

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY9 March 2016Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2016/01ERECTION OF WALL WITH TIMBER FENCE INSETS  
AT FRONT AND SIDE (IN RETROSPECT) AT 39 STOBS DRIVE, BARRHEAD**PURPOSE OF REPORT**

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

**DETAILS OF APPLICATION**

2. Application type: Full Planning Permission (Ref No:- 2015/0658/TP).
- Applicant: Mr Mark Crookshank.
- Proposal: Erection of wall with timber fence insets at front and side (in retrospect).
- Location: 39 Stobs Drive, Barrhead.
- Council Area/Ward: Barrhead (Ward 2).

**REASON FOR REQUESTING REVIEW**

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

**RECOMMENDATIONS**

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

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

## **BACKGROUND**

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

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

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

## **NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW**

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

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preferences are a site inspection and assessment of review documents only, with no further procedure.

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

11. Members will recall however that at the meeting of the Local Review Body on 4 November 2015, it was decided that the Local Review Body would carry out unaccompanied site inspections for a trial period of 6 months for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body has agreed to carry out an unaccompanied site inspection on Monday, 7 March 2016 at 1.00pm.

**INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION**

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

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

- (a) Application for planning permission – Appendix 1 (Pages 7-18);
- (b) Copies representations – Appendix 2 (Pages 19-36);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 37-44);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 45-48); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 49-62).

**15.** The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 6 (Pages 63-72).

- (a) Refused - Location Plan;
- (b) Existing Front Elevation;
- (c) Existing Side Elevation;
- (d) Existing Side Elevation;
- (e) Refused – Proposed Front Elevation of Wall where Piers will end;
- (f) Refused – Proposed Front Elevation of Wall where Piers will end and Wall rebuilt to existing height;
- (g) Refused - Proposed Side Elevation with Proposed Piers and Timber Fence Infill; and
- (h) Proposed Piers with Timber Fence Infill.

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

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

## RECOMMENDATIONS

18. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
  - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
  - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed.
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
  - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
  - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author:

Director - Caroline Innes, Deputy Chief Executive

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

Date:- February 2016

### KEY WORDS:

A report presenting information to allow the Local Review Body to review the decision taken by the appointed officer to refuse the application for planning permission in terms of the scheme of delegation.

Key Words:- Local Review Body, Notice of Review, Statement, Reasons.



# APPLICATION FORM

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# HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997  
 The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2013

Please refer to the accompanying **Guidance Notes** when completing this application  
**PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>**

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	MARK	Forename	
Surname	CROOKSHANK	Surname	
Company Name		Company Name	
Building No./Name	39	Building No./Name	
Address Line 1	STOBS DR	Address Line 1	
Address Line 2	BARHEAD	Address Line 2	
Town/City		Town/City	
Postcode	G78 1NX	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
<b>3. Address or Location of Proposed Development (please include postcode)</b>			
AS ABOVE			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
<b>4. Describe the Proposed Works</b>			
Please describe accurately the work proposed:			
BRICK PIERS ONTO GARDEN WALL WITH FENCING INFILL			
Have the works already been started or completed      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
If yes, please state date of completion, or if not completed, the start date:			
Date started:	28/9/2015	Date completed:	

If yes, please explain why work has already taken place in advance of making this application.

THOUGHT IT WAS PERMITTED DEVELOPMENT AS UNDER ZM.

**5. Pre-Application Discussion**

Have you received any advice from the planning authority in relation to this proposal? Yes  No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting  Telephone call  Letter  Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes  No

Please provide a description of the advice you were given and who you received the advice from:

Name:  Date:  Ref No.:

**6. Trees**

Are there any trees on or adjacent to the application site? Yes  No

*If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.*

**7. Changes to Vehicle Access and Parking**

Are you proposing a new altered vehicle access to or from a public road? Yes  No

*If yes, please show in your drawings the position of any existing, altered or new access and explain 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 changes to public paths, public rights of way or affecting any public rights of access? Yes  No

*If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement 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 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, etc.*

**8. Planning Service Employee/Elected Member Interest**

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

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes  No

If you have answered yes please provide details:

**DECLARATION**

I, the applicant / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes  No  N/A

Signature: [REDACTED]

Name:

M. CROOKSHANK

Date:

6/10/15

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



# LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997  
 Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

## CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

### CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself was owner 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 application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

On behalf of:

Date:

### CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice
<del> </del>		

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

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

Signed:

On behalf of:

Date:

**CERTIFICATE C**

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) I have been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates.
- or
- (2) I have been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates.
- or
- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding.
- or
- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant.
- or
- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice



(6) I have \_\_\_\_\_ taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have \_\_\_\_\_ been unable to do so.

Steps taken:

Signed:

On behalf of:

Date:

**CERTIFICATE D**

Certificate D is for use where the application is for mineral development.

(1) No person other than myself \_\_\_\_\_ was an owner 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.

or

(2) I have \_\_\_\_\_ served notice on each of the following persons other than myself \_\_\_\_\_ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

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

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have \_\_\_\_\_ served notice on each of the following persons other than myself \_\_\_\_\_ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant.

(5) Notice of the application as set out below has been published and displayed by public notice

Signed:

On behalf of:

Date:

**CERTIFICATE E**

Certificate E is required where the applicant is the sole owner of all the land and the land to which the application relates is agricultural land and there are or are not agricultural tenants.

**I hereby certify that -**

(1) No person other than myself was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants.

or

(1) No person other than myself was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants. These people are:

Name	Address	Date of Service of Notice

(3) I have taken reasonable steps, as listed below, to ascertain the names and addresses of the other agricultural tenants and have been unable to do so.

