



Council Offices, Alameda Street  
Hamilton, ML3 0AA

Tuesday, 19 June 2018

Dear Councillor

## **Clydesdale Area Committee**

The Members listed below are requested to attend a meeting of the above Committee to be held as follows:-

**Date:** Tuesday, 26 June 2018  
**Time:** 14:00  
**Venue:** Jerviswood Room, Memorial Hall, Lanark,

The business to be considered at the meeting is listed overleaf.

<b>Members are reminded to bring their fully charged tablets to the meeting</b>
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Yours sincerely

**Lindsay Freeland**  
**Chief Executive**

### **Members**

Richard Lockhart (Chair), Mark Horsham (Depute Chair), Alex Allison, Poppy Corbett, George Greenshields, Lynsey Hamilton, Eric Holford, Eileen Logan, Julia Marrs, Ian McAllan, Catherine McClymont, Colin McGavigan, David Shearer

## BUSINESS

### 1 Declaration of Interests

### 2 Minutes of Previous Meeting

3 - 8

Minutes of the meeting of the Clydesdale Area Committee held on 1 May 2018 submitted for approval as a correct record. (Copy attached)

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#### Item(s) for Decision

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### 3 Application CL/18/0308 - Erection of a 2 Storey House (Amendment to CL/16/0413) at Sabinhay, Lindsaylands Road, Biggar

9 - 22

Report dated 1 June 2018 by the Executive Director (Community and Enterprise Resources). (Copy attached)

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#### Item(s) for Noting

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### 4 Year of Young People

Presentation by Roz Gallacher, Youth Learning Manager and Fraser Waugh, Youth Learning Service Area Co-ordinator, Education Resources.

### 5 Active Schools in South Lanarkshire

Presentation by Karen McInally, Active Schools Manager, South Lanarkshire Leisure and Culture Limited

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#### Item(s) for Decision

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### 6 Community Grant Applications

23 - 26

Report dated 12 June 2018 by the Executive Director (Finance and Corporate Resources). (Copy attached)

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#### Urgent Business

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### 7 Urgent Business

Any other items of business which the Chair decides are urgent.

#### ***For further information, please contact:-***

Clerk Name: Jane Muirhead

Clerk Telephone: 01698 454242

Clerk Email: [jane.muirhead@southlanarkshire.gov.uk](mailto:jane.muirhead@southlanarkshire.gov.uk)

**CLYDESDALE AREA COMMITTEE**

Minutes of meeting held in Jerviswood Room, Lanark Memorial Hall, 21 St Leonard Street, Lanark on 1 May 2018

**Chair:**

Councillor Mark Horsham (Depute)

**Councillors Present:**

Alex Allison, Poppy Corbett, George Greenshields, Lynsey Hamilton, Eileen Logan, Catherine McClymont, Colin McGavigan, Julia Marrs

**Councillors' Apologies:**

Eric Holford, Richard Lockhart (Chair), Ian McAllan, David Shearer

**Attending:****Education Resources**

E Steele, Headteacher, Braehead Primary School; E Young, Quality Link Officer

**Finance and Corporate Resources**

J Muirhead, Administration Adviser

**Also Attending:****Citizens' Advice Bureau**

C Cruise, Support Worker

**VASLan**

G Bennie, Chief Executive Officer

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**1 Declaration of Interests**

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The following interests were declared:-

<b><i>Councillor(s)</i></b>	<b><i>Item(s)</i></b>	<b><i>Nature of Interest(s)</i></b>
Hamilton	Community Grant Application CL/79/17 Law Community AFC	Known to applicant
Marrs	Community Grant Application CL/12/18 Lanark in Bloom	Known to applicant

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**2 Minutes of Previous Meeting**

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The minutes of the meeting of the Clydesdale Area Committee held on 13 February 2018 were submitted for approval as a correct record.

**The Committee decided:** that the minutes be approved as a correct record.

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**3 Education Scotland Report - Braehead Primary School, Forth**

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A report dated 3 April 2018 by the Executive Director (Education Resources) was submitted on the outcome of the inspection of Braehead Primary School, Forth made by Education Scotland.

The inspection had taken place in January 2018 as part of a national sample of primary education and the inspection letter reporting on the findings had been published on 27 February 2018.

A number of particular strengths of the school had been highlighted in the inspection letter. The areas for improvement, agreed with the school and education authority, had been incorporated into the school's improvement plan and parents would be informed of progress. Education Scotland had intimated that they would make no further visits in connection with this inspection.

E Young, Quality Link Officer and E Steele, Headteacher, having spoken on key aspects of the report and responded to members' questions, were congratulated on the positive inspection report.

