

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 2 April 2014.

Present:

Councillor Kenny Hay (Chair)	Councillor Gordon McCaskill (for Item
Councillor Betty Cunningham (Vice Chair)	1005(ii) only)
Provost Alastair Carmichael	Councillor Paul O’Kane
Councillor Barbara Grant	

Councillor Hay in the Chair

Attending:

Iain MacLean, Head of Environment (Planning, Property and Regeneration), Gillian McCarney, Planning and Building Standards Manager; Sean McDaid, Principal Planner; Ralston MacKenzie, Roads and Transportation Controller (Traffic); and Paul O’Neil, Committee Services Officer.

Apology:

Councillor Stewart Miller.

DECLARATIONS OF INTEREST

1003. There were no declarations of interest intimated.

NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS

1004. The committee considered and noted a report by the Director of Environment advising of the intimation by the Directorate for Planning and Environmental Appeals (DPEA) of one new appeal against the committee’s decision to refuse planning permission.

APPLICATIONS FOR PLANNING PERMISSION

1005. The committee considered reports by the Director of Environment, on applications for planning permission requiring consideration by the committee, one of which had been continued from the meeting on 5 March 2014.

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

- (i) 2014/0019/TP – Change of use from office to hot food takeaway on ground floor; installation of extract flue at rear; change of use from office on first floor to flat and reinstatement of ground floor doorway to internal close at 156 Main Street, Barrhead, by Mr Jaspreet Kaur

Under reference to the Minute of the meeting of 5 March 2014 (Page 909, Item 953(ii) refers), when it was agreed that consideration of the application be continued to allow a site visit to take place, the committee resumed consideration of the application.

The site visit had taken place on 25 March 2014.

The Planning and Building Standards Manager explained that following concerns expressed at the last meeting about the applicant's ownership and rights of access at the site, the Council had obtained a copy of the title deeds from the applicant's Solicitors. The title deeds confirmed that the applicant was the owner of the premises at 156 Main Street, Barrhead and the flat above and had common rights of access to the rear of the property.

Copies of a further letter of representation submitted by the applicant in support of the proposal were tabled at the meeting.

Councillor Cunningham expressed a number of concerns about the adverse impact the proposal would have on the surrounding area. In particular, she highlighted that in her opinion the parking outside the premises was inadequate and that the proposal was likely to cause disturbance, litter and noise. Concluding her remarks, she also indicated that the proposal was likely to have an impact on the services at the two churches in the town centre and the sheltered housing complex located across from the premises.

In reply to a question by Provost Carmichael, the Planning and Building Standards Manager confirmed that the issue of parking had been taken into account in the assessment of the application, and that there was a large car park located to the rear of the unit which supplemented the on-street parking that was available on Main Street. Concluding her remarks, she advised that the Roads and Transportation service had been consulted and had offered no objections to the proposal.

Whilst she had concerns about the installation of the extract flue at the rear of the property and the possibility of odours coming from the premises, Councillor Grant stated that in her opinion there were no valid planning reasons to refuse the application.

Councillor Hay stated that the concerns expressed about inadequate parking on Main Street applied equally to all the shop units on Main Street not just the application site in the course of which Councillor Cunningham reiterated that in her opinion the parking provision was inadequate and that the car park located to the rear of the premises was usually full.

Councillor O'Kane stated that he was concerned about the nature of the proposed business and echoed the concerns expressed by Councillor Cunningham about parking at the premises. Concluding his remarks, he

indicated that he also had concerns about the environmental health and safety issues associated with the proposal, particularly the arrangements for the removal of commercial waste.

In reply to the concerns expressed, the Planning and Building Standards Manager emphasised that the proposal was for a change of use from an office to a hot food takeaway and that such uses were normally found in town centre locations. The proposed use was therefore considered appropriate in Barrhead town centre. She also advised that should the committee decide to refuse the application on the grounds of parking this would set a precedent for similar proposals in town centre areas. Concluding her remarks, she explained that the concerns expressed about the removal of waste would be addressed by attaching a condition to the consent allowing the Council to control and monitor the arrangements for the removal of waste.

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

Councillor Cunningham, seconded by Councillor O’Kane moved as an amendment that the application be refused on the grounds that there was inadequate parking at the site, and that the proposal was likely to have an adverse impact on the surrounding area in terms of noise, disturbance and litter.

On a vote being taken, 3 Members voted for the motion and 2 Members voted for the amendment.

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

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Councillor McCaskill entered the meeting at this stage.

- (ii) 2013/0737/TP – Erection of replacement high school with associated parking, accesses and landscaping; formation of synthetic playing field and running track with erection of six 15 metre high floodlights at Barrhead High School, 25 Aurs Road, Barrhead by East Renfrewshire Council

The Planning and Building Standards Manager outlined details of the proposed development in the course of which, Councillor McCaskill stated that Councillor Miller had raised a number of concerns about the impact the proposed development would have on the surrounding area.

In reply, the Head of Environment (Planning, Property and Regeneration) advised that the concerns that had been raised related to the potential loss of the 7 a-side football pitches, damage to drainage at Cowan Park and the impact on access and car parking at the Johnny Kelly Pavilion and that a response addressing these concerns had been sent to Councillor Miller.

The committee agreed that the application be approved, subject to the conditions detailed in the report.

**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 the Planning Applications Committee on 2nd April 2014

Reference No: 2014/0019/TP

Ward: 2

Applicant:

Mr. Jaspreet Kaur
156 Main Street
Barrhead
East Renfrewshire
G78 1SG

Agent:

Mr. David Jarvie
27 Aytoun Road
Pollokshields
Glasgow
G41 5HW

Site: 156 Main Street Barrhead East Renfrewshire G78 1SG

Description: Change of use from office to hot food takeaway on ground floor; installation of extract flue at rear; change of use from office on first floor to flat and reinstatement of ground floor doorway to internal close

Decision: Approved subject to conditions

Reference No: 2013/0737/TP

Ward: 2

Applicant:

East Renfrewshire Council
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank, Glasgow
G46 8NG

Agent:

BDP Ltd
15 Exchange Place
Glasgow
G1 3AN

Site: Barrhead High School 25 Aurs Road Barrhead East Renfrewshire G78 2SJ

Description: Erection of replacement high school with associated parking, accesses and landscaping; formation of synthetic playing field and running track with erection of six 15 metre high floodlights

Decision: Approved subject to conditions
