

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

6 November 2019

Report by Deputy Chief Executive

REVIEW OF CASE - REVIEW/2019/15

ERECTION OF 2 NEW RETAIL/BUSINESS UNITS INCLUDING PROVISION FOR HOT
FOOD TAKEAWAY PLUS EXTERNAL ALTERATIONS TO EXISTING BUILDINGS AND
NEW PARKING AREA AT 157 BURNFIELD ROAD, GIFFNOCK

PURPOSE OF REPORT

1. The purpose of the report is to present the information currently available to allow a review of the non-determination of the application for planning permission as detailed below. A determination should have been made 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.

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2019/0185/TP).
- Applicant: A12 Properties.
- Proposal: Erection of 2 new retail/business units including provision for hot food takeaway plus external alterations to existing buildings and new parking area.
- Location: 157 Burnfield Road, Giffnock.
- Council Area/Ward: Giffnock and Thornliebank (Ward 3).

REASON FOR REQUESTING REVIEW

3. The applicant has requested a review on the grounds of the non-determination of the application.

RECOMMENDATIONS

4. The Local Review Body is asked:-
- (a) to consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that it proceeds to determine the application under review; or
- (b) that 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 (Operations).

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 – NON-DETERMINATION OF APPLICATION

8. Members will recall that at the meeting of the Local Review Body on 2 October 2019, consideration was given to a report about the non-determination of the application for planning permission as detailed earlier in this report.

9. The report explained the timescale within which the Local Review Body was required to make a determination on the ‘Notice of Review’ given that it related to the non-determination of the application. The Local Review Body was also asked to decide what procedure(s) should be followed to allow the review to be determined.

10. At that meeting, it was agreed that:-

- (a) consideration of the review be continued to allow the Planning Service to prepare a review statement giving an assessment of the proposal and for this statement to be circulated to the applicant giving the applicant the opportunity to submit comments to the Local Review Body within 14 days; and
- (b) in accordance with the decision of the Local Review Body on 10 August 2016 to undertake an unaccompanied site visit prior to the next meeting.

11. In accordance with the relevant regulations, the review statement was sent to the applicant seeking his comments within 14 days. The review statement and the comments submitted by the applicant in response to it are attached as Appendix 3.

12. The Local Review Body will visit the site on 6 November 2019 accompanied by the Clerk, and Planning Adviser.

13. A copy of the applicant's Notice of Review and Statement of Reasons is attached as Appendix 4.

14. 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 his stated preference is the assessment of the review documents only, with no further procedure.

15. 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 used in this regard.

16. However, as mentioned above the Local Review Body will be carrying out an unaccompanied site inspection immediately before the meeting of the Local Review Body on Wednesday, 6 November 2019 which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

17. 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.

18. 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 - 22);
- (b) Review Statement prepared by the Planning Service (i.e. Statement of Observations) and applicant's response to the review statement – Appendix 3 (Pages 23 - 30); and
- (d) A copy of the applicant's 'Notice of Review' and Statement of Reasons - Appendix 4 (Pages 31 - 46).

19. 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 these are attached as Appendix 5 (Pages 47 - 56):-

- (a) Location Plan;
- (b) Existing Block Plan;
- (c) Proposed Block Plan;
- (d) Proposed Plan;
- (e) Proposed Elevations;
- (f) Existing Buildings; and
- (g) Street Furniture and Fences.

RECOMMENDATIONS

20. The Local Review Body is asked to:-

- (a) to consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that it proceeds to determine the application under review; or
- (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, Committee Services Officer
e-mail: paul.o'neil@eastrenfrewshire.gov.uk
Tel: 0141 577 3011

Director - Caroline Innes, Deputy Chief Executive

Date:- October 2019

**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 100157914-001

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)

Erection of 2x new retail / business units including provision for hot food takeaway plus external alterations to existing buildings and new parking area.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

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: | Cart Architecture | | |
| Ref. Number: | <input type="text"/> | You must enter a Building Name or Number, or both: * | |
| First Name: * | Greg | Building Name: | 0/2 |
| Last Name: * | Mitchell | Building Number: | 103 |
| Telephone Number: * | 07985435554 | Address 1 (Street): * | Cartside 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: * | G42 9TJ |
| Email Address: * | greg@cartarchitecture.com | | |

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|----------------------|--|----------------------|
| Title: | <input type="text"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text"/> | Building Name: | <input type="text"/> |
| First Name: * | <input type="text"/> | Building Number: | 19 |
| Last Name: * | <input type="text"/> | Address 1 (Street): * | The Loaning |
| Company/Organisation | A12 Properties | Address 2: | Giffnock |
| Telephone Number: * | <input type="text"/> | Town/City: * | Glasgow |
| Extension Number: | <input type="text"/> | Country: * | Scotland |
| Mobile Number: | <input type="text"/> | Postcode: * | G46 6SF |
| 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:

157 BURNFIELD ROAD

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 7PP

Please identify/describe the location of the site or sites

Northing

659799

Easting

255964

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)

Have kept Ian Walker up to date with the movements on the project since the previous application was granted including having a meeting prior to this application. Feedback was that proposals should be acceptable in principle assuming roads dept etc requirements can be met.

Title:

Mr

Other title:

First Name:

Ian

Last Name:

Walker

Correspondence Reference Number:

Date (dd/mm/yyyy):

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)

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)

Bins will be stored in dedicated secure storage area marked on plan and moved to collection area adjacent to footpath on collection days.

Residential Units Including Conversion

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

Yes No

All Types of Non Housing Development – Proposed New Floorspace

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

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Not in a Use Class

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

207

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Proposed uses for new units are one unit as hot food takeaway and the other unit as a cafe or similar (class 3). Existing units on site will remain as is.

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: Greg Mitchell

On behalf of: A12 Properties

Date: 22/03/2019

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. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Greg Mitchell

Declaration Date: 22/03/2019

Payment Details

Pay Direct

Created: 22/03/2019 11:16

COPIES OF OBJECTIONS/REPRESENTATIONS

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Internal Memo

Our Ref: RM
Your Ref: 2019/0185/TP
Date: 10th May 2019
From: Richard Mowat, Environmental Health
To: Planning and Development Management

PROPOSAL: ERECTION OF TWO UNITS (TO ACCOMMODATE A HOTFOOD TAKEAWAY AND A CAFÉ); EXTERNAL ALTERATIONS TO EXISITING BUILDINGS AND FORMATION OF NEW PARKING AREA.

LOCATION: 157 BURNFIELD ROAD, GIFFNOCK , G46 7PP

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

Should the proposed application be approved we would require that:

Construction Phase

1. As the application in part is for the erection of two units as well as external alterations to existing buildings, further information is required regarding the condition of the ground and the site's suitability for its proposed use. Prior to commencement of any works on site, a comprehensive site investigation, carried out to the appropriate level, must be submitted to and accepted in writing by East Renfrewshire Council.
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 shall be carried out on site prior to receipt of the Council's written acceptance of the remediation plan.
Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.
2. All waste arising from the renovation or construction activities must be removed by a licensed waste carrier. There must be no burning on site, other than that permitted by Scottish Environmental Protection Agency by prior agreement; any such burning must not cause nuisance

Operational Phase

3. A suitable ventilation and extraction system, which meets the approval of the Environmental Health Section requires to be installed in both the hot food takeaway and the cafe. The ventilation system should not cause nuisance to the occupiers of nearby properties arising from cooking odours/noise.

4. Other than during the period of construction , noise from any plant/equipment associated with the development shall not exceed residential Noise Rating Curve 25 (as described in BS 8233 2014) between the hours of 2300 and 0700 and NR Curve 35 between 0700 and 2300 hrs, as measured from any neighbouring residential property.
3. Suitable arrangements should be made for the safe storage, sorting and disposal of waste arising from the business activities.
4. Should the application be granted, I would strongly recommend that the applicant contact Environmental Health prior to commencing any work on the property, to ensure that the premises will comply with relevant food hygiene and health and safety requirements. The business requires to register 28 days prior to commencing business
5. I would also recommend that the operating times of the business should be restricted to reduce the likelihood of noise nuisance to nearby residents.

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

Roads Service OBSERVATIONS ON PLANNING APPLICATION

Our Ref: 2019/0185/TP

D.C Ref: Mr Ian Walker

Contact: Mr Allan Telfer

Planning Application No: 2019/0185/TP **Dated:** 03.04.2019 **Received:** 09.04.2019

Applicant: A12 Properties

Proposed Development: Erection of two units (to accommodate a hot food takeaway and a cafe); external alterations to existing buildings and formation new parking area

Location: 157 Burnfield Road Giffnock East Renfrewshire G46 7PP

Type of Consent: Full Planning Permission

Ref No. of Dwg.(s) submitted: 016 Rev C

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 | N |
| (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) | Y |
| (c) Pedestrian Provision | Y |
| (d) Sightlines (2.5m x 40m x 1.05m) | N |

3. New Roads

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

4. Servicing & Car Parking

| | |
|---|------------|
| (a) Drainage | N |
| (b) Car Parking Provision | N |
| (c) Layout of parking bays / Garages | N |
| (d) Servicing Arrangements/ | N/A |

5. Signing

| | |
|------------------|------------|
| (a) Location | N/A |
| (b) Illumination | N/A |

REASONS FOR REFUSAL

The required parking provision has not been met meaning there would be a significant shortfall which would lead to increased parking on Burnfield Road in the vicinity of a bend which would pose a road safety risk.

Also, the required visibility splay at the access may be compromised which would also pose a road safety risk.

COMMENTS

The parking requirement for a hot food takeaway/cafe is 1 space per 5 sqm GFA as per SCOTS National Road Development Guide.

This would lead to a parking requirement of 36 spaces based on a combined GFA of approximately 180 sqm.

This would lead to a shortfall in parking of more than 26 spaces when the parking requirement for the



| | |
|--|--|
| | <p>existing buildings is also considered.</p> <p>There is already a concentration of on street parking on Burnfield Road adjacent to the application site and there is the potential for this application to exacerbate this situation.</p> <p>The previous application for this site (2017/0136/TP) proposed to relocate the vehicular access to the north west of the site in order to achieve visibility splays of 2.5 x 40 metres in both the primary and secondary directions with no interference allowed within the splay above a height of 1.05 metres.</p> <p>This current application proposes to utilise the existing vehicular access which is stated to provide the necessary visibility splays. Drawing 016 Rev C however shows the splay in the primary direction extending through the adjacent site which the Applicant does not control. The necessary visibility splays cannot therefore be maintained in perpetuity which could pose a risk to road safety.</p> <p>In addition, the proximity of the proposed parking bays could also interfere with the required visibility splays when vehicles are parked in them, particularly as the bays appear to be only 4.8 metres in length meaning vehicles are likely to overhang the landscaping areas to the rear of the parking bays.</p> |
|--|--|

Notes for Intimation to Applicant:

| | |
|----------------------------------|--------------|
| (i) Construction Consent (S21)* | Not Required |
| (ii) Road Bond (S17)* | Not Required |
| (iii) Road Opening Permit (S56)* | Not Required |

* Relevant Section of the Roads (Scotland) Act 1984

Comments Authorised By: John Marley Date: 26/04/19
 pp Roads and Transportation Controller



REVIEW STATEMENT

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REVIEW/2019/15

Erection of two units (to accommodate a hot food takeaway and a cafe); external alterations to existing buildings and formation new parking area at 157 Burnfield Road Giffnock East Renfrewshire G46 7PP

STATEMENT OF OBSERVATIONS

1.INTRODUCTION

1.1 The following is in respect of an application for a review of the Non determination of an application for planning permission Ref No 2019/0185/TP for the erection of two units (to accommodate a hot food takeaway and a cafe); external alterations to existing buildings and formation of new parking area at 157 Burnfield Road Giffnock East Renfrewshire G46 7PP.

