advised that they would be responsible for the Council's reasonable legal fees and outlays involved in the preparation and completion of any agreement and for registering the Agreement in the Land Register of Scotland and the Books of Council and Session.

Planning Obligations Interim Recommendation

Should this proposal be recommended for approval, no objection subject to the **satisfactory conclusion of a S75 legal agreement** to secure relevant planning obligations (both affordable housing and development contributions).

The above is the view of the Council's Principal Strategy Officer responsible for the implementation of the Council's Development Contributions and Affordable Housing SPGs and does not prejudice the determination of any application submitted to the Planning Authority. It is for the Case Officer handling the application to arrive at a recommendation based on the individual merits of the application proposal and any other material considerations.

Dated: 12.12.2017

Karen Barrie
Principal Strategy Officer (Affordable Housing & Development Contributions Lead)
Strategic Services

Environment Department



Internal Memo

Our Ref: EA/RM
Your Ref: 2017/0576/TP
Date: 26th September 2017
From: Richard Mowat, Environmental Health
To: Planning and Development Management

PROPOSAL: ERECTION OF 4 TWO STOREY DETACHED DWELLINGHOUSES ETC
LOCATION: TREESIDE COTTAGE, AYR ROAD, NEWTON MEARNES

I have reviewed the above planning application and would comment as follows:

1. No activities in connection with construction (including deliveries and offloading) which are liable to cause disturbance to occupiers of nearby existing properties shall be carried out:

Prior to 08.00 hours or after 19.00 hours Monday - Friday
Prior to 08.00 hours or after 13.00 hours Saturday,
with no such activities carried out on Sundays.

2. I would advise that a noise impact assessment is required to determine the suitability of the site for residential development, in accordance with the principles of Planning Advice Note 1/2011: Planning and Noise.

3. Prior to commencement of any works on site, a comprehensive site investigation, carried out to the appropriate level, should be submitted to and accepted in writing by East Renfrewshire Council. This survey shall investigate all aspects of potential contamination, indicated by a Phase 1 Investigation (Desk-Study) of the site. If any contamination hazard is identified on the site, a site-specific risk assessment must be undertaken. Should any significant pollutant linkages be identified, a detailed remediation strategy must be developed. No works other than investigative works should be carried out on site prior to receipt of the Council's written acceptance of the remediation plan.

I trust that this information is of use. If you wish to discuss any of the matters raised in this memo, please do not hesitate to contact me.

SENIOR ENVIRONMENTAL HEALTH OFFICER

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CLEANSING SERVICES**OBSERVATIONS ON PLANNING APPLICATION**

Our ref: 2017/0557/TP
DC ref: Derek Scott
Contact: David Miller
Tel: 0141577 3767

Planning Application No.:	2017/0576/TP	Dated	08/09/2017	Received:	07/09/2017
Applicant:	Mrs Jules McGeever				
Proposed Development:	Erection of 4 two storey detached dwellinghouses with formation of access				
Location:	Treeside Cottage Ayr Road Newton Mearns East Renfrewshire G77 6RT				
Type of Consent:	Full Planning Permission				

Recommendation:

APPROVE FOLLOWING PROVISION OF FURTHER INFORMATION

Brief Description

These comments are based on an examination of DRAWING-Proposed Site Layout, DRAWING NO: L(-)01E

The comments provided generally focus on safety, functionality and operational elements of the proposed development relating to waste management, in particular adequate bin storage capacity; access for waste producers and collection vehicles/operatives, including site layout-in terms of service vehicle access, bin retrieval/presentation on collection day and visual impact.

Comments

East Renfrewshire Council operates a three weekly waste and recycling collection service; This requires a minimum of four wheeled bins per household. Drawing No: L(-)01E does not depict the storage of four wheeled bins on any of the properties. Two bins per household will be placed kerbside for collection every week. This service would seek clarification on where these bins will be stored and presented for collection at kerbside. The location of plots 3 and 4 are shown to be sited on a private road. The developer should note that refuse collection vehicles (RCVs) will not access this area which may impact on where bins will be presented on collection day.

The following requirements are in accordance with British Standard 5906:2005 Waste Management in Buildings Code of Practice and the developer may wish to incorporate this in its proposals for bin storage and collection:

- The waste collector should not normally be required to move two-wheeled containers (240 litre bins), for a distance of more than 15 m, from the collection point to vehicle.

If reversing is unavoidable (e.g. cannot accommodate a 20.3m turning circle) then the distance should not exceed 12 m.

This service would also welcome provision of a vehicle swept path analysis to demonstrate that a vehicle (measurements: Length-11 metres, height - 3.8 metres, width- 3m) can safely manoeuvre throughout the development.

Should you or the developer wish to discuss any of the points raised, please contact Cleansing Services at the earliest convenience.

Prepared: David Miller, Waste Strategy

Checked: Erica Roche, Waste Strategy

Date: 11th September 2017

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2017/0576/TP

Date Registered: 7th September 2017

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 252550/:655017

Applicant/Agent:

Applicant:
Mrs Jules McGeever
Treeside Cottage
Ayr Road
Newton Mearns
East Renfrewshire
G77 6RT

Agent:
JAM Architects
Murdoch Wilson
Unit 7B
1103 Argyle Street
Glasgow
G3 8ND

Proposal: Erection of 4 two storey detached dwellinghouses with formation of access

Location: Treeside Cottage
Ayr Road
Newton Mearns
East Renfrewshire
G77 6RT

CONSULTATIONS/COMMENTS:

Waste Strategy Section	No objection
Affordable Housing and Developer Contributions	Advised on the affordable housing and developer contributions requirements.
Environmental Health Service	No objections subject to conditions and the submission of a Noise Impact Assessment.
Roads Network Manager	Recommends refusal of road safety grounds.

PUBLICITY:

22.09.2017 Glasgow and Southside Expiry date 06.10.2017
Extra

SITE NOTICES: None.

SITE HISTORY: PREAPP/2016/0317 Residential development. Advised contrary to policy.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

A Design and Access Statement has been submitted with the application. The statement describes the site and the proposal. It states that the site should be considered for development as it lies within the masterplanned area and will, in time, form part of the urban area.

ASSESSMENT:

The application site comprises a significant part of the garden ground associated with a detached cottage and lies within the area identified in the adopted East Renfrewshire Local Development Plan as Malletsheugh/Maidenhill Strategic Development Opportunity. The site lies to the south west of Newton Mearns at the junction of Ayr Road with Malletsheugh Road. The site is currently laid out as garden ground and is bounded by mature privet hedges, mature conifers and deciduous trees. The site is accessed via a private driveway access from Malletsheugh Road. A large mature deciduous tree grows immediately adjacent to the existing site access.

Planning permission is sought for the sub-division of the curtilage and for the erection of 4 detached dwellinghouses with the formation of an associated access road and parking. The existing access is proposed to be widened and the four dwellings are proposed to be serviced via a single new access road with a turning area. The dwellings are of three differing types and are proposed to be externally finished in facing brick, render and artificial slate. Each dwelling has five bedrooms. The existing dwelling, which is to be retained, is a traditional sandstone cottage with a slate roof and three front-facing dormer windows.

Pre-application advice was given under reference PREAPP/2016/0317 on 12 July 2016 for a similar proposal involving the residential development of the site. The applicant was advised at that time that the proposed residential development of the site was contrary to Local Development Plan policies.

Planning permission 2016/0847/TP has been granted for a residential development opposite to the west and a planning application 2016/0643/TP is currently being considered for residential development on the adjacent site to the north. Both those sites are identified as development sites in the Maidenhill Masterplan.

The application requires to be assessed with regard to Policies M1, M2, M2.1, Strategic Policies 1, 2 and 3, D1, D7 and SG5 of the adopted East Renfrewshire Local Development Plan.

Policies M1 and M2 state that the Council will support the masterplanned growth of Newton Mearns in accordance with Policy M2.1 and that any proposal should not prejudice the implementation of the master planned area as a whole. Policy M2.1 provides that the detailed phasing and delivery of development within the Malletsheugh/Maidenhill SDO will be determined through the preparation of the Maidenhill Masterplan.

Policy D1 relates to all development and states, inter alia, that any development should not result in a significant loss of character or amenity to the surrounding area; the amenity of neighbouring properties should not be adversely affected in terms of restricting their privacy; development should not impact adversely on landscape character; and the parking and access requirements of the Council should be met in all cases.

Policy D7 relates to the provision of open space within new developments and directs developers towards compliance with the adopted Supplementary Planning Guidance: Green Network and Environmental Management for open space requirements and garden sizes.

Strategic Policy 1 outlines the Council's Development Strategy and directs that new growth should take place within the context of the Masterplans. Strategic Policy 2 details a sequential approach for new development. Strategic Policy 3 and Policy SG5 relate to developer

contributions and affordable housing provision respectively where developments of four or more houses are proposed.

Also of relevance are the adopted Supplementary Planning Guidance: Maidenhill Masterplan (the masterplan referred to above) and the adopted Supplementary Planning Guidance: Green Network and Environmental Management (Green Network SPG). The masterplan (section 3.3), identifies the site as part of the masterplan area's green infrastructure. The Green Network SPG provides open space standards and minimum garden sizes at appendix 1.

