

## Law, Aileen

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**From:** ALAN MILLAR [REDACTED]  
**Sent:** 08 December 2020 00:32  
**To:** Planning  
**Subject:** P/20/1616 Objection  
**Attachments:** Planning objection.docx

Dear Sirs,

Please find attached my objection to the above planning application.

Yours sincerely,

Alan Millar

90a Blairbeth Road  
Rutherglen  
South Lanarkshire  
G73 4JA

7<sup>th</sup> December 2020

Planning Department  
South Lanarkshire Council  
Montrose House  
154 Montrose Crescent  
Hamilton  
ML3 6LB

Dear Sirs,

**Application Ref. P/20/1616**

**Application details: Erection of detached two storey dwelling house and double garage with vehicle access at Burnside Bowling Club, Burnside Road, Rutherglen G73 4RB.**

As a local resident, I wish to object to the above application on the following grounds:

**1. Loss of local green space.**

The area of the proposed new house is a long-established area of green space which includes an area of landscaped garden, mature trees and bushes. There is now significant evidence of the importance of green space in urban areas due to the positive effects on the mental health of both local residents and those passing through. Building a house and garage on this site would lead to a permanent loss of this green space and its accompanying benefits.

**2. Loss of Pollution Offset and Biodiversity**

Further to point 1., the proposed building is immediately adjacent to a busy traffic-light controlled road junction. At all times of the day and night, cars sit at this junction with idling engines. It is well recognised that mature trees and plants can have a positive benefit in reducing the effects of local pollution, leading to an improvement in air quality. South Lanarkshire Council recognises the importance of green space and biodiversity, and the Council's own Biodiversity webpage states: 'South Lanarkshire Council has a key role to play by delivering actions that enhance and conserve biodiversity, and by providing an example to others.' Granting permission to allow a long-established area of greenspace to be destroyed for the purpose of building a house and garage does not seem consistent with the Council's own stated biodiversity aims.

**3. Water drainage and flooding**

Despite the efforts of various authorities over the years, the corner of Blairbeth Road and Burnside Road is regularly affected by significant flooding. Roadside gullies channel drainage water from Burnside Road (north and south) and Blairbeth Road (east) to two drainage points which are regularly overwhelmed resulting in large areas of surface water around the junction. Replacing the natural drainage of the landscaped area with hard surfaces of

building and driveway etc risks an increase in water run-off and worsening of this flooding problem.

#### **4. Loss of character and historical context**

The area of this proposed development is a well recognised local junction with a long established (over 100 years) entrance to the Burnside Bowling Club. The junction itself is on an old historic route south from Rutherglen and was the site of the 'Burnside Gates' in the latter part of the 19<sup>th</sup> century. When plans were made for the development of the area in the early 1900's the area now in the care of the Bowling Club, Tennis Club and Burnside Church was left free of significant building on the understanding that these areas were to be used for the benefit of the local community. The construction of a house and garage on this site would have a negative impact on the character and views of this long-established area.

#### **5. Compatibility of property appearance**

Properties close to the proposed site are mainly of similar appearance having been built within a short time period in the early 1900's, using traditional red sandstone. Whilst the current application is for outline permission it is difficult to see how any new building could be compatible with the surrounding traditional buildings, and thus would have a negative impact on the visual amenity of the area.

#### **6. Traffic implications**

As has been detailed in point 2, the proposed building is situated close to a busy road junction. Apart from traffic on the roads, the area is used frequently by pedestrians including children walking to the local schools and users of the Bowling Club, Tennis Club and Church. There can also at times be significant local parking issues due to the volume of cars using these facilities. The construction of a new house, garage and subsequent need for vehicle access would add to the traffic problems and dangers at this busy junction.

I would be grateful if my objection to this proposal could be registered and the reasons stated above considered when any decision on planning permission is made.

Yours sincerely,

**Alan J Millar**