2.Site Description

2.1 The application site is an irregular shaped area of land on the south side of Burnfield Road, Giffnock. The south side of Burnfield Road is a mixed use commercial/industrial area. The north side of Burnfield Road opposite the application site is within the City of Glasgow Council area and is predominantly residential in character.

2.2 The site had been unoccupied for a number of years and its last known use was as a builders yard. A 'L'-shaped arrangement of single storey buildings occupies most of the eastern boundary, and extends along part of the rear of the site. The west most area of the site was previously sectioned off into a walled external storage area and had a series of bays laid out just inside a boundary wall fronting Burnfield Road.

3. Planning History

3.1 In 2017 a planning application was submitted by A12 Properties, 2017/0136/TP. This application sought retrospectively to have upgrading works that had commenced on the existing buildings authorised.

3.2 Additionally it was proposed to construct a new long and narrow building to accommodate three small industrial/commercial units. This building was to be sited along the west side of the site, effectively backing on to the high boundary wall that encloses the yard area of the adjacent premises. These new buildings were of a typical industrial scale and appearance. Both existing and new buildings were to be finished externally in profiled steel cladding. They were intended for general commercial operators.

3.3 A new vehicular access was to be formed further west from the original access point. Eight new parking spaces and a circulation/turning area for the new units is proposed to be formed on site. A new section of public footway is detailed along the site frontage with Burnfield Road.

3.4 This planning application was approved on 31st October 2017. Since that approval whilst upgrading works continued on site. The new buildings were not constructed.

4.The Proposal

4.1 The planning application that is the subject of this review was submitted earlier this year by the same applicants. The applicants had been considering other options for the site and indeed had been in pre-application discussions with the council earlier in 2019 Those discussions did extend to the consideration of food establishments, but these had not been concluded prior to the submission of the application.

4.2 The application is as outlined above, for the ' the Erection of two units (to accommodate a hot food takeaway and a cafe); external alterations to existing buildings and formation of new parking area.'

4.3 The existing buildings are described as per the previous approved planning permission. The hot food takeaway and café are proposed in a rectangular building sited in the part of the same where the new buildings were proposed in the 2017 application. This building noted as Building C in the proposed plan is sited further off the common boundary with the adjacent premises. It is also wider and shorter and is approx 15% larger than the building previously proposed.

4.4 Internally Building C is detailed as being subdivided on a fifty/fifty split. In terms of external treatment the elevations are of a typical modest industrial unit but with substantial glazing elements. High level mountings are also detailed for future signage.

4.5 In terms of access and parking the proposal seeks to utilised the original access position and again on-site parking of 10 spaces and circulation areas is detailed. Again a new footway is detailed along the site frontage with Burnfield Road.

6.Assessment against policy and any other material considerations

6.1 The application requires in the first instance to be considered against the terms of the adopted Local Development Plan. The south side of Burnfield Road the context of the site is designated through Policy SG 6. as an area safeguarded for business and employment uses. In principle the proposal presents a mix of uses that are considered to be appropriate to this policy. Hot food uses are in evidence in the area currently and temporary burger vans have also been authorised.

6.2 Other appropriate policy considerations are identified under D1 which addresses all forms of development across a range of criteria.

6.3 The principle considerations for this proposal are compatibility with the character of the area, impact on the amenity of neighbouring properties and the requirements of the councils Roads Service.

6.4 The aspect of the compatibility of the proposal with the character of the area and impact on neighbouring properties were considered acceptable. The Council's Roads Service however recommended the refusal of planning permission.

6.5 The roads service is principally concerned with the safety implications of the proposal. The site is on a bend in the road and a significant incidence of on street parking in the immediate locality was noted. This in itself constitutes an existing safety hazard for pedestrians and drivers. The substantial lack of adequate parking would only serve to exacerbate this road safety hazard.

6.6 Additionally the reuse of the existing access relies again due to the sites position on the bend on a sightline in the primary direction outwith the applicants control.

Accordingly the grounds for the refusal recommendation (see review Papers), is based on two main aspects;

- The use of the original access was not acceptable as the achievable sightlines are not deemed sufficient (the strong likelihood of incidental parking across the sightlines compromising the sightlines was also noted)
- The proposed on-site parking provision of 10 spaces is inadequate for the level of traffic that would be generated by the mixed use of the whole development. The required parking provision was 36 spaces.

6.7 The Council's Environmental Health Service has advised of no objection to the proposal subject to conditional matters relating to a site investigation, noise generation from the site and the securing details of the ventilation system.

6.8 The concerns of the roads services were brought to the applicants attention on the 29th April 2019. In May through to June there were exchanges with the applicants in which firstly clarification on the roads position was discussed. Latterly the options of altering the application to a degree that would be more satisfactory to the Councils Roads Service were also explored.

6.9 The principle of a new proposal that would be more acceptable was tentatively agreed on the 4th June 2019. Clarification was sought on the applicants' intentions in early August 2019. The agent confirmed by means of a telephone call that his clients intended to submit a Notice of Review to the council on the basis of a deemed refusal.

6.10 The applicant is seeking a review on the basis of non-determination. It is noted that they have presented a statement of matters for consideration.

6.11 These matters extend to;

There being no decision made on the application. This is correct as outlined above in paragraphs 6.8 and 6.9.

No formal request for an extension to the determination period being made. This is correct. Again as referred to above, there were active exchanges with a view to secure a proposal that would be acceptable.

The applicants comment in respect of the view of the Councils Roads Service is noted. As discussed in the above paragraphs the development of a café and hot food takeaway is in principle acceptable. The proposal did however raise problems requisite parking

requirements and in terms of road safety concerns consequent to the use of an unsafe standard of the access and consequent to the scale of the development a significant under provision of on-site parking.

6.11 Therefore taking all the above into account, if the planning application had been determined by the Appointed Officer the application would have been recommended for refusal as being contrary to Policy D1 of the Local Development Plan as it failed to meet the parking and access requirements of the Council.

O'Neil, Paul [CE]

From: andrew Forrest <andrew@a12group.com>
Sent: 15 October 2019 14:14
To: O'Neil, Paul [CE]
Subject: 157 Burnfield Road comments

Hi Paul

Thank you for your letter.

I believe the site has great potential to benefit the local community with a healthy food alternative, our business model would be similar to that of many others on justeat.com by using scooters to deliver to customers, reducing the strain on parking, our aim to appeal to the online consumer using websites such as deliveroo.

I have recognised that the locals do not have many options, with only the chinese take-away 'yummy' at 153 burnfield road in the immediate local vicinity, I see the chinese as having a monopoly over the area, the locals don't have any alternative options to choose from, we would love to give locals a healthy alternative rather than having one unhealthy option.

I know that only a certain amount of local school children are allowed into Morrisons at one time the others have to wait outside and queue during lunch/break times until the others have finished their shop. I feel allowing them the ability to go elsewhere would be good for the area and especially the children if we are allowed to provide them with an affordable, healthy alternative.

The site has sat dormant for years and as my first venture would love to invest in the site and community, making it aesthetically presentable and providing a great service and jobs to the local community.

Thank you for your time and consideration

Kind regards
Andrew

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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 100157914-003

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="Cart Architecture"/> | | |
| Ref. Number: | <input type="text"/> | You must enter a Building Name or Number, or both: * | |
| First Name: * | <input type="text" value="Greg"/> | Building Name: | <input type="text" value="0/2"/> |
| Last Name: * | <input type="text" value="Mitchell"/> | Building Number: | <input type="text" value="103"/> |
| Telephone Number: * | <input type="text" value="07985435554"/> | Address 1 (Street): * | <input type="text" value="Cartside 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="G42 9TJ"/> |
| Email Address: * | <input type="text" value="greg@cartarchitecture.com"/> | | |

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|---|--|--|
| Title: | <input type="text"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text"/> | Building Name: | <input type="text"/> |
| First Name: * | <input type="text"/> | Building Number: | <input type="text" value="19"/> |
| Last Name: * | <input type="text"/> | Address 1 (Street): * | <input type="text" value="The Loaning"/> |
| Company/Organisation | <input type="text" value="A12 Properties"/> | Address 2: | <input type="text" value="Giffnock"/> |
| 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="G46 6SF"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text"/> | | |

Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="659799"/> | Easting | <input type="text" value="255964"/> |
|----------|-------------------------------------|---------|-------------------------------------|

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)

Erection of two units (to accommodate a hot food takeaway and a cafe); external alterations to existing buildings and formation new parking area.

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 see attached letter.

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)

All original documents: 015B - Exist Block Plan (A3), 016C - Prop Block Plan (A3), 017D - Prop Plan (A3), 018D - Prop Elevations (A3), 020 - Street Furniture & Fences (A3), Design & Access Statement (A4), Location Plan (A4). Plus Notice for Review Statement.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2019/0185/TP

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

21/03/2019

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

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 Greg Mitchell

Declaration Date: 02/09/2019

Notice for Review Matters for consideration.

Proposed Commercial Development at 157 Burnfield Road, Giffnock, Glasgow. G46 7PP.
Application Ref: 2019/0185/TP Date: 2nd September 2019

The client originally obtained planning permission for a scheme in October 2017 (ref: 2017/0136/TP) comprising erection of 3x new industrial / workshop units plus parking areas and retention of the existing units on site. A new application was submitted in March 2019 (ref: 2019/0185/TP) for an amended scheme, now showing 2x retail / commercial units with provision for hot food takeaway and a café plus parking areas and retention of existing units on site. Due to the change from industrial to commercial, the parking areas were given an overhaul, now including pedestrian footpaths, soft and hard landscaped areas and a spill out area adjacent to the new units including a bench and cycle parking.

Correspondence has been maintained throughout the application process between the planning department and applicants agent and progress has been made, however to date no formal decision has been made on the active planning application and no formal request for extension has been made by the planning department. We therefore ask for the application to be reviewed by the Councils Local Review Body on grounds of non-determination to allow for a decision to be made on the application as it stands.

Further matters which the applicant believes should be taken into account when reviewing the application are as follows:

- Consultation with the Roads Department resulted in an internal recommendation for refusal on the grounds that they were looking for min. 36 car parking spaces on site and they were not happy with the visibility splay of the existing vehicular access to the site. It is the applicants opinion that the request for min. 36 parking spaces is unreasonable as the site is of the size that even if there were no buildings on the site, fitting 36 cars, bumper to bumper, would be a squeeze. It is expected that most visitors to the premises would be by foot due to the location being across the road from a residential area. The proposed café would also be busiest during the day, while the takeaway busiest in the evening so visitors would be staggered throughout the day. The scheme has also been designed to prioritise foot traffic and also includes a secure cycle parking area to encourage use of more sustainable transport methods.

