

MINUTE
of
PLANNING APPLICATIONS COMMITTEE

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 11 February 2015.

Present:

Councillor Kenny Hay (Chair)	Councillor Gordon McCaskill
Councillor Betty Cunningham (Vice Chair)	Councillor Stewart Miller
Councillor Barbara Grant	Councillor Paul O’Kane

Councillor Hay in the Chair

Attending:

Sean McDaid, Graham Shankland and Ian Walker, Principal Planners, Development Management; John Marley, Transportation Co-ordinator; and Paul O’Neil, Committee Services Officer.

Apology:

Provost Alastair Carmichael.

DECLARATIONS OF INTEREST

1399. There were no declarations of interest intimated.

NOTIFICATION OF PLANNING APPEALS AND APPEAL DECISIONS

1400. 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 to approve the an application relating to an internally illuminated advertisement hoarding at 173-175 Fenwick Road, Giffnock, subject to a condition relating to the maximum level of illumination allowed.

APPLICATION FOR PLANNING PERMISSION

1401. The committee considered reports by the Director of Environment on applications for planning permission requiring consideration by the committee.

The committee agreed that the applications by determined as indicated at Appendix 1 accompanying this Minute, particular reference being made to the following:-

- (i) 2014/0772/TP – Erection of 18 flats and associated parking (renewal of previous planning permission 2010/0191/TP) at The Firs, 42 Stewarton Road, Newton Mearns by Mr and Mrs Devine

The Principal Planner explained that the application related to the renewal of planning permission which had previously been granted under application reference 2010/0191/TP on 6 February 2012 for the erection of 18 flats and an associated Section 75 Legal Agreement to secure an affordable housing contribution. He also indicated that the development had not started on the aforementioned planning permission and that the current application was to extend the lifetime of the planning permission for another 3 years.

Councillor O’Kane stated that he had a number of concerns associated with the application given that the character of the area had changed since the original application had been granted planning permission. In particular, he was concerned about the level of traffic that the proposed development would generate and that it would back onto the main Glasgow to Neilston railway line. Concluding his remarks, he suggested that in view of these concerns consideration of the application be continued to allow a site visit to be undertaken.

Whilst noting the concerns expressed by Councillor O’Kane, Councillor McCaskill sought clarification about the Council’s position should the committee refuse the application. The Principal Planner explained the reasons why the development had not taken place and it was noted that should the committee decide to refuse the application it would require justifiable reasons for doing so.

In reply to a question by Councillor Grant as to whether the Council would receive a higher level of contribution from the developer than when the original application was granted in terms of the Council’s affordable housing policy, the Principal Planner explained that should the committee grant planning permission it would be subject to a Section 75 Agreement relating to affordable housing. However, he did not have details of the level of funding the Council would receive in respect of the proposed development.

Following discussion, the committee agreed that it was disposed to grant the application, subject to the satisfactory conclusion of an agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act in relation to affordable housing.

- (ii) 2014/0818/TP – Conversion of part of integral garage to form hair salon with installation of window in place of garage door and installation of door on side elevation at 16 Forres Gate, Giffnock by Mr Grant Sergeant

The Principal Planner outlined the details of the proposal and advised that the application was being recommended for approval, subject to conditions, one of which was that planning consent be granted for a temporary period of one year.

In reply to a question by Councillor McCaskill whether a condition could be attached to the consent to allow the business to operate on Saturdays, the

Principal Planner explained that the committee could agree to impose such a condition. However, it was noted that in the event that planning consent was granted which did not permit the business to operate on Saturdays, the applicant would require to submit a further application to amend the consent to allow this to happen.

The Principal Planner also explained that by granting planning consent for a temporary period of 1 year this would allow the Council to monitor the operation of the business at the site.

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

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
11th February 2015.

Reference No: 2014/0772/TP

Ward: 1

Applicant:

Mr and Mrs A Devine
The Firs
42 Stewarton Road
Newton Mearns
East Renfrewshire
G77 6NP

Agent:

GVA James Barr
Mr. Alex Mitchell
206 St Vincent Street
Glasgow
G2 5SG

Site: The Firs 42 Stewarton Road Newton Mearns East Renfrewshire G77 6NP

Description: Erection of 18 flats with associated parking (renewal of previous planning permission 2010/0191/TP)

Decision: Disposed to grant subject to the satisfactory conclusion of an agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act in relation to affordable housing

Reference No: 2014/0786/TP

Ward: 2

Applicant:

Mrs. Suman Kaur
28 Arthurlie Avenue
Barrhead
East Renfrewshire
G78 2JD

Agent:

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

Site: 28 Arthurlie Avenue Barrhead East Renfrewshire G78 2JD

Description: Change of use from retail premises to hot food take away with installation of extract flue at rear and formation of parking spaces at front

Decision: Refused

Reference No: 2014/0818/TP

Ward: 3

Applicant:

Mr Grant Sergeant
16 Forres Gate
Giffnock
East Renfrewshire
G46 6NT

Agent:

Site: 16 Forres Gate Giffnock East Renfrewshire G46 6NT

Description: Conversion of part of integral garage to form hair salon with installation of window in place of garage door and installation of door on side elevation

Decision: Approved subject to conditions