Steps taken:

Signed:

On behalf of:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

## NOTICE TO OWNERS AND AGRICULTURAL TENANTS

Town and Country Planning (Scotland) Act 1997  
 Regulation 15 (1) of the Town and Country Planning (Development Management Procedure)  
 (Scotland) Regulations 2013

Name [Note 1]	
Address	

Proposed development at [Note 2]	

Notice is hereby given that an application is being made to

[Note 3] <span style="border: 1px solid black; display: inline-block; width: 150px; height: 15px;"></span>	Council by	<span style="border: 1px solid black; display: inline-block; width: 150px; height: 15px;"></span>
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For planning permission to [Note 4]

If you wish to obtain further information on the application or to make representations about the application, you should contact the Council at [Note 5]

(The grant of planning permission does not affect owners' rights to retain and dispose of their property unless there is some provision to the contrary in an agreement or lease. The grant of planning permission for non-agricultural development may affect agricultural tenants security of tenure.)

Signed	
On behalf of	
Date	

\*Delete where appropriate

[Note 1] – Insert name and address of owner or agricultural tenants

[Note 2] – Insert address or location of proposed development.

[Note 3] – Insert name of planning authority.

[Note 4] – Insert description of proposed development.

[Note 5] - Insert planning authority address.

# NOTICE TO OWNERS AND AGRICULTURAL TENANTS

The Town and Country Planning (Scotland) Act 1997  
The Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013 (Regulation 15)

## NOTES FOR GUIDANCE

Before applying for planning permission or planning permission in principle under regulations 9 to 11, applicants should notify all persons who (other than themselves), were the owners of any of the land to which the application relates, or were agricultural tenants at the beginning of the prescribed period (in effect 21 days ending with the date on which the application was submitted).

Notices to owners and agricultural tenants should be in the form set out in schedule 1 of the regulations and must include:

1. The name of the applicant
2. The address or location of the proposed development
3. A description of the proposed development and
4. The name and address of the planning authority who will determine the application.

The grant of planning permission will not affect the rights of an owner, or tenant under a lease which has at least 7 years to run, to dispose of the consented property unless there is express provision in the lease/Agreement.

### **Applications for the working and winning of underground minerals**

The notification of site owners and agricultural tenants regarding applications for the working and winning of underground minerals may be both onerous and complex. In addition to those owners and agricultural tenants with rights in relation to the relevant surface land, there may be other people with ownership rights to minerals, other than those vested in the Crown (oil, gas, coal, gold and silver), who may be difficult to identify and notify.

For the purposes of these applications, regulation 15(4) amends the requirement to notify owners to relate to those who "to the applicant's knowledge" are owners

Any personal data that you may be asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

## COPIES OF REPRESENTATIONS

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**From:** Geoff  
**Sent:** Tue, 15 Dec 2015 12:32:30 +0100  
**To:** Planning  
**Subject:** Fwd: Planning Application 39 Stobs Drive

Begin forwarded message:

**From:** Geoff [REDACTED]  
**Date:** 14 December 2015 at 21:17:31 CET  
**Subject:** Planning Application 39 Stobs Drive

“Rhuellan”  
4 Seaforth Crescent  
Barrhead  
East Renfrewshire

15<sup>th</sup> December 2015

East Renfrewshire Council  
Planning Department  
Eastwood Park,  
Rouken Glen Road,  
Giffnock, G46 6UG.

For the Attention of Russell Brown.

**Re. Planning Application Reference: 15/0658/TP**

-

Dear Sir,

My first comment is to say that Mr Crookshank at 39 Stobs Drive has every right to privacy in his own garden and from that standpoint I would support his planning application. However I would like to offer the following observations in respect of the junction of Lomond Drive and Stobs Drive.

- When a vehicle is approaching from Lomond Drive and stops at the junction into Stobs Drive, the proposed timber fencing will block the line of sight.
- Reciprocally, anyone driving along Stobs Drive will face a similar hazard when approaching a blind junction. The situation will be made worse should Mr Crookshank choose to continue to park his works van outside his house.
- My suggestion would be to omit timber fencing for the first four pillars from Stobs Drive and ending at the road sign for Lomond Drive.

The observation from the Roads Service Dept. does need some clarification; what does “outwith the visibility splay” mean?

Yours Faithfully

Geoff Orry

This email has been scanned.



## Comments for Planning Application 2015/0658/TP

### Application Summary

Application Number: 2015/0658/TP

Address: 39 Stobs Drive Barrhead East Renfrewshire G78 1NX

Proposal: Erection of wall with timber fence insets at front and side (in retrospect)

Case Officer: Ms Fiona Morrison

### Customer Details

Name: Mrs Clare Stenhouse

Address: 1 Moidart Court, Barrhead, East Renfrewshire G78 1PG

### Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned about several factors regarding the proposed wall and fence. This property occupies a corner site and the height of the newly built wall obscures the view of traffic approaching when turning at this property. The pillars have actually been constructed for some weeks and are over twice the height of the original wall and of any wall in the area. With timber fencing added, any oncoming traffic will be further obscured and it may prove to be hazardous when approaching this area.

As the owners of the property often have a works van, motor home and car at their property, it is already tricky to manoeuvre past this property at times.

Additionally, the proposed wall and fence is simply not in keeping with the character of any other property in the area. The character of similar properties is to have a lower wall. On these grounds, I wish to object to these plans.

I would not object if the proposed wall and fence were not so high and therefore did not have an adverse affect on the traffic and character of the properties in the surrounding area.

ACK 10/11/15

(FM)

RECEIVED

09 NOV 2015

24

36 Stobs Drive

Barrhead G78 1NX

6 - Nov - 2015

-----  
Head of Environment -

2 Spiersbridge Way

Spiersbridge Business Park

East Renfrewshire G46 8NG

Ref: 2015/0658/TP

I understand that limited wall length and height on Lomond Drive can provide privacy to No. 39. To further extend a similar wall towards the junction with Stobs Drive and around the front of the property would restrict drivers' ability to "see what's coming round the corner" ... possibly at some speed.