The application site occupies a prominent location at the junction of Ayr Road and Malletsheugh Road. The site is outwith the individual sites for development identified within the Maidenhill Masterplan. It is characterised by mature trees and hedgerows and the Maidenhill Masterplan seeks to protect and integrate these landscape features as they will positively contribute to the proposed urban framework and distinguish between development areas, as well as provide an important gateway feature into the area. The applicant has not demonstrated a sequential approach to site selection nor have they demonstrated that there is any resulting community, economic, environmental benefits. As a consequence, the proposal will adversely impact on the Council's ability to deliver the masterplanned development of the area as envisaged.

Therefore the proposal is contrary to Policies M1, M2, M2.1 and Strategic Policies 1 and 2 of the Local Development Plan and contrary to the aims of the Supplementary Planning Guidance: Maidenhill Masterplan.

Policy D7 requires that the Councils open space standards for new residential development are met. Those standards are set out in Appendix 1 of the adopted Supplementary Planning Guidance: Green Network and Environmental Management (Green Network SPG). This states that detached properties will require to have gardens in proportion to their size. Private gardens will be expected to be 1.5 times the ground floor area of the house or 100 sqm, whichever is the greater. In this case the figure of 1.5 times the ground floor area would be the greater. Plots 3 and 4 fall significantly short of the minimum private garden sizes. Further, the Green Network SPG provides further guidance in that rear gardens should be at least 10 metres deep and that there should be a minimum of 2 metres from each boundary. Again, in this case, plots 3, 4 and 5 fail to meet the open space standards set out in the Green Network SPG. The proposal is therefore contrary to the terms of Policy D7 as the minimum garden sizes are not met, resulting in substandard amenity for future residents and constituting overdevelopment.

Policy D1 makes reference to the requirement to meet the Council's access and parking requirements. Roads Service has recommended refusal of the application on the grounds that the spacing between the proposed access and that approved under planning permission 2016/0847/TP would be only 14 metres, significantly less than the required 25 metres, thereby creating a sub-standard junction. Therefore, the development of the site in conjunction with the development approved under reference 2016/0847/TP would be detrimental to public road safety and would prejudice the delivery of the adjacent site for development as set out within the adopted Masterplan. To prejudice the delivery of the adopted masterplan would, in turn be contrary to Policy M1.

Policy D1 states that development should not give rise to significant additional overlooking. In this case, there would be direct window to window overlooking between first floor habitable rooms on plots 3 and 4 at a distance of around 10 metres. This would be unacceptable in terms of privacy and would be detrimental to the amenity of the future occupants of those dwellings. Policy D1 also states the any development should not result in a significant loss of trees. Whilst the applicant proposes a degree of replacement planting, it is unlikely that this would adequately mitigate the loss of the existing trees given that the majority of the site will be given over to access roads, and useable garden areas. The proposal is therefore contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan.

The Council's Affordable Housing and Contributions Officer has advised that the affordable housing requirements can be addressed via the payment of a commuted sum. The developer contribution requirements have also been detailed. The applicant has been made aware of those requirements at the pre-application stage and if the development is considered to be acceptable, payment can be secured via a legal agreement.

It should be noted that the Environmental Health Service has recommended that a Noise Impact Assessment should be carried out to determine the suitability of the site for residential purposes before the application is determined. Given that the proposal is contrary to policies as indicated above, it is not considered reasonable to put the applicant to this expense.

On balance, the proposal is considered to be contrary to Strategic Policies 1 and 2 and Policies M1, M2, M2.1, D1 and D7 of the East Renfrewshire Local Development Plan. The applicant's design statement is noted however, no material considerations have been presented that outweigh the provisions of the development plan.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS:

1. The proposal is contrary to Strategic Policies 1 and 2 of the adopted East Renfrewshire Local Development Plan as i) the development does not comply with the controlled masterplanned growth of the area and ii) the applicant has not demonstrated a sequential approach to site selection.
2. The proposal is contrary to Policies M1, M2 and M2.1 of the adopted East Renfrewshire Local Development Plan as it does not accord with the detailed delivery of sites set out within the approved masterplan and could prejudice the delivery of the adopted Masterplan by virtue of inadequate junction spacing.
3. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as i) the development would give rise to a significant loss of trees that contribute to the character of the masterplanned area; ii) the development would not meet the Council's access requirements in terms of junction spacing which would be detrimental to public road safety; and iii) the proposal would give rise to a significant overlooking issue that would be detrimental to the amenity of the occupants of the proposed dwellings.
4. The proposal is contrary to Policy D7 of the adopted Local Development Plan as the proposed plots do not meet the minimum garden sizes as identified in the Council's guidelines for open space within new developments, which would be detrimental to the amenity of the occupants of the proposed dwellings.
5. The proposal is contrary to the adopted Supplementary Planning Guidance: Green Network and Environmental Management as the garden sizes at proposed plots 2, 3 and 4 do not meet the minimum open space standards for private garden ground which would be detrimental to the amenity of the occupants of the proposed dwellings.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3034.

Ref. No.: 2017/0576/TP
(DESC)

DATE: 6th December 2017

DIRECTOR OF ENVIRONMENT

Reference: 2017/0576/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

Adopted East Renfrewshire Local Development Plan

Policy M2-M77 Strategic Development Opportunity

The Council will support the master planned growth of Barrhead and Newton Mearns as defined on the Proposals Map in accordance with Policy M1 and Policies M2.1 and M2.2. Any future proposals within the master planned areas not specifically identified under these policies will be required to contribute to the overall aims set out under Policies M2.1 and M2.2.

Land not within the two master planned areas is designated green belt other than two sites at Hillfield and Barcapel, Newton Mearns which are allocated as part of the housing land supply.

Policy M2.1- M77 Strategic Development Opportunity - Malletsheugh/Maidenhill Newton Mearns Development within the area west of Newton Mearns as defined on the Proposals Map will be permitted in accordance with Policy M1 and M2, to be defined further through the preparation of a comprehensive master plan.

The master plan will be prepared by the Council in partnership with landowners, developers and key agencies and will be adopted by the Council as Supplementary Planning Guidance. The Council will not consider any applications favourably prior to the adoption of the master plan (M2.1) to ensure a co-ordinated approach to delivery.

The whole area will be removed from the green belt and identified as a master planned area on the Proposals Map. The detailed phasing and delivery of sites will be determined through the preparation of the master plan.

In addition the master plan will have to address the following requirements:

Integration of Maidenhill/Malletsheugh as a sustainable urban expansion with Newton Mearns accommodating:

Mixed housing comprising a range of house types and tenures including affordable;

A high quality environment that will attract a variety of employment generating uses including high tech businesses and the potential for live/work units to assist with the creation of a dynamic and competitive local economy, boost local job and improve inward investment opportunities;

Neighbourhood scale retail;

Community/leisure facilities (including allotments and a potential site for a religious facility) and Education facilities - On site provision of a non-denominational primary school and associated pre-five provision required as an early priority. The requirement for a denominational primary school is provided under Proposal D13.22, South Waterfoot Road, Newton Mearns. Capacity can be managed within other schools subject to provision of appropriate development contributions.

Approximately 1060 homes to be phased 450 homes by 2025 and 610 homes post 2025;

Provision for a sustainable transport strategy comprising:

Public transport upgrades;

Upgrades to Aurs Road,; and

Investigate improvements to connectivity between Barrhead and Newton Mearns including, in the long term, the 'Balgray Link' route.

Enhancement of the Dams to Darnley Country Park by improving access, tourism activity and by encouraging appropriate commercial and leisure activity on key sites.

Policy Strat3 - Regeneration and Consolidation of Communities

The Council's broad strategy for the future planning of the area is based on the regeneration and consolidation of existing communities and the protection and enhancement of important urban greenspace, the Green Belt and Countryside Around Towns (CAT). There are a number of key components to this strategy as illustrated in Diagram 2 - Strategic Context.

These include:

- * Supporting sustainable local economic growth.
- * Regeneration and renewal of existing town and neighbourhood centres;
- * Completion of Established Urban Expansion Areas;
- * Provision of additional private housing in the Levern Valley area to meet the requirements of the Structure Plan;
- * Provision of Affordable Housing;
- * Seeking the most efficient use of Council assets;
- * Rationalisation of business and industrial land supply throughout the area;
- * Promotion of Barrhead as a Strategic Industrial and Business Location;
- * Improvement of Junction 4 on the M77 and new road link between Barrhead, M77 and Newton Mearns;
- * Motorway Service Area;
- * Protection and enhancement of important urban greenspace;
- * Protection and enhancement of the Green Belt and CAT area;

- * Dams to Darnley Country Park;
- * Whitelee Access Project;
- * Potential for Renewable Energy;
- * Improved community facilities; and
- * Improved access and transportation facilities.