**The Committee decided:** that the report be noted.

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#### **4 Presentation by Clydesdale Citizens' Advice Bureau**

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C Cruise, Support Worker, gave a presentation on the services provided by Clydesdale Citizens' Advice Bureau (CAB) which included:-

- ◆ the CAB opening hours
- ◆ the aims of the CAB
- ◆ outreach service to rural villages
- ◆ a summary of CAB activity in Clydesdale in 2016/2017:-
  - ◆ 2,110 people were supported in relation to 9,779 issues
  - ◆ the support provided had achieved a "financial gain" of £1.834 million for local people
  - ◆ for every £1 of core funding, the CAB had returned £27 of "financial gain"
  - ◆ the CAB had attracted £150,000 of funding to support the local CAB function
- ◆ a breakdown of the advice provided in relation to benefits and debt which were the 2 main areas of support provided
- ◆ details of the impact of Universal Credit
- ◆ details of the services which could be accessed via the CAB
- ◆ details of how the CAB contributed to the Single Outcome Agreement
- ◆ details on local partnership working

C Cruise, having responded to members' questions, was thanked for his informative presentation.

**The Committee decided:** that the presentation be noted.

*Councillor Marrs left the meeting after this item of business*

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#### **5 VASLan - Update on Performance**

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G Bennie, Chief Executive Officer, VASLan, gave a presentation on VASLan's role as a third sector interface (TSI) which acted as a voice for the voluntary groups and explained how VASLan provided a 2-way communication route between official bodies and the voluntary sector. Projects and performance included:-

- ◆ supporting 441 organisations within Clydesdale which delivered around 600 services
- ◆ assisting Clydesdale organisations to secure £527,452 of funding, part of the total of £1,644,469 which was attracted to the area
- ◆ linking with Health and Social Care Integration to provide a range of services across the following 3 thematic groups:-
  - ◆ Mental Health and Wellbeing
  - ◆ intermediate Care, Reducing Reliance on Hospital and Residential Care
  - ◆ Early Intervention, Prevention and Health Improvement

- ♦ arranging quarterly events to provide a networking forum which provided updates on key topics and allowed support and training needs for volunteers to be identified
- ♦ advertising opportunities for volunteering and providing 'Bridge to Volunteering' training sessions to provide "taster sessions" to volunteers to ensure that skills, abilities and interests were accommodated and benefits maximised

G Bennie, having responded to members' questions, was thanked for his informative presentation.

**The Committee decided:** that the presentation be noted.

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## 6 Playscheme Grant Applications 2018/2019

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A report dated 16 April 2018 by the Executive Director (Finance and Corporate Resources) was submitted on applications for playscheme grants for 2018/2019.

The playscheme funding would allow an allocation of £600 to be made to playschemes that operated over the summer, October and Easter holiday periods with £400 for the summer period only and £100 for each of the October and Easter periods.

Travel and Freedom passes would be allocated to those playschemes which had requested them.

**The Committee decided:** that a playscheme grant of £600 be awarded to Stanmore Playscheme, Lanark (PS/CL/1/18).

*[Reference: Minutes of 28 February 2018 (Paragraph 7)]*

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## 7 Community Grant Applications

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A report dated 17 April 2018 by the Executive Director (Finance and Corporate Resources) was submitted on:-

- ♦ applications for community grant to be met from the 2018/2019 budget
- ♦ 16 community grant applications which had been dealt with by the Executive Director (Finance and Corporate Resources), in consultation with the Chair, during the period 14 February to 31 March 2018 to ensure that the 2017/2018 budget was utilised as fully as possible

**The Committee decided:**

(1) that community grants be awarded as follows:-

- |     |                   |                              |
|-----|-------------------|------------------------------|
| (a) | Applicant:        | Law Community AFC (CL/79/17) |
|     | Purpose of Grant: | Equipment                    |
|     | Amount Awarded:   | £500                         |

*Councillor Hamilton, having declared an interest in the above application, withdrew from the meeting during its consideration*

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|-----|-------------------|--|
| (b) | Applicant:        | Carstairs Junction Senior Citizens' Afternoon Club (CL/1/18) |
|     | Purpose of Grant: | Outing   |
|     | Amount Awarded:   | £180   |

- (c) Applicant: Cairngryffe Everyyoung Club, Lanark (CL/2/18)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (d) Applicant: Lintfieldbank Women's Rural Institute, Lesmahagow (CL/3/18)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (e) Applicant: St Andrew's Church Guild, Carluke (CL/4/18)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (f) Applicant: Carluke Seniors' Forum (CL/5/18)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (g) Applicant: Carstairs Women's Rural Institute (CL/6/18)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (h) Applicant: WRVS Darby and Joan Club, Coalburn (CL/7/18)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (i) Applicant: Kirkfieldbank Homing and Sporting Club, Lanark (CL/9/18)  
Purpose of Grant: Equipment and materials  
Amount Awarded: £200
- (j) Applicant: Lanarkshire Scottish Women's Rural Institute, Carnwath (CL/10/18)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (k) Applicant: Robertson Women's Rural Institute (CL/11/18)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (l) Applicant: Lanark in Bloom (CL/12/18)  
Purpose of Grant: Environmental Project and equipment  
Amount Awarded: £500
- (m) Applicant: St Mary's Monday Club, Lanark (CL/13/18)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (n) Applicant: Carnwath Women's Rural Institute (CL/14/18)  
Purpose of Grant: Outing  
Amount Awarded: £200