With regards to the position of the vehicular access to the site, the existing position was specifically retained as it currently gives the best visibility in both directions along the road and 2.5x40m visibility splays are achieved. An access further up the hill as suggested by Roads gives reduced visibility to the left due to the position of existing trees.

- It is the applicants view that the proposals would make a positive contribution to the area. The change from proposed industrial to proposed commercial means the proposal will take on a more welcoming appearance within the area and security fencing to the front of the site will no longer be required. The proposed additions of a small spill out seating area will also enhance the street scape along with the new soft and hard landscaping. The scheme will provide new facilities and employment to the local area on a site which has been in need of redevelopment for some time.

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Design & Access Statement

Project:

Proposed commercial development at 157 Burnfield Road, Giffnock, Glasgow. G46 7PP.

Client:

A12 Properties, 19, The Loaning, Giffnock, Glasgow. G46 6SF.

Project No: 18-237

Revision: -

Date: March 2019



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Site history and description

The proposed site is located at 157 Burnfield Road, Giffnock. This section of Burnfield Road forms the boundary between East Renfrewshire Council areas on the Southern side of the road and Glasgow City Council on the Northern side of the road, and the site is located on the southern side in an area of mixed use commercial and industrial properties. The north side of Burnfield Road is generally residential properties and the flats and houses opposite the proposed site are set back from the road and separated from the footpath with public, grassed areas. The site topography has a gentle slope down, following the road generally from West to East.

The proposed site was previously a builders yard and included an existing single storey heated office / showroom building plus attached lockups at the southern / eastern boundaries of the site, however it lay unused for a number of years and began falling into disrepair until A12 Properties purchased the site with the intention of redeveloping it. A previous planning application (2017/0136/TP) was submitted and granted in 2017 for the erection of 3x new industrial units / workshops at the Westerns part of the site, plus the re-cladding / alterations to existing buildings and adjustments to the access and parking areas.

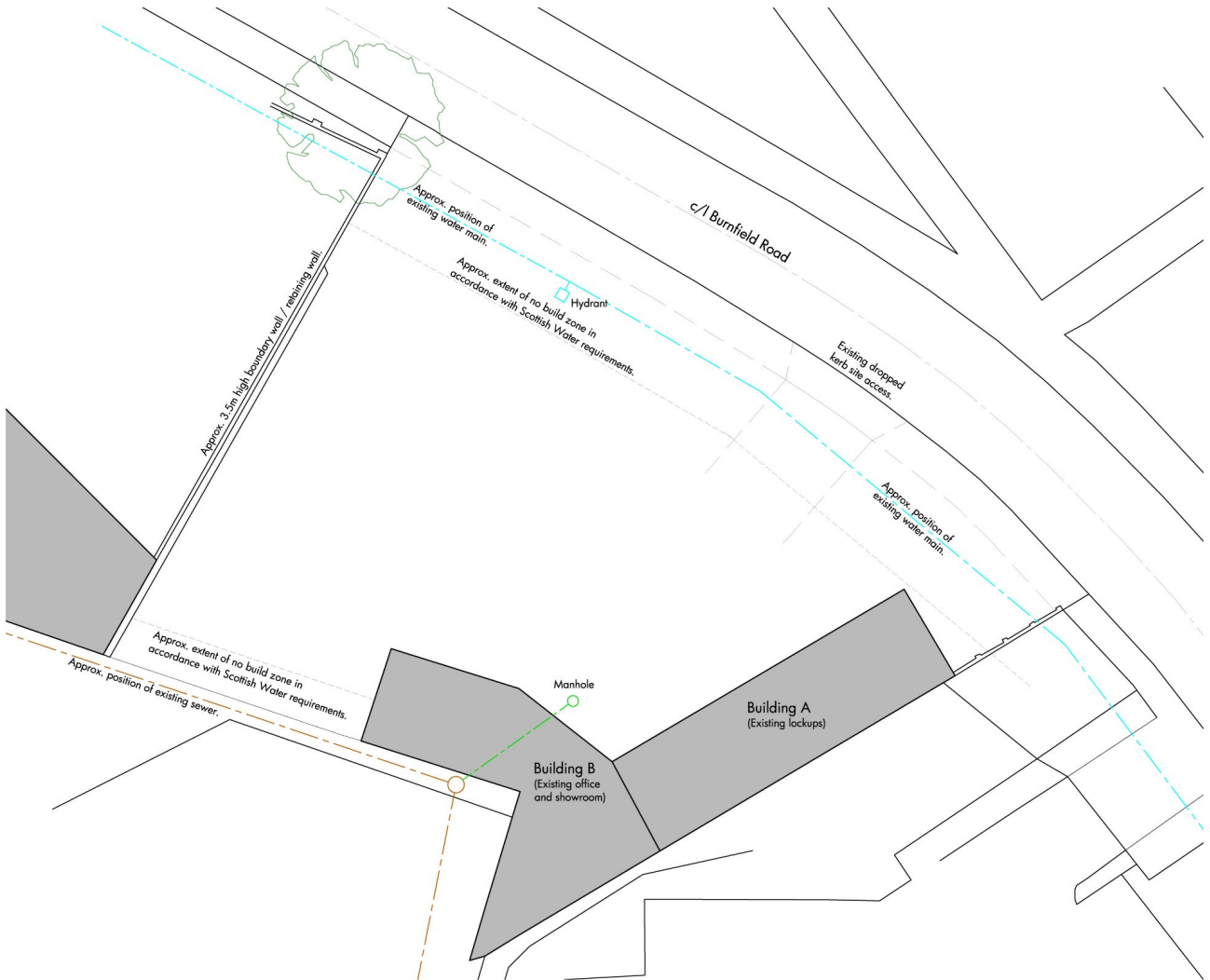
Following investigation with Scottish Water it was determined that an existing public water main runs through the site, following the Northern boundary, approx. 3- 4m from the road. An existing public sewer is also located nearby, out-with the site boundary to the South.

The previously approved scheme had the new building positioned partially on top of this water main, however Scottish Water requirements are that any new building must be positioned min. 3m from both the water main and the sewer to the south or the services redirected. Redirection in this case is not practical and so it was determined that permission for an adjusted scheme should be sought that minimises any impact on existing public services.

Public transport links to the site are excellent, with existing bus stops located immediately adjacent to the site and both Thornliebank and Giffnock train stations approx. a 15min walk away.



Overview of existing site.



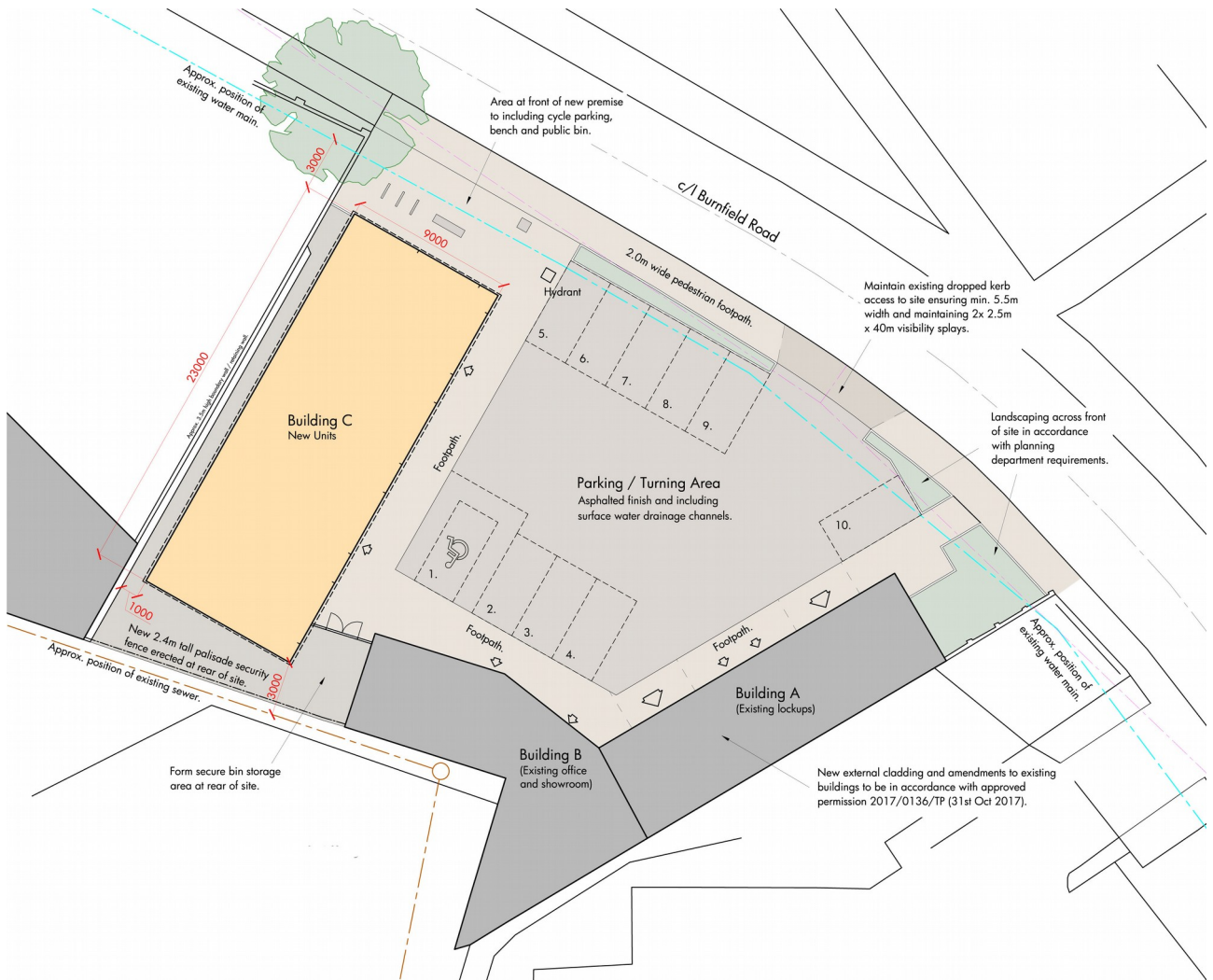
Existing Block Plan

Project Brief and Goals

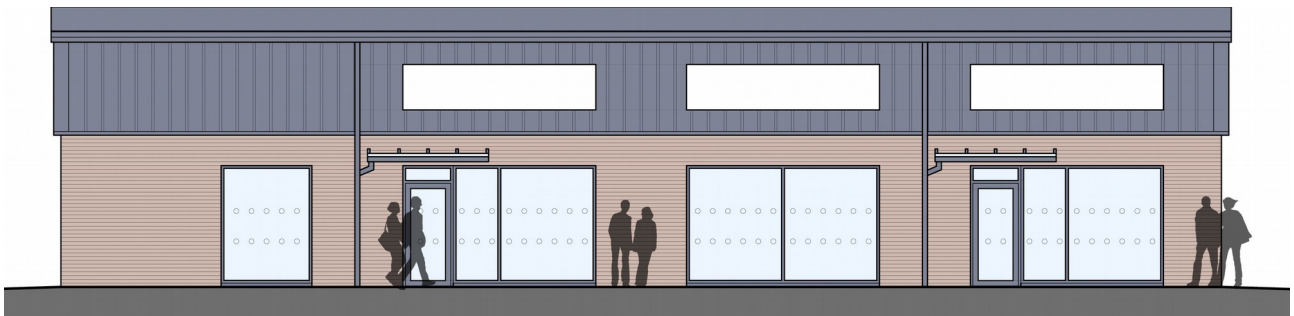
The original brief for planning application 2017/0136/TP was to create 3 new industrial / workshop units on the site along with associated parking areas etc.