Policy D1- Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;

14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D15 - Sub-division of the Curtilage of a Dwellinghouse for a New Dwellinghouse and Replacement of an Existing House with a New House

The proposed plot should reflect the established pattern of development and should be of a size and shape capable of accommodating a dwellinghouse. There should also be sufficient land to provide garden ground that is of a scale and character compatible with the locality.

Any new house must reflect the scale and character of the surrounding residences and the established pattern of development in the area. It should be designed to contribute to the visual character of the area.

Existing building lines should be respected.

Development should provide safe vehicular access and parking in accordance with the Council's roads and parking standards.

Policy SG5 - Affordable Housing

Throughout East Renfrewshire, where planning permission is sought for residential developments of 4 or more dwellings, including conversions, the Council will require provision to be made for a minimum 25% affordable housing contribution. This contribution may be made on site; or by means of a commuted sum payment; or off site. The affordable housing should be well integrated into the overall development. For all proposals viability will be a key consideration when determining the suitable level of contributions. All proposals will require to comply with Strategic Policy 2 and Policy D1.

Further detailed information and guidance is provided in the Affordable Housing Supplementary Planning Guidance.

Policy Strat1 - Development Strategy

Planning Permission for development will only be granted where the Council is satisfied that the proposal is consistent with the Principles of Sustainable Development and where there is conformity with the key objectives of this Local Plan.

Policy Strat2 - Assessment of Development Proposals

Proposals for new development, other than smaller scale proposals (such as applications for single houses, householder or shop frontage alterations), will be assessed against the criteria below:

1. A proven need for the development.
2. The consideration of alternative locations, forms and layout of development.
3. Resulting community and economic benefits.
4. The impact on communities, individual properties and existing land uses.
5. The impact on existing and planned infrastructure.
6. The transport impact of the development, taking into account the need for a Transport Assessment and the scope for Green Transport Plans.
7. The impact on the built and natural environment, including local greenspace, the wider greenspace network, and the Green Belt, taking into account the need for Environmental Impact Assessment.
8. The impact on air, soil and water quality.
9. The potential for remedial or compensatory environmental measures.
10. The contribution to energy reduction and sustainable development.
11. The impact on health and well being.
12. The cumulative impact of the development.
13. The impact of proposals on other proposals set out in the Local Plan.
14. The suitability of proposals when assessed against any approved Supplementary Planning guidance.

Other strategic considerations to be taken into account are as follows:

Sequential Approach

The Council will adopt a sequential approach in the assessment of all development proposals with preference being given to urban locations and in particular brownfield sites. Preference will also be given to sustainable locations (town and neighbourhood centres and other sites within the urban area well-served by public transport, walking and cycling). Where this is not possible, the Council will entertain other sites within the urban area. In all cases, the proposal should not prejudice other Local Plan policies and proposals. Locations within the Green Belt will only be considered where it has been clearly demonstrated that a suitable site does not exist within the urban area. The onus will be on the prospective developer to prove to the Council that the first or second preferences cannot be met.

Precautionary Principle

The Council will apply the precautionary principle, which states a general presumption against development that is judged to pose a significant risk of serious or irreversible environmental damage or adverse impact on public safety. However, if measures can be taken by the developer to minimise this potential threat to levels acceptable to the Council, then planning permission may be granted, subject to appropriate conditions.

Developer Contributions

The Council wishes to secure community, infrastructure and environmental benefits arising from new development to offset their environmental or social costs. Where a proposed development would create new or exacerbate existing deficiencies in local physical or community infrastructure, facilities or the environment, the Council will seek contributions from developers to assist in making good the deficiencies. The Council will also encourage a percentage for art contributions from developers to fund public artwork in appropriate developments. Developers

will be expected to assist in developing local work skills and employability in line with the Scottish Governments initiatives in relation to securing `Community Benefits in Procurement¿ and `Linking Opportunity and Need¿. It is the Council¿s intention to produce Supplementary Planning Guidance on the matter of Developer Contributions.

Affordable Housing

The Council will give favourable consideration to proposals for affordable housing on greenfield sites or in the green belt provided that:

- * the development is small scale and respects the setting, form and character of any adjacent urban area and the surrounding landscape;
- * the proposal is for 100% affordable housing and would meet a local need as identified through the Local Housing Strategy;
- * it would comply with the terms of the Council¿s SPPG on Affordable Housing and Policy H3 Affordable Housing;
- * in the case of green belt sites it is located adjacent to the urban area; and
- * it is of a scale and nature appropriate to its location and to the objective of achieving a mixed and balanced community.

Other housing proposals (for less than 100% affordable housing) to meet an identified deficiency in the land supply fall to be assessed against this policy and proposed supplementary planning policy guidance (as set out under proposal H1).

Where acceptable in principle, development proposals also require to meet the general planning principles set out in Policies DM1, DM2, DM3 and DM4.

GOVERNMENT GUIDANCE:

Given the size and scale of the development it is not considered that government guidance is a relevant material consideration.

Finalised 11/12/2017 - AC1

**DECISION NOTICE
AND
REASONS FOR REFUSAL**

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

REFUSAL OF PLANNING PERMISSION

Ref. No. **2017/0576/TP**

Applicant

Mrs Jules McGeever
Treeside Cottage
Ayr Road
Newton Mearns
East Renfrewshire
G77 6RT

Agent:

JAM Architects
Murdoch Wilson
Unit 7B
1103 Argyle Street
Glasgow
G3 8ND

With reference to your application which was registered on 7th September 2017 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of 4 two storey detached dwellinghouses with formation of access

at: Treeside Cottage Ayr Road Newton Mearns East Renfrewshire G77 6RT

the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

The reason(s) for the Council's decision are:-

1. The proposal is contrary to Strategic Policies 1 and 2 of the adopted East Renfrewshire Local Development Plan as i) the development does not comply with the controlled masterplanned growth of the area and ii) the applicant has not demonstrated a sequential approach to site selection.
2. The proposal is contrary to Policies M1, M2 and M2.1 of the adopted East Renfrewshire Local Development Plan as it does not accord with the detailed delivery of sites set out within the approved masterplan and could prejudice the delivery of the adopted Masterplan by virtue of inadequate junction spacing.
3. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as i) the development would give rise to a significant loss of trees that contribute to the character of the masterplanned area; ii) the development would not meet the Council's access requirements in terms of junction spacing which would be detrimental to public road safety; and iii) the proposal would give rise to a significant overlooking issue that would be detrimental to the amenity of the occupants of the proposed dwellings.
4. The proposal is contrary to Policy D7 of the adopted Local Development Plan as the proposed plots do not meet the minimum garden sizes as identified in the Council's guidelines for open space within new developments, which would be detrimental to the amenity of the occupants of the proposed dwellings.
5. The proposal is contrary to the adopted Supplementary Planning Guidance: Green Network and Environmental Management as the garden sizes at proposed plots 2, 3 and 4 do not meet the minimum open space standards for private garden ground which would be detrimental to the amenity of the occupants of the proposed dwellings.

Dated 11th December 2017

Director of Environment
 East Renfrewshire Council
 2 Spiersbridge Way,
 Spiersbridge Business Park,
 Thornliebank,
 G46 8NG
 Tel. No. 0141 577 3001



The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	E-01		
Site Plan	L(--)01	E	
Plans Proposed	L(--)03	A	
Plans Proposed	L(--)05	B	
Plans Proposed	L(--)07	B	
Plans Proposed	L(--)09		

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at www.eplanning.scotland.gov.uk. Alternatively, you can download a Notice of Review form (along with notes for guidance) from www.eastrenfrewshire.gov.uk/planning-appeals-reviews which should be returned to The Planning Service, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NA. You may also call the Council on 0141 577 3001 to request the Notice of Review Form. Please note that beyond the content of the appeal or review forms, you cannot normally raise new matters in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

CONTACT DETAILS

**East Renfrewshire Council
Development Management Service
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG**

**General Inquiry lines 0141 577 3895 or 0141 577 3878
Email planning@eastrenfrewshire.gov.uk**

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**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100064147-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="JAM Architects"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="John"/>	Building Name:	<input type="text" value="Unit 7B"/>
Last Name: *	<input type="text" value="McRoberts"/>	Building Number:	<input type="text" value="1103"/>
Telephone Number: *	<input type="text" value="0141 248 1878"/>	Address 1 (Street): *	<input type="text" value="Argyle Street"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="G3 8ND"/>
Email Address: *	<input type="text" value="info@jamarchitects.co.uk"/>		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Treeside Cottage"/>
First Name: *	<input type="text" value="Jules"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="McGeever"/>	Address 1 (Street): *	<input type="text" value="Ayr Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Newton Mearns"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G77 6RT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="TREESIDE COTTAGE"/>
Address 2:	<input type="text" value="AYR ROAD"/>
Address 3:	<input type="text" value="NEWTON MEARNs"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G77 6RT"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655017"/>	Easting	<input type="text" value="252550"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

The proposals are for a new residential development of 4 detached private dwellings within the garden grounds of the existing Treeside Cottage, along with associated roads, parking and landscaping.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to the attached document in the Supporting Documents Section.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Please refer to issue sheet in the Supporting Documents section.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2017/0576/tp

What date was the application submitted to the planning authority? *

26/08/2017

What date was the decision issued by the planning authority? *

11/12/2017

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Our roads consultant wishes to make the case for the relevant SCOTS Road Guidance to be followed in this case.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John McRoberts

Declaration Date: 27/02/2018

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Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT - ERECTION OF 4 TWO STOREY DETACHED DWELLINGHOUSES WITH FORMATION OF ACCESS - REFERENCE 2017/0576/TP

We seek a review of the planning officer's decision on the following grounds:

The site is situated directly between two much larger sites which are identified in the masterplan for housing development, one of which has had consent granted and the other of which is currently subject to an application. The site therefore will in due course become a single garden within the new housing developments to either side and the rest of the Maidenhill masterplan area.