(2) that the action taken during the period 14 February to 31 March 2018 by the Executive Director (Finance and Corporate Resources), in consultation with the Chair, to approve the award of the following community grants from the 2017/2018 budget be noted:-

- (a) Applicant: Crossford Playgroup (CL/26/17)  
Purpose of Grant: Equipment  
Amount Awarded: £350

- (b) Applicant: Coulter Primary School Parent Council, Biggar (CL/71/17)  
Purpose of Grant: Equipment  
Amount Awarded: £300
- (c) Applicant: Forth Gateway Project Group (CL/73/17)  
Purpose of Grant: Entrance fees  
Amount Awarded: £125
- (d) Applicant: Coalburn Silver Band (CL/74/17)  
Purpose of Grant: Equipment  
Amount Awarded: £322
- (e) Applicant: Douglasdale REAL Group (CL/75/17)  
Purpose of Grant: Equipment and materials  
Amount Awarded: £400
- (f) Applicant: 1<sup>st</sup> Law Boys' Brigade (CL/76/17)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (g) Applicant: Crossford and Hazelbank Women's Rural Institute (CL/77/17)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (h) Applicant: Purple Hats, Forth (CL/78/17)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (i) Applicant: Lanark and District U3A, Lanark (CL/89/17)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (j) Applicant: Lesmahagow Old Parish Church Guild (CL/82/17)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (k) Applicant: Hawksland Women's Rural Institute, Lesmahagow (CL/83/17)  
Purpose of Grant: Outing, entrance fees, administration and publicity costs  
Amount Awarded: £270
- (l) Applicant: Law Baby and Toddlers' Group (CL/84/17)  
Purpose of Grant: Outing, equipment and materials  
Amount Awarded: £450
- (m) Applicant: 4<sup>th</sup> Carluke Brownies (CL/85/17)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (n) Applicant: Hawksland Community Events Group, Lanark (CL/86/17)  
Purpose of Grant: Equipment  
Amount Awarded: £150
- (o) Applicant: Thankerton SWRI (CL/87/17)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250

(p) Applicant: Equitots Lanarkshire Community Interest Company, Carluke  
(CL/88/17)  
Purpose of Grant: Start-up costs  
Amount Awarded: £250

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## **8 Urgent Business**

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There were no items of urgent business.



# Report

3

Report to:	<b>Clydesdale Area Committee</b>
Date of Meeting:	<b>26 June 2018</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no:	CL/18/0308
Planning proposal:	Erection of 2 Storey House (Amendment to CL/16/0413) at Sabinhay, Lindsaylands Road, Biggar

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Mr and Mrs McGarry
Location:	Sabinhay Lindsaylands Road Biggar South Lanarkshire ML12 6NR

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

### 2.2 Other actions/notes

- (1) The Area Committee has delegated powers to determine this application.

## 3 Other information

- ◆ Applicant's Agent: DTA Chartered Architects Ltd
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan**  
Policy 2 Climate change  
Policy 3 Green belt and rural area  
Policy 4 Development management and placemaking  
Policy 15 Natural and historic environment  
**Supplementary Guidance**  
1: Sustainable Development and Climate Change  
2: Green Belt and Rural Area  
3: Development management, Placemaking and Design  
9 : Natural and Historic Environment

- ◆ **Representation(s):**

▶ 9  
▶ 0  
▶ 0

Objection Letters  
Support Letters  
Comment Letters

◆ **Consultation(s):**

None required

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site, extending to approximately 0.47 hectares, is situated within the countryside to the west of Biggar. It consists of undeveloped grassland with mature trees running along the entire frontage of the site (north boundary). Mature trees and natural foliage also exists along the east boundary of the site. It is relatively flat and low lying, with open views across the countryside along the rear (south and south west) boundary. A small burn runs along the southern boundary.
- 1.2 The site is bounded by the properties and grounds of Lindsaylands Estate on the opposite side of the road which is comprised of Category B listed buildings including a country house, stables and gate house. The site sits between two existing residential properties, the 2 storey property along the west boundary (South Lindsaylands) being of traditional design and the property on the east boundary (Tweedsmuir House) consisting of a modern bungalow. Open countryside extends along the rear (south). Further to the east/south-east lies Biggar Park House and its associated stables and outbuildings which are also Category B listed buildings. Lindsaylands Road is lined with trees and hedgerows; heavy foliage also exists around the grounds of Lindsaylands Estate. The A72 tourist route sits approximately 580m away from the rear boundary of the site.

