

	<h1>Report</h1>	Agenda Item <h1>4</h1>
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Report to:	Planning Committee
Date of Meeting:	23 March 2010
Report by:	Executive Director (Enterprise Resources)

Application No	EK/09/0112
Planning Proposal:	Erection of 5 Class 1 retail units, car parking, landscaping, servicing and associated works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : LIDL UK GMBH
- Location : Lindsayfield Road
East Kilbride

2 Recommendation(s)

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

- (1) Refuse Detailed Planning Permission (For Reasons Stated)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Smith Design Associates
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): **Glasgow and Clyde Valley Structure Plan**
Strategic Policy 1 – Strategic Development Locations.
Strategic Policy 3 – Strategic Management of Travel Demands
Strategic Policy 6 – Quality of Life
Strategic Policy 9 – Assessment of Development Proposals

South Lanarkshire Local Plan (adopted 2009)

STRAT1 – Regeneration Priorities
COM3 – New Retail/ Commercial Development Policy,
COM6 – Village/Neighbourhood Centres Policy
TRA8 – Car Parking Policy,
ENV11 – Design Quality Policy,
ENV30 – New Development Design Policy,
ENV37 – Sustainable Urban Drainage Systems Policy

DM1 – Development Management Policy

- ◆ Representation(s):
 - ▶ 8 Objection Letters
 - ▶ 239 Support Letters
 - ▶ 7 Petitions (total 2009 signatures)
 - ▶ 0 Comments Letters
- ◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

Power Systems

British Telecom

S.E.P.A. (West Region)

TRANSCO (Plant Location)

Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

1.1 This application relates to a parcel of vacant land some 0.75 hectare in extent, situated within the Lindsayfield development area on the southern edge of East Kilbride. The site lies on the corner of Lindsayfield Road and Greenhills Road, adjacent to the car park serving a Morrison foodstore. To the south of the site is a petrol station and to the west is a care home for the elderly. The adjacent Greenhills Road links the outer suburbs of the town and divides Lindsayfield from more established residential areas to the north. Greenhills Shopping Centre lies just off Greenhills Road, some 750 metres to the west. The town centre is located some 2 Kilometres to the north.

2 Proposal

2.1 Detailed Planning Permission is sought for the erection of a discount foodstore to be operated by Lidl together with a series of four, smaller units. The discount foodstore would have a gross internal floor area of 996 square metres (771square metres net sales area) together with car parking, cycle parking, servicing and landscaping. The four other units are identified for class 1 (retail) use. Although it is stated by the applicant in the Retail Impact Assessment that class 2 (financial professional and other services) or class 3 (food and drink) uses would also be appropriate, planning permission is sought for class 1. These units have a total gross internal floor area of 739 square metres. The proposed floorspace would be split into two, single-storey buildings with the Lidl store and two smaller units forming the larger building and the other two units separated by an area of car parking. Proposed external materials are grey and white panels, aluminium sheeting, blue, aluminium windows and timber, knee railing to the boundary. Access is proposed via a small roundabout which currently serves the supermarket and petrol station.

2.2 The application has been accompanied by a Retail Impact Assessment.

3 Background

3.1 Local Plan Status

3.1.1 Policy STRAT 1 sets out the Regeneration Priorities for the Local Plan and identifies Town Centres as a priority for future investment through the local plan objective of urban renewal by maintaining the vitality and viability of town, village and neighbourhood centres. Policy COM3 sets out criteria for the assessment of new retail/ commercial development and requires that new development proposals do not undermine the vitality and viability of town, village and neighbourhood centres (identified in Policy COM6). The proposal also requires to be considered in regard to Local Plan policies TRA1, TRA8, ENV11, ENV30, ENV37 and DM1 relating to parking, drainage, design and amenity matters. A full assessment of the proposal against these policies is contained in Section 6 below.