The issue of the junction spacing is the crux of our reason for appeal. We consider it viable to have the 5 dwellings served from a private access rather than an adoptable road as recommended in the most current road design guidance the SCOTS guide. This would negate the need for a junction spacing of 25m as recommended by the roads department in their consultation response. (2017_0576_TP-Roads_response.-466612)

We would respond to the other matters raised by the planning officer in his report as follows:

The majority of the trees on the site are located along the Southern boundary and there is no reason to believe that these would be removed. The buildings have been individually designed to avoid any overlooking issues.

The garden sizes are generally in line with or close to the council recommendations and we feel it is unreasonable to hold our client to standards that have not been enforced in the adjacent developments by the large housebuilding companies.

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DESIGN AND ACCESS STATEMENT

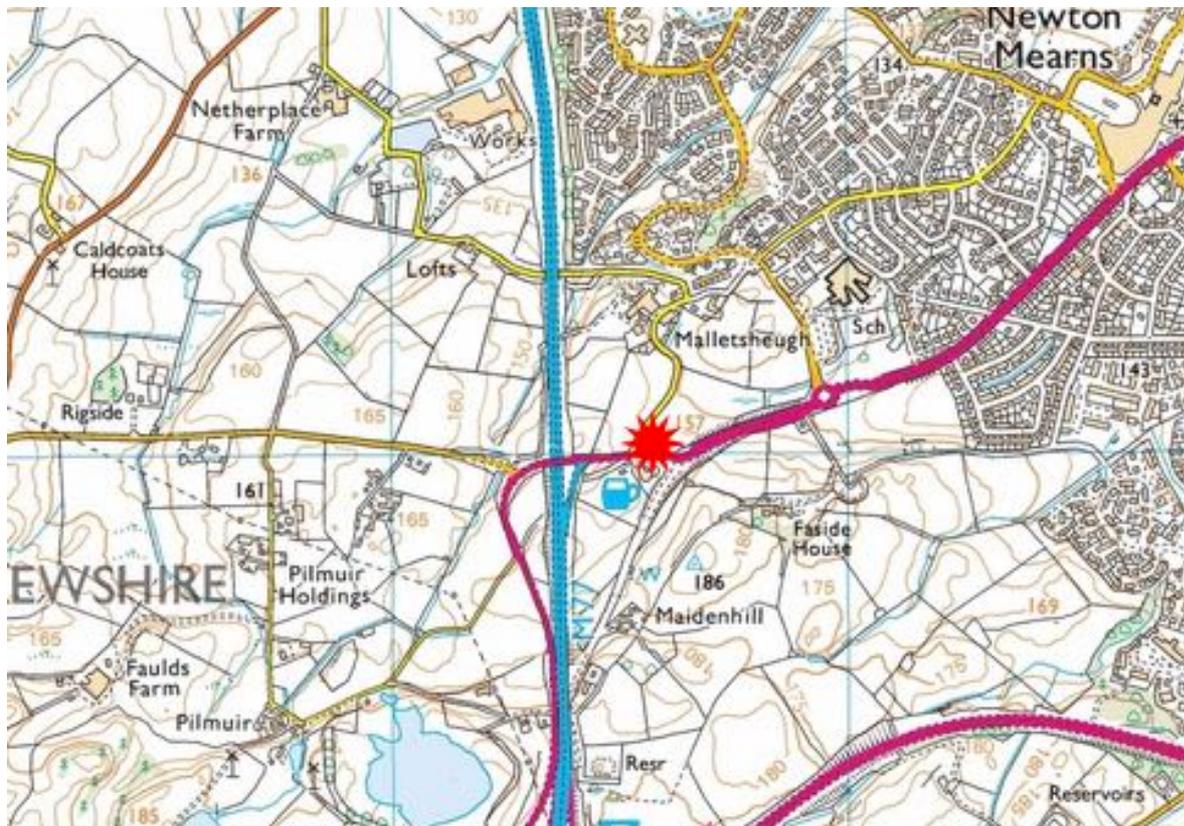
Residential Development, Treeside Cottage, Malletsheugh Road, Newton Mearns.
For Mr and Mrs McGeever.

The Site

The site is located at the Southern end of the Ayr Road opposite the restaurant currently trading as the Indian Platform. The site is roughly 0.23Ha in area and forms the extended garden ground of the existing Treeside Cottage. Treeside Cottage itself is to be retained with the new development being situated in the North Eastern part of the garden grounds.

Over the past decade there has been extensive development in the surrounding area with this site transitioning from an isolated country location into part of Newton Mearns as the development has moved southwards. With the new Maidenhill Development taking place the site will be close to the centre of this new development, cementing a change in character from rural to suburban.

With the extensive garden grounds of this property the opportunity is presented to form a new high quality residential development at a prime location for access to all of the anticipated amenities the Maidenhill Development will provide.

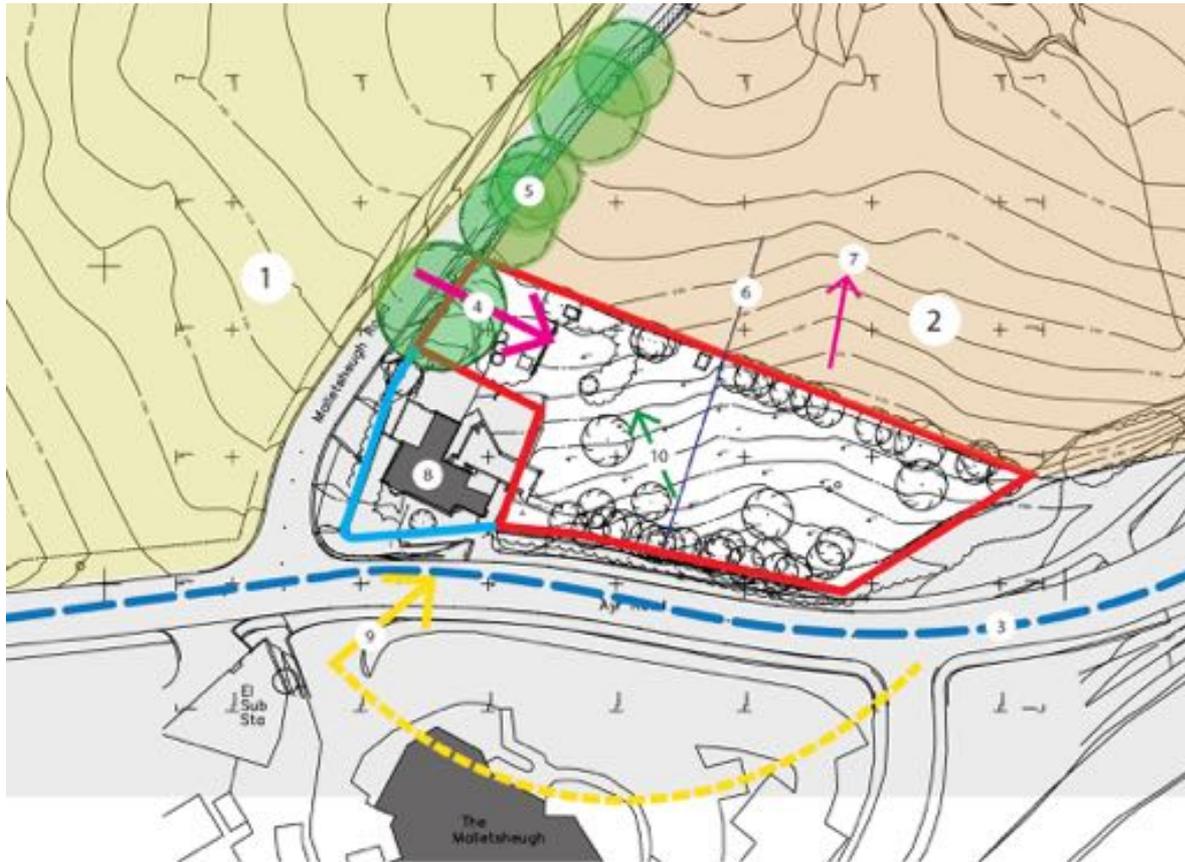


The site is bounded to the South and East by the Ayr Road, Malletsheugh Road to the West and to the North by the site being developed by Mactaggart and Mickel. There is an existing dwelling to the South West corner which is currently occupied by the applicant.

There are several mature trees along the Northern edge of the Western boundary, and a box hedge and a variety of fast growing fir trees along the Southern Boundary. The Northern Boundary also has several semi-mature trees.

