

## **Draft Minutes of Crookfur, Greenfarm & Mearns Village Community Council Meeting on Thursday 18 February 2016 at 7pm in Albertslund Hall, Westacres Road**

**Present:** A Flynn (Chair); A Saleem (Secretary); R Hussain (Treasurer); D Pearson; R MacSwan; M McDaid; B McNeil; C Panpher; J Panpher; L Poon

**Ex-officio Members:** Councillor T Buchanan

**Attending:** T Butler and E Grogan (ERC)

**Apologies:** N Hussain and Councillor E Green

### **Introduction & Welcome**

Chair welcomed everyone & advised that a Sign in Sheet has been provided for members of the public to provide contact details to enable minutes to be posted or emailed if required, community councillors & guests introduced themselves.

### **Minutes of meeting on 14<sup>th</sup> January 2016**

Approved

### **Matters arising from last Minutes**

Discussion regarding appointment of Minute Secretary, duties & remuneration. Agreement of £40 stipend to include attendance at meeting, notetaking, transcription & email of draft to Community Councillors for approval, once confirmed, email or post to members of public on Sign In Sheet & other interested parties. Invoice to be submitted on completion on monthly basis to Treasurer.

### **Police Report**

Representation was unavailable for this meeting but will be organised for future meetings.

**ACTION POINT – Police officer or warden to attend next meeting**

### **Correspondence**

1. Communication from Pets4Vets in Greenlaw regarding attendance at Summer Fete to raise money for guide dog. Discussion ensued & point made that it was perhaps ambitious to try to organise an event for this year as community

council just set up but the idea could be revisited later in the year possibly for Christmas.

2. Standards & Quality Report 2013-14 received from ERC Education Department – available for community councillors to read & comment on if required
3. Community Council Notice Board at The Avenue has been updated with information on the new community council, contact details including email & Facebook, as well as details of future meetings. This will be updated by Chair.

### **Appointment of New Treasurer**

R Hussain, with the support of Elaine Grogan (ERC) agreed to continue in the role of Treasurer. Together they will open a Community Council Bank Account with Bank of Scotland, Newton Mearns with D Pearson & R Panpher as co-signatories. This process can take up to 12 weeks & it is the responsibility of all community councillors to ensure that any receipts or invoices are presented to the Treasurer.

### **Presentation by East Renfrewshire Planning Department**

Graham Shankland, Principal Planner from ERC addressed the community council & public gallery. He issued a handout on The Planning System & Process (attached) & explained the main points & advised that an online service was available to view & make comments. He further advised that consultations for a new Local Development Plan will begin in Autumn 2016. A Main Issues Report detailing proposed developments, green belt areas, consultations, etc will be issued in September 2016 & at this time Community Councils should become involved. It is a very important process & he urged community councillors to ensure they participate fully. Graham also issued Local Development Plan Newsletter 21 (available at [www.eastrenfrewshire.gov.uk/ldp2](http://www.eastrenfrewshire.gov.uk/ldp2))

Graham proceeded to take questions from the Floor.

- What is being done about flooding throughout Mearns Village? This was happening prior to the recent developments but has become worse. Graham assured that Flood Risk Assessments had been carried out by Scottish Water this has been addressed. He further commented that the effects of all developments are considered.
- Fence erected at front of property far exceeding guidelines & retrospective permission granted. Why was this allowed?  
Chair asked attendee to leave contact details and council can take action on this request as it is not forum to discuss individual cases.  
**ACTION POINT – ERC to be contacted to query any right of appeal/complaint of objector**

- Greenhags Recycling Centre has re-applied for planning permission this week. Will ERC consider impact on transport & congestion across whole of area?

Graham reminded community councillors that a Planning Awareness Day had been arranged on 16 March 2016 to advise more fully on the role of the Planning Department.

Councillor Buchanan offered his congratulations & support to ERC Planning Department in light of awards won this week.