3.2 Structure Plan Policy

3.2.1 The approved Glasgow and Clyde Valley Joint Structure Plan sets out a range of strategic policies relevant to retail proposals. Strategic Policy 1 states that priority will be given to investment in a series of locations, including East Kilbride Town Centre. Strategic Policy 6 identifies measures aimed at improving the quality of life of local communities and seeks to continue the presumption that town centres should be the preferred locations for retailing. Schedule 6 c (i) identifies a series of criteria against which significant retail development proposals should be appraised. These include the quantitative capacity for additional floor space in terms of strategic catchment areas, the impact of the proposed development on town centres, and the accordancy of the proposal in terms of Strategic Policy 3. Strategic Policy 3 sets out the locational preferences for different types of development. In terms of retail proposals the principle concern is that this type of development should be in a location that has a choice of modes of transport and not wholly dependent on the use of the car for access. Schedule 6 (c) (ii) sets out the sequential approach to retailing and other town centre uses.

3.2.2 Strategic Policy 9 identifies the basis for establishing whether proposals are in accordance with the provisions of the Structure Plan. Section B sets out locational criteria such as safeguarding the diversion of investment from strategic development locations and sustaining the viability of town centres, promoting urban regeneration and protecting environmental resources.

3.3 National Policy

3.3.1 Scottish Planning Policy (SPP) is the statement of the Scottish Government's policy on nationally important land use planning matters. This document has a section on town centres and retailing, which is directly relevant to this application and supersedes the previous guidance in SPP8. SPP states that the planning system has a significant role in supporting successful town centres through its influence on the type, siting and design of development. Actions to support improvements in town centres and to create distinctive and successful places are encouraged. It is further stated that the sequential approach should be used when selecting locations for all retail and commercial leisure uses unless the development plan identifies an exception.

3.4 Planning Background

Outline planning permission was granted in March 1995 for a mixed use development comprising residential, commercial and community facility development at the Southern Development Area (now known as Lindsayfield). The associated Section 50 Agreement required the preparation of a Masterplan which was approved in August 1995 and which designated an area adjacent to Greenhills Road for commercial and community use (the application site and Morrisons store lie within this area). Thereafter, in August 1996, planning permission was granted for the foodstore and petrol station (now operated by Morrisons).

A planning application by Lidl (EK/99/0111) for a foodstore of 1223 square metres gross floor area was lodged in April 1999. An appeal was subsequently lodged with the Scottish Executive against non-determination of the application. A public local inquiry was held in February 2000 and the appeal dismissed in June 2000. Planning application EK/06/0370 for a 995 square metre, Lidl foodstore was refused on 26 January 2007. The decision was appealed however the appeal was subsequently withdrawn by the appellant before a decision was issued.

4 Consultations

- 4.1 **SLC Road and Transportation Services** – have no objections subject to the imposition of conditions relating to crossing points for disabled pedestrians, a guardrail and clarification of serving arrangements.
Noted: Noted. Appropriate conditions can be applied, as required.
- 4.2 **SLC Environmental Services** – have no objections.
Response: Noted.
- 4.3 **SEPA** – have no objections subject to appropriate treatment of surface water and compliance with waste and pollution prevention controls.
Response: Noted.
- 4.4 **SLC Flood Prevention** – have no objections subject to compliance with the relevant design criteria.
Response: Noted.
- 4.5 **Scottish Water** – have no objections.
Response: Noted
- 4.6 **Scottish Power** – have no objections.
Response: Noted.
- 4.7 **Scotland Gas Networks** – have no objections.
Response: Noted.
- 4.8 **British Telecom** – no response.
Response: Noted.

5 Representations

- 5.1 Two hundred and forty seven letters of representations have been received. Eight letters of objection/comment have been received and the remaining are in favour of the proposal. The majority of the objections have been received from retailers in the Greenhills Neighbourhood Centre. Seven petitions have also been submitted in support of the proposal with a total of 2009 signatures. The grounds of objection can be summarised as follows:
- a) **The proposal will be gross over development of the Greenhills area especially considering the large, empty retail space at Greenhills shopping centre. If this application was allowed to proceed then the shopping centre would eventually become a run down, half empty eyesore.**
Response: An assessment of the size of the proposal and potential impacts on Greenhills shopping centre is contained in section 6 of this report.
- b) **The proposal will have an adverse impact on the existing traders at Greenhills shopping centre. The shop is trading at 50-60% below average takings due to the closer of the More Store then Somerfield almost 2½ years ago. Somerfield closed just months after the opening of Morrisons. Possibly 70-80 jobs would be lost if Greenhills closes.**
Response: These points are noted, however, the potential impact of the proposal on Greenhills shopping centre is assessed in section 6, below.
- c) **There are vacant units at Greenhills shopping centre and we feel that developing existing areas is the way forward, not creating new units which threaten the livelihoods of local traders.**

Response: The potential impact of the proposal on Greenhills shopping centre is assessed in section 6, below.

