

EAST RENFREWSHIRE COUNCIL
PLANNING APPLICATIONS COMMITTEE

8 October 2014

Report By Director of Environment

Planning Enforcement – Auchentiber Cottage, Fereneze Road, Neilston

Introduction

1. This report is to request that Members authorise formal planning enforcement action in respect of the unauthorised formation of an access road to land at Auchentiber Cottage, Fereneze Road, Neilston, G78 3AE.

Background

2. On the 24 July 2014 the Planning Service was made aware of the formation of an access road to this site. It is understood that the site had until recently been under one ownership but that the eastern part of the site had been sold. The new owner had formed an access gate from Fereneze Road some weeks before and was then in the process of excavating an access route and filling it with materials (broken bricks, etc) brought to the site.
3. Site visits were undertaken and contact made with the new owner. It eventually became clear that he was intending to construct a house on the site. He was advised that planning permission was required to form the access and that it was unlikely that an application for the access would be successful given the planning history for the site. An unauthorised access taken from the same point in the road had been refused in 2005 and a subsequent appeal dismissed.
4. The owner has in recent weeks continued to suggest that the unauthorised access will be removed however there appears no progress in doing so. The site is being marketed for sale and the Planning Service continues to receive enquiries from interested parties. The proposals include utilising the unauthorised access.
5. A Planning Contravention Notice has been served in relation to the unauthorised access.

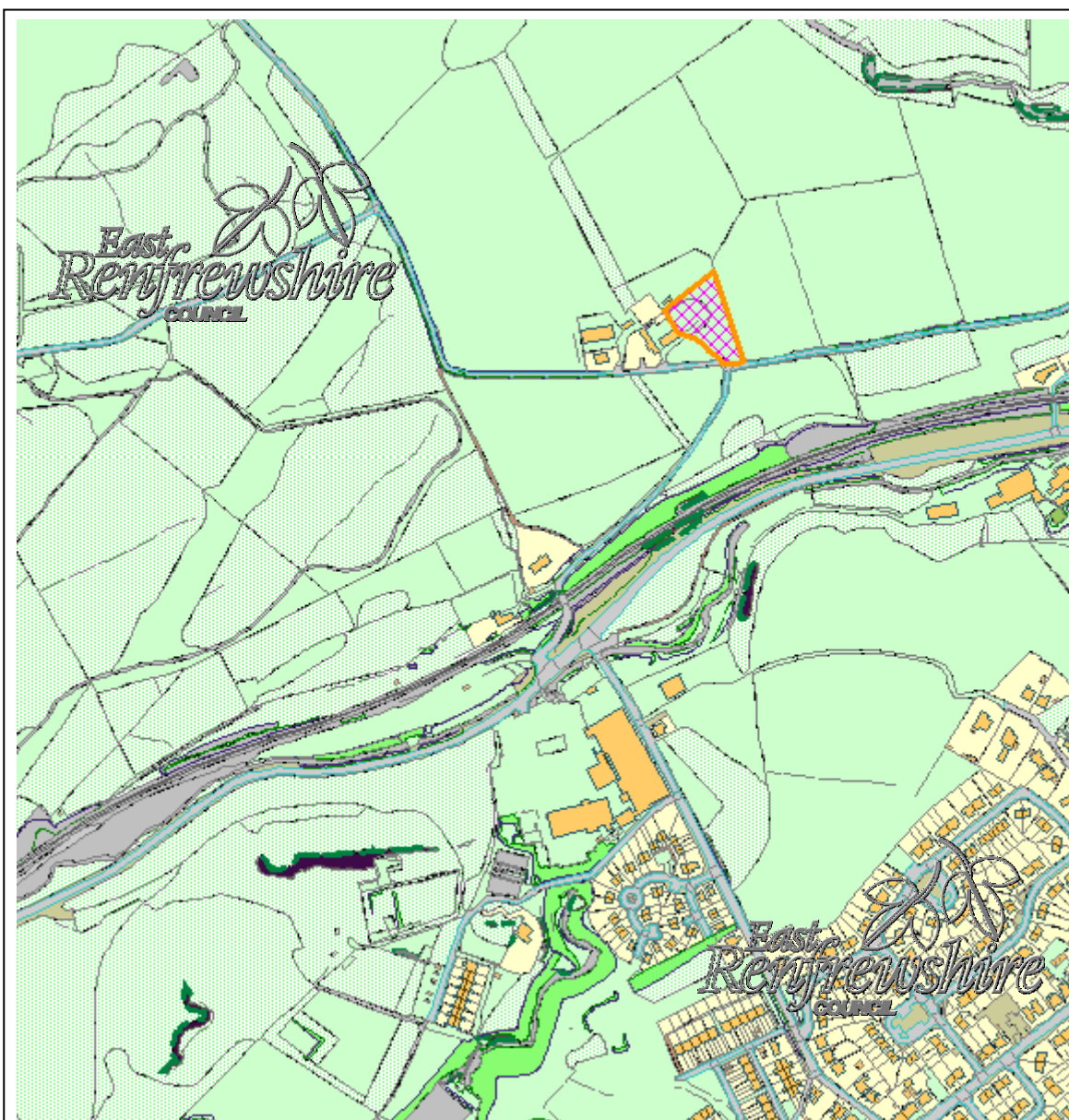
Main Issues

6. Forming an access at this location has been deemed unsuitable.

Recommendation

7. Members are requested to authorise formal enforcement action should it be necessary to have the unauthorised access removed and the land reinstated to its former state.

Director of Environment
October 2014



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Auchentiber Cottage, Fereneze Road, Neilston, East Renfrewshire, G78 3AE

(The site is the hatched area in the top half of the map. Neilston including the former mill is to the bottom half of the map).