Safety may be compromised. Height restriction of walls in the vicinity might be a further consideration.



ACK 03/11/15 - FM.

J Mc MENEMY

38 STOPS DRIVE

RECEIVED

BARRHEAD

- 1 NOV 2015

G78 1 NX

29-10-15.

REF. APPLICATION No. 2015/0659/TP (IN RETROSPECT).

Dear Miss Morrison

I am concerned regards the difficulty this proposal will cause for my wife and myself reversing our car from our driveway across from no. 39 as at present it is difficult to see at times what traffic is coming the corner at Diamond Drive and with timber fence inserts in the pillars it will be even more restricted as there is quite a volume of traffic both private and commercial passing this corner in both directions also to add to this Mr Brooksham parks his large van on the street outside his house which also restricts our view making it difficult to reverse my wife and I are in our mid seventies and are concerned there could be an accident due to this proposal.

Yours Sincerely

26

34 STOBBS DRIVE

BARRHEAD

S78 1NX

22-01-16

Dear Sir

REF NO REVIEW/2016/01 letter 14-1-16

I am writing to you as regards this review and I am at a loss to understand why my objections to this structure do not seem to be taken for consideration.

I will reiterate my concerns, firstly I have no objections for Mr Soukshana right to privacy but he should have had correct planning procedures in the first instance not in retrospect this shows complete lack of respect for other neighbours also his large commercial van sits outside his house most days all day making it difficult for traffic in both directions to pass

Relying on the courtesy of drivers to stop and one to give way in order to pass safely, secondly we have great difficulty in reversing out of our driveway due to this vehicle, thirdly it is difficult for service vehicles to access and leave the cul de sac such as ambulances which have to reverse in the direction of the corner of Lomond Drive and Stobs Drive and lastly the question of timber fence inserts which will further restrict the line of sight for traffic coming from Stobs Drive into Lomond Drive and Lomond Drive into Stobs Drive which could result in accidents.

Yours Sincerely  


28

36 Stobs Drive  
Barrhead G78 1NX  
22-Jan. 2016

Planning + Building Standards  
Council H.Q. East Wood Park  
Rouken Glen Road G46 6UG

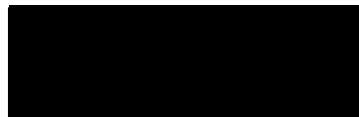
RECEIVED  
25 JAN 2016

Dear Sir/Madam Ref: 2016/01

Further to representations already submitted in respect of a wall with timber insets at 39 Stobs Drive ...

I suggest that this would create a 'blind spot' for traffic from both Stobs Dr. and Lomond Dr. A large van parked regularly at this corner is an additional consideration for drivers. The safety of cars entering into or reversing from driveways at Nos 35-36-37-38 Stobs Dr may be compromised.

Yours faithfully,



1 Moidart Court

Barrhead

G78 1PG

26<sup>th</sup> January 2016

Mr Paul O'Neil  
East Renfrewshire Council  
Corporate & Community Services  
Council HQ  
Eastwood Park  
Rouken Glen Road  
Giffnock  
G46 6UG

Dear Mr O'Neil,

**Ref Number: REVIEW/2016/01**

**Location: 39 Stobs Drive, Barrhead, East Renfrewshire, G78 1NX.**

**Proposal: Erection of wall with timber fence insets at front and side (in retrospect)**

Thank you for your letter dated 14<sup>th</sup> January 2016 in which you acknowledged receipt of my representations in respect of the planning application (Ref No: 2015/0658/TP) for the above development. I note that the applicant has submitted a "Notice of Review" requesting that the Local Review Body carry out a review of the decision by the Director of Environment to refuse the application.

I should like to submit my representations to the Local Review Body for consideration.

I continue to object to the proposed development as its design is completely out of scale and not in character with existing development in the vicinity. The visual impact of the proposed development will adversely impact on the character of the area due to its overdevelopment. In particular, the loss of the open aspect of the area and the excessive height of the wall and its proposed associated fence.

In addition, the proposed design including materials used already considerably reduces the view of the road thereby raising road safety issues. Indeed, it can be difficult to see

approaching traffic due to the height of the structures already in place so it is inconvenient for road users. This also raises the question of road safety for pedestrians, especially any children playing in the same vicinity would be at risk for the same reasons. The wall overshadows the area. There is a subsequent loss of view of the road causing more inconvenience.

I would respectfully ask that the proposed development is refused.

Yours sincerely

Clare Stenhouse



Mr Mark Crookshank

39 Stobs Dr

Barrhead

Ref REVIEW/2016/01

**Local review body**

**In response to M Jannetta 36 Stobs Dr**

The wall would not create a blind spot for traffic as a full consultation from Road Services was carried out and passed all visibility splays with no objections. With reference to the other properties at No 35 and 37 I'm quite sure if they had a problem they would have objected. All other comments made are irrelevant to my planning application for erection of wall with timber insets.

**In response to Mr J McMenemy 38 Stobs Dr**

Again, Road Services passed all visibility splays with no objections. Mr McMenemy is grasping at straws in his response, in fact approximately 160 words before he mentions the wall so again I feel all other comments made are irrelevant to my planning application for erection of wall with timber insets.

**In response to Mrs C Stenhouse 1 Moidart Court**

I find the objection from the above baffling when they can't see the proposed wall from their property nor do they use the route past my house in the ten years I've lived here, so I don't see how it would possibly affect them in any way unless there is another reason? There are several examples of different sized walls and fences within the vicinity (pictures attached) And again, Road Services passed all visibility splays with no objections. Again all other comments made are irrelevant to my planning application for erection of wall with timber insets.