The ground slopes from SE to NW over the site with views over the ground to the North of Glasgow City Centre and the Campsie Hills beyond.

There is currently an electrical cable suspended above the centreline of the site which will be relocated as part of the development.

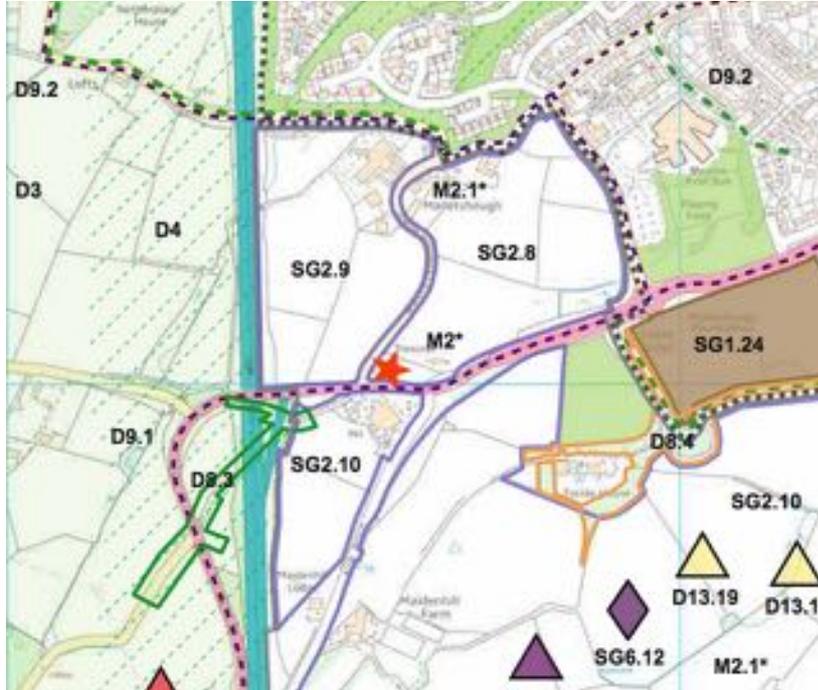


Key to diagram:

- 1) Site owned by Barratt Homes Scotland.
- 2) Site Owned by Mactaggart and Mickel.
- 3) Core path C13 / Ayr Road.
- 4) Access to site via existing private residential access.
- 5) Mature trees preferably to be retained
- 6) Existing overhead power line to be relocated.
- 7) Views over adjacent site to Glasgow City Centre.
- 8) Existing dwelling Treeside Cottage.
- 9) Sun path East to West.
- 10) Ground slopes SE to NW at up to 1 in 10.

Planning Policy

Planning Policy which is relevant to this application is taken from the East Renfrewshire Local Plan 2015 and the Maidenhill Masterplan 2015. Although the site is not specifically addressed, as it is part of this urban expansion area it will be required to contribute to the Masterplan's overall aims in addition to the standard planning guidance for residential developments.



The site is located between Masterplan Sites 1 and 2 which are owned by Barratt Homes Scotland and Mactaggart Mickel and which are the subject of current applications for planning consent for residential developments.

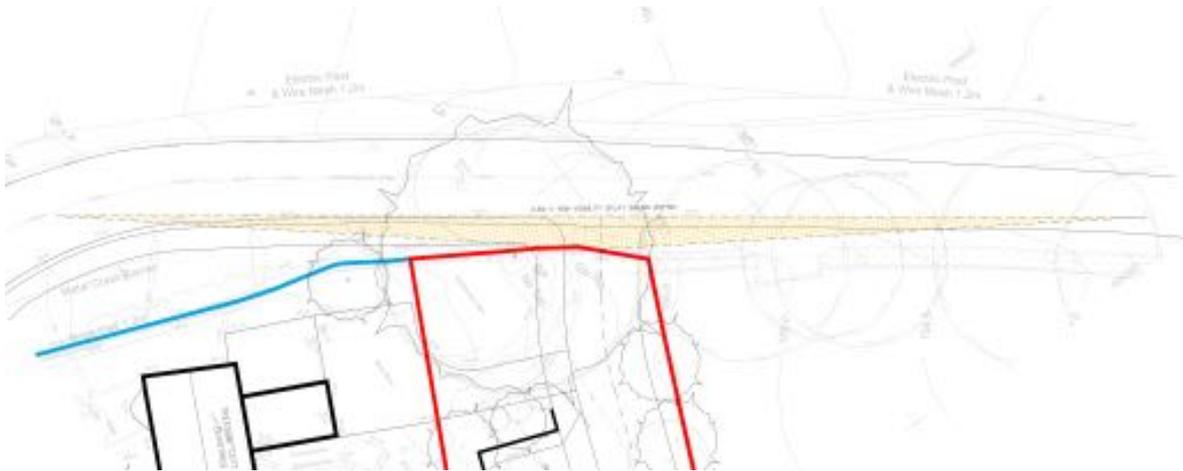
Pre-application Discussions.

A pre-application was submitted in late 2016 which was assessed by John Drugan at East Renfrewshire Council Planning Department. Feedback was as follows:

- A full breakdown of the required Developer Contributions for a 4 house development was provided.
- It was suggested that there would be no requirement for affordable housing but instead a commuted sum may be required.
- It was noted that there was likely to be a moratorium on occupation of any new housing until such time as the new school was complete.
- Feedback from the Roads department was provided regarding the need for a 5.5m access road with turning head with a footpath one side and clarifying parking requirements.
- It was noted that the site is near the location for the Green Gateway outlined in the Maidenhill Masterplan and Development Framework.

Design and Access

There is an existing private access to Treeside Cottage off Malletsheugh Road approximately 55m from the junction with Malletsheugh Road and Ayr Road and it is proposed to utilise this existing access as the entry point to the proposed development. This access will be widened to 5.5 to allow two-way traffic and a turning head provided within the site to allow vehicles to enter and leave in forward gear. A visibility splay of 2.4m by 40m will be maintained as befits a private driveway access.



Visibility splay and access point to Mallesheugh Road.

There are 2 visitor parking spaces provided near the site entrance. All 4 dwellings have 5 bedrooms and off street parking for 3 cars, including the garages.



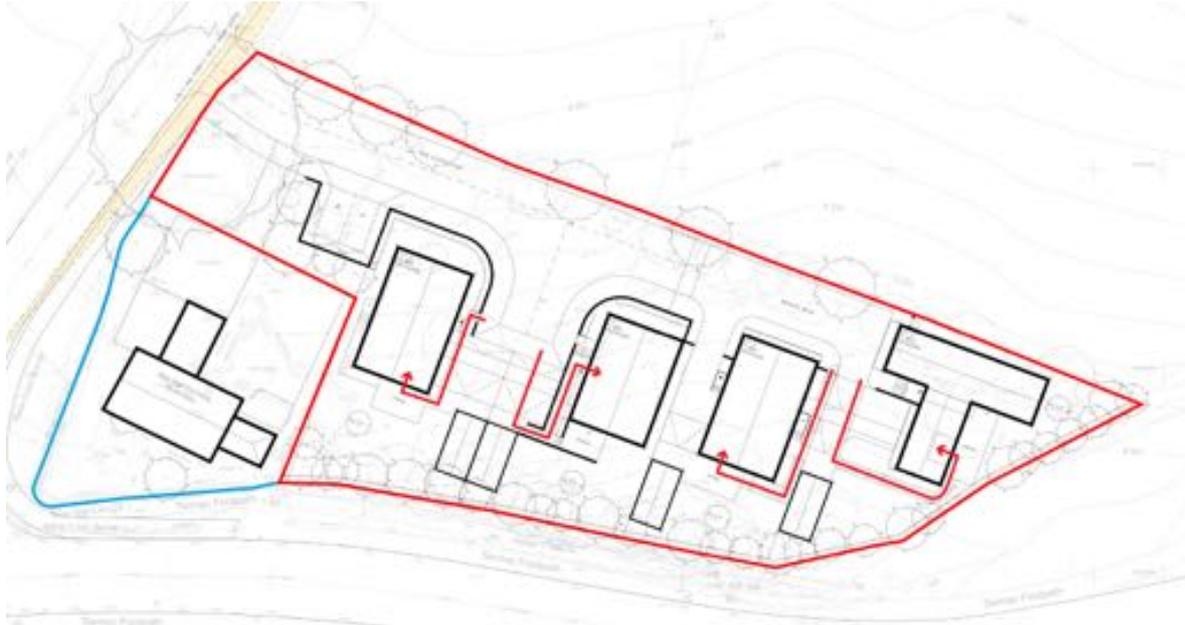
Key
Red- visitor parking
Yellow - private parking

Garden ground will be located to the South of the properties to benefit from the sunlight with large glazed openings to the South West into the main living spaces whilst the bedrooms at first floor will have large windows to the North to capture the views over Glasgow from this elevated position.

There will be some re-grading of the site required to achieve level access for the disabled at a 1 in 12 slope with rest points as required by the building standards. To achieve this we have carried out an exercise planning out the access pathways to the rear of the houses where there will be level thresholds on the rear patio doors.

