

PLANNING APPLICATIONS COMMITTEE'S MINUTES.

Glasgow, 19th December 2006.

Planning Applications Committee.

Present: Robert MacBean (Chair), Keith Baldassara, Shaukat Butt, Margot Clark, Malcolm Cunning, Jonathan Findlay, Iris Gibson, Jean McFadden, Euan McLeod, James McNally, Robert Marshall, John Mason, Alex Mosson, Kirsteen Mosson, William O'Rourke and Paul Rooney.

Also present: Steven Purcell.

Apologies: Susan Baird, Alexander Glass, Hanzala Malik and James Mutter.

Attending: A M McGuire (Clerk); A Cook, F Barron, T Turley, C Tytler and D Veitch (for the Director of Development and Regeneration Services); J Mackenzie (for the Director of Land Services); and C Watt (for the Chief Executive).

Minutes of previous meeting approved.

1 The minutes of 12th December 2006 were submitted and approved.

Planning permissions conditionally granted.

2 There were submitted reports by the Director of Development and Regeneration Services, regarding the undernoted applications for planning permission.

After consideration, the committee conditionally granted the undernoted planning permissions, subject to the completion of agreements under Section 69 of the Local Government (Scotland) Act 1973 in respect of the applications for Stobhill Hospital, 133 Balornock Road, Firhill Stadium, 90 Firhill Road and 26 Moraine Avenue:-

<i>Site</i>	<i>Applicant</i>	<i>Development</i>
620-622 Alexandra Parade (Ward 32)	Mr C Celino	Use of premises as extension to existing delicatessen to allow introduction of café (Public house licence) for entire property and erection of rear flue
20 Arklet Road (Ward 51)	Greater Glasgow Primary Care NHS Trust	Erection of extension to health centre/clinic and formation of off-street car parking
Stobhill Hospital, 133 Balornock Road (Ward 30)	Greater Glasgow Primary Care NHS Trust	Erection of adolescent psychiatric unit and associated works

1 Eastvale Place, Unit 9 (Ward 16)	Network Rail	Infilling of railway arch and use as Class 4
28 Esslemont Avenue (Ward 10)	Stuart McComb	Erection of timber shed to rear garden of flat
Firhill Stadium, 90 Firhill Road (Ward 25)	Partick Thistle Football Club	Erection of 7/8 storey mixed use development comprising 41 residential flats and 2,520 square metres of office accommodation with 3 levels of decked parking
6 Kinalty Road (Ward 73)	Mr Ahad	Erection of 2-storey extension to side of dwellinghouse
132 Menock Road (Ward 76)	Mr and Mrs N and B McFadden	Erection of single-storey side and rear extension to dwellinghouse
26 Moraine Avenue (Ward 3)	Cube Housing Association Ltd	Erection of 21 semi-detached dwellinghouses and flats
37 Ormiston Avenue (Ward 10)	Domus	Erection of single-storey rear extension to dwellinghouse
Site at east side of St Enoch Square/7 St Enoch Square/Maxwell Street/Car Park 2/ Stockwell Place/1 St Enoch Centre (Ward 17)	St Enoch LLC and 429050 Canada Inc	Erection of extension to shopping centre to include 17,277 square metres of retail floor space, up to 4,666 square metres of food and drinks uses, up to 8,268 square metres of leisure uses, including cinema and casino, night club and bar/restaurant (Public house licence) basement car parking, external alterations and alterations to vehicular access
14-16 St Vincent Place (Ward 17)	Early Bird LLP	Use of ground floor as bar/restaurant (Public house licence)
522 Sauchiehall Street (Ward 16)	Lujo Properties Ltd	Use of bank as bar and night club (Entertainment licence) including external alterations to frontage, roof and rooflights
763 Shettleston Road (Ward 44)	Mr and Mrs Martoni	Frontage alterations, erection of rear flue and rear extension at café (Class 3)

38 Woodend Drive (Ward 8) Mr and Mrs Martin

Erection of 2-storey extension to side of dwellinghouse

Planning permissions and listed building consents conditionally granted.

3 There were submitted reports by the Director of Development and Regeneration Services, regarding the undernoted applications for planning permission and listed building consent.

After consideration, the committee conditionally granted the undernoted planning permissions and listed building consents, subject to the approval of the First Minister:-

<i>Site</i>	<i>Applicant</i>	<i>Development</i>
1 Belhaven Terrace (Ward 13)	Credential Residential Finance	Conversion of hostel to form 6 flats with internal and external alterations
226 Hope Street (Ward 17)	Belhaven Pubs Division	Formation of new balcony and stair and relocation of air conditioning unit.
163 West George Street, Storey 2/1 (Ward 17)	KMPG Facilities	Internal and external alterations to include the installation of 2 condenser units on roof

117 Riverford Road (Ward 71) - Erection of extension to superstore – Amendment of planning permission conditionally granted.

4 There was submitted a report by the Director of Development and Regeneration Services regarding an application by William Morrison Supermarkets plc for an amendment to planning consent 00/03447/DC for the erection of an extension to a superstore at 117 Riverford Road (Ward 71).

After consideration, the committee conditionally granted the amendment of planning consent, subject to the approval of the First Minister.

304 Albert Drive (Ward 65) – Appeal against refusal of planning permission noted – Instruction to Director of Development and Regeneration Services.

5 There was submitted a report by the Director of Development and Regeneration Services regarding the outcome of an appeal to the First Minister against the refusal of planning permission for the erection of a single-storey side and rear extension to a dwellinghouse at 304 Albert Drive (Ward 65), advising that the appeal had been sustained and planning permission conditionally granted.

After consideration, the committee

(1) noted the report; and

- (2) instructed the Director of Development and Regeneration Services to take no further action in respect of the appeal.

City Plan monitoring - Decisions appealed to First Minister noted.

6 There was submitted and noted a report by the Director of Development and Regeneration Services on appeals determined by the Scottish Executive Inquiry Reporters Unit between 1st April 2005 and 31st March 2006 and of any consequent policy implications to the City Plan

- (1) advising that
 - (a) the City Plan had been formally adopted by the Council in August 2003 and provided a focus for private sector investment;
 - (b) the report identified issues which had arisen from appeal decisions between 1st April 2005 and 31st March 2006 and although there had been no appeals concerning the principle of a major development there had been some issues raised in relation to a small number of policies, and where appropriate, proposed changes would be made to policies within the context of the City Plan review as detailed in the report; and
 - (c) 2 enforcement appeals had been sustained, as detailed in Appendix 1 of the report, which the Council had challenged in the Court of Session due to the significance that these decisions could have in relation to its well established houses in multiple occupation policy, City Plan Policy RES 13 – Multiple Occupancy; and
- (2) highlighting that an analysis of appeal decisions for 2005/06 confirmed that Reporters remain supportive of City Plan policies.

Decisions appealed to First Minister – Outcome noted.

7 There was submitted and noted a report by the Director of Development and Regeneration Services

- (1) advising that planning legislation entitled applicants to a right of appeal to the First Minister in various circumstances, with the decisions being of special interest to the Council as they represented an independent appraisal of its decisions and could impact on Council policy; and
- (2) detailing in the appendix to the report, the outcome of appeal decisions received for the period from 1st November to 30th November 2006.