- d) **Has some form of ecological protected species been carried out? What would the retail impact of such a development be on the other traders in the area, especially those at Greenhills Square? What increase in the traffic at Lindsayfield Rd and environs would have?**

Response: A protected species survey was not considered necessary in this instance as the application site is of low ecological value. The potential impact of the proposal on Greenhills shopping centre is assessed in section 6, below. No objections have been received from Roads and Transportation in respect of any potential increase in traffic.

- e) **Within the adopted South Lanarkshire Local Plan, a neighbourhood centre is defined as a small group of shops, typically comprising a newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature. It is considered that the existing Morrison store currently meets the requirement for retailing within the centre and an alternative neighbourhood facility would be more appropriate at this location.**

Response: The existing Morrison store provides a substantial retail offering for a neighbourhood centre. As part of the assessment in section 6, below, consideration is given to local retail capacity, the potential impacts on nearby retail centres and any other material considerations.

- f) **The proposal is contrary to policy COM3 of the Local Plan.**

Response: A full assessment against policy COM3 is contained in section 6, below.

- g) **Planning permission was previously refused for a proposed Lidl store on the site, by way of appeal reference P/PPA/380/108 (June 2000). This is a valid material consideration in the determination of this application. The Reporter's decision stated that "he was satisfied that the Safeway Store (now Morrisons) is more than adequate to serve the neighbourhood and there is no justification for an additional food store on the basis of the masterplan."**

Response: The previous planning history for the site and adjacent Morrison site is a material planning consideration to be given weight in the assessment of the application.

- h) **There are inconsistencies in the description of the proposal by the applicant. The application is for five, Class 1 retail units, although it is stated by the applicant in the supporting statement that the proposal offers other complimentary retail and services, which would constitute a neighbourhood centre. The applicant also notes that they have had positive interest from a number of operators, including a restaurant and fast food takeaway.**

Response: The application description given by the applicant is for five, class 1 retail units.

- i) **The Council refused the previous planning application for a stand-alone foodstore in light of its impact on the Greenhills shopping centre. The current proposal more than doubles the proposed class 1 retail floorspace and would therefore have a significant impact on Greenhills shopping centre.**

Response: The previous application at the site (EK/06/0370) was for a Lidl store of the same size (995 square metres gross internal floor area). The main difference between the two applications is therefore the addition of four other units with a total gross internal floor area of 739 square metres in relation to the current application. The potential impact on Greenhills shopping centre is assessed in section 6, below.

- j) **The current Morrisons store provides a sufficient qualitative shopping offer to serve the needs of the local area. The Morrisons store provides a main food shopping destination with the facilities at Greenhills shopping centre providing for the day-to-day shopping needs of local residents.**

Response: These points are noted, however, an assessment of retail impact and need is contained in section 6, below.

- k) **Greenhills shopping centre, an established neighbourhood centre, is within walking distance of the proposed site. We therefore consider that the proposed development will seriously threaten the vitality and viability of Greenhills shopping centre and would not enhance the current network of centres in East Kilbride. It would in effect result in the overprovision of retailing in the existing neighbourhood centre, which is not in line with the overall objectives of the adopted Local Plan.**

Response: Greenhills shopping centre is within walking distance of the proposed site and therefore the proposal is likely to have an impact on travel patterns in the local area. The potential impact of the proposal on Greenhills shopping centre is assessed in section 6, below.

- l) **We consider that the applicant's retail impact assessment is flawed as the estimated turnover figures are low and the trade draw figures assume that more trade is derived from the town centre rather than the existing neighbourhood centre. When considering these matters together, there is an overestimation of surplus convenience expenditure as well as underestimating the potential impact.**

Response: A full analysis of the submitted retail impact data is contained in section 6, below.

