

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 7 June 2005

Chair:

Councillor Graham Scott

Councillors Present:

David Baillie, Archie Buchanan, Sam Casserly, Pam Clearie, Cathie Condie, Gerry Convery, Gerry Docherty, Jim Docherty, Tommy Gilligan, Ian Gray, Carol Hughes, Hector Macdonald, James Malloy, Billy McCaig, John McGuinness, Alex McInnes, Ian McInnes, Denis McKenna (Depute), Brian Reilly, Chris Thompson, Jim Wardhaugh

Councillors' Apologies:

Tony Carlin, Jim Daisley, Alan Dick, Allan Falconer, James Handibode, Tom McAlpine, Edward McAvoy, Michael McCann, Mary McNeill, Bob Rooney

Attending:

Corporate Resources

P MacRae, Administration Officer

Enterprise Resources

J Lennon, Planning Officer; M Little, Operations and Area Manager, Planning and Building Control (Hamilton); J McGuire, Assistant Transportation Engineering Officer; S McMillan, Planning Team Leader (Hamilton); T Meikle, Area Manager, Planning and Building Control (East Kilbride)

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 17 May 2005 were submitted for approval as a correct record.

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

3 Application HM/04/0935 – Residential Development (Outline) at Land to Southeast of Wellhall Road, Hamilton

A report dated 27 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/04/0935 by Philips Lighting for a residential development (outline) at land to the southeast of Wellhall Road, Hamilton.

Because the development constituted Development Contrary to the Development Plan, the opportunity of a hearing had been offered to the objector to the proposal and the applicant. The objector had declined the opportunity of a hearing and, therefore, there was no requirement to hear the applicant.

The application had been assessed against the relevant policies and criteria contained in the Scottish Planning Policies, National Planning Guidelines, Glasgow and Clyde Valley Structure Plan and the Adopted Hamilton District Local Plan. Details of the assessment were provided in the report. In policy terms, the site was covered by local plan policy which resisted the loss of industrial land to other uses.

In the view of the Executive Director (Enterprise Resources), a departure from the Development Plan was justified in this case for the following reasons:-

- ◆ the land was poorly situated in relation to the strategic road network and was no longer considered to be appropriate for industrial use
- ◆ residential use of the site would be more compatible with surrounding residential land use
- ◆ proceeds from the residential development of the land would be used to upgrade the existing employment generating use on the site, thereby ensuring its viability for the foreseeable future

The Committee decided: that planning application HM/04/0935 by Philips Lighting for a residential development (outline) at land to the southeast of Wellhall Road, Hamilton be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior agreement for the applicant to make a financial contribution of £30,000 towards local road improvements

4 Application HM/05/0235 – Demolition of Derelict Buildings and Erection of 9 Houses at Crossbow House, Stonymeadow Road, Blantyre

A report dated 19 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/05/0235 by B A Construction for the demolition of derelict buildings and erection of 9 houses at Crossbow House, Stonymeadow Road, Blantyre.

The Committee decided: that planning application HM/05/0235 by B A Construction for the demolition of derelict buildings and erection of 9 houses at Crossbow House, Stonymeadow Road, Blantyre be granted subject to the conditions specified in the Executive Director's report.

5 Application HM/05/0207 – Erection of 36 Flats, Semi-Detached and Terraced Houses, Together with Environmental Improvements, at Margaret Road/Hunter Road, Whitehill, Hamilton

A report dated 19 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/05/0207 by West of Scotland Housing Association for the erection of 36 flats, semi-detached and terraced houses, together with environmental improvements, at Margaret Road/Hunter Road, Whitehill, Hamilton.

The Committee decided: that planning application HM/05/0207 by West of Scotland Housing Association for the erection of 36 flats, semi-detached and terraced houses, together with environmental improvements, at Margaret Road/Hunter

Road, Whitehill, Hamilton be granted subject to the conditions specified in the Executive Director's report.

6 Application HM/04/0804 – Retention and Renovation of Facade, Demolition of Remainder of Building and Erection of Extension to Form Entertainment Complex at Former Vogue Bingo Hall, Keith Street, Hamilton

A report dated 18 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/04/0804 by Lynnham Properties Limited for the retention and renovation of facade, demolition of remainder of building and erection of extension to form entertainment complex at former Vogue Bingo Hall, Keith Street, Hamilton.

The Committee decided: that planning application HM/04/0804 by Lynnham Properties Limited for the retention and renovation of facade, demolition of remainder of building and erection of extension to form entertainment complex at former Vogue Bingo Hall, Keith Street, Hamilton be granted subject to the conditions specified in the Executive Director's report.