### **Presentation by Retail Trust – New Build Development Proposal**

Sam Thompson, Architect for Retail Trust and Elaine Donnachie, Cottage Homes Manager addressed the council advising that a consultation process is underway to consider a masterplan for development at Crookfur. He issued a document detailing the estate and its “masterplan”. This is available for members of the public to view in the Conservatory at The retail trust & also online at [www.retailtrust.org.uk/crookfurdevelopment](http://www.retailtrust.org.uk/crookfurdevelopment).

He also advised that plans are in process to designate Crookfur Estate as the first conservation area within East Renfrewshire in recognition of the work of architect Sir Basil Spence. The current estate provides accommodation for 110 residents through supported housing & residential care. The development proposal would increase this number to 180 residents albeit the care home would be decommissioned and additional supported housing created. Many of the current buildings are no longer fit for purpose & in need of refurbishment & the development would be undertaken in stages to minimise disruption to residents. A pre application notice was made to ERC 18 months ago & public consultations have been ongoing to advise residents & local interested parties on the proposals.

Sam also pointed out that the fenced area on Crookfur Road was no longer part of the Retail Trust & was in fact owned by BUPA who had obtained planning permission to build a care home on the site. The Chair interrupted at this point to advise that the community council had contacted BUPA regarding their intentions for this development but to date there had been no response.

Sam proceeded to take questions from the Floor.

- Would Extra Care currently provided to residents by care home still be available?  
Yes this was a separate service that would continue even when care home decommissioned
- What was in place to assist with noise, disruption & to allay fears of current residents?  
A showhome would be available for residents to view, staff would be provided to pack/unpack for residents required to move, option to remain in temporary accommodation if preferred, work done in manageable stages

to minimise disruption

- Will 99 car parking spaces be sufficient for the number of residents, staff & visitors?

Probably not but as it is a private estate some technical statistics do not apply & not all residents will have cars. Also discussions are ongoing with ERC Planning Department to maintain as much green space as possible

- What is the life expectancy of new cottages?

The use of manmade wood boarding that requires little maintenance will increase life expectancy to 50-100 years

- How is development being funded?

No further assets will be sold off to fund development but as capacity increased, income will also increase along with additional funding

Sam extended an invitation to community councillors & public to visit the development particularly the restaurant – its best kept secret.

The Chair advised that community councillors may wish to visit &/or look at website to ensure they had sufficient information to decide whether or not to support the application. Graham Shankland interjected that ERC were not yet taking comments however Sam Thomson advised that he would use this to support the design statement as evidence of consultation on the full application in Spring 2016.

#### **ACTION POINT – further discussion at next meeting**

#### **Dissolution of Area Forums from April 2016**

The next round of Area Forum Meetings will be the last & D Pearson agreed to represent CGMV on 25<sup>th</sup> February & feedback at next meeting.

#### **Calendar of Meetings approved until November 2016 – Fairweather Main Hall**

Future CGMV meetings will take place on the 2<sup>nd</sup> Thursday of the month at Fairweather Main Hall. Details will be posted on ERC website, Facebook page & Community Council Notice Board at The Avenue.

#### **Any Other Competent Business**

L Poon – Query from member of public regarding tubes around trees planted in Capelrig road. This was done a few years ago but tubes still evident – how/when will they be removed?