The finished floor levels of the houses will be such that there is some facing brick underbuilding to the North elevations which will be softened with the use of low level planting and hedges whilst at the rear of the properties there are level patios provided with some low level retention to the Southern edges. The ground will be smoothly graded between these platforms, with the difference in floor levels between the 4 units ranging across only 1m between Plot 1 and Plot 4.

The proposals also include low-level boundary walls to define the edge of the tuning head and visitor parking.



Level access routes shown in red.

It is proposed to upgrade the planting along the Southern boundary with the existing hedge retained and new tree planting to reinforce the boundary and replace the low quality non-native species.



Key

- 1 - Mature trees to be retained
- 2 - Existing mature hedge to be retained along boundary
- 3 - Established garden grounds of Treeside to be retained unaltered.
- 4 - Existing fir trees to be replaced with new native species along Southern Boundary.
- 5 - New tree planting along Northern boundary in select locations.

It is intended to treat all surface water at source with outflow limited to 8l/s/Ha maximum. This will be achieved by using a combination of porous surface treatments, gravel trenches and water storage butts and attenuation where necessary.

We have shown a new footpath link from the site entrance round onto Ayr Road however it is noted that there are various works proposed for both the Barratt and Mactaggart Mickel sites which may influence the requirement for this as a solution to pedestrian access.

Materials.

The buildings will be constructed from high quality facing brick to the lower half, underbuilding and connected retaining walls with an off white smooth render to the upper half. Windows will be aluminium clad timber windows in a dark grey externally and the roof will be grey Spanish slate with mortar bedded verges and ridges. Rainwater goods will be dark grey extruded aluminium to match the windows. There will be projecting feature bay windows to selected elevations and projecting canopies above the main entrance doors.



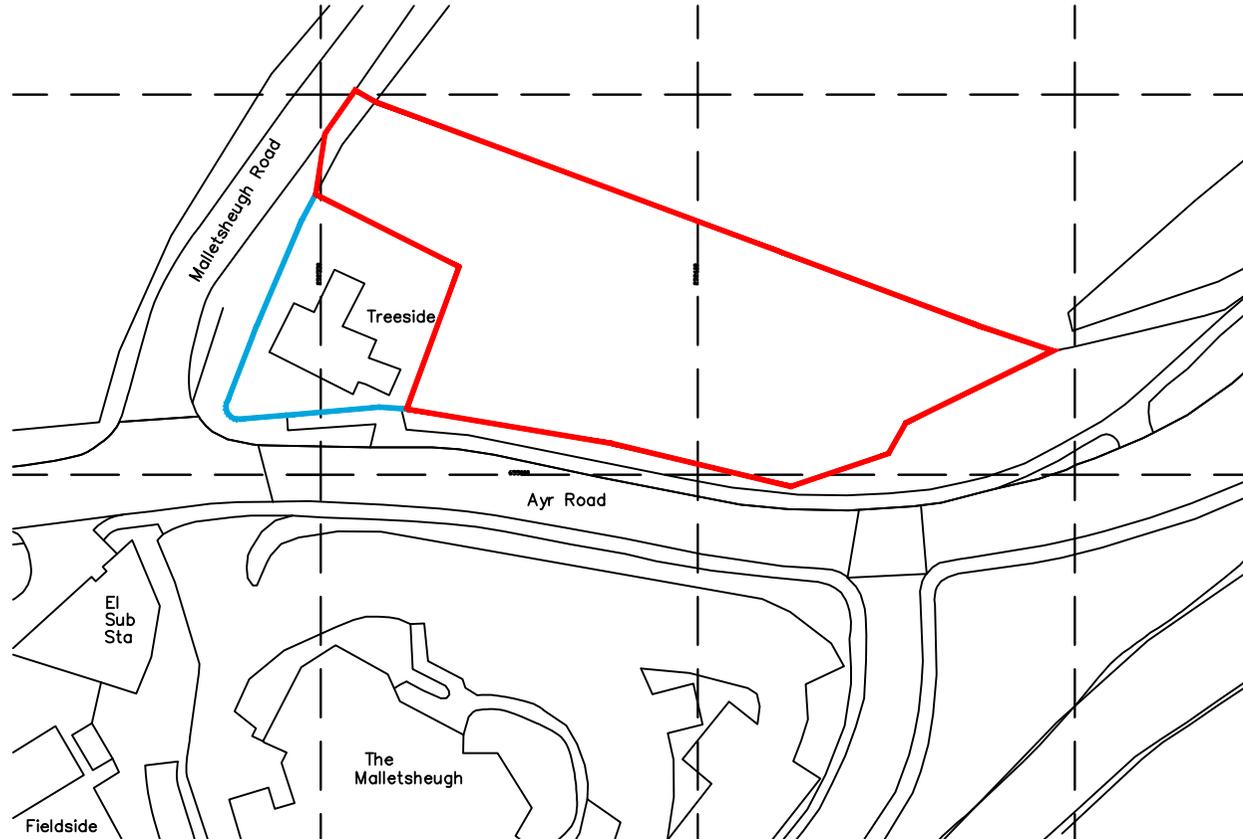
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PLANS/PHOTOGRAPHS/DRAWINGS

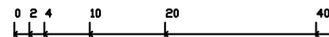
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Notes:

Do not scale from drawings.
 All errors to be notified to Architect immediately.
 To be read in conjunction with all relevant Architect's, Services
 and Structural Engineer's information.
 All dimensions to be checked on site.



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Revision	Description	Date



PLANNING

Project: RESIDENTIAL DEVELOPMENT TREESIDE, AYR ROAD, NEWTON MEARNS
 Project Number: 279

Client: MR AND MRS MCGEEVER

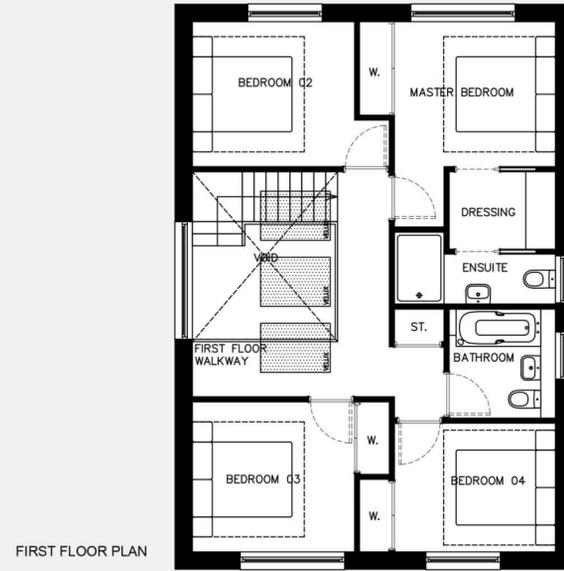
Date: AUG 17

Scale / Format: 1/1000 AT A4

Drawn / Checked: MW

Drawing name: LOCATION PLAN
 Drawing number: E-01

Notes:
 Do not scale from drawings.
 All errors to be notified to Architect immediately.
 To be read in conjunction with all relevant Architect's, Services and Structural Engineer's information.
 All dimensions to be checked on site.

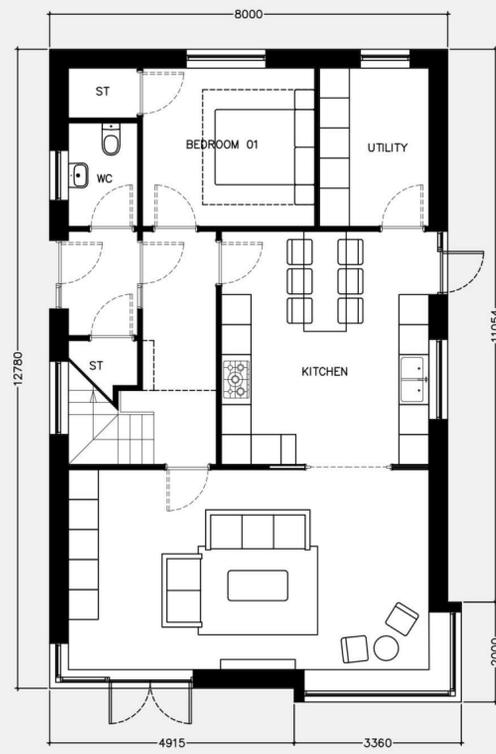


A - ADDITIONAL BEDROOM ADDED - AUG 17		
Revision	Description	Date

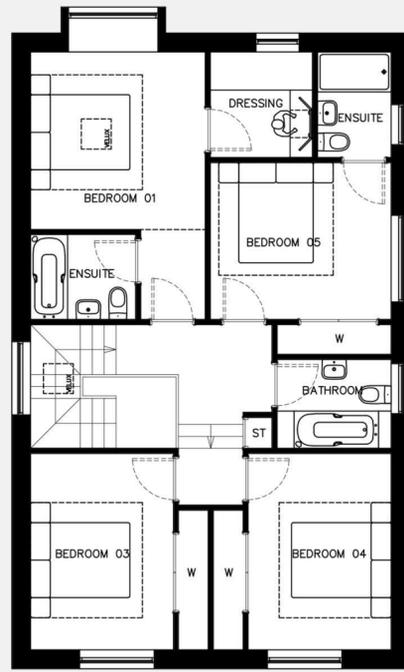


PLANNING		
Project	RESIDENTIAL DEVELOPMENT	Project Number
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Client	MR & MRS MCGEEVER	
Date	26.06.17	
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Drawn / Checked	JM/MW	
Drawing name	HOUSETYPE 1 - PROPOSED PLANS & ELEVATIONS	Drawing number
		L(-)-J03A