I have put a lot of effort into designing and constructing this wall to make it fit in with the character of my property and the surrounding area, given that there is only so much you can do when constructing a wall and out of approximately 140 properties in the immediate area to the proposed construction I've had three objections, however I know you can't please everyone.















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## REPORT OF HANDLING

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# 39

## REPORT OF HANDLING

Reference: 2015/0658/TP

Date Registered: 19th October 2015

Application Type: Full Planning Permission

This application is a Local Development

Ward: 2 -Barrhead

Co-ordinates: 249814/:659846

Applicant/Agent:

Applicant:

Agent:

Mr Mark Crookshank  
39 Stobs Drive  
Barrhead  
East Renfrewshire  
G78 1NX

Proposal: Erection of wall with timber fence insets at front and side (in retrospect)

Location: 39 Stobs Drive  
Barrhead  
East Renfrewshire  
G78 1NX

### CONSULTATIONS/COMMENTS:

Roads And Transportation Service – No objections

**PUBLICITY:** None.

**SITE NOTICES:** None.

### SITE HISTORY:

2006/0930/TP

Erection of single storey rear extension, installation of front and side dormer windows and installation of decking

ASTC

17.01.2007

### REPRESENTATIONS:

4 representations have been received:

#### Representations can be summarised as follows:

Concerns relating to potential traffic implications at the junction of Stobs Drive and Lomond Drive and the visual impact on the existing character of the area.

**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1

### SUPPORTING REPORTS:

No reports have been submitted for consideration as part of this application.

### ASSESSMENT:

The site comprises a detached one and a half storey property that is situated within an established residential area on the outskirts of Barrhead. Occupying a substantial corner plot the property is set back from the public footpath behind a low boundary wall and hedging.

The proposal is in part retrospect for an increase in height of the existing boundary wall including the erection of a series of brick built pillars which the applicant intends to infill with timber fencing. The boundary wall reaches a maximum height of 800mm with the pillars positioned 1.8m apart. The pillars extend from the rear of the site on Lomond Drive to the centre of the front boundary wall on Stobs Drive. Each pillar has an approximate height of 1.7m.

The proposal requires to be assessed against Policy D1 of the adopted Local Plan which requires that any proposed development should not result in a significant loss of character or amenity to the surrounding area. Furthermore, the proposal should be of a scale and massing that is in keeping with the buildings in the locality.

Stobs Drive and the wider area is characterised by properties that are set back behind low level brick or rendered walls. In accumulation, the increased height of the existing wall and the addition of the pillars on what is a prominent corner site are considered visually dominant and detrimental in terms of impact to the established character of the area.

Concerns over the height of the wall particularly to the front of the property were raised with the applicant both prior to the application being submitted and again during its assessment. It was recommended that the full height could be accepted as enclosing the more private rear portions of the garden ground, but the wall should be reduced in height forward of the front building line of the house and across the front elevation.

These suggestions were not taken on board by the applicant who made reference to boundary walls at Burnside Road and Grahamston Park. The Burnside Road example is close to the application site but again has a boundary treatment similar that recommended to the applicant as above, with its rear private garden ground being walled by higher wall sections.

Grahamston Park is a more modern housing development in Barrhead. It is not in close proximity of the application site. It should be noted again however that it is only the private rear garden area that is enclosed by the high wall. Again an arrangement put directly to the applicant as outlined above.

Further material considerations include a consultation response from the Council's Roads service which offered no objections to the development due to the wall/fence being positioned outwith the visibility splays at the junction of Lomond Drive and Stobs Drive.

Additionally representations were received from the occupants of 36 and 38 Stobs Drive, 1 Moidart Court and 4 Seaforth Crescent. Concerns were raised regarding potential traffic implications at the junction of Stobs Drive and Lomond Drive and the visual impact on the existing character of the area.

In response the comments from the Roads Service are noted above. In terms of visual impact it is the Council's view that the height of the wall in particular respect of its front and corner aspects is excessive, unsympathetic and detrimental to the visual amenity of the surrounding area. Its effect on the streetscape at the locus is significant and it is not considered to reflect the characteristics of the local area.

The development therefore does not accord with policy D1 of the East Renfrewshire Local Plan and it is recommended that the application be refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

**REASON(S):**

The proposed development is contrary to Policies D1 of the East Renfrewshire Local Development Plan as the proposal represents a significant change to the streetscape and detracts from the character and visual amenity of the area.

**ADDITIONAL NOTES:** None

**ADDED VALUE:**

None

**BACKGROUND PAPERS:**

Any background papers referred to in this report can be viewed at [www.ercplanning.eastrenfrewshire.gov.uk/eplanning](http://www.ercplanning.eastrenfrewshire.gov.uk/eplanning), where you can enter the Reference Number listed below. Any further information can be obtained from Ms Fiona Morrison on 0141 577 3895.

Ref. No.: 2015/0658/TP  
(FIMO)

DATE: 15th December 2015

**DIRECTOR OF ENVIRONMENT**

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**DEVELOPMENT PLAN:****Strategic Development Plan**

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

**Adopted East Renfrewshire Local Development Plan**

## Policy D1

## Detailed Guidance for all Development

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

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

15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

**GOVERNMENT GUIDANCE:** None relevant

Finalised 15/12/2015.IM.