Following the approval of the previous application a number of issues and considerations arose which required the original design to be reappraised. Following on from this a new brief was assembled to create a design proposal that solves and meets the new requirements. Issues and considerations were as follows:

- As discussed above, existing Scottish Water services on and adjacent to the site which were not identified at the time of the previous application have meant there are new restrictions to the size and positioning of new buildings on the site. The new proposal will maintain a min. distance of 3.0m from the existing services for maintenance access.
- The original proposal intended for the new building to be built right up to the North Western boundary, however following investigation, this is not a practical solution in terms of build-ability or safety and so it is now intended for the new building to be min. 1.0m from any adjacent boundary.
- Following discussion with potential future tenants the client determined that the original proposed unit sizes were not ideal and so the proposed accommodation has been changed from 3x ~50sqm units to 2x 90sqm units. It was also determined that there is currently little market for industrial spaces but great demand for new retail / cafe / hot food takeaway spaces. It was therefore proposed that the scheme changed from being predominantly industrial / business focused to retail / business focused.
- A change to a retail focused development also required a change in the proposed design of the new units / elevations and access requirements. The previous designs access was via a large asphalt parking / turning area with access to each unit via vehicular roller doors, however this design was not pedestrian friendly.
The new units are to have shop fronts along with pedestrian footpaths along all main elevations which will connect to the new pedestrian footpath formed adjacent to the existing road. The shop fronts will be predominantly glazed with level access from the footpath to the new units.
- The previous application proposed moving the existing vehicular access to the site to a different position, however the existing position of the access not only maintains the best visibility when leaving the site but also provides a safer separation between vehicular and pedestrian traffic. It is therefore intended that this access shall be maintained if possible.



Proposed Block Plan



Proposed Elevation of New Units

Design & Access Proposals

The new design proposes that a new building will be erected on the Western portion of the site, as proposed previously but with the size and position determined to meet existing service positions and site topography requirements. The building has been scaled to fit with the scale of the surrounding domestic and commercial buildings and will introduce glazed shop fronts to both the elevation facing Burnfield Road and the elevation facing the new parking area.

External finishes will be aluminium framed display windows / doors with facing brick / block walls up to approx. 3.0m in height, with profiled metal panels above and to the roof to match the existing units on site as previously approved.

A new 2.0m wide pedestrian footpath will be formed across the full frontage of the site in accordance with Road Dept. requirements, extending the existing footpath which currently stops at the post office next door. New pedestrian footpaths will be formed in front of the principle elevations of both new and existing units on site and connected to the main footpath to ensure a safe pedestrian access route is maintained throughout the proposals, separate from any areas proposed for vehicular traffic.

A new parking / turning area will be formed on site to serve both existing and proposed units and will include an accessible parking space. The existing dropped kerb site access will be retained and upgraded as required to provide safe vehicular access to and from the site. Dropped kerbs will also allow access from the parking areas directly to the new units.

The proposal is also well served by public transport links, the proposals increase the accessibility of the existing bus stop adjacent to the site by providing a wider footpath area.

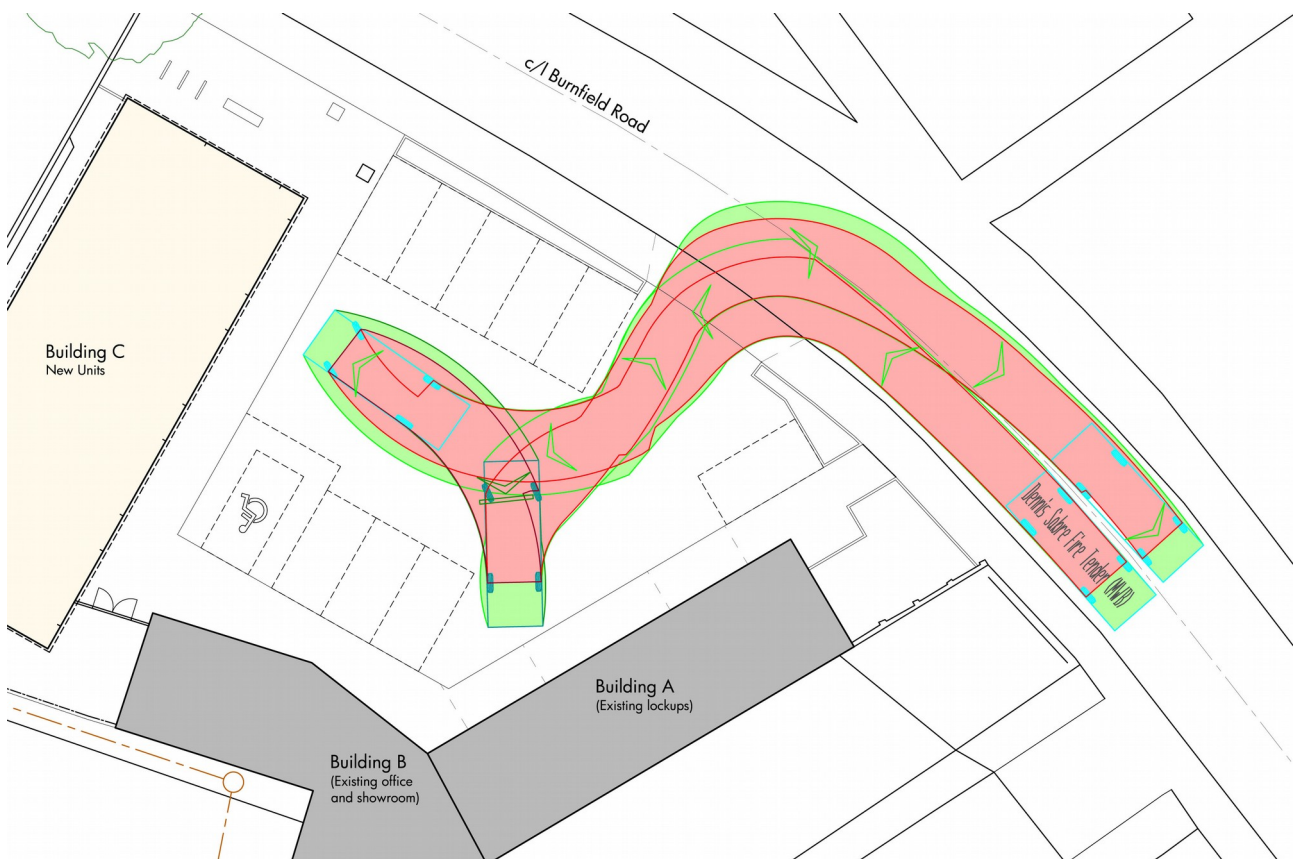
Setting the new building back from the footpath has also created a new area for proposed soft and hard landscaping, including an area for cycle parking and spill out from the new units including an external bench and public bin to maintain cleanliness. These areas will integrate well into the existing grassed areas on the opposite side of the road and maintain the residential feel of the area.

Existing and proposed units waste and recycling will be stored in a secure area at the rear of the site, behind a solid / gate fence with bins moved to a designated collection area on collection days. It is proposed that generally the car parking area will only be used by light car traffic with bin lorries collecting from the road as currently happens with the houses opposite, however swept path analysis shows that large service vehicles can enter and leave the site in forward gear if required. Fire service access is available to all main elevations of the existing and proposed elevations and the existing fire hydrant on site will be kept in a clear and accessible location at all times.

The proposed building will be designed to be fully heated and well insulated to meet and surpass current energy efficiency and carbon emission requirements, providing a comfortable environment for building users and while minimising power, heating and water requirements.

Local Development Plan & Policies

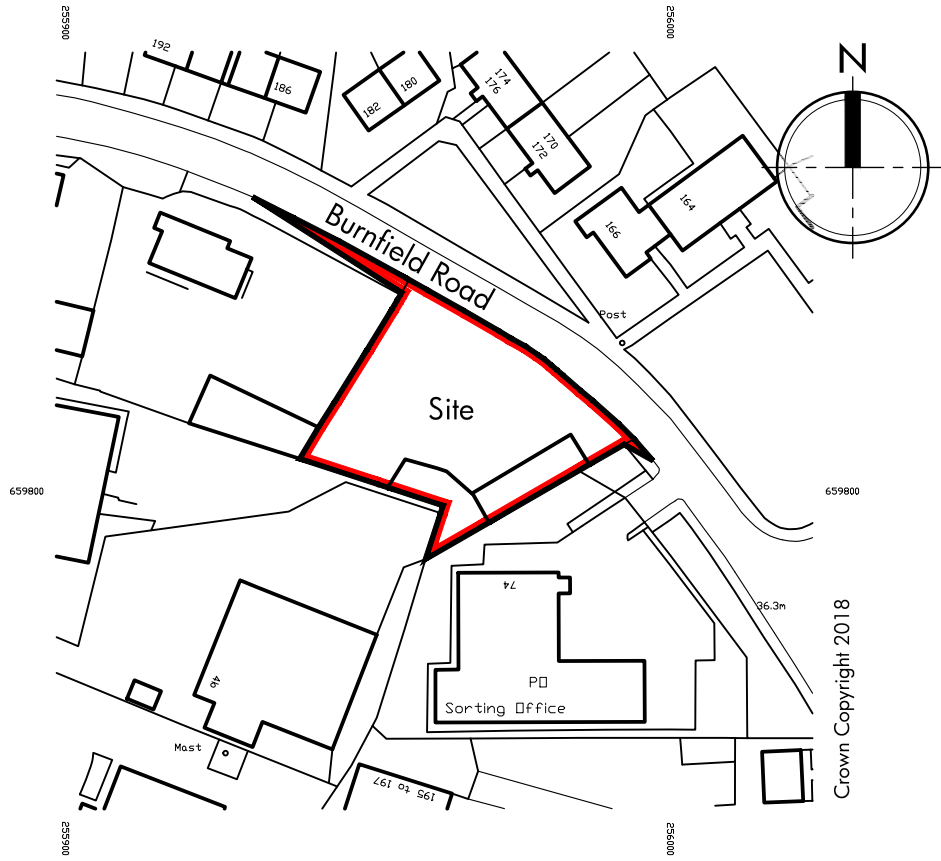
The proposed development is located within a "Safeguarded Business and Employment Area" (SG6.8) as outlined in the Local Development Plan - Policy SG6 and as such the principle of the proposals should meet the requirements to maintain business and employment opportunities in this area. By proposing a number of new units on the site, this development could support a number and variety of new businesses and uses. It is our opinion that the proposals also meet the requirements of Policy D1 as the proposed design will make a positive improvement to the character and amenity of the surrounding area and is of a scale and design in keeping with local buildings. The proposals have also been designed to be secure while at the same time avoiding the need for obvious security fences or boundary walls, ensuring the proposals suit their position near a residential area, while also fitting in with neighbouring commercial buildings. External public amenity space has also been increased with the proposals, providing a spill out space on site for the new units along with new parking facilities.



