



sustainable thriving achieving

East Dunbartonshire Council

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PLANNING BOARD:	14th SEPTEMBER 2021
PB/PP/010/2021 MW:	DEPUTE CHIEF EXECUTIVE - PLACE, NEIGHBOURHOOD & CORPORATE ASSETS
CONTACT OFFICER:	MAX WILSON – PLANNING TEAM LEADER
SUBJECT TITLE:	PLANNING APPEALS AND OTHER MATTERS

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Board of planning appeals and other matters.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that the Board note the information below:-

3.0 BACKGROUND/MAIN ISSUES

3.1 New appeals and appeal decisions

3.1.1 TP/ED/21/0252 – Proposed 20.0m High Hutchinson Engineering Orion SW Pole on new D9 root foundation and associated ancillary works – Kirkintilloch Road, Bishopbriggs

The refusal of the above prior notification has been appealed to the DPEA by the applicant. The application was refused as the scale and siting of the mast was considered to dominate its surroundings and harm the character of an adjacent listed building (The Crow Tavern).

3.1.2 TP/ED/21/0434- Erection of shipping container for use as home office, 2A Stirling Drive, Bearsden

The refusal of the above planning application has been appealed to the DPEA by the applicant. The application was refused as the design of the container by virtue of its flat roofed nature, siting to the front of the property and materials is considered to be harmful to the character and appearance of the existing house.

3.1.3 TP/ED/21/0336- Proposed development of 3No. detached houses and new access road, Site South Of River And East Of Woodilee Road, Lenzie

The refusal of the above planning application has been appealed to the DPEA by the applicant. The application was refused as the scale and massing of the proposed dwellings are considered to be overly dominant and harmful to the surrounding streetscene. The proposed reduction in the extent of the formerly wooded bund

would remove the possibility of it being fully replanted. The partial removal of the former railway bridge abutment on the site would remove one of the last remnants of a piece of significant local industrial heritage, which shaped the historic layout of the surrounding built environment, and therefore harm the setting of the adjacent Conservation Area. The proposed development would interrupt sight lines for vehicles using the junction of Easter Garngaber Road and Woodilee Road to the detriment of road safety.

3.2.4 TP/ED/20/0905- Flatted development comprising 8 no. 2 bedroomed units, car parking, landscaping and other associated infrastructure, 18 Strathblane Road, Milngavie.

The refusal of the above planning application has been appealed to the DPEA by the applicant. The application was refused as the scale, massing and design of the proposed building, is considered to be overly dominant and harmful to the surrounding streetscene. The scale and mass of the proposed building in combination with its proximity is considered to be harmful to the setting of a C listed building (St. Paul's Church). The development does not contain sufficient parking. The amount of amenity space and its levels of privacy are not considered adequate for the number of units proposed.

3.1.5 TP/ED/19/0067- Residential development, landscaping, access and associated works, Bearsden Golf Club, Bearsden Golf Club, Bearsden

The DPEA reporter has issued a notice of intention with regards to the appeal relating to this application. The decision is to allow the appeal which would overturn the Planning Board's refusal of the application. This decision is subject to the conclusion of a legal agreement between the council and developer to secure the necessary developer contributions. Full details of the appeal decision will be provided in a separate technical note.

3.2 Local Review Body

3.2.1 TP/ED/21/0335 – 5 Muir Close, Bishopbriggs, G64 1GH - Erection of two storey side extension and extension to garage.

The above application has been appealed to the Local Review Body following a delegated refusal by officers. The application was refused as the extension was not considered to be subservient in mass, scale or form to the surrounding street scene contrary to Policy 2 of the Local Development Plan.

3.3 Enforcement

None

3.4 Legal Agreements

None

3.5 Developer Contributions

None

4.0 IMPLICATIONS

The implications for the Council are as undernoted.

4.1 Frontline Service to Customers – None

4.2 Workforce (including any significant resource implications) – None

4.3 Legal Implications – None

4.4 Financial Implications – None

4.5 Procurement – None

4.6 ICT – None

4.7 Corporate Assets – None

4.8 Equalities Implications – None

4.9 Other - None

5.0 MANAGEMENT OF RISK

The risks and control measures relating to this Report are as follows:-

5.1 There are no significant risks associated with this report as its content is for noting.

6.0 IMPACT

6.1 ECONOMIC GROWTH & RECOVERY - The Planning Board performs a statutory duty to determine planning applications which aim to deliver sustainable economic growth.

6.2 EMPLOYMENT & SKILLS - No significant impact.

6.3 CHILDREN & YOUNG PEOPLE - No significant impact.

6.4 SAFER & STRONGER COMMUNITIES - The Planning Board performs a statutory duty to determine planning applications which can have an impact on community safety and contribute towards a safer and better place to live.

6.5 ADULT HEALTH & WELLBEING - No significant impact.

6.6 OLDER ADULTS, VULNERABLE PEOPLE & CARERS - No significant impact.

6.7 STATUTORY DUTY - No significant impact.

7.0 POLICY CHECKLIST

7.1 This Report has been assessed against the Policy Development Checklist and has been classified as being an operational report and not a new policy or change to an existing policy document.

8.0 APPENDICES

8.1 None