**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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

**REFUSAL OF PLANNING PERMISSION**

Ref. No.        **2015/0658/TP**

**Applicant**

Mr Mark Crookshank  
39 Stobs Drive  
Barrhead  
East Renfrewshire  
G78 1NX

**Agent:**

With reference to your application which was registered on 19th October 2015 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of wall with timber fence insets at front and side (in retrospect)**

**at: 39 Stobs Drive Barrhead East Renfrewshire G78 1NX**

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

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

1. The proposed development is contrary to Policies D1 of the East Renfrewshire Local Development Plan as the proposal represents a significant change to the streetscape and detracts from the character and visual amenity of the area.

Dated            15th December 2015



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

The following drawings/plans have been refused

<b>Plan Description</b>	<b>Drawing Number</b>	<b>Drawing Version</b>	<b>Date on Plan</b>
Location Plan	001		
Elevations Proposed	002		
Elevations Proposed	003		

**GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS**

**REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY**

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk). Alternatively, you can download a Notice of Review form (along with notes for guidance) from [www.eastrenfrewshire.gov.uk/planning-appeals-reviews](http://www.eastrenfrewshire.gov.uk/planning-appeals-reviews) which should be returned to The Planning Service, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NA. You may also call the Council on 0141 577 3001 to request the Notice of Review Form. Please note that beyond the content of the appeal or review forms, you cannot normally raise new matters in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

**CONTACT DETAILS**

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

**General Inquiry lines 0141 577 3895 or 0141 577 3878  
Email [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)**

**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**

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08 JAN 2016



## NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

Use **BLOCK CAPITALS** if completing in manuscript

### Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

### Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be through this representative:

Yes No

\* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

**Note.** This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

### Nature of application

1. Application for planning permission (including householder application)
2. Application for planning permission in principle
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
4. Application for approval of matters specified in conditions

### Reasons for seeking review

1. Refusal of application by appointed officer
2. Failure by appointed officer to determine the application within the period allowed for determination of the application
3. Conditions imposed on consent by appointed officer

### 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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures. However, please note that the Local Review Body is not bound to accede to your request(s) and will decide what procedure will be used to determine your review.

1. Further written submissions
2. One or more hearing sessions
3. Site inspection
4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

### Site inspection

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

- |  | Yes                                 | No                       |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## STATEMENT

I'm seeking a review as my planning application was refused due to my proposal having a significant change to the streetscape and detracts from the character and visual amenity of the area.

The construction of this wall is for one reason only and that is to give privacy to me and my family when in the garden or simply taking a bath or using the WC. Our property was the last house of it's kind to be built on Stobs Dr and at that time was surrounded by fields meaning privacy was never an issue and nor was the height of the wall. The property is on a corner plot with two major issues, it's set down lower than the road and the garden and main Bathroom faces onto the road, where pedestrians can look directly in from an elevated position. Constructing any type of wall would change the streetscape as the other surrounding properties were all built at a later date and set behind very low boundary walls (see pics attached) and so making it impossible for me to construct a wall that would conform to planning.

The roads department carried out their report which came back as NO OBJECTIONS. The wall is sixteen pillars in total and thirteen were deemed acceptable to the side of the property but as a compromise I should remove the first three pillars at the corner. This compromise would not only leave me without privacy in the garden but also the much needed privacy to my bathroom and therefore making the whole project pointless.

I have thought long and hard about the best possible way to construct this wall, not only to give privacy but to compliment the character of the property and its surroundings, and I think that the way I have done so has far less of an impact than a huge 6m wide by 3m high timber fence that was suggested by the planning department to maintain privacy, therefore i couldn't see any sense in accepting the councils compromise.

I feel aggrieved by the planning department's decision to refuse my application as my circumstances are exceptional being the only property in the immediate area with this issue and if thirteen pillars are acceptable is three more really going to make a significant change.

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

NO REASONS

#### Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE ATTACHED .



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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

#### List of documents and evidence

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.

PICTURES  
ROADS DEPT REPORT

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

#### Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**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 from that earlier consent.

---

**Declaration**

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

---

**Data Protection Act 1998**

East Renfrewshire Council is the Data Controller for the purposes of the Data Protection Act 1998. Please note that the information provided with this application will appear in the public register of applications and will also be published on the Council's website. Personal details such as signatures, personal phone numbers and personal email addresses will not be published on-line. If you wish any further personal information to be excluded from publication, please request this in writing and the Council will consider your request.

Your completed notice of review should now be returned to: East Renfrewshire Council, Head of Environment (Planning, Property and Regeneration), 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NG. Alternatively, you can e-mail your notice of review to [eamonn.daly@eastrenfrewshire.gov.uk](mailto:eamonn.daly@eastrenfrewshire.gov.uk)

**Roads Service  
OBSERVATIONS ON  
PLANNING APPLICATION**



**Our Ref:** 15/0658/TP  
**D.C Ref:** Fiona Morrison  
**Contact:** Russell Brown  
**Tel:** 0141-577-4986

**Planning Application No:** 2015/0658/TP      **Dated:** 21/10/15      **Received:** 22/10/15  
**Applicant:** Mr Mark Crookshank  
**Proposed Development:** Erection of wall with timber fence inset at front and side (in retrospect)  
**Location:** 39 Stobs Drive, Barrhead, G78 1NX  
**Type of Consent:** Full  
**Ref No. of Dwg.(s) submitted:** As per idox