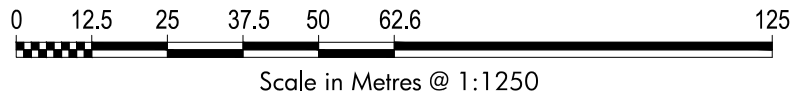
Swept path analysis showing fire engine entering and leaving site in forward gear.

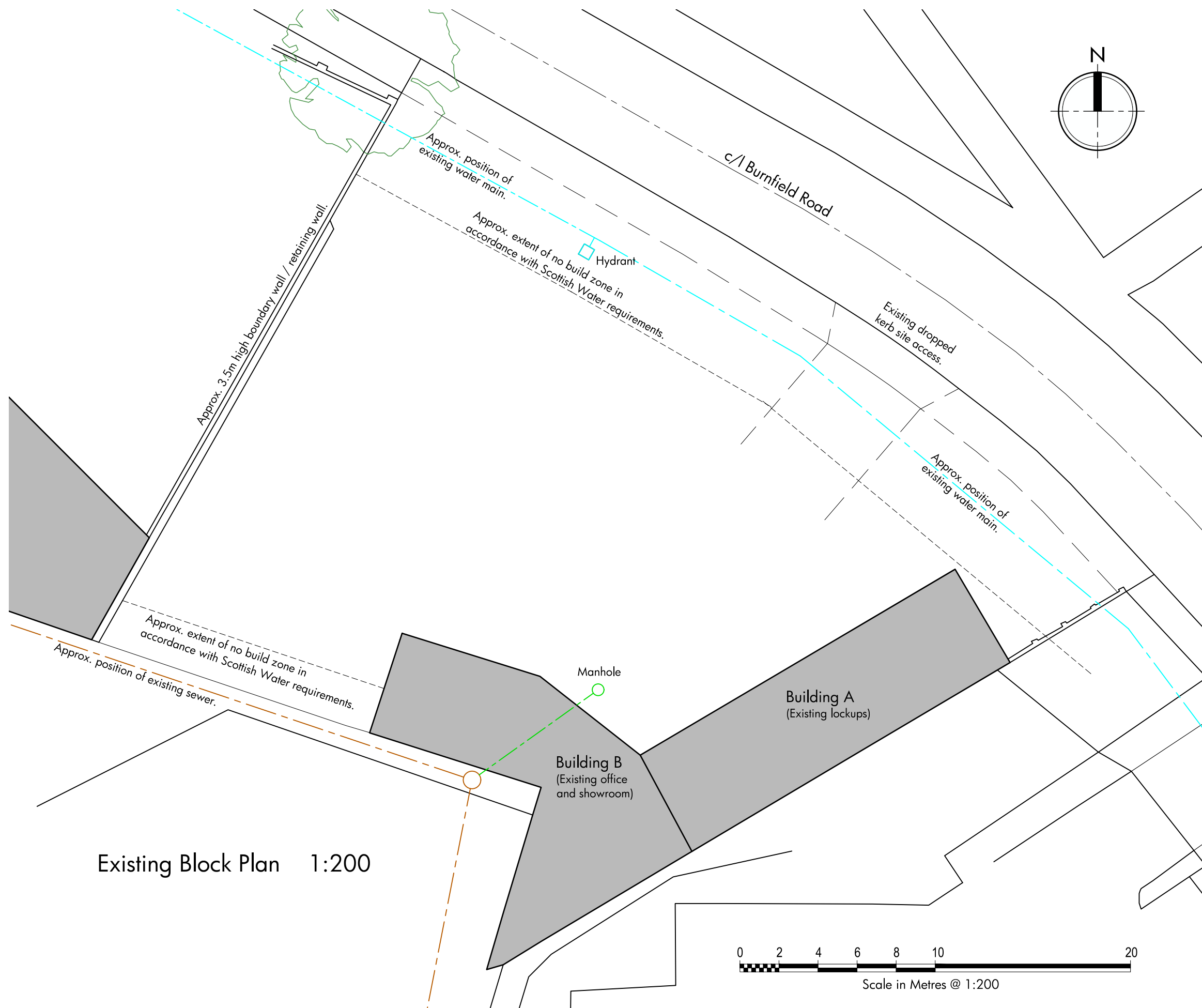
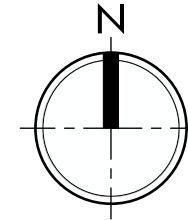
PLANS/PHOTOGRAPHS/DRAWINGS

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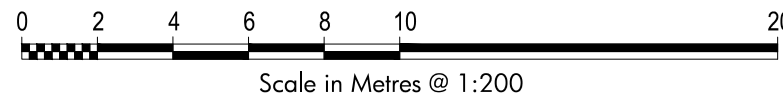


Location Plan 1:1250 @ A4
157 Burnfield Road, Giffnock, Glasgow. G46 7PP.
Grid Ref: NS 5596 5981





Existing Block Plan 1:200



| | | |
|-----|------------------------|----------|
| Rev | Description | Date |
| B | Project title updated. | 02/04/19 |
| A | Planning proposals. | 20/03/19 |
| - | Preliminary drawing. | 07/02/19 |



Cart Architecture

0/2, 103 Cartside Street, Glasgow. G42 9TJ.
T: 07985435554 E: contact@cartarchitecture.com

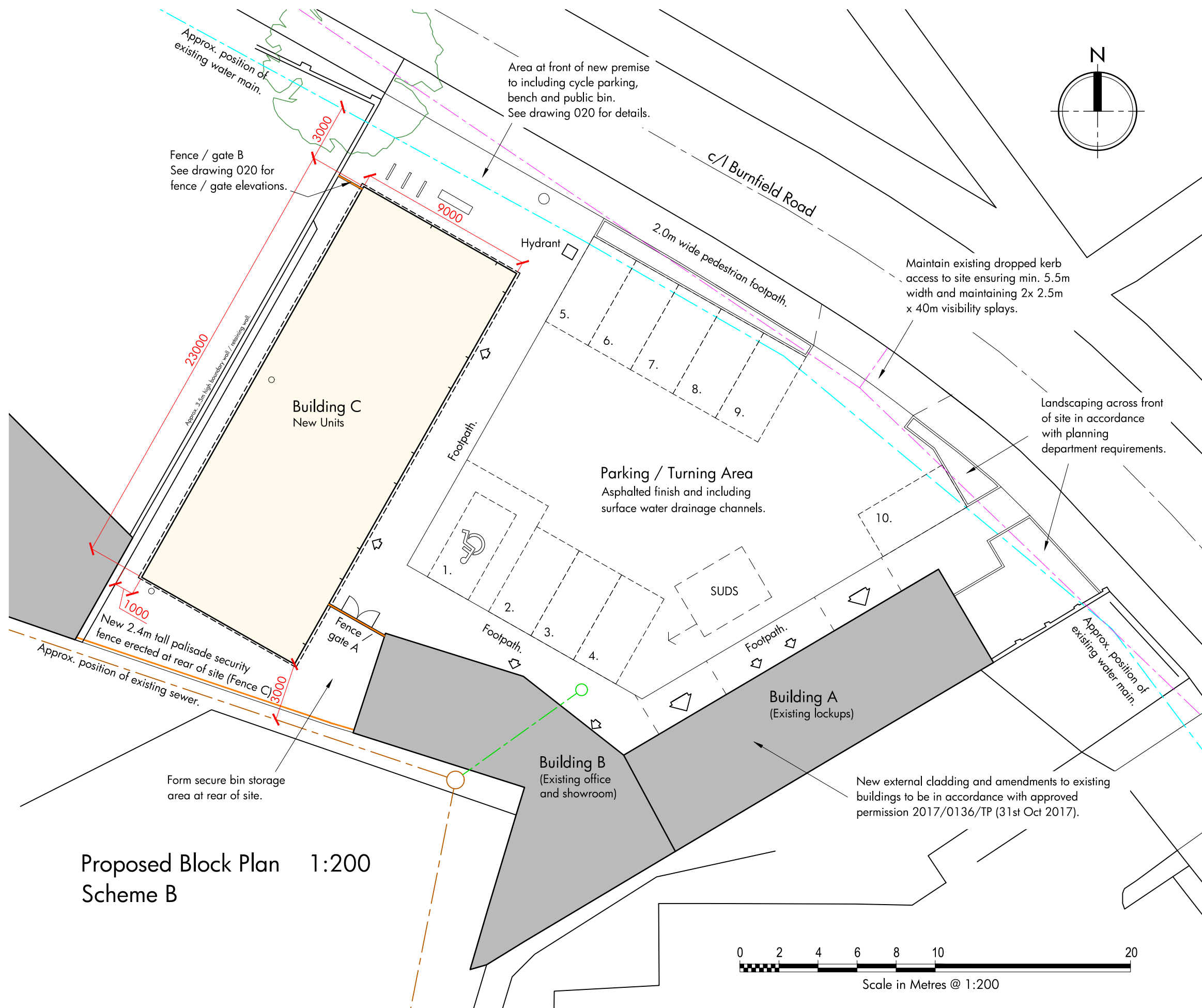
Project: Proposed commercial development at 157 Burnfield Road, Giffnock, Glasgow. G46 7PP.

Client: A12 Properties, 19, The Loaning, Giffnock, Glasgow. G46 6SF.

| | | |
|-------------|-------------|----------|
| Project No. | Drawing No. | Revision |
| 18-237 | 015 | B |

| | |
|------------|----------------|
| Scale | Date |
| 1:200 @ A3 | 2nd April 2019 |

Description: Planning Proposals
Existing Block Plan



Waste and recycling to be stored in dedicated secure store area as indicated and moved to collection areas adjacent to footpath on collection days.

Rainwater to be collected and taken to existing combined drainage system via crate type SUDS storage system sized accordingly.

| | |
|--|---------|
| Total Site Area: | 1220sqm |
| Total footprint of existing buildings: | 221sqm |
| Total footprint of propose buildings: | 207sqm |

| Rev | Description | Date |
|-----|----------------------|----------|
| C | Drawing updated | 02/04/19 |
| B | Planning proposals. | 20/03/19 |
| A | Client amendments. | 04/03/19 |
| - | Preliminary drawing. | 07/02/19 |

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 T: 07985435554 E: contact@cartarchitecture.com

Project: Proposed commercial development at 157 Burnfield Road, Giffnock, Glasgow. G46 7PP.

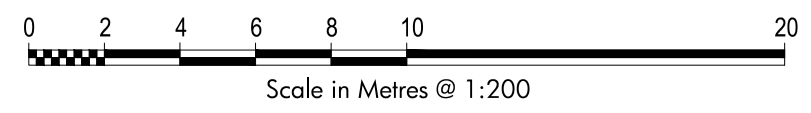
Client: A12 Properties, 19, The Loaning, Giffnock, Glasgow. G46 6SF.