- 5.2 Two hundred and thirty nine letters of support have been received. Grounds for support can be summarised as follows:

- a) **The proposal would increase choice and stop Morrisons having a monopoly in this area. This would also be more environmentally friendly as it would cut journeys to get a choice of retail outlets, which is lacking at present in this area. Lidl will not compete directly with goods/services at Greenhills.**

Response: The Local Plan seeks to provide necessary retail provision in appropriate locations, whilst protecting town centres and other retail areas from inappropriate development that could damage their viability. Reducing unnecessary car journeys and increasing accessibility for all members of the community are also key Council objections in relation to sustainable development.

- b) **As a pensioner on a limited budget, a Lidl shop at Lindsayfield would be a community asset and within walking distance with a trolley. The closure of Somerfield has restricted choice for Greenhill residents, especially those without a car. More supermarkets are needed and can be accommodated by the population.**

Response: The protection of Greenhills shopping centre as an accessible local shopping facility is a material consideration in the assessment of this planning application. The development of the retail provision at Lindsayfield neighbourhood centre therefore has to be balanced against the protection of Greenhills and other established shopping areas.

- c) **The application site has been an eyesore for years and should be used for something useful. It would also prevent lots of school children wandering over the waste ground and littering it.**
Response: It is acknowledged that the application site is currently vacant and overgrown.
- d) **The new Lidl store would be much more accessible to local residents as the existing Lidl store in Hairmyres is not easy to get to by public transport. It would also take pressure of roads around the Hairmyres store, which are very busy at present. A visit to Morrisons could be combined with Lidl, therefore reducing unnecessary travel. It is very near my children's school, so is very handy.**
Response: It is acknowledged that some residents in Lindsayfield and Greenhills who would like to shop in the proposed Lidl store. As stated above, the provision of a successful, functioning neighbourhood centre in Lindsayfield is an objective of the Local Plan, however, this has to be balanced against the viability of the existing neighbourhood centre at Greenhills. A full assessment of retail impact is found in section 6, below.
- e) **The proposal would bring jobs to the area for local people and boost shopping in the local area where there are not a lot of amenities. This has worked well at Hairmyres, which was previously lacking in amenities within walking distance of local residents.**
Response: As stated above, the provision of appropriate facilities in Lindsayfield is supported by the Local Plan which has to be balanced against the existing provision at Greenhills.
- f) **Lidl is good value for money and offers a different selection of goods from Morrisons, including non-food items.**
Response: It is noted that Lidl offers a distinct range of goods, some of which are not found in conventional supermarkets. However, the named operator is not strictly a planning consideration at this stage.
- g) **It will create competition with Morrisons and keep prices down. A budget store is important in the current economic climate and would benefit less well off people, including residents of three sheltered housing complexes in the local area.**
Response: Whilst it is acknowledged that competition between retailers can be beneficial, it is also important that the viability and vitality of existing retail areas is protected, where appropriate.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment & Conclusion

- 6.1 This application is for the erection of a discount foodstore of 996 square metres gross floor area with a net sales area of 771 square metres. In addition, four other class 1 retail units with a gross internal floor area of 739 square metres are proposed (two adjoining the Lidl store and two separate). The proposal also includes car parking provision, cycle parking, servicing and landscaping. This land was identified for commercial/ community use in the Lindsayfield Masterplan, approved by East Kilbride District Council in 1995 and was subsequently identified as a neighbourhood centre in the adopted local plan. The main determining issues in assessing this application therefore relate to compliance with development plan and national planning policies, impact on existing shopping centres, access and design. These will be considered in turn.