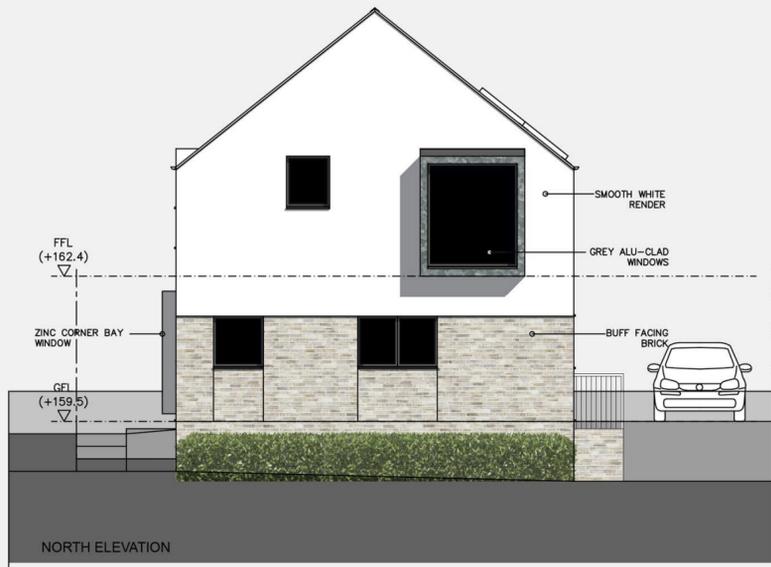
Copyright JAM Architects and Urban Designers
 Unit 7B Argyle Court 1103 Argyle Street Glasgow G3 8ND
 Tel: 0141 248 1878
 Email: info@jamarchitects.co.uk



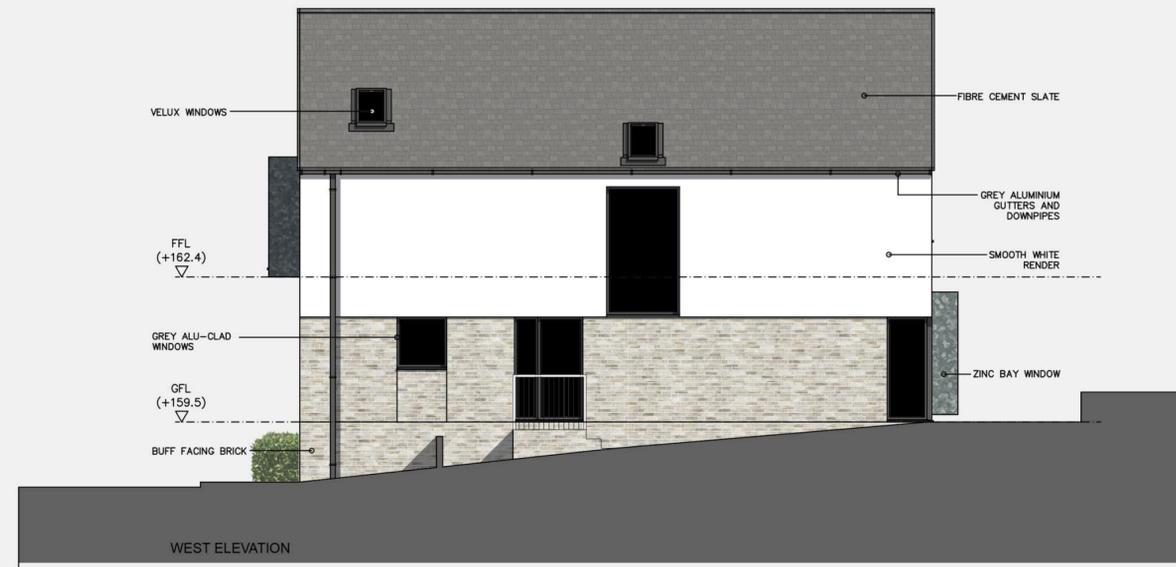
GROUND FLOOR PLAN



FIRST FLOOR PLAN



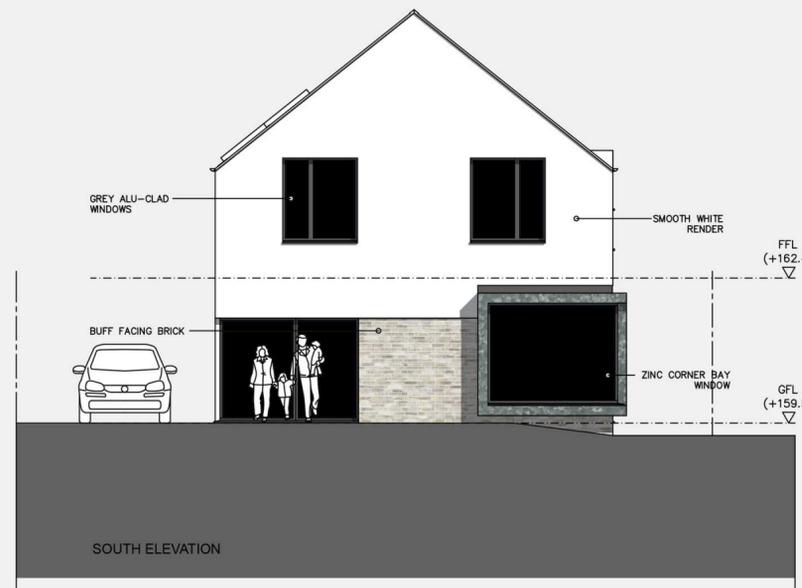
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Notes:
Do not scale from drawings.
All errors to be notified to Architect immediately.
To be read in conjunction with all relevant Architect's, Services and Structural Engineer's information.
All dimensions to be checked on site.

