

**MINUTE**  
**of**  
**PLANNING APPLICATIONS COMMITTEE**

**Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 6 April 2016.**

**Present:**

Councillor Kenny Hay (Chair)	Councillor Barbara Grant
Councillor Betty Cunningham (Vice Chair)	Councillor Gordon McCaskill
Provost Alastair Carmichael	Councillor Stewart Miller

Councillor Hay in the Chair

**Attending:**

Gillian McCarney, Planning and Building Standards Manager; Ian Walker and Graham Shankland, Principal Planners, Development Management; and Paul O'Neil, Committee Services Officer.

**Apology:**

Councillor Paul O'Kane.

**DECLARATIONS OF INTEREST**

**1991.** There were no declarations of interest intimated.

**APPLICATION FOR PLANNING PERMISSION**

**1992.** The committee considered a report by the Director of Environment, on planning application 2015/0504/TP - Residential development and associated infrastructure, landscaping and engineering works (major)(planning permission in principle at site encompassing Lyoncross, Aurs Road, Barrhead by Bett Homes and the Layden Family.

The committee noted that the proposal was a Major Development under the terms of the Town and Country Planning (Hierarchy of Developments)(Scotland) Regulations 2009 and as the site area exceeded 2 hectares and the application had been accompanied by an Environmental Impact Assessment. As a result it had to be presented to committee for determination.

The Planning and Building Standards Manager explained that the application site extended across sections of the Dams to Darnley Country Park and outlined the benefits of the proposal to the park. She also explained in response to a question by Councillor McCaskill

that it was not necessary for the roundabout referred to in the 'Report of Handling' to be built prior to the development of the site in the course of which she explained that the two access points proposed were appropriate at this time and that future improvements to the main roads would take place as part of the overall development.

Councillor Cunningham was heard in support of the proposal in the course of which she stated that she had no concerns about construction traffic using Aurs Road/Springfield Road, Barrhead as heavy vehicles regularly used these roads on a daily basis. However, Councillor McCaskill was concerned about the safety of school children travelling to/from St Luke's High School as a result of the proposed development.

In reply to a question by Councillor Grant, the Planning and Building Standards Manager clarified the planning obligations that the developer would have to adhere to in terms of providing affordable housing and development contributions. She also outlined the choice of tenure that would be provided at the development site and sums of money that the Council would receive from the developer for every housing unit that was built.

Councillor Hay was also heard in support of the proposed development in the course of which he indicated that like Councillor Cunningham he had no concerns about the safety of school children travelling to/from St Luke's High School once the development works began.

At this stage, the committee agreed that it was disposed planning permission in principle, subject to a S75 Agreement to secure the delivery of affordable housing and development contributions.

#### **PLANNING ENFORCEMENT – 1 CONVENT ROAD, BARRHEAD**

**1993.** The committee considered a report by the Director of Environment, seeking authority to carry out formal enforcement action in respect of the unauthorised incorporation of an area of open space to form an enlarged rear garden at 1 Convent Road, Barrhead. A copy of the location plan of the property was appended to the report.

The Planning and Building Standards Manager explained that the owner of the property at 1 Convent Road, Barrhead, had without seeking planning consent incorporated an area of shared open space into his private garden ground.

Whilst noting that attempts over a protracted period had failed to result in the return of the area referred to to open space or have the householder submit a planning application, the report indicated that the issue of a Notice Requiring Application for Planning Permission for Development Already Carried Out would appear appropriate and necessary in this case.

The committee authorised the Director of Environment to issue a Notice Requiring Application for Planning Permission for Development Already Carried Out to require the submission of a planning application.

#### **PLANNING ENFORCEMENT – 70 CRAIGHLAW AVENUE, WATERFOOT**

**1994.** The committee considered a report by the Director of Environment, seeking authority to carry out formal enforcement action in respect of the unauthorised erection of a fence at 70 Craighlaw Avenue, Waterfoot. A copy of the location plan of the property was appended to the report.

The committee authorised the Director of Environment to serve an Enforcement Notice requiring the owner of the property to remove or reduce in height of the unauthorised fence at 70 Craighlaw Avenue, Waterfoot.

CHAIR



**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Index of applications under the above acts considered by Planning Applications Committee on  
06.04.2016

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**Reference No:** 2015/0504/TP

**Ward:** 2

**Applicant:**

Bett Homes And The Layden Family  
C/o Bett Homes  
Argyll Court  
The Castle Business Park  
Stirling  
FK9 4TT

**Agent:**

Geddes Consulting  
Bob Salter  
The Quadrant  
17 Bernard Street  
Edinburgh  
EH6 6PW

**Site:** Site Encompassing Lyoncross Aurs Road Barrhead East Renfrewshire

**Description:** Residential development and associated infrastructure, landscaping and engineering works (major)  
(planning permission in principle)

**Decision:** Disposed to grant subject to a legal agreement.