6.2 Policy COM 6 of the local plan identifies Lindsayfield as a neighbourhood centre and as such, is an appropriate location for new retail development. New retail proposals require to be assessed against Policy COM 3 – New Retail/Commercial Development. This policy states that proposals for new retail/commercial development shall be assessed against the following criteria:

- a) *they follow the sequential approach as set out in SPP8 (now superseded by Scottish Planning Policy – SPP)*
- b) *they do not undermine the vitality and viability of centres identified by COM1 ‘Town Centre Land Use Policy’ and/or village/neighbourhood centres identified by COM6 ‘Village/Neighbourhood Centres Policy.’*
- c) *they can be supported by the areas’ catchment population*
- d) *they complement regeneration strategies for the area*
- e) *they promote sustainable development by*
 - i *taking account of the development location and accessibility (refer to TRA1 ‘Development Location and Transport Assessment Policy’)*
 - ii *minimizing environmental and traffic impact*
 - iii *promoting design quality*
 - iv *taking account of drainage and service infrastructure implications*

The Council will support and promote the development of new retail/commercial floorspace in those centres listed in Table 5.2 ‘Opportunities for Additional Comparison Retail Floorspace.’ In other centres the Council will support new or replacement retail/commercial development assessed to be commensurate with the scale of the centre.

6.3 In relation to criterion (a) of Policy COM 3, the proposal is supportive of the sequential approach in SPP in that it directs new investment to Lindsayfield, a neighbourhood centre identified in Policy Com 6. The applicant has prepared a Retail Impact Assessment (RIA) which indicates adequate expenditure capacity to support the proposed floorspace. The RIA predicts relatively low impacts on Greenhills Shopping Centre, St Leonards and East Kilbride Town Centre of 3%, 2%, and 1% respectively. The highest individual impact is predicted to be 17% for the existing Lidl at Hairmyres. An analysis in respect of criteria (b), (c) and (d) is detailed below.

6.4 In 1999 the original proposal for a Lidl foodstore of (approximately 1250 square metres gross) the applicant’s RIA predicted an impact on Greenhills Neighbourhood Centre of 4%. At that time, the Council had concerns that the impact on Greenhills would be greater and that the proposal should not be granted planning consent. This view was supported by the Scottish Executive Inquiry Reporter who presided over a Public Local Inquiry into the deemed refusal of the application by the Council. The Reporter concluded that Greenhills would be significantly affected by the establishment of two major retailing competitors (the existing Safeway store (now Morrisons) and the proposed Lidl foodstore) on its doorstep within the space of a few years. At the PLI the Council presented evidence in relation to retail capacity and impact and demonstrated that there was a significant deficit of expenditure (approx £28.00m) in the East Kilbride convenience shopping catchment area and an estimated level of trade diversion and impact (approximately 18%) that would have a significant impact on Greenhills as a convenience shopping destination.

- 6.5 The subsequent application in 2006 (EK/06/0370) was also refused on the basis of retail impact on Greenhills Neighbourhood Centre and again the Council considered that the impact was significantly higher than that predicted by the applicant.

Retail Capacity

- 6.6 The current application has been assessed with regard to Policy COM 3, retail capacity (criterion (c)). The applicant indicates that there will be a gross surplus of expenditure in the catchment area as defined in the RIA. The Glasgow and the Clyde Valley Joint Structure Plan Technical Report TR/07 identified a surplus of expenditure in the East Kilbride Convenience catchment area of approximately £10m at 2011. Since the Structure Plan Technical Report was issued, a number of changes have occurred which are relevant. There has been expenditure growth in the population and new floorspace has benefitted from planning permission. A new foodstore has been granted consent in Strathaven, an Aldi store has been granted consent in Mavor Avenue, East Kilbride and a Marks and Spencer Simply Food has commenced trading in the Kingsgate Retail Park. All of these developments will absorb the growth in expenditure and some of the available expenditure capacity in the East Kilbride catchment area.
- 6.7 Since the previous application was lodged, the Greenhills Somerfield foodstore has closed and the unit remains unoccupied. The new convenience floorspace either with consent or trading, will have reduced any spare capacity identified in the 2003 Structure Plan Capacity Assessment. Given the closure of the Greenhills Somerfield, I am satisfied that there is capacity in the catchment area to support additional floorspace. Notwithstanding this position, consideration requires to be given that any new floorspace can trade, and at the same time support, the existing network of centres and not undermine their vitality and viability. Of particular importance in the assessment of the proposed foodstore is its proximity to Greenhills and its potential to divert trade from the remaining convenience floorspace.