7 Application HM/04/0802 – Retention and Renovation of Facade, Demolition of Remainder of Building and Erection of Extension to Form Entertainment Complex (Listed Building Consent) at Former Vogue Bingo Hall, Keith Street, Hamilton

A report dated 19 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/04/0802 by Lynnham Properties Limited for the retention and renovation of facade, demolition of remainder of building and erection of extension to form entertainment complex (Listed Building Consent) at former Vogue Bingo Hall, Keith Street, Hamilton.

The Committee decided: that planning application HM/04/0802 by Lynnham Properties Limited for the retention and renovation of facade, demolition of remainder of building and erection of extension to form entertainment complex (Listed Building Consent) at former Vogue Bingo Hall, Keith Street, Hamilton be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ referral of the application to the Scottish Ministers as the proposal affected a Category B listed building

8 Application CL/05/0091 – Formation of 6 House Plots and Demolition of House at Land Adjacent to Crawford Mains, Crawford

A report dated 20 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application CL/05/0091 by T McAllister for the formation of 6 house plots and demolition of house at land adjacent to Crawford Mains, Crawford.

The Committee decided: that planning application CL/05/0091 by T McAllister for the formation of 6 house plots and demolition of house at land adjacent to Crawford Mains, Crawford be granted subject to the conditions specified in the Executive Director's report.

9 Application EK/05/0215 – Erection of 14 Flats and Formation of Access Road, Car Park and Associated Landscaping (Amendment to EK/05/0009) at 47 Commercial Road, Strathaven

A report dated 23 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/05/0215 by D Brownlie for the erection of 14 flats and formation of access road, car park and associated landscaping (amendment to EK/05/0009) at 47 Commercial Road, Strathaven.

The Committee decided: that planning application EK/05/0215 by D Brownlie for the erection of 14 flats and formation of access road, car park and associated landscaping (amendment to EK/05/0009) at 47 Commercial Road, Strathaven be granted subject to the conditions specified in the Executive Director's report.

10 Application HM/05/0209 – Conversion of Existing Concrete Gun Emplacements to Form 4 Houses at Muttonhole Road, Hamilton

A report dated 23 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/05/0209 by J Moodie for the conversion of existing concrete gun emplacements to form 4 houses at Muttonhole Road, Hamilton.

The application had been advertised as Development Contrary to the Development Plan, however, no objections had been received.

The application had been assessed against the relevant policies and criteria contained in the Scottish Planning Policies, National Planning Guidelines and the Adopted Hamilton District Local Plan. Details of the assessment were provided in the report.

In the view of the Executive Director (Enterprise Resources), a departure from the Development Plan was justified in this case for the following reasons:-

- ◆ the site comprised Brownfield, developed land which accommodated existing structure and which lay adjacent to an existing group of houses under commercial use
- ◆ the site made no particular contribution to the purpose or objectives of the Greenbelt and the proposal would not threaten those objectives
- ◆ the proposal involved modern, individually designed houses, sympathetic to the character of the original structures
- ◆ environmental improvements could be achieved on the remainder of this overgrown, semi-derelict site

The Committee decided: that planning application HM/05/0209 by J Moodie for the conversion of existing concrete gun emplacements to form 4 houses at Muttonhole Road, Hamilton be granted subject to the conditions specified in the Executive Director's report.

11 Application CL/05/0094 – Change of Use and Alteration of Existing Farm Outbuildings to Form 4 Houses and Erection of 11 Attached Houses at Libberton Mains Farm, Biggar Road, Libberton

A report dated 23 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application CL/05/0094 by DDL (Libberton) Limited for the change of use and alteration of existing farm outbuildings to form 4 houses and erection of 11 attached houses at Libberton Mains Farm, Biggar Road, Libberton.

The application had been advertised as Development Potentially Contrary to the Development Plan, however, no objections had been received.

The application had been assessed against the relevant policies and criteria contained in the Scottish Planning Policies and the Adopted Upper Clydesdale Local Plan. Details of the assessment were provided in the report. Two small sections of the site fell outwith the settlement boundary of Libberton where Policy 73 (Remoter Rural Area) applied.

In the view of the Executive Director (Enterprise Resources), a departure from the Development Plan was justified in this case for the following reasons:-

- ◆ the proposed extension of the development into the remoter rural area would not create a visually obtrusive incursion into the countryside due to the limited extent of the incursion
- ◆ the proposed new boundary of the extended area would be subject to landscape planting which would create a defensible boundary for this part of the village of Libberton

The Committee decided: that planning application CL/05/0094 by DDL (Libberton) Limited for the change of use and alteration of existing farm outbuildings to form 4 houses and erection of 11 attached houses at Libberton Mains Farm, Biggar Road, Libberton be granted subject to the conditions specified in the Executive Director's report.

