

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00 pm in the Council Chamber, Council Headquarters, Giffnock on 30 November 2016.

Present:

Provost Alastair Carmichael
Councillor Barbara Grant
Councillor Stewart Miller

Councillor Gordon McCaskill
Councillor Paul O’Kane

Attending:

Gillian McCarney, Planning and Building Standards Manager; Sean McDaid and Graham Shankland, Principal Planners (Development Management); Brian Orde, Roads and Transportation Controller; and Paul O’Neil, Committee Services Officer.

Appointment of Chair

In the absence of the Chair and Vice Chair, it was agreed that Provost Carmichael chair the meeting.

Apologies:

Councillors Kenny Hay (Chair) and Betty Cunningham (Vice Chair).

DECLARATIONS OF INTEREST

2285. There were no declarations of interest intimated.

APPLICATION FOR PLANNING PERMISSION

2286. The committee considered a report by the Director of Environment, on an application for planning permission requiring consideration by the committee.

It was agreed that the application be determined as indicated at Appendix 1 accompanying this Minute, particular reference being made to the following:-

- (i) 2016/0393/TP – Continued use of premises for religious activities with associated community, social and educational activities (previous planning permission granted on appeal PPA-220-2024) at Langrig Road, Newton Mearns, by East Ren Centre Limited.

The Planning and Building Standards Manager referred to the applicants' previous application which had been granted on appeal by the Reporter following the refusal of planning permission for the change of use of the premises at the meeting of the committee on 9 January 2013. In addition, she stated that the reason given by the Reporter in the appeal decision was to enable the planning authority to assess the impact of the use on the amenity of the surrounding area and (if necessary) find an alternative site for a Muslim community facility. It was noted that the Council had been able to assess the impact of the premises on the amenity of the surrounding area and in addition had identified a site for a religious facility at the proposed housing development at Maidenhill in the Local Development Plan, adopted in June 2015.

Whilst outlining the matters considered in the assessment of the current application, the Planning and Building Standards Manager explained that whilst the use of the premises did not fully comply with the Development Plan policies given that there would be a certain level of disturbance at certain times associated with the religious activities/festivals, the application was being recommended for approval, subject to the conditions detailed in the report.

Councillor Miller having noted the remarks by the Planning and Building Standards Manager suggested that planning permission be granted for a temporary period of three years.

In reply, the Planning and Building Standards Manager explained that the applicants had not applied for a temporary consent and were looking for full planning permission.

Councillor Grant was heard in support of the views expressed by the Council's Roads Service which recommended refusal of the application on the same grounds as the previous application (i.e. 2012/0526/TP), details of which were outlined in the report. She sought clarification as to how the terms of Condition 2 proposed to be attached to the planning consent would be monitored and stated that in her opinion, the application should be refused on the grounds raised by the Council's Roads Service.

In reply, the Planning and Building Standards Manager stated that the issues raised about overspill parking at the site associated with Muslim festivals was no different to the situations which existed in and around Christian churches in East Renfrewshire at Christmas.

Whilst supporting the comments the Reporter had made in the appeal decision, Councillor McCaskill expressed concern about the terms of the conditions proposed to be attached to the planning consent and sought clarification of what action would be taken against the applicants in the event they did not comply with the conditions.

In reply, the Planning and Building Standards Manager stated that the Council would issue a Breach of Condition Notice to the applicants which could not be appealed.

Councillor O'Kane, whilst acknowledging the problems associated with overspill parking at the site, stated that he would support Councillor Miller's proposal that planning permission be granted for a temporary period of three years.

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

Councillor Grant moved an amendment that the application for planning permission be refused on the grounds of the issues raised by the Council's Roads Service. In the absence of a seconder, her amendment fell.

Councillor Miller, seconded by Councillor O'Kane, moved a further amendment that the application be approved for a temporary period of three years.

On a vote being taken, two members voted for the motion and two members voted for the amendment. There being an equality of votes being cast, in accordance with Standing Order 32(c), the Chair had a casting vote which he cast in favour of the motion.

The motion was accordingly declared carried and it was agreed that the application be approved, subject to the conditions detailed in the report.

In accordance with the terms of Standing Order 28(e), Councillor Grant asked for her dissent to be recorded.

PLANNING ENFORCEMENT – 15 MONTFORT PARK, BARRHEAD

2287. The committee considered a report by the Director of Environment, seeking authority to take formal enforcement action in respect of the unauthorised incorporation of an area of shared landscaping to form an enlarged garden at 15 Montfort Park, Barrhead. A copy of the location plan of the property was appended to the report.

The Planning and Building Standards Manager outlined the reasons for seeking the enforcement notice in the course of which she stated that in the event that the householder did not comply with the terms of the Planning Enforcement Notice and remove the fence, the Council would be able to do so and charge any costs to the householder.

The committee authorised the Director of Environment to serve an Enforcement Notice requiring the owner of the property to remove the unauthorised fence at 15 Montfort Park, Barrhead.

PLANNING ENFORCEMENT – 56 HARRIS CLOSE, NEWTON MEARNS

2288. The committee considered a report by the Director of Environment, seeking authority to take formal enforcement action in respect of the unauthorised incorporation of an area of open space to form an enlarged garden at 56 Harris Close, Newton Mearns. 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 the fence at the site and return the area enclosed by it to public open space at 56 Harris Close, Newton Mearns.

**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**

Decision of applications under the above acts considered by Planning Applications Committee on
30th November 2016

Reference No: 2016/0393/TP

Ward: 5

Applicant:

East Ren Centre Limited
8 Langrig Road
Newton Mearns
G77 5AA

Agent:

Katherine Sneedden
Jigsaw Planning
PO Box 2844
Glasgow
G61 9DG

Site: 8 Langrig Road, Newton Mearns, East Renfrewshire, G77 5AA

Description: Continued use of premises for religious activities with associated community, social and educational activities (previous planning permission granted on appeal PPA-220-2024)

Decision: Approved subject to conditions