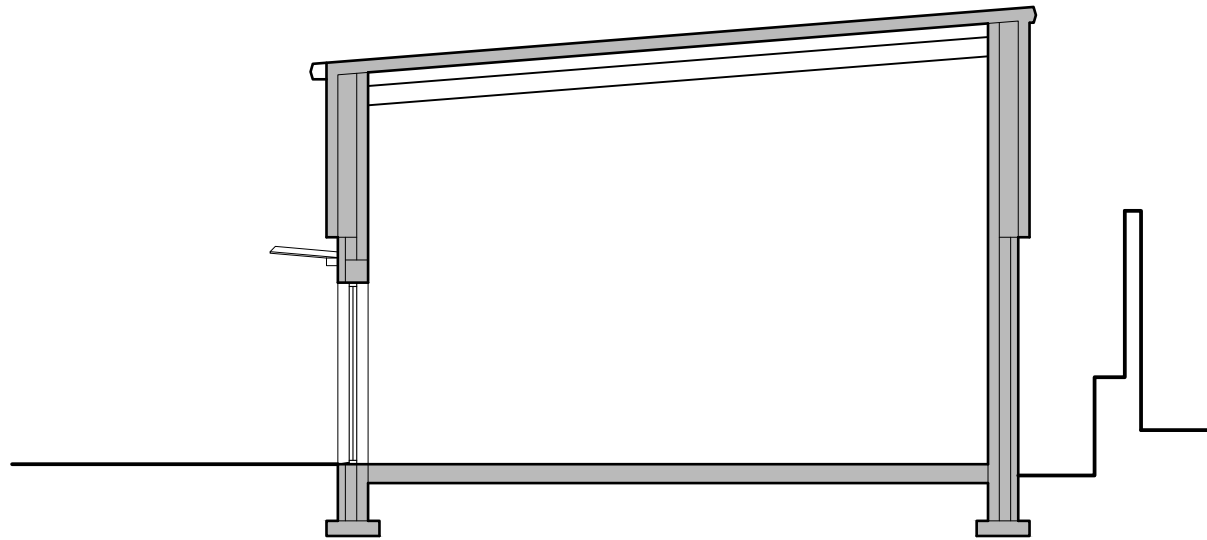
| | | |
|-------------|-------------|----------|
| Project No. | Drawing No. | Revision |
| 18-237 | 016 | C |

| | |
|------------|----------------|
| Scale | Date |
| 1:200 @ A3 | 2nd April 2019 |

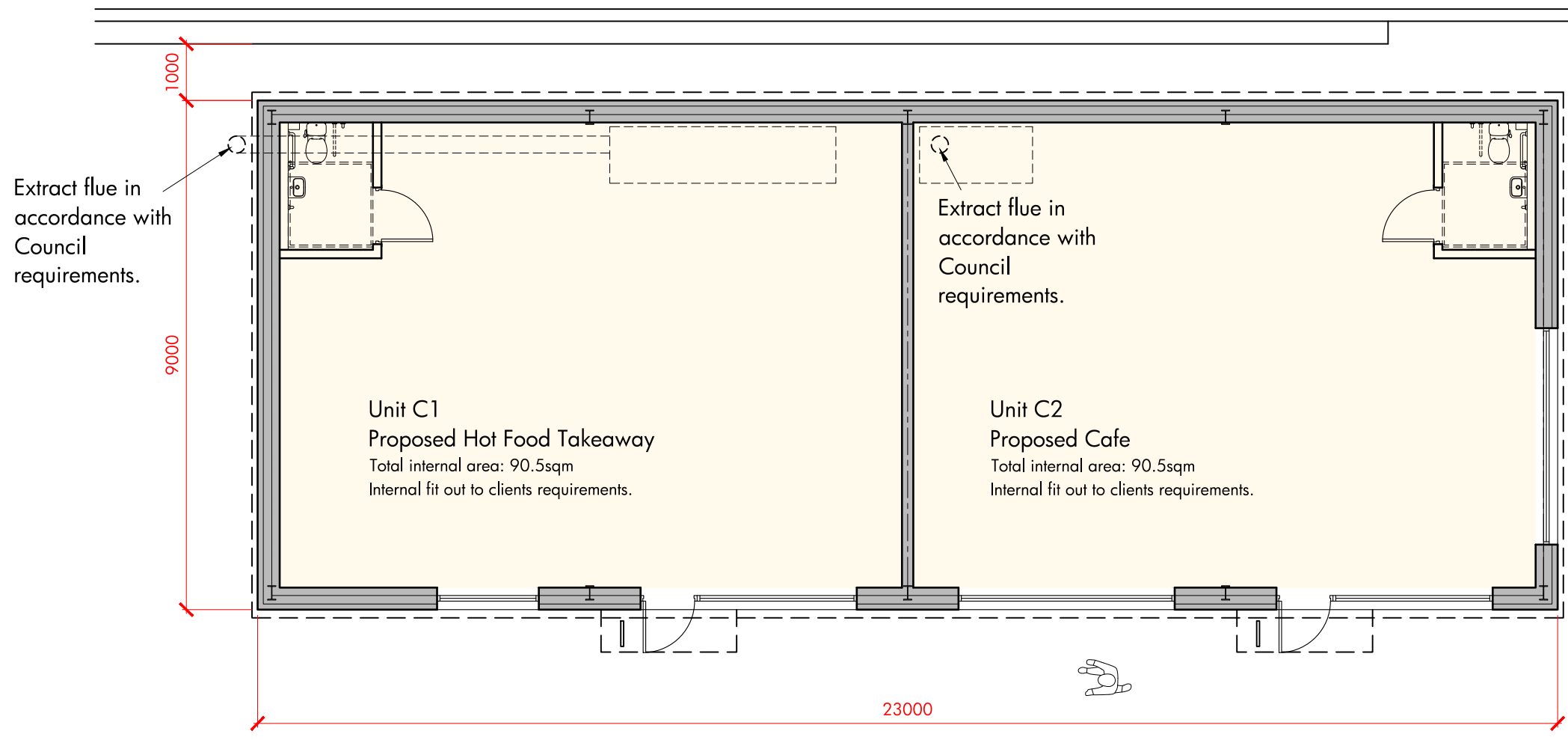
Description: Planning Proposals Proposed Block Plan

Proposed Block Plan 1:200 Scheme B

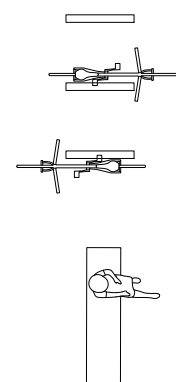
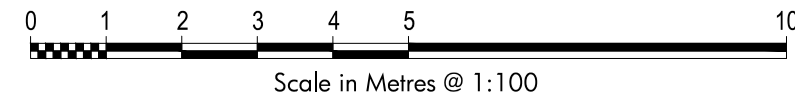




Proposed Section 1:100
New Units



Proposed Floor Plan 1:100
New Units



| Rev | Description | Date |
|-----|------------------------|----------|
| D | Project title updated. | 02/04/19 |
| C | Planning proposals. | 20/03/19 |
| B | Client amendments. | 04/03/19 |
| A | Client amendments. | 12/02/19 |
| - | Preliminary drawing. | 07/02/19 |

Cart Architecture
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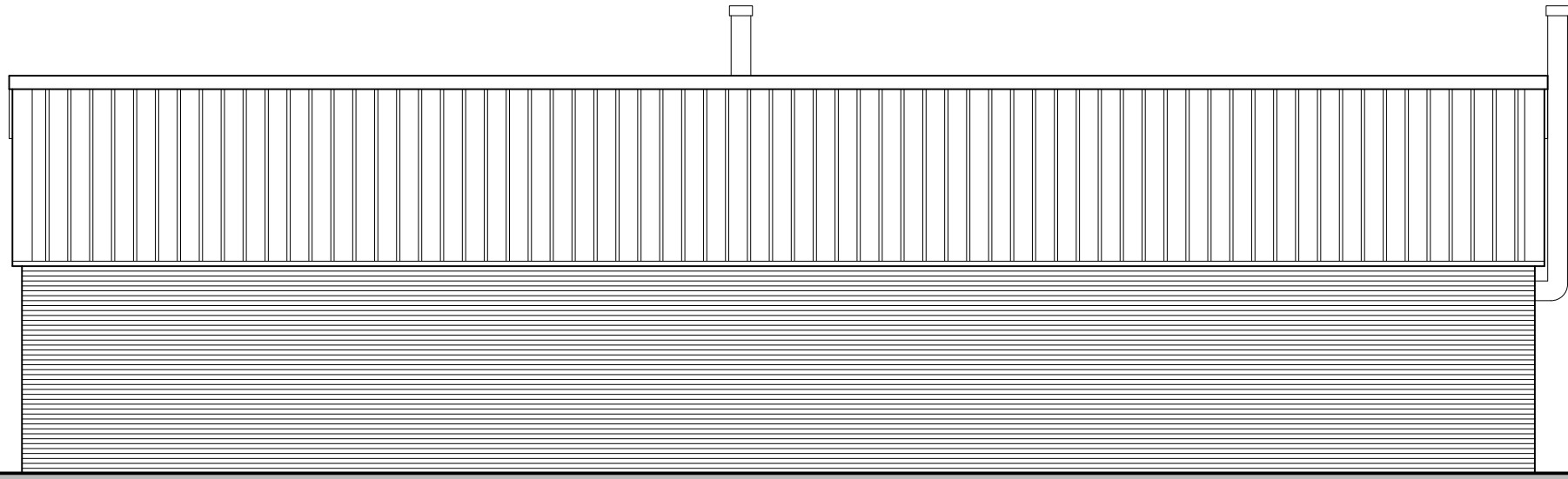
Project: Proposed commercial development at 157 Burnfield Road, Giffnock, Glasgow. G46 7PP.