### **2 Proposal(s)**

- 2.1 The applicant seeks detailed planning permission for the erection of a detached two storey house with integral garage on one of two plots previously approved under planning application ref CL/13/0382 which granted detailed permission for two large detached houses with detached triple garages. The two approved plots share a vehicular driveway off Lindsaylands Road which has been formed in accordance with that approval and involved the removal of two mature trees in order to achieve the required visibility splay. A 10m deep landscape buffer is further proposed along the rear boundary of the site adjacent to the open fields beyond. The remaining trees and shrubbery in and around the boundaries of the site are to remain. An amended house design for plot 2 was approved under planning application ref CL/16/0413.
- 2.2 The current application entails an alteration to this approved house design for the same plot which slightly increases the size of both the side wings of the house. The proposed house type is still considered to be of a traditional design with hipped roofs and roof dormers, stone mullions, deep eaves and with traditional window styles together with external finishes such as slate and timber.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 The adopted South Lanarkshire Local Development Plan identifies the application site as being within the Rural Area where Policies 2: Climate Change and 3: Green Belt and Rural Area apply. Policy 2 states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change while Policy 3 advises that the focus for new developments should be within settlements. Notwithstanding this guidance, it states that scope may exist in the wider countryside to allow housing on gap sites within existing building groups providing the scale and design are appropriate for that part of the rural area. Policy 4: 'Development Management and Place Making' states that development proposals require to take account of and be integrated with the local context and built form and should have no significant adverse impact on the local community.

- 3.1.2 The site is also located within the Upper Clyde Valley special landscape area and as such Policy 15: Natural and Historic Environment applies.
- 3.1.3 The Supplementary Guidance on Development Management Place Making and Design, Green Belt and Rural Area, Sustainable Development and Climate Change and Natural and Historic Environment are also relevant.
- 3.1.4 On 29 May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance Policies 2, 4, 5 and 14 are relevant.

### 3.2 Planning History

- 3.2.1 Planning permission was granted for two large detached houses with garages and a new access in November 2013 under application ref CL/13/0382. Given that development has commenced (by virtue of the access construction) that consent is now valid in perpetuity. The current application involves a second change of house type for plot two only and retains the plot dimensions and shared access arrangement as approved in 2013.

## 4 Consultation(s)

- 4.1 As this application is for the amendment of house type on a plot that already has detailed approval no further consultation was required in this instance.

## 5 Representation(s)

- 5.1 In response to the carrying out of neighbour notification and the advertisement of the application in the local press due to the non notification of neighbours, 9 letters of objection have been received. The issues raised are summarised as follows:

- a) **Objections have been raised regarding the principle of the development of large dwellings on this site and its non compliance with current and past planning policy. The objections relate to its rural location, scale of development, definition of a gap site, size of the plots, impact on privacy, overlooking/overshadowing, visual impact from the surrounding road network and area, and the proximity to listed buildings.**

**Response:** The principle and scale of development for this site has already been established by virtue of a previous consent. This application is for a change in the design of the house on plot 2 of approved application CL/13/0382 and therefore the principle of accepting residential development on this site is not a consideration in the assessment of this application.

- b) **Since the original consent was approved the number of mature trees within the site has been reduced; the existing trees within the site should be protected from being removed.**

**Response:** As mentioned above, two of the mature trees on the road frontage have been removed to facilitate the new access as per the terms of the approval granted under application ref CL/13/0382. However, in order to retain the existing mature trees on site a condition controlling any tree work will be imposed should the application be approved, as it was on the existing consent. In addition, a landscaping plan for the site will be required; this is to include a 10m landscape buffer along the rear boundary of the site.

- c) **The size of the proposed house is greater than that of adjacent properties. The proposed development will therefore not integrate with or compliment the scale or character of the existing adjoining properties.**  
**Response:** The scale of development for these plots has already been established and therefore the assessment of this application is based on the design and scale of the new proposal. The new house design is of a similar scale to the previous approvals with only a minor increase in the overall dimensions in terms of length and height. The main section of the dwelling is the same as the previous approval while the alterations to both side wings are considered minor and do not increase the impact on the wider landscape. This results in a building with a similar mass to the design previously approved under application ref CL/16/0413. In addition, the overall increase in the footprint of the house still results in the overall development footprint on this plot being less than the original approval for the plots under application ref CL/13/0382.
- d) **The proposed development will be located close to a number of listed buildings and will be visible from two of these listed buildings and as such will adversely affect the built heritage interests of the area.**  
**Response:** The impact of the proposed development on the listed buildings at Lindsaylands Estate was assessed as part of the previous application. As the massing, scale and location of the new house is very similar to the approved house for this site, and the new design is also considered appropriate for its location, it is still considered that the proposed development would not impact on their setting or architectural merit. Hedging and mature trees also intervene and separate the sites/buildings and these aspects further negate concerns regarding potential impact on the character of the listed buildings.
- e) **The proposed development, the changes in development activity around the Lindsaylands area and the recent resurfacing have resulted in an increase in traffic in the area and would have a detrimental impact on road safety and on an important amenity for non-vehicular users.**  
**Response:** As previously mentioned, the development of two houses on this site has already been approved and raised no road safety concerns. The change of house design on plot 2 will not increase the level of activity generated by this development and therefore no additional assessment is required on the issue of site access or in relation to traffic movement along Lindsaylands Road.
- f) **The introduction of additional side windows will impact on the privacy of adjacent property.**  
**Response:** The proposed dwelling is to be located 17.5m from the side boundary with the adjoining house at South Lindsaylands and will be 30m from the gable of the existing house. At this distance there is considered to be adequate distance so as not to cause overlooking of the neighbouring dwelling or its garden. In addition, as the new windows on the side elevation of the proposed house are on the ground floor, and with the existing boundary treatments and landscaping along this section of the boundary, the privacy of the occupants of South Lindsaylands is not materially affected by the proposed design or location of this house. Any first floor windows are located on the front or rear elevation and do not overlook the neighbouring houses.