12 Application CL/04/0538 – Residential Development and Improvements to Vehicular Access (Outline) at 22 Cleghorn Road, Lanark

A report dated 23 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application CL/04/0538 by J Loudon for a residential development and improvement to vehicular access (outline) at 22 Cleghorn Road, Lanark.

The Committee decided: that planning application CL/04/0538 by J Loudon for a residential development and improvement to vehicular access (outline) at 22 Cleghorn Road, Lanark be granted subject to the conditions specified in the Executive Director's report.

13 Application HM/05/0142 - Erection of Replacement Primary School and Associated Works at Chatelherault Primary School, Silvertonhill Avenue, Hamilton

A report dated 23 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/05/0142 by Mowlem Plc for the erection of a replacement primary school and associated works at Chatelherault Primary School, Silvertonhill Avenue, Hamilton.

The Committee decided: that planning application HM/05/0142 by Mowlem Plc for the erection of a replacement primary school and associated works at Chatelherault Primary School, Silvertonhill Avenue, Hamilton be granted subject to the conditions specified in the Executive Director's report.

14 Application CL/05/0257 – Demolition of Primary School and Erection of Replacement School, Children's Nursery and All-Weather Football Pitch and Installation of 7 Temporary Portacabins at Robert Owen Memorial Primary School, Smyllum Road, Lanark

A report dated 24 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application CL/05/0257 by Mowlem Plc for the demolition of primary school and erection of replacement school, children's nursery and all weather football pitch and installation of 7 temporary portacabins at Robert Owen Memorial Primary School, Smyllum Road, Lanark.

The Committee decided: that planning application CL/05/0257 by Mowlem Plc for the demolition of primary school and erection of replacement school, children's nursery and all weather football pitch and installation of 7 temporary portacabins at Robert Owen Memorial Primary School, Smyllum Road, Lanark be granted subject to the conditions specified in the Executive Director's report.

15 Application CL/04/0850 – Erection and Operation of Windfarm (Consultation from Scottish Executive under Section 36 of the Electricity Act 1989) at Clyde Windfarm, Adjacent to Abington, Crawford and Elvanfoot

A report dated 31 May 2005 by the Executive Director (Enterprise Resources) was submitted on the Council's response to the consultation request from the Scottish Executive in relation to a proposed windfarm adjacent to Abington, Crawford and Elvanfoot (application CL/04/0850).

The proposal had been submitted to the Scottish Executive for consideration and determination under Section 36 of the Electricity Act 1989. Consent was required from the Scottish Ministers for the construction and operation of a power generating station with an output of 50 mega watts or more.

The application had been assessed against the relevant policies and criteria contained in the Glasgow and Clyde Valley Structure Plan, National Planning Policy Guidelines (NPPG) and the Council's Adopted Upper Clydesdale Local Plan. Details of the assessment were provided in the report.

The proposal was considered to be unacceptable on the following grounds:-

- ◆ the proposal was contrary to Policies 1, 7, 8, 9 and 10 of the approved Glasgow and Clyde Valley Joint Structure Plan (2000) and to emerging Structure Plan Policy
- ◆ the proposal was contrary to Policies 76 and 107 of the Adopted Upper Clydesdale Local Plan
- ◆ landscape and visual impacts were not adequately assessed and had been understated in the Environmental Assessment
- ◆ archaeological issues had not been adequately addressed
- ◆ ornithological issues had not been adequately addressed
- ◆ the proposal did not comply with government advice, namely NPPG6, SPP1, NPPG14 and NPPG11

The Committee decided: that the Scottish Executive be advised that the Council objected to the proposed Clyde Windfarm (application CL/04/0850).

16 Stopping Up Order, Mains Road, East Kilbride

A report dated 20 May 2005 by the Executive Director (Enterprise Resources) was submitted on a proposal to promote a Stopping Up Order along Mains Road, East Kilbride.

At its meeting on 17 May 2005, the Planning Committee had approved planning application EK/05/0089 for a 6 hole golf course, erection of golf driving range, indoor 5-a-side football pitches, baseball cage and health and fitness club with ancillary retail, restaurants and parking facilities at Kingsgate West, Stewartfield Way, East Kilbride. The application site included Mains Road and it was intended that Mains Road would be closed to vehicles along the length from its junction with Nerston Road to its junction with Markethill Road to form a nature trail and public footpath across the proposed golf course. The stopping up of Mains Road, East Kilbride was required to implement the proposal.

The Committee decided: that approval be given to prepare a Stopping Up Order along Mains Road, East Kilbride and for any further action necessary to achieve the confirmation of the Order.

[Reference: Minutes of 17 May 2005 (Paragraph 5)]

17 Urgent Business

There were no items of urgent business.