**RECOMMENDATION**

No objections

Proposals Acceptable Y/N or N/A		Proposals Acceptable Y/N or N/A		Proposals Acceptable Y/N or N/A	
<b>1. General</b>		<b>3. New Roads</b>		<b>4. Servicing &amp; Car Parking</b>	
(a) General principle of development	N	(a) Widths	N/A	(a) Drainage	N/A
(b) Safety Audit Required	N/A	(b) Pedestrian Provision	N/A	(b) Car Parking Provision	N/A
(c) Traffic Impact Analysis Required	N/A	(c) Layout (horizontal/vertical alignment)	N/A	(c) Layout of parking bays / garages	N/A
<b>2. Existing Roads</b>		(d) Turning Facilities (Circles / hammerhead)	N/A	(d) Servicing Arrangements/Driveways	N/A
(a) Type of Connection (junction / footway crossing)	N/A	(e) Junction Details (locations / radii / sightlines)	N/A	<b>5. Signing</b>	
(b) Location(s) of Connection(s)	N/A	(f) Provision for P.U. services	N/A	(a) Location	N/A
(c) Pedestrian Provision	N/A			(b) Illumination	N/A
(d) Sightlines (2. 5m x 35m x 1.05m)	Y				

Ref.	COMMENTS
	The applicant proposes the erection of wall with timber fence insets at front and side (in retrospect). From a recent site visit the applicant has erected the wall however the timber insets are yet to be erected.
Ref.	NO OBJECTIONS
	The fence is just outwith the visibility splay at the junction of Lomond Drive / Stobs Drive and therefore I would have no objections to offer.

Our Ref: 2015/0658/TP  
 Your Ref:  
 Contact: Fiona Morrison  
 Tel: 0141 577 3895  
 Email: [fiona.morrison2@eastrenfrewshire.gov.uk](mailto:fiona.morrison2@eastrenfrewshire.gov.uk)  
 Date: 23<sup>rd</sup> November 2015



Mr Mark Crookshank  
 39 Stobs Drive  
 Barrhead  
 East Renfrewshire  
 G78 1NX

Environment Department  
 Development Management  
 2 Spiersbridge Way  
 Spiersbridge Business Park  
 Thornliebank  
 East Renfrewshire  
 G46 8NG

Dear Mr Crookshank,

**Town and Country Planning Act 1997 as amended by the Planning etc.  
 (Scotland) Act 2006**

**RE: Erection of wall with timber insets at front and side (in retrospect).**

Following a site visit in relation to the above I have concerns regarding the impact of the increased wall height on the character and amenity of an established residential area that is predominantly bungalows set behind low boundary walls.

The property occupies a prominent corner plot which, as a result of the low boundary wall, is exposed to public view. I would suggest that in order to provide the necessary privacy to the rear garden ground the proposed height of the wall facing Lomond Drive is acceptable; however I would also suggest that the wall to the front of the property is reduced to its original height to be more in keeping with the established character of the surrounding area. A gradual reduction in the height of the wall as it approaches the corner of Lomond Drive and Stobs Drive would be considered acceptable in this instance.

Should you wish to discuss the matter any further please do not hesitate to contact me.

Yours faithfully

  
 FIONA MORRISON  
 Development Management



INVESTORS  
 IN PEOPLE



Healthy  
 Working  
 Lives

Andrew Cahill, Director of Environment, 2 Spiersbridge Way, Thornliebank, G46 8NG