5.2 These letters have been copied and made available in the usual manner and on the Planning Portal.

## **6 Assessment and Conclusions**

- 6.1 The applicant seeks detailed planning permission for the erection of a two storey detached house on plot 2 of a development previously approved under planning permission ref CL/13/0382 and later amended under planning permission ref CL/16/0413 on land at Lindsaylands Road just outside Biggar. The determining issues in the assessment of this proposal are its compliance with adopted local plan policies and in particular it's impact upon the amenity and the character of the area.
- 6.2 The adopted South Lanarkshire Local Development Plan identifies the application site as being within the Rural Area where Policy 3: Green Belt and Rural Area applies. This policy directs that the focus for new developments should be within settlements or at the settlement edge. It also states that scope may exist to allow housing on gap sites and on sites which consolidate existing building groups. In this respect, assessment was carried out as part of the original application and as this application is only for the change of house design for one of the approved plots there is no requirement to re-assess the principle of the development. The only considerations in the assessment of this application are the acceptability of the design and scale of the proposed house and its impact on the amenity of the area. The policy also refers to Policy 4: Development Management and Place Making and associated supplementary guidance in assessing the design impact of development in rural areas.
- 6.3 Policy 4: Development Management and Place Making and it's supplementary guidance states that development proposals will require to take account of and be integrated with the local context and built form and should have no significant adverse impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or amenity. Again, the scale and form of residential development deemed acceptable for this site has been established through application CL/13/0382. The current proposal is an alteration to the approved house design with the changes to the design focused around both wings of the house. The main section of the house is as per the design approved under planning ref CL/16/0413. The single storey side projection is the same width but has been increased in its depth resulting in a 250mm increase in its ridge height. The main change to the house design is the increase in size of the 1½ storey side projection on the opposite side which has been widened by 500mm as viewed from the front elevation and has also been increased in depth by 2.8m. However, the ridge height of this element of the house design has remained unchanged by reducing the pitch of the roof over this section, thus maintaining the massing of the house when viewed from the road. In total, the alterations have resulted in an increase in footprint of only 30m<sup>2</sup> which means that while the alteration to the design represents an increase from the last approved design, the overall development footprint is still some 20m<sup>2</sup> less than the originally approved scheme. The proposed changes have no impact on the residential amenity of neighbouring properties by virtue of physical impact or overlooking.
- 6.4 In terms of design, the alterations to the fenestration and in particular the increase in footprint are considered to be minor changes which will not adversely impact on the area's amenity or character. The design contains elements such as hipped roofs, wall head and roof dormers, mullions, deep eaves, and window styles and finishes that are traditional and will complement design elements of the houses in the area. It should be noted that the introduction of new or additional openings such as windows could have been implemented without planning approval once the original house had been built.
- 6.5 The site is also identified as lying within the Upper Clyde Valley Special Landscape Area and as such Policy 15: Natural and Historic Environment and supplementary guidance 9: Natural and Historic Environment applies. These state that care should

be taken to conserve special landscape areas. Again, this assessment was carried out in detail as part of application CL/13/0382 and it was concluded that as views of the site are restricted due to mature trees within and adjacent to the site along Lindsaylands Road, combined with heavy foliage around the grounds of Lindsaylands Estate, the proposed development would not significantly impact on the special qualities or character of the landscape. In addition, due to the distance between the site and the A72 tourist route the development would not command significant public attention and would not impinge on local views of significant landscape value. Furthermore, the proposed 10m landscape strip along the rear boundary of the site would mitigate views of the houses from the surrounding countryside and the A72. In relation to the change of house design, this is not considered to be significant and would not have any additional affect on the natural and historic environment around the site.

