

THIS IS THE FIRST OF 60 SIGNED PRO-FORMA REPRESENTATIONS FROM OBJECTORS TO THE PROPOSAL

To Stuart McLeod, Planning Team South Lanarkshire Council

Planning Local Review Panel – Land 120 metres North West of 55 Bothwell Road, Hamilton.

Planning Ref P/21/0029 – Erection of two dwelling houses and studio flats.

Thank you for your email advising that following the Refusal of Planning Permission for the above development, the Applicants have requested a Review of the Council's decision to refuse the application.

As one of many objectors to the Application I wish to record my continued opposition to the proposals, which have now been a constant source of anxiety to residents for several years.

PLEASE SEE ATTACHED BACKGROUND DOCUMENT FROM HAMILTON PARK SOUTH ACTION GROUP

I would like to emphasise the following points when the Review is being carried out.

1. This site was never intended for development of any kind as it is designated as Amenity Land for residents of the adjacent flats at Hamilton Park South. This is confirmed in the land's Title Deeds, however the owners made a speculative purchase of the land for residential development without any guarantees that the conditions on the Title Conditions could be overcome. This was a risk which they chose to take.
2. The reasons for refusal of the application demonstrate clearly why the development will not be supported on strong Environmental issues.
 - (a) Policy NHE13 – Proposal would affect integrity; amenity; landscape; and conservation value of the woodland;
 - (b) Policy NHE20 – Loss of woodland which is a protected local resource would have unacceptable net loss of biodiversity in the area;
 - (c) Policy 5 and 13 of Adopted South Lanarkshire Local Development Plan – Proposal does not have regard to the landscape character of the area; would have negative and unacceptable impact on visual amenity of wider area; and would have adverse and irreversible impact on green network and future designation of this site as a Local Nature Conservation Area.

These are strong and unquestionable issues which demonstrate the cumulative negative effect which the development of this site would create. I would strongly urge the Review Panel to take all of this into consideration when carrying out the review.

3. One aspect of the Planning Application which local residents also opposed was the impact which the increased traffic as a result of additional residential units would have on an already busy road and junction. Please also take this into consideration when reviewing the Application.

Many thanks and I look forward to hearing the outcome of the review.

Kind regards

NAME

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DATE

9/7/22