

**MINUTE**  
**of**  
**PLANNING APPLICATIONS COMMITTEE**

**Minute of meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 30 January 2023.**

**Present:**

Councillor Paul Edlin  
Councillor Annette Ireland

Provost Mary Montague  
Councillor Andrew Morrison

**Attending:**

Julie Nicol, Planning and Building Standards Manager; Alan Pepler, Principal Planner (Development Management); Karen Barrie, Principal Strategy Officer (Affordable Housing and Development Contributions Lead); Joe McCaig, Head of Education Services (Performance and Provision); Emma Pickard, Data Analyst; Eamonn Daly, Democratic Services Manager; John Burke, Committee Services Officer; and Liona Allison, Assistant Committee Services Officer.

**DECLARATIONS OF INTEREST**

**304.** There were no declarations of interest intimated.

**APPOINTMENT OF CHAIR**

**305.** In the absence of the Chair and Vice Chair, it was explained that it was necessary for the committee to appoint a chair from those Members present, and in response to Councillor Morrison the Committee Services Officer clarified why it would not be appropriate for Councillor Edlin to automatically resume the role of Chair from the meeting on 7 December 2022.

Thereafter, Councillor Ireland seconded by Provost Montague moved that Provost Montague be appointed Chair. Councillor Morrison seconded by Councillor Edlin moved that Councillor Edlin be appointed Chair.

On a vote being taken 2 Members voted for Provost Montague and 2 Members voted for Councillor Edlin. There being an equality of votes, in accordance with Standing Order 36(d) as the matter related to the appointment of a member of the council to a particular office, the matter was determined by cutting the cards.

The Democratic Services Officer explained the procedure and thereafter conducted the card cutting exercise which resulted in Provost Montague being appointed as Chair.

Provost Montague in the Chair

## APPLICATION FOR PLANNING PERMISSION

**306.** Under reference to the Minute of the meeting of the Planning Applications Committee of 7 December 2022 (Page 326, Item 256(ii) refers), the committee considered a report by the Director of Environment, on an application for planning permission for the erection of five new-build dwellings following the demolition of the existing riding school buildings; with the retention of the existing dwellinghouse, at Hazelden Riding School, Hazelden road, Newton Mearns.

The Principal Planner (Development Management) referred to the discussions that had taken place at the previous meeting and provided an update, advising members that a further representation had been received following the previous meeting. The contents of the representation were outlined.

The Head of Education Services (Performance and Provision) was then heard on how the Education Department, in conjunction with the Planning Service, calculated projected pupil numbers in schools, in response to question from Councillor Elected Members on how the proposed development may impact on school capacity on those schools in the catchment area.

The Planning and Building Standards Manager also commented on the cumulative impact of such small developments and was heard on the work being taken forward in terms of the development of Local Development Plan 3 (LDP3) in relation to education provision.

The Principal Strategy Officer (Affordable Housing and Development Contributions Lead) and Planning and Building Standards Manager were heard on the process for the inclusion of new housing sites in LDP and the work that would take place with other services to ensure appropriate infrastructure was in place to support new development.

It was also clarified that the “in principle” nature of the application meant that there was insufficient information available to allow officers to accurately determine the impact on education provision.

Officers were then heard in response to questions on the operational status of the business; the greenbelt designation of the site in the current Local Development Plan, and why the proposal did not comply with current policies; the benefits of submitting detailed rather than “in principle” applications; and the differences in planning terms between the current and proposed uses of the site.

Information was also provided in relation to the impact on trees at and around the site; potential tree loss on the site; the non-listed status of the coach house on the site and the Council’s position in the absence of any objections to its demolition from the West of Scotland Archaeology Service; and the factors that would be taken into account in calculating the level of developer contributions to be paid through a Section 75 legal agreement were the application to be granted.

Discussion then followed in the course of which the proposed demolition of the buildings currently in use by the riding school was confirmed it also being clarified that as the current application was “in principle” a further detailed application would need to be submitted and approved before works could start.

Reference was made to the history of applications on the site and that it was confirmed that there was nothing to prevent further applications for development on the site to be submitted in future.

Further comment having been made on the additional information provided at the meeting, and having heard further from Members, the committee agreed that the application be refused for the reasons as outlined in the report.

CHAIR