- 6.6 Policy: 2 Climate Change of the adopted South Lanarkshire Local Development Plan states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change by meeting a number of criteria, including being sustainably located, maximising the reuse of vacant and derelict land, avoiding areas of medium to high flood risk and having no significant adverse impacts on the water and soils environment, air quality and biodiversity. The application site is considered to be in close proximity to local amenities, including educational and recreational facilities. It does not lie in a medium or high flood risk area and a sustainable urban drainage system will be incorporated into the development. The proposal will not have any significant adverse impacts on the water and soils environment, air quality, biodiversity or green networks. Connection to the public water supply is also envisaged. As a result the proposals satisfactorily comply with Policy 2 and the associated Supplementary Guidance.
- 6.7 On 29 May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposals accords with Policies 2, 4, 5 and 14 in the proposed plan.
- 6.8 Objections have been received from a number of local residents who are concerned about the principle of the development on the site, density of the proposed development, the impact on flooding/drainage of the area, overlooking/loss of privacy, the rural character of the area and road safety. These matters have all been fully assessed through the previous detailed approval for this site. The change of house design has been assessed against the current adopted local development plan and is considered acceptable.
- 6.9 In view of the above it is considered that the proposed house design is acceptable. It is therefore recommended that planning consent be granted.

## **7 Reasons for Decision**

- 7.1 The proposed development will have no adverse impacts on residential or visual amenity and is considered to comply with Policies 2, 3, 4 and 15 of the adopted South Lanarkshire Local Development Plan (2015) and with the SGs on development in the Sustainable Development & Climate Change, Green Belt and Rural Area, Natural & Historic Environment and Development Management Place Making & Design.

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

1 June 2018

**Previous references**

◆ None

**List of background papers**

▶ Application form	
▶ Application plans	
▶ South Lanarkshire Local Development Plan 2015 (adopted)	
▶ Neighbour notification letter dated	
▶ Consultations	
▶ Representations	Dated:
Mr David Miller, 28b Stenhouse Drive, Edinburgh, EH11 3NN	07.04.2018
Mr George Weir, Received Via -mail	06.04.2018
Mr T Harper, Tweedmuir House, Lindsaylands Road, Biggar, South Lanarkshire, ML12 6NR	10.04.2018
Mrs J Harper, Tweedmuir House, Lindsaylands Road, Biggar, South Lanarkshire, ML12 6NR	10.04.2018
Mr & Mrs Thorp, Received Via -mail	09.04.2018
Mr Cameron Sutherland, South Lindsaylands, Lindsaylands Road, Biggar, South Lanarkshire, ML12 6NR	14.04.2018
Angela Bush, Received Via -mail	13.04.2018
Mrs Sarah Harper, Tweedmuir House, Lindsaylands Road, Biggar, South Lanarkshire, ML12 6NR	14.04.2018
S Kane, Received Via -mail	16.04.2018

**Contact for further information**

If you would like to inspect the background papers or want further information, please contact:-

Steven Boertien, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455116

Email: [steven.boertien@southlanarkshire.gov.uk](mailto:steven.boertien@southlanarkshire.gov.uk)





Detailed planning application

Paper apart – Application number: CL/18/0308

### **Conditions and reasons**

01. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

02. That the roof of the house shall be clad externally in natural slate or high quality slate substitute.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. That notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 2011 or (or any such order revoking or re-enacting that order), no fences, walls or other means of enclosure shall be erected on the site other than post and wire fences up to 1 metre in height or those expressly authorised by this permission without the prior written permission of the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

04. That no trees within the application site or along the road verge shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.

Reason: To ensure the protection and maintenance of the existing trees and other landscape features within the site.

05. That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include: (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure an appropriate planting scheme is put in place in the interests of the visual amenity of the area.

06. That the landscaping buffer as shown on the drawing L (0-) 01 C and planting details approved through condition 5 above shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the dwelling hereby approved, whichever is the sooner, and shall

thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

07. That before the development hereby approved is brought into use, a 5.5m wide dropped kerb access to the site shall be constructed with the heel of the kerb laid flush to the rear of the 2m verge and the first 4m surfaced in hardstanding in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interest of public safety.

08. That no gates shall be erected within the first 6 metres of the rear of the verge and any gates erected shall open inwards.

Reason: In the interest of public safety.

09. That before the dwellinghouse hereby approved are occupied, a visibility splay of 2.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1m in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1m in height shall be planted, placed or erected within these sight lines.

Reason: In the interest of road safety.

10. The surface of driveway serving the dwellinghouse shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.

Reason: In the interest of public safety.

11. That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

Reason: In order to retain effective planning control.

12. That before the dwellinghouse hereby approved is occupied, a septic tank and soakaway designed and constructed in accordance with the current code of practice BS6297:1983 shall be provided.

Reason: To ensure the provision of a satisfactory sewerage system.

13. That prior to the commencement of development on site, details of the provision of flood prevention works, together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements.

Reason: To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.

14. That the dwelling unit shall not be occupied until the flood prevention measures required under Condition 13 above have been completed in accordance with the approved scheme.

Reason: To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.

15. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any such order revoking or re-enacting that order), no development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the submission of a further planning application to the Council as Planning Authority.