Retail Impact

- 6.8 The assessment of impact (criterion (b)) of the proposed Lidl store on the vitality and viability of Greenhills Neighbourhood Centre is critical to the determination of the application. The cumulative impact of the proposed store is significant when taken into account with the closure of the Somerfield store. The loss of Somerfield has resulted in the convenience turnover of the centre being reduced by at least 50% with the main convenience operators, Costcutter and Iceland being the significant remaining convenience outlets. The applicants RIA assumes a diversion of £0.1m from Greenhills to the proposed Lidl store and has assumed that the majority of the diversion will be from Morrisons at Lindsayfield and East Kilbride Town Centre and Lidl at Hairmyres. I would consider diversion of £0.1m and the related impact of 3% on Greenhills an underestimate. The applicant's RIA also assumes that the Iceland store is trading at a turnover to floorspace ratio of twice that of the proposed Lidl. This assumes a high level of turnover to Greenhills and therefore the estimated diversion appears proportionately lower. The healthy trading of the Iceland Store whilst possible given it is the only remaining store in Greenhills, is considered important in the applicants RIA as it is the only Iceland Store in East Kilbride thereby attracting shoppers from a wide area and supporting turnover in the centre. However, in December 2009 an Iceland began trading from the floorspace at the former Woolworths store in East Kilbride town centre and therefore the RIA's assumption that the Iceland at Greenhills will be attractive to households from a wide area of East Kilbride, will be less likely as households now have the opportunity to shop in the more centrally located Town Centre.

- 6.9 The applicant's RIA assumes that Greenhills is trading at average levels; however I have concerns that it may be trading at less than average levels, that is, under trading. Therefore it is likely that Greenhills would suffer a higher impact than the predicted level of 3% and cumulatively with the trade lost as a result of the closure of the Somerfield Store, the vitality and viability of centre will be significantly affected. We would therefore conclude that that Greenhills is a vulnerable neighbourhood centre and that its vitality and viability will be further undermined by the proposed floorspace. In addition, the proposed development includes four Class 1 units of 739 square metres gross floorspace. If all the units are operated as retail floorspace there could be higher levels of diversion and impact on Greenhills.

Regeneration Priorities

- 6.10 In terms of criterion (d) regeneration priorities, Greenhills Centre has a number of established community uses (library and a post office) which are not available at Lindsayfield. I have concerns that not only will convenience retailing suffer from an additional loss of trade but that the vitality and viability of other community uses may be affected as the role and function of Greenhills Centre is undermined by further erosion of its retail offer and therefore becomes a less attractive shopping destination. The Council's Community Plan and Community Regeneration Statement aim to develop towns and villages to their full potential as they are crucial to the quality of life of people. Given concerns regarding the cumulative impact of the Lidl store on the low level of turnover in Greenhills, I consider that the proposal does not support the regeneration aims of the Local Plan (Policy STRAT 1) or the Council's Community Plan.

Structure Plan Context

- 6.11 Strategic Policy 1 of the Approved Glasgow and the Clyde Valley Joint Structure Plan aims to direct all new investment to town centres listed in Schedule 1. The proposed store is located within Lindsayfield Neighbourhood Centre which is not defined within Schedule 1. New retail development proposals are required to be assessed with regard to Strategic Policy 9 (SP9) incorporating criteria of Strategic Policy 6 (SP6). SP9 (Schedule 9) has a threshold to establish if development proposals are significant. Schedule 9 requires that convenience floorspace over 1000 square metres is assessed with respect to the Structure Plan. The proposed development consists of a Lidl store total and gross floorspace of 996 square metres gross, which is under the threshold of strategic significance. However, there are also four shop units proposed totaling 771 square metres which could be occupied by convenience operators. Thus the development has the potential to be strategically significant. In respect of SP9 the criteria relating to retail capacity and impact are relevant and as detailed in paragraphs 6.6 and 6.7 above, although there is capacity in regard to the expenditure within the catchment population, there is likely to be a significant cumulative impact in Greenhills. In respect to the impact on Strategic Centres in SP1, given the scale of floorspace in the town centre, a relatively low impact would be expected and I am satisfied that in this case, the cumulative impact will not undermine the vitality and viability of East Kilbride town centre.