Client: A12 Properties, 19, The Loaning, Giffnock, Glasgow. G46 6SF.

| Project No. | Drawing No. | Revision |
|-------------|-------------|----------|
| 18-237 | 017 | D |

| Scale | Date |
|------------|----------------|
| 1:100 @ A3 | 2nd April 2019 |

Description: Planning Proposals
New Units - Plan & Section



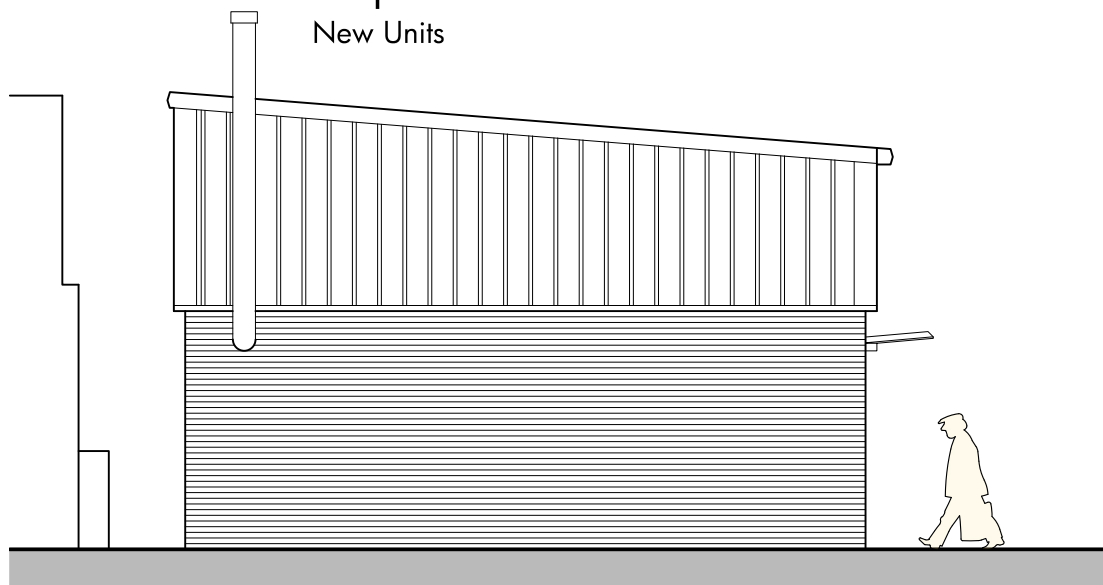
Proposed North West Elevation 1:100
New Units

Proposed External Finishes

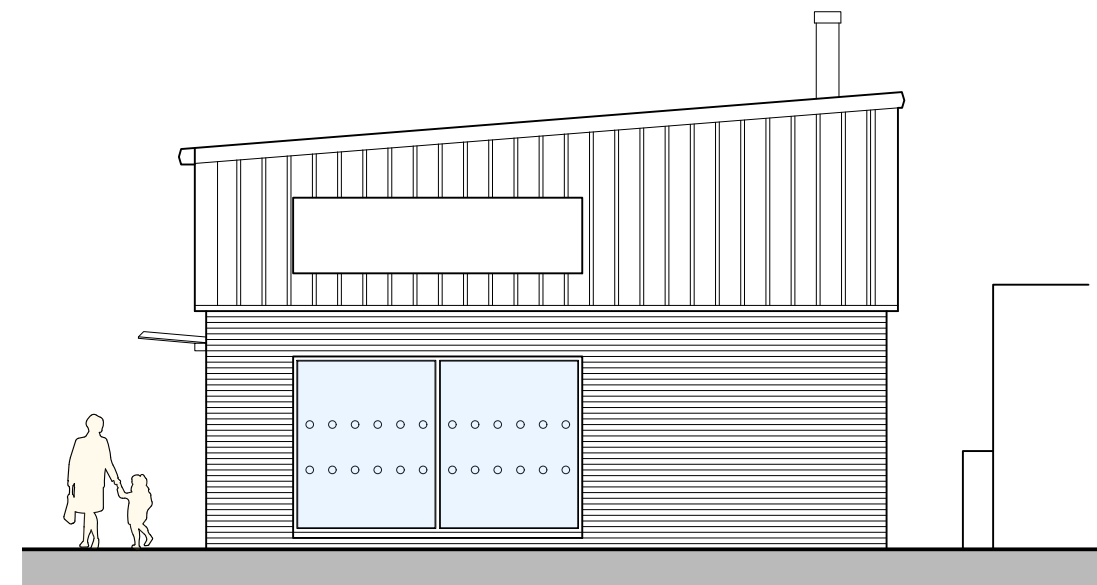
Walls: Approved facing brick with profiled trapezoidal wall panels (dark grey / navy) above.

Roof: Profiled trapezoidal roof panels (dark grey / navy).

Doors / Windows: Powder coated metal framed double glazed windows and doors (colour to match wall / roof panels).

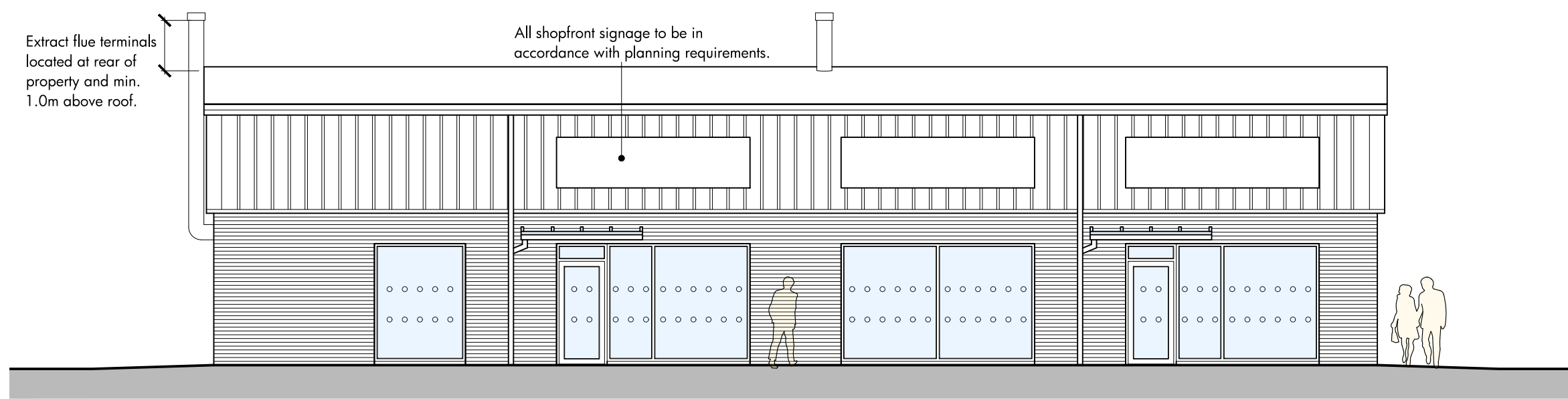


Proposed South West Elevation 1:100
New Units

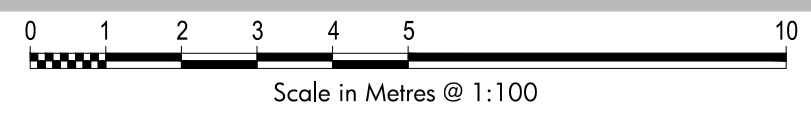


Proposed North East Elevation 1:100
New Units

| Rev | Description | Date |
|-----|------------------------|----------|
| D | Project title updated. | 02/04/19 |
| C | Planning proposals. | 20/03/19 |
| B | Client amendments. | 04/03/19 |
| A | Client amendments. | 12/02/19 |
| - | Preliminary drawing. | 07/02/19 |



Proposed South East Elevation 1:100
New Units



Cart Architecture

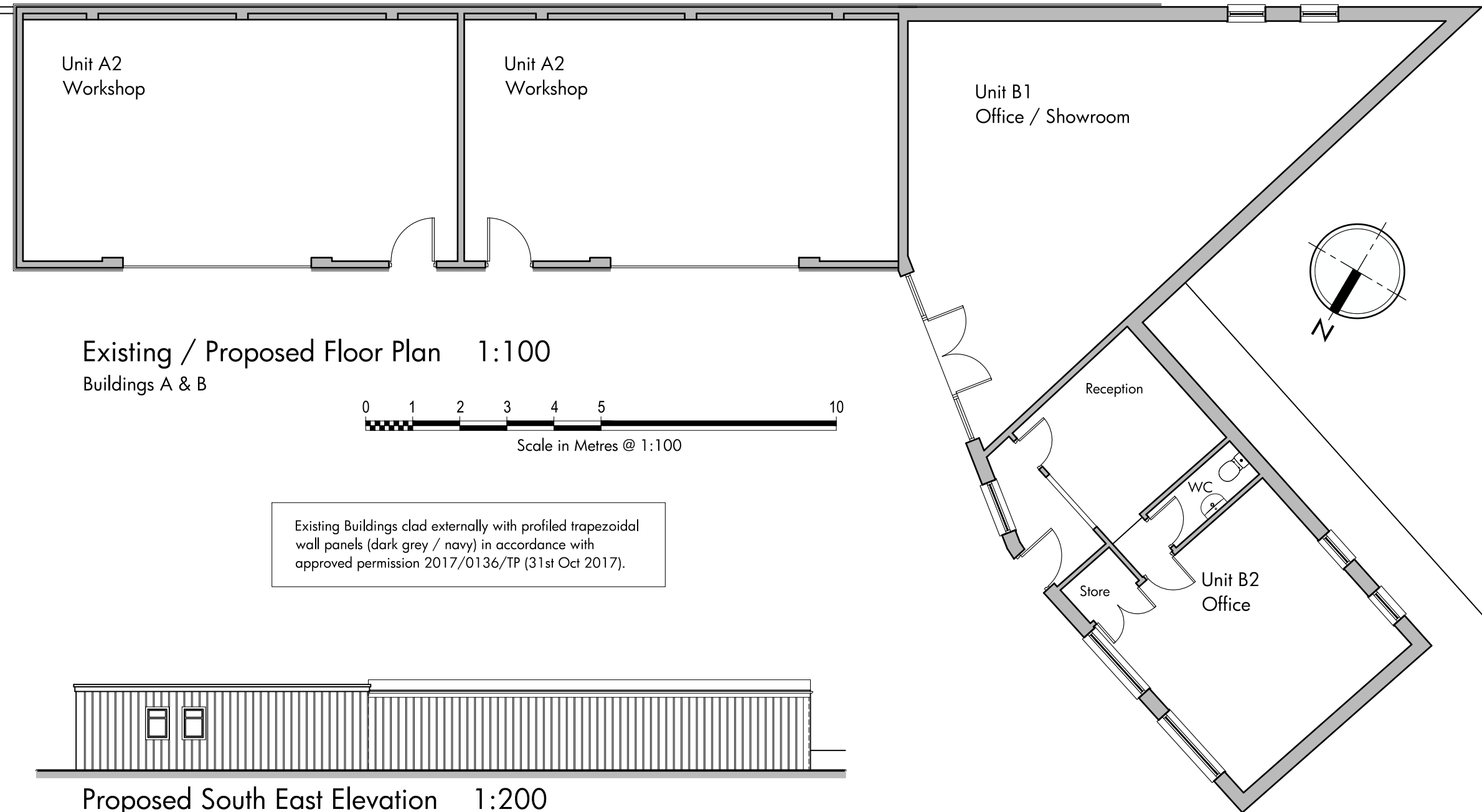
0/2, 103 Cartside Street, Glasgow. G42 9TJ.
T: 07985435554 E: contact@cartarchitecture.com

Project: Proposed commercial development at 157 Burnfield Road, Giffnock, Glasgow. G46 7PP.