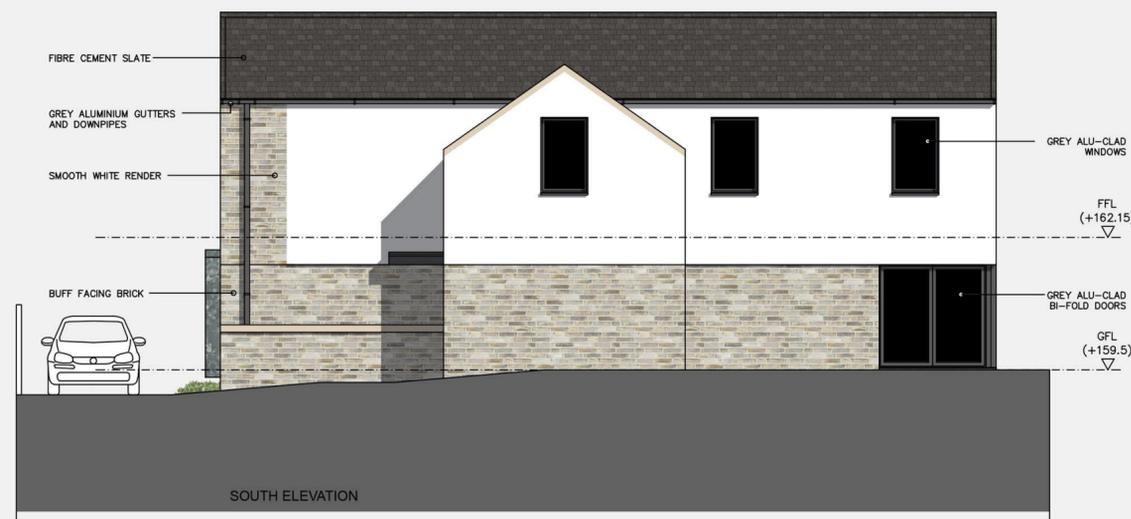
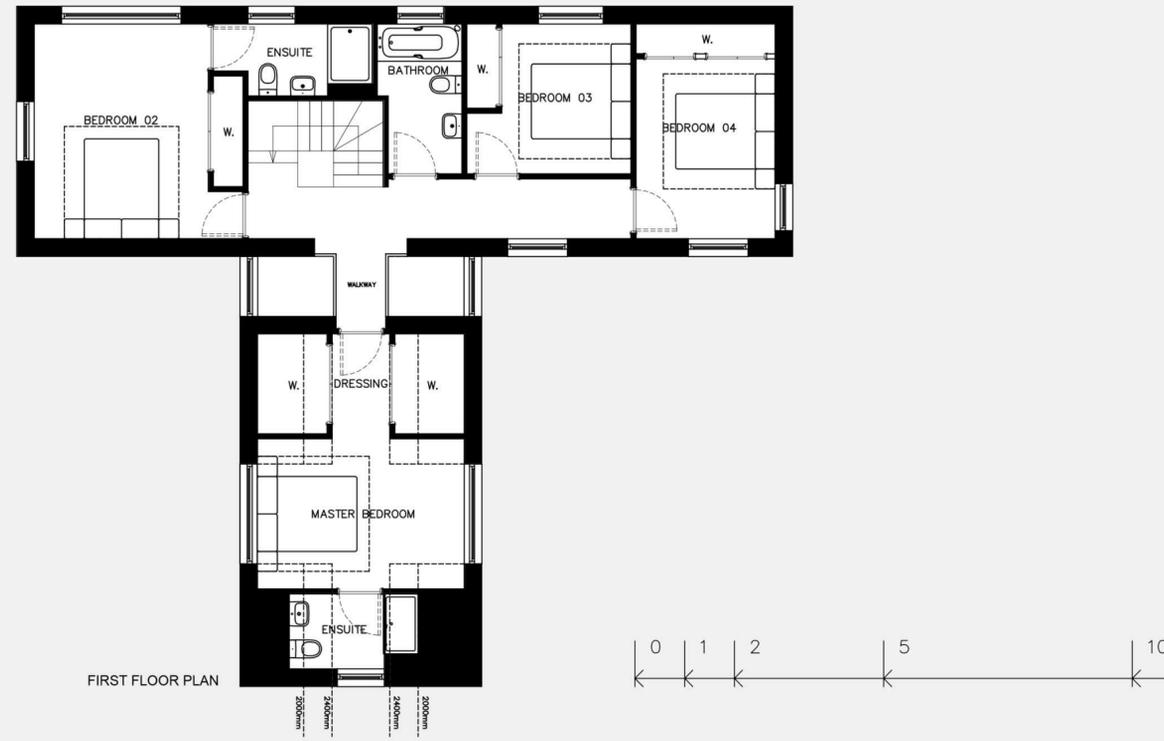
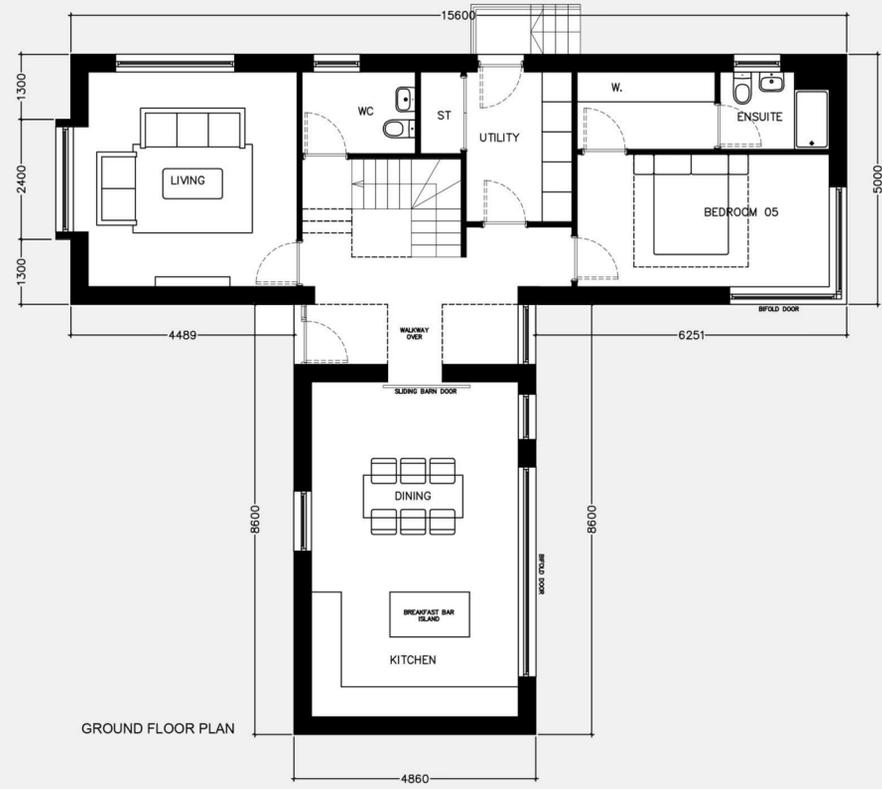
B - ELEVATIONS ADJUSTED	SEPT 17	
A - GROUND LAYOUT AMENDED	AUG 17	
Revision	Description	Date



PLANNING	
Project	RESIDENTIAL DEVELOPMENT
Client	MR & MRS MCGEEVER
Date	26.06.17
Scale / Format	1:100@A2
Drawn / Checked	M/MW
Drawing name	HOUSETYPE 2 - PROPOSED PLANS & ELEVATIONS
Project Number	279
Drawing number	L(-)J05B

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Unit 7B Argyle Court 1103 Argyle Street Glasgow G3 8ND
Tel: 0141 248 1878
Email: info@jamarchitects.co.uk

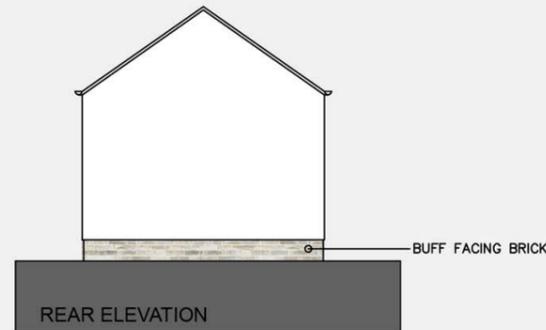
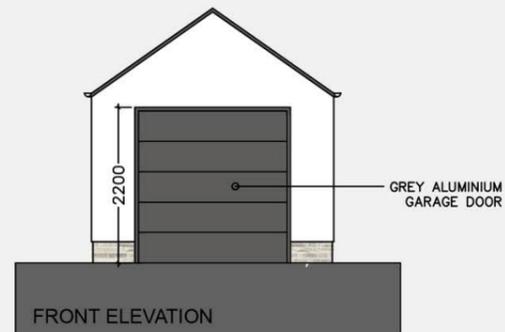
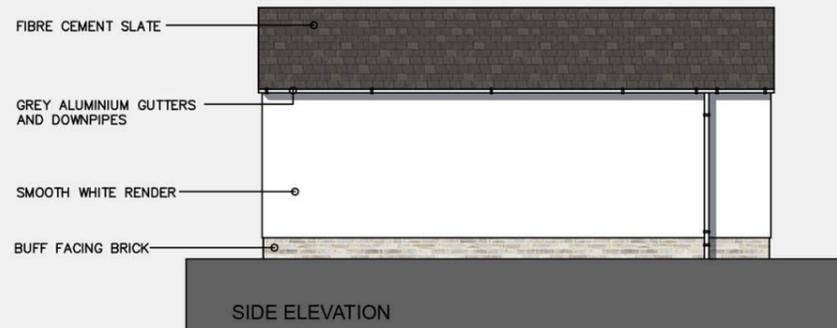
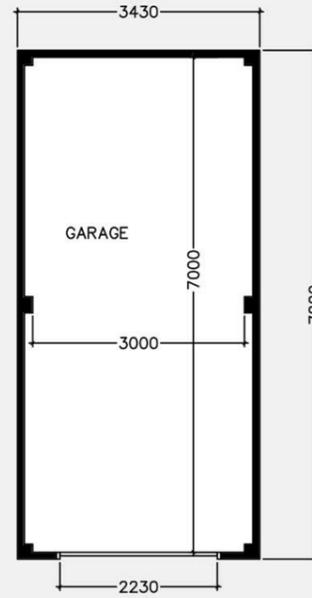
Notes:
 Do not scale from drawings.
 All errors to be notified to Architect immediately.
 To be read in conjunction with all relevant Architect's, Services and Structural Engineer's information.
 All dimensions to be checked on site.



B - ELEVATIONS ADJUSTED	SEPT 17	
A - ADDITIONAL BEDROOM ADDED	AUG 17	
Revision	Description	Date



PLANNING		Project Number
Project RESIDENTIAL DEVELOPMENT TEESIDE, AYR ROAD, NEWTON MEARNS		279
Client MR & MRS MCGEEVER		
Date	26.06.17	
Scale / Format	1:100@A2	
Drawn / Checked	JM/JW	
Drawing name	HOUSETYPE 3 - PROPOSED PLANS & ELEVATIONS	Drawing number L(-)07B



Notes:
 Do not scale from drawings.
 All errors to be notified to Architect immediately.
 To be read in conjunction with all relevant Architect's, Services and Structural Engineer's information.
 All dimensions to be checked on site.

Revision	Description	Date
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PLANNING	
Project	Project Number
RESIDENTIAL DEVELOPMENT TEESIDE, AYR ROAD, NEWTON MEARNS	279
Client	
MR & MRS MCGEEVER	
Date	26.06.17
Scale / Format	1:100@A3
Drawn / Checked	JM/MW
Drawing name	Drawing number
GARAGE - PROPOSED PLANS & ELEVATIONS	L(--)-09