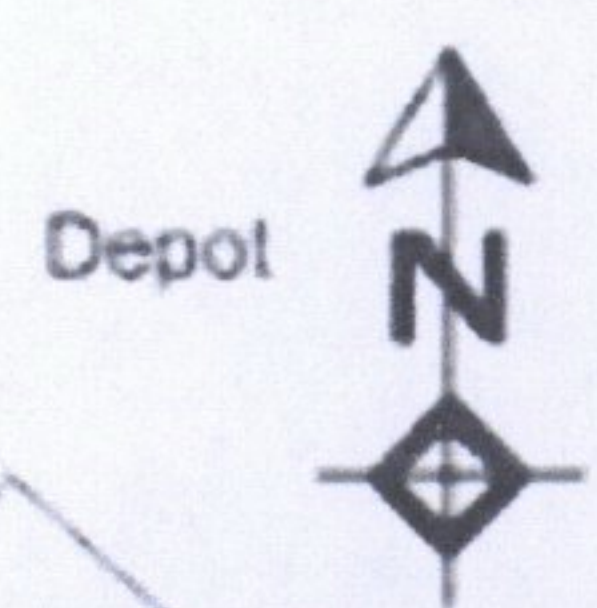




TOWN AND COUNTRY PLANNING  
(SCOTLAND) ACT 1997

**REFUSED**

DIRECTOR OF ENVIRONMENT  
EAST RENFREWSHIRE COUNCIL



**LOCATION PLAN**

39 STOBS DRIVE BARRHEAD G78 1NX

REF N<sup>o</sup> 2015/0658/TP

ENVIRONMENT DEPARTMENT  
APPROVED PLAN



SCALE 1:1250

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001

ADDITIONAL PLANS RECEIVED  
Date: 19/10/15



Proposed piers with timber fence infill

TOWN AND COUNTRY PLANNING  
(SCOTLAND) ACT 1997

REFUSED

DIRECTOR OF ENVIRONMENT  
EAST RENFREWSHIRE COUNCIL



002

ADDITIONAL PLANS RECEIVED  
Date: 19/00/15

PROPOSED SIDE  
ELEVATION





Front elevation of wall and where piers will end

TOWN AND COUNTRY PLANNING  
(SCOTLAND) ACT 1997

**REFUSED**

DIRECTOR OF ENVIRONMENT  
EAST RENFREWSHIRE COUNCIL

003

ADDITIONAL PLANS RECEIVED  
Date: 19/10/05

PROPOSED FRONT  
ELEVATION



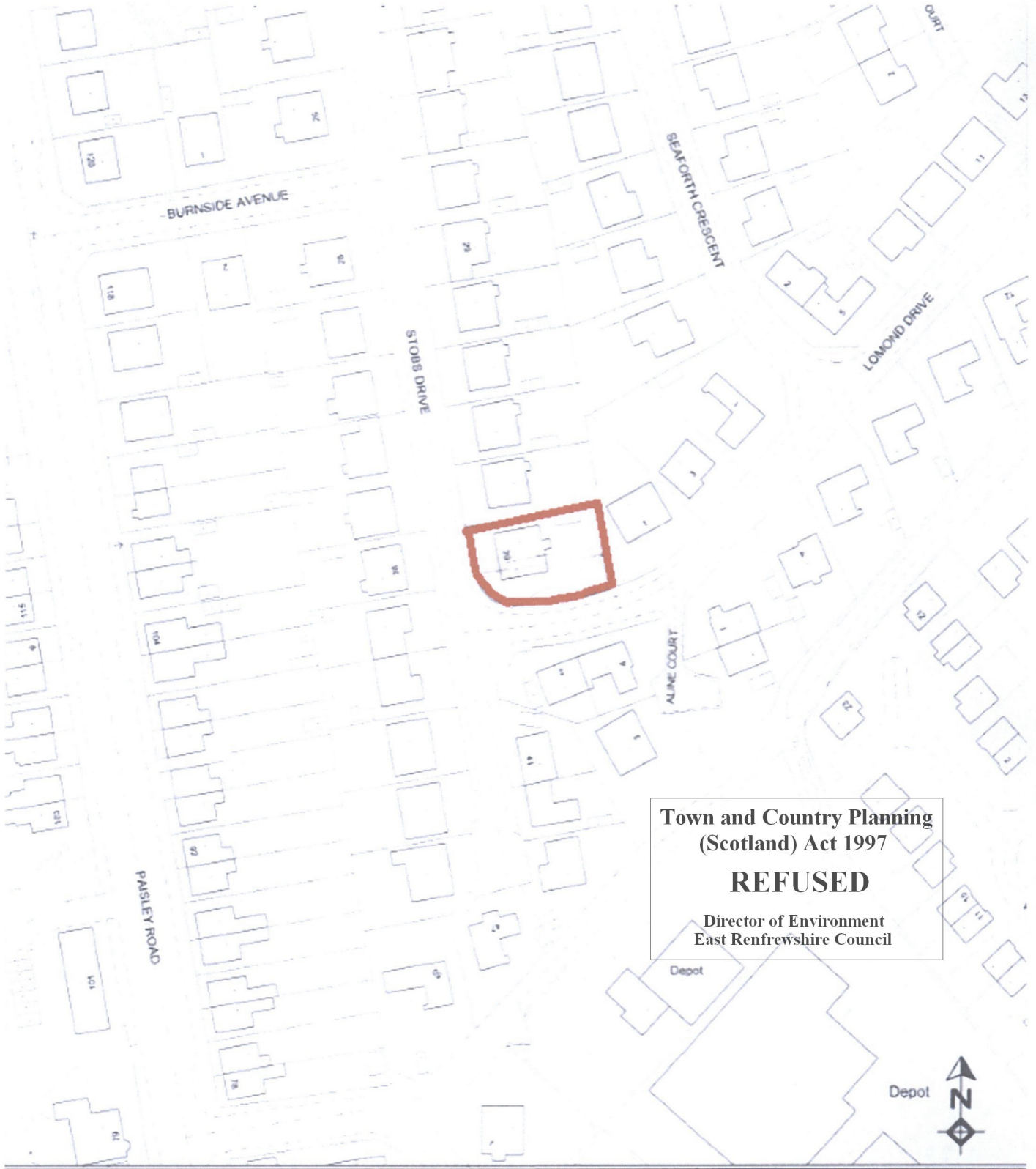


**IT WAS SUGGESTED THAT TO MAINTAIN PRIVACY WITH THREE PILLARS REMOVED THAT I ERECT A TIMBER FENCE BETWEEN THE ARROW SHOWN WHICH IS 6 METERS LONG AND 3 METERS HIGH. HOW CAN THIS HAVE LESS OF AN IMPACT TO THE CHARACTER OF THE PROPERTY?**




**PLANS/PHOTOGRAPHS/DRAWINGS**

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Town and Country Planning  
 (Scotland) Act 1997  
**REFUSED**  
 Director of Environment  
 East Renfrewshire Council



<p><b>LOCATION PLAN</b>          39 STOBS DRIVE BARRHEAD G78 1NX  <i>REF N° 2015/0658/TP</i></p>	<p>ENVIRONMENT DEPARTMENT          APPROVED PLAN</p>  <p><b>East Renfrewshire</b>          COUNCIL</p> <p>SCALE 1:1250</p>
<p><small>Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. East Renfrewshire Council, OS License No. 100023382 2006.</small></p>	