#### **ACTION POINT – ERC Environmental Services or Parks Department to be contacted & feedback at next meeting**

#### **Questions from the Floor**

- Please can public be canvassed regarding the Crookfur Development as prospect of more cars with elderly drivers would lead to further congestion on Crookfur Road  
This will be looked at.
- When is Planning Sub Committee being set up as many planning issues in area?  
After attendance at Planning Day for Community Councillors this issue will be considered.
- Why is there so much building – is there no more Green Belt?  
Scottish Government dictates much of the regulation & ERC had to decide how to fulfil availability of new housing in either many small developments or few larger developments. ERC opted for few larger developments amounting to 4100 homes. This was reduced from the initial ask of 5700 new homes. There will be green belts within these developments. However as the council owns very little of the land in East Renfrewshire this is a big issue. Developers now have to allocate 25% of the development to social & affordable housing.
- Will Newton Mearns children be bussed to Barrhead schools?  
Councillor Buchanan indicated that this would not happen as Crookfur Primary will be refurbished & a further two additional primary schools will also be built.
- What about secondary education provision?  
Current capacity is more than enough. All schools will be busy but able to cope with demand.
- Are the community council aware of FAM XL – vandals touring the area?  
Councillor Buchanan advised he will notify Anti-Social Behaviour Department at ERC & ‘campus cops’ in local schools will also be informed.
- There is an issue with litter around the new development at Parklands Hotel – what can be done about this?  
**ACTION POINT – Parklands to be contacted & matter brought to their attention**

### **Date of Next Meeting**

It was agreed that the next meeting will take place on Thursday 10<sup>th</sup> March 2016 in Fairweather Main Hall at 7pm.

# The Planning System and Process

## What is 'Planning'?

- Planning is about getting the right things built in the right places (sustainable development)
- Setting a long-term vision for places
- Balancing economic, environmental & social/community aspirations

## National Context

- There are various pieces British and European legislation to comply with
- Most of the relevant legislation comes from the Scottish Government
- Scottish Planning Policy and Circulars give Scottish Government policy and advice
- Council's need to provide a generous housing land supply
- National Planning Framework – gives support for developments of national interest

## Development Plan

- Glasgow and Clyde Valley Strategic Development Plan
- East Renfrewshire Local Development Plan (including Supplementary Planning Guidance)

## Planning Applications (Development Management)

- Some developments don't need planning permission (known as 'permitted development')
- Processes vary depending on whether it a 'major' or a 'local' development
- For 'major' developments:-
  - the applicant has to consult with the public before they submit their planning application
  - longer time to decide the application
  - decision to be made by Councillors at the Planning Committee
- We can get 'detailed' applications or 'in principle' applications
- Publicity for applications (neighbour notification, press adverts, weekly lists, plans online)
- Commenting on an application (including consultees)
- What is taken into account in making a decision and who makes the decision. 'Reports of Handling' explain the decision.
- Appeals and Reviews

## Enforcement

- See our Enforcement Charter

## Implementation

- We help implement some of the developments, economic development, regeneration, 'City Deal' and Dams to Darnley Country Park

*Graham Shankland, Principal Planner, February 2016*  
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# ***Planning and Building Standards Online Services***

## **Making an application**

You can apply for planning permission at:

[www.eplanning.scot](http://www.eplanning.scot)

For further information on making a planning application, and the processes involved, please go to:

[www.eastrenfrewshire.gov.uk/planning-permission](http://www.eastrenfrewshire.gov.uk/planning-permission)

You can apply online for Building Warrants\*, amendments to Warrants and submit Completion Certificates at:

[www.eastrenfrewshire.gov.uk/buildingstandardsforms](http://www.eastrenfrewshire.gov.uk/buildingstandardsforms)

For further Building Standards information please go to:

[www.eastrenfrewshire.gov.uk/building-standards](http://www.eastrenfrewshire.gov.uk/building-standards)

You can make payments at:

[www.eastrenfrewshire.gov.uk/doitonline](http://www.eastrenfrewshire.gov.uk/doitonline)

## **Finding out information**

You can search for planning applications and see plans & documents for recent planning applications at:

[www.eastrenfrewshire.gov.uk/planningonline](http://www.eastrenfrewshire.gov.uk/planningonline)

You can see our online local development plan at:

[www.eastrenfrewshire.gov.uk/local-development-plan](http://www.eastrenfrewshire.gov.uk/local-development-plan)

You can search the building standards register at:

[www.eastrenfrewshire.gov.uk/buildingstandardsonline](http://www.eastrenfrewshire.gov.uk/buildingstandardsonline)

\* Warrants can be submitted online for alterations, extensions and conversions to domestic buildings where the value of the work is £80,000 or less; or where a single house (of any value) is being built.

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