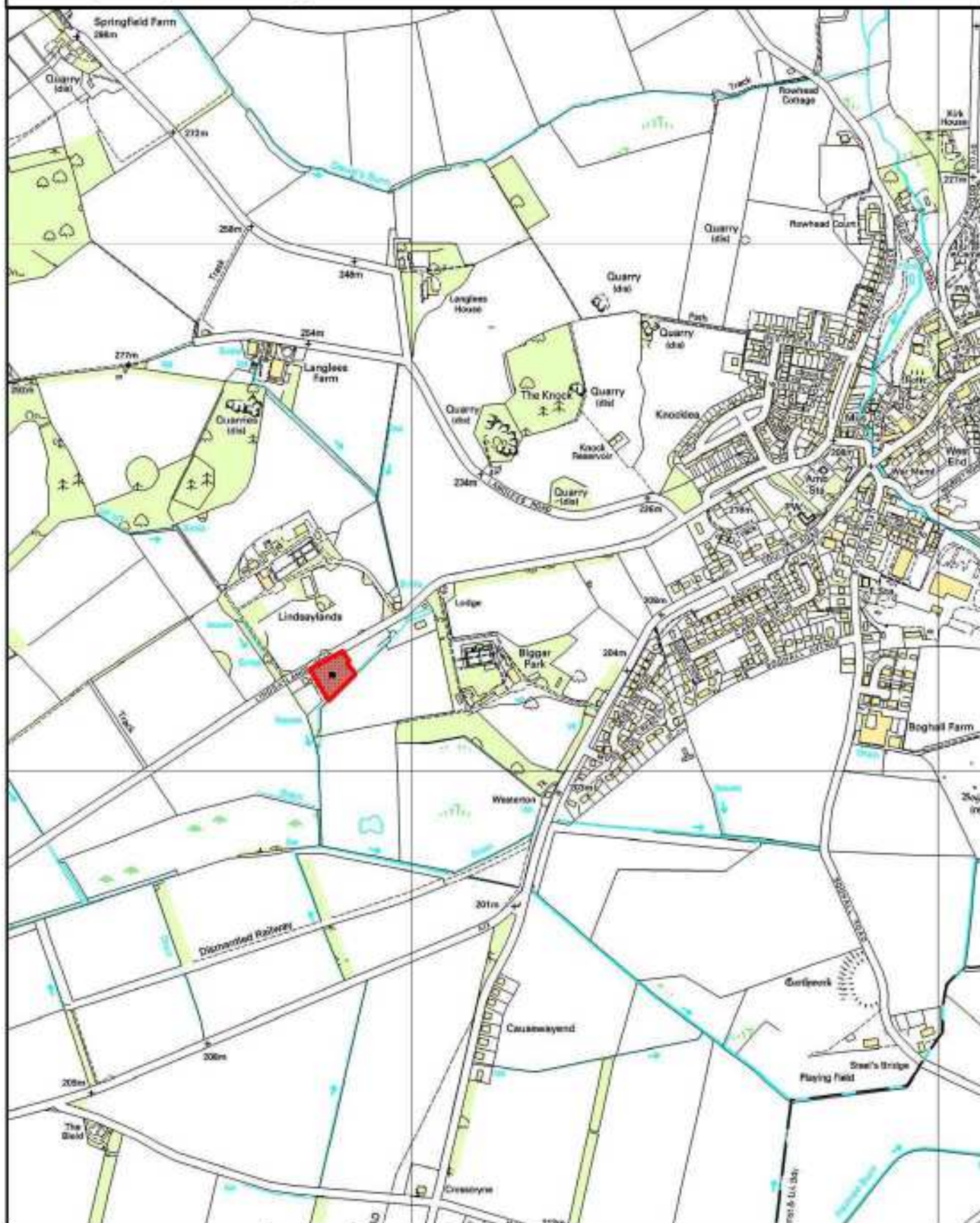
Reason: In the interests of amenity and in order to retain effective planning control.

16. That the use of the garage hereby approved shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.

Reason: To retain effective planning control and safeguard the amenity of the area.

P/18/0308

Sabinhay Lindsaylands Road Biggar



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Scale:  
1:10,000  
Date:  
18/08/2018



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
**Planning and Economic Development**



# Report

6

Report to: **Clydesdale Area Committee**  
 Date of Meeting: **26 June 2018**  
 Report by: **Executive Director (Finance and Corporate Resources)**

Subject: **Community Grant Applications**

## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval for the allocation of community grants to 18 community groups in the Clydesdale area from the 2018/2019 community grant budget