ADDITIONAL PLANS RECEIVED  
 Date: 19/10/15





EXISTING FRONT  
ELEVATION

ADDITIONAL PLANS RECEIVED  
Date: 19/10/15





AL PLASS RECEIV  
19/10/15



Date: 19/10/05

ELEVATION W

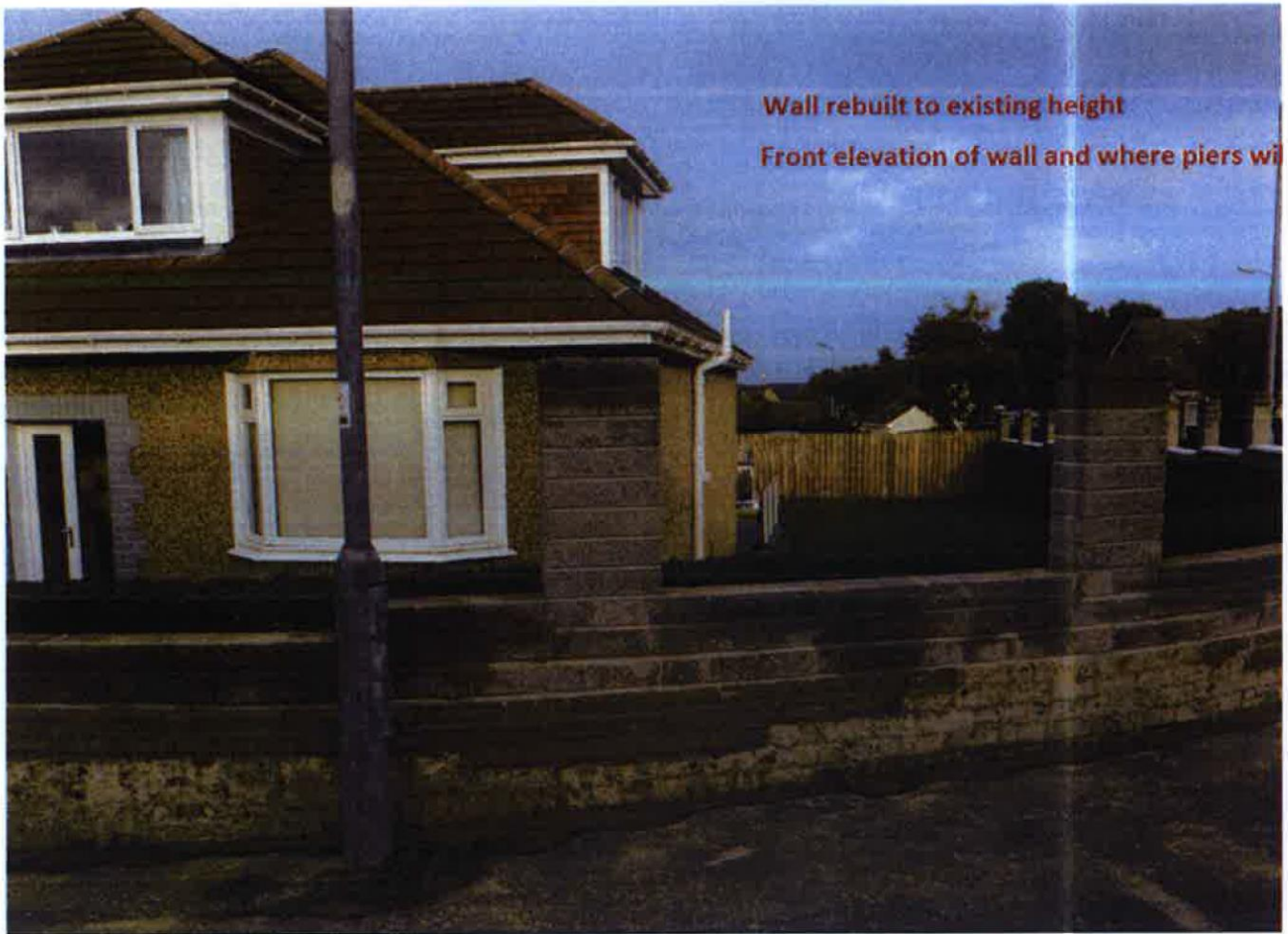




Town and Country Planning  
(Scotland) Act 1997  
**REFUSED**

ADDITIONAL PLANS RECEIVED  
Date: 19/10/15

PROPOSED FRONT  
ELEVATION



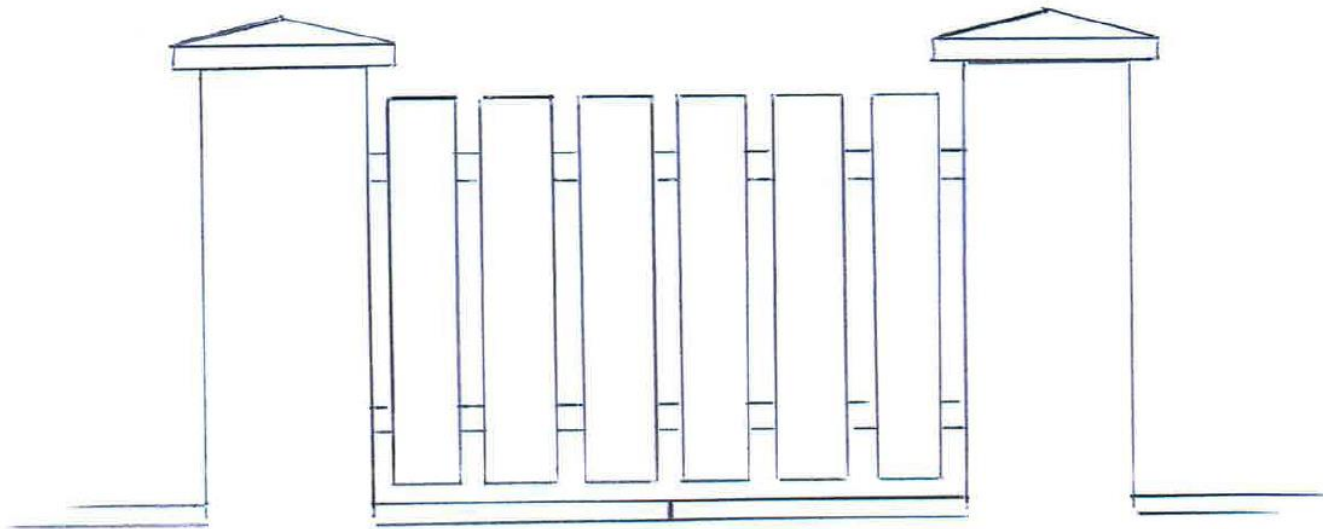
**Town and Country Planning  
(Scotland) Act 1997**

**REFUSED**

**Director of Environment  
East Renfrewshire Council**



71  
PROPOSED PIERS WITH TIMBER FENCE INFILL



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