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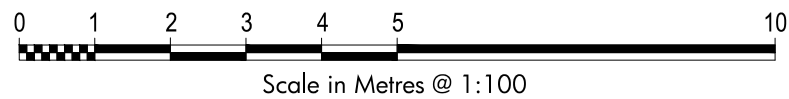
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| Project No. | Drawing No. | Revision |
| 18-237 | 018 | D |
| Scale | Date | |
| 1:100 @ A3 | 2nd April 2019 | |

Description: Planning Proposals
New Units - Elevations

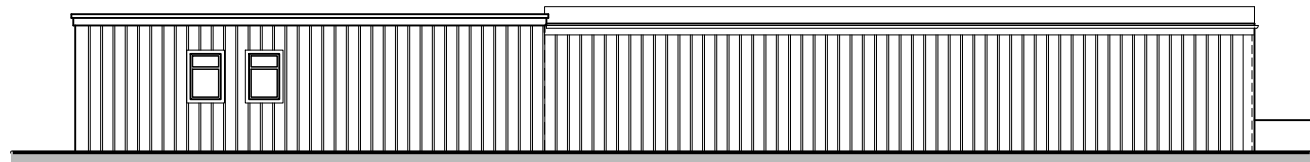


Existing / Proposed Floor Plan 1:100

Buildings A & B

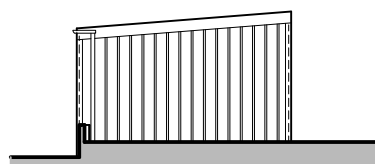


Existing Buildings clad externally with profiled trapezoidal wall panels (dark grey / navy) in accordance with approved permission 2017/0136/TP (31st Oct 2017).



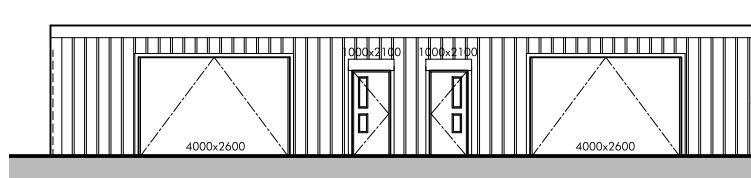
Proposed South East Elevation 1:200

Buildings A & B



Proposed North East Elevation 1:200

Building A



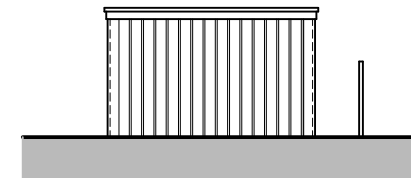
Proposed North West Elevation 1:200

Building A



Proposed North East Elevation 1:200


Building B



Proposed North West Elevation 1:200

Building B

| | | |
|-----|------------------------|----------|
| A | Project title updated. | 02/04/19 |
| - | Planning proposals. | 20/03/19 |
| Rev | Description | Date |

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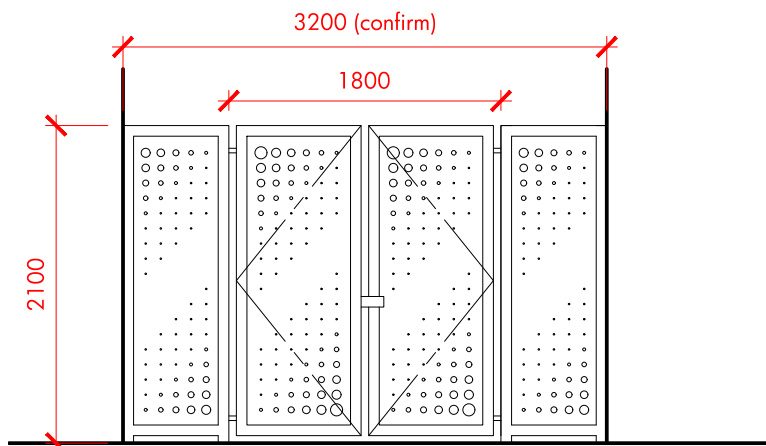
Project: Proposed commercial development at 157 Burnfield Road, Giffnock, Glasgow. G46 7PP.

Client: A12 Properties, 19, The Loaning, Giffnock, Glasgow. G46 6SF.

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| Project No. | Drawing No. | Revision |
| 18-237 | 018 | A |

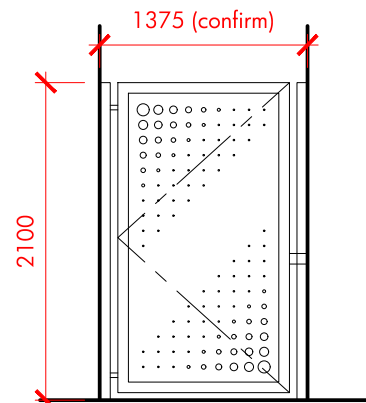
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| Scale | Date |
| 1:100 / 1:200 @ A3 | 2nd April 2019 |

Description: Planning Proposals Existing Units



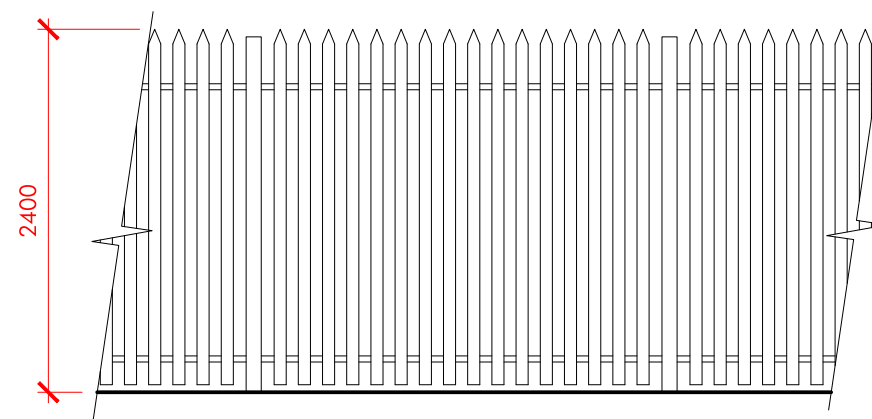
Proposed Fence / Gate A 1:50

2.1m high galvanised perforated mild steel barrier / gate powder coated dark grey / navy to match proposed wall cladding / window frames.
Gate to provide secure access to bin store area.



Proposed Fence / Gate B 1:50

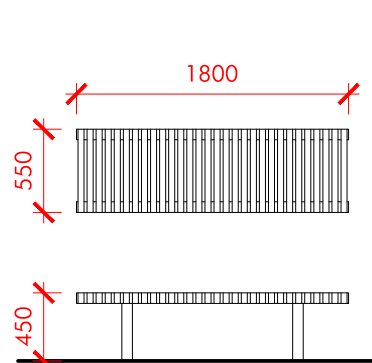
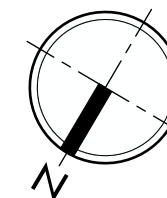
2.1m high galvanised perforated mild steel barrier / gate powder coated dark grey / navy to match proposed wall cladding / window frames.
Gate to provide secure access for maintenance purposes only.



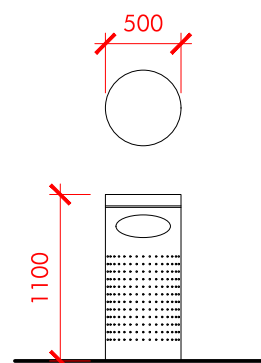
Proposed Fence C 1:50

2.4m high galvanised palisade fence.

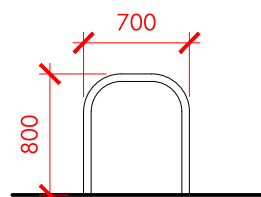
See drawing 016 for location of proposed fences / gates.



Stainless steel slatted bench.



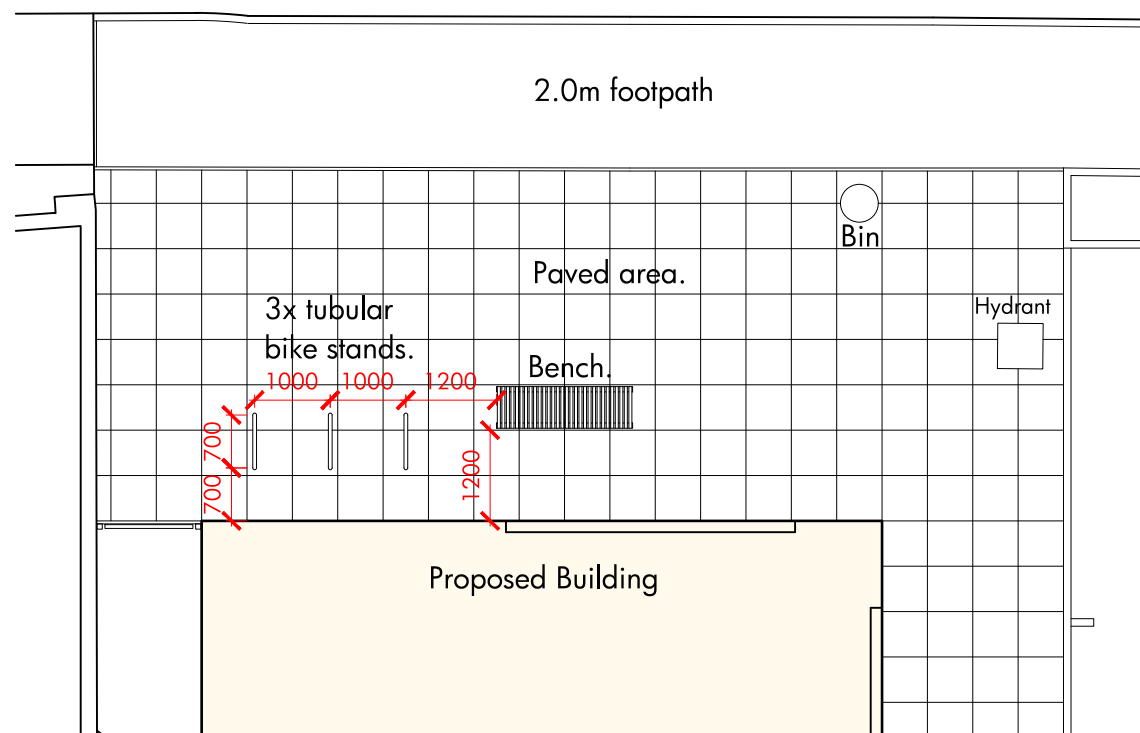
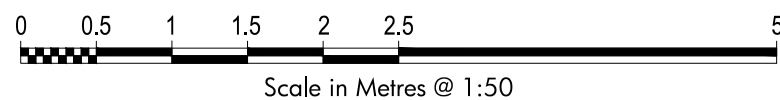
Stainless steel public general waste bin.



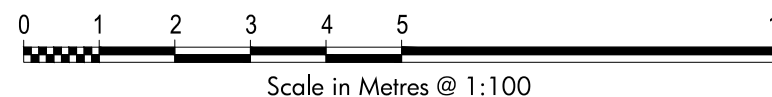
Stainless steel tubular bike stands.

All street furniture to be to clients requirements and to local council approval.

Proposed Street Furniture 1:50



Spill out area plan 1:100



| | | |
|-----|------------------------------------|------------------|
| Rev | Planning proposals. Description | 02/04/19 Date |
|-----|------------------------------------|------------------|

Cart Architecture

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Project: Proposed commercial development at 157 Burnfield Road, Giffnock, Glasgow. G46 7PP.

Client: A12 Properties, 19, The Loaning, Giffnock, Glasgow. G46 6SF.

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|------------------------------|---------------------------|----------------------|
| Project No. 18-237 | Drawing No. 020 | Revision - |
|------------------------------|---------------------------|----------------------|

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| Scale 1:50 / 1:100 @ A3 | Date 2nd April 2019 |
|----------------------------|------------------------|

Description: Planning Proposals
Street furniture & fence details

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