## 2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

(1) that community grants be awarded as follows:-

- |     |                   |  |
|-----|-------------------|--|
| (a) | Applicant:        | Lesmahagow and District Young Farmers' Club<br>(CL/8/18)     |
|     | Amount Requested: | £1,000   |
|     | Purpose of Grant: | Equipment, administration and publicity costs                |
|     | Amount Awarded:   | £500   |
| (b) | Applicant:        | 1 <sup>st</sup> Tinto and Medwyn Guides, Carnwath (CL/15/18) |
|     | Amount Requested: | £540   |
|     | Purpose of Grant: | Outing, equipment and materials                              |
|     | Amount Awarded:   | £350   |
| (c) | Applicant:        | Braehead Women's Rural Institute, Forth<br>(CL/16/18)        |
|     | Amount Requested: | £250   |
|     | Purpose of Grant: | Outing and entrance fees                                     |
|     | Amount Awarded:   | £250   |
| (d) | Applicant:        | Carstairs Senior Citizens' Association (CL/17/18)            |
|     | Amount Requested: | £400   |
|     | Purpose of Grant: | Outing   |
|     | Amount Awarded:   | £200   |
| (e) | Applicant:        | Blackwood Horticultural Society (CL/18/18)                   |
|     | Amount Requested: | £500   |
|     | Purpose of Grant: | Administration and publicity costs                           |
|     | Amount Awarded:   | £300   |

- (f) Applicant: Law Parish Church Guild (CL/19/18)  
Amount Requested: £250  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (g) Applicant: Ravenstruther and District Old Time and Sequence Dance Club (CL/20/18)  
Amount Requested: £250  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (h) Applicant: Forth St Paul's Church Guild (CL/21/18)  
Amount Requested: £200  
Purpose of Grant: Outing  
Amount Awarded: £200
- (i) Applicant: Douglas Water Angling Club (CL/22/18)  
Amount Requested: £150  
Purpose of Grant: Outing  
Amount Awarded: £150
- (j) Applicant: Elsrickle Women's Rural Institute, Carnwath (CL/23/18)  
Amount Requested: £250  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (k) Applicant: Waterside Women's Rural Institute, Lesmahagow (CL/24/18)  
Amount Requested: £200  
Purpose of Grant: Outing  
Amount Awarded: £200
- (l) Applicant: Biggar Science Festival (CL/25/18)  
Amount Requested: £600  
Purpose of Grant: Administration and publicity costs  
Amount Awarded: £300
- (m) Applicant: Douglas Horticultural Society (CL/26/18)  
Amount Requested: £200  
Purpose of Grant: Administration and publicity costs  
Amount Awarded: £200
- (n) Applicant: Lesmahagow Community Football Club (CL/27/18)  
Amount Requested: £990  
Purpose of Grant: Equipment  
Amount Awarded: £495
- (o) Applicant: Forth Sheltered Hall Committee (CL/28/18)  
Amount Requested: £250  
Purpose of Grant: Outing  
Amount Awarded: £200



- |     |                   |  |
|-----|-------------------|--|
| (p) | Applicant:        | Equitots Lanarkshire Community Interest Company,<br>Carluke (CL/29/18) |
|     | Amount Requested: | £1,000   |
|     | Purpose of Grant: | Equipment  |
|     | Amount Awarded:   | £500   |
|     |                   |  |
| (q) | Applicant:        | Law OAP Welfare Association (CL/30/18)                                 |
|     | Amount Requested: | £200   |
|     | Purpose of Grant: | Outing   |
|     | Amount Awarded:   | £200   |
|     |                   |  |
| (u) | Applicant:        | Black Mount Community Council, Biggar (CL/31/18)                       |
|     | Amount Requested: | £500   |
|     | Purpose of Grant: | Administration and publicity costs                                     |
|     | Amount Awarded:   | £250   |

### **3. Background**

- 3.1. The Council operates a community grants scheme to support local constituted community groups and voluntary organisations. Applications are invited continually throughout the year.
- 3.2. All applications require to be supported by a constitution, audited accounts or annual income and expenditure accounts, a bank statement, and confirmation that the group/organisation will adhere to the conditions of the grant award.

### **4. Employee Implications**

- 4.1. None.

### **5. Financial Implications**

- 5.1. The current position of the community grant allocation for the Clydesdale Area in 2018/2019 is as follows:-

Total allocation for Community Grants	£25,750
Grants previously allocated	£ 4,080
Community Grants recommended in this report	£ 5,045
Remaining balance	£16,625

### **6. Other Implications**

- 6.1. The risk to the Council is that grant funding is not utilised for the purpose of which it was intended. This risk is mitigated by internal controls including audit procedures and conditions of grant agreement.
- 6.2. There are no apparent implications in terms of sustainable development.

## **7. Equality Impact Assessment and Consultation Arrangements**

- 7.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 7.2. All the necessary consultation with the community groups has taken place.

**Paul Manning**  
**Executive Director (Finance and Corporate Resources)**

12 June 2018

### **Link(s) to Council Values/Ambitions/Objectives**

- ◆ Accountable, effective, efficient and transparent. Work with communities and partners to promote high quality, thriving and sustainable communities

### **Previous References**

- ◆ Clydesdale Area Committee, 1 May 2018

### **List of Background Papers**

- ◆ Individual application forms

### **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

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