Conclusions on Capacity and Impact

- 6.12 Having taken into account all of the above, although I conclude that there may be adequate expenditure in the wider catchment area to support additional convenience floorspace, I consider that the estimated lower than average trading levels of Greenhills will result in a cumulative impact on the centre, significantly greater than the 3% predicted in the applicant's RIA. This would have a significant adverse impact on the vitality and viability of the centre as a convenience shopping destination. I have no reason to accept that the circumstances regarding the impact on Greenhills have changed significantly since the refusal of the previous

applications and do in fact consider that the health of Greenhills Neighbourhood Centre has diminished. Approval of the current application would compound the diminishing role and function of the centre.

Accessibility

- 6.13 In regard to Criteria (e) the proposal is located in Lindsayfield and is well served by public transport along Lindsayfield Avenue and Greenhills Road. Bus services also serve the site and the wider Lindsayfield area. The site is also connected by public footpaths to the wider residential area and is easily accessible for pedestrians. It is therefore considered that the proposal complies with policy TRA1.

Design and Other Considerations

- 6.14 Policies ENV11, ENV30, ENV37 and DM1 relate predominately to design, amenity and infrastructure considerations. It is considered that the site layout, store design and materials are broadly acceptable in this location in terms of visual amenity and environmental considerations. I am also satisfied that the proposal will not have an adverse impact on the adjacent uses. The proposal is therefore considered to comply with criteria (e) of policy COM3.
- 6.15 In conclusion, while the Council would normally seek to encourage and support economic investment, such as this proposal, this requires to be balanced against the impact that such an investment will have on the established Greenhills neighbourhood centre and the businesses at these locations. This approach and judgement is supported by local planning policies as set out in the report. Therefore, in view of the anticipated impact on the viability and vitality of Greenhills centre. I would recommend, in this instance, that planning permission is refused.

7 Reasons for Decision

- 7.1 That the impact of a new foodstore would have a detrimental effect on the existing Greenhills Shopping Centre in terms of retail impact and would harm the vitality and viability of this shopping centre. The proposal is therefore contrary to policies STRAT1, COM3 and COM6 of the South Lanarkshire Local Plan (adopted 2009).

Colin McDowall
Executive Director (Enterprise Resources)

16 March 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
S.E.P.A. (West Region)

18/05/2009

Scottish Water	29/04/2009
Roads & Transportation Services H.Q. (Flooding)	01/05/2009
Environmental Services	24/04/2009
TRANSCO (Plant Location)	05/05/2009
Power Systems	05/05/2009
Roads and Transportation Services (East Kilbride)	24/06/2009
Roads & Transportation Services H.Q. (Flooding)	30/07/2009

► Representations

- Representation from : Lidl U.K. GmbH, Tailend Farm, Deans Road, Deans Industrial Estate, Livingston, EH54 8SE, DATED 04/06/2009
- Representation from : JP Fenton and Sons, 7 Greenhills Square, Greenhills, East Kilbride, G75 8TT, DATED 29/04/2009
- Representation from : Red Heads Ladies & Gents Hair Stylists, 12 Greenhills Square, Greenhills , East Kilbride, G75 8TT, DATED 29/04/2009
- Representation from : Mr William Neilly, T/A Morrisons Home Bakery, Unit 10 Greenhills Shopping Centre, Greenhills, East Kilbride, G75 8TT, DATED 29/04/2009
- Representation from : Frank Taylor, Video Drive In Ltd, 63 Glasgow Road, Stirling, FK7 0PA, DATED 29/04/2009
- Representation from : A McCandlish, 9 Greenhills Square, Greenhills, East Kilbride, G75 8TT, DATED 29/04/2009
- Representation from : Lidl UK GmbH, Tailend Farm, Deans Road, Deans Industrial Estate, Livingston, EH54 8SE, DATED 07/05/2009
- Representation from : Lidl UK GmbH, Tailend Farm, Deans Road, Deans Industrial Estate, Livingston, Scotland, EH54 8SE, DATED 28/05/2009
- Representation from : Owner/Occupier, 4 Bruce Place, East Kilbride, G75 0PU, DATED 17/06/2009
- Representation from : Owner/Occupier, 9 Strathmore Place, East Kilbride, G75 0HA, DATED 17/06/2009
- Representation from : D Kelly, 115 Sandpiper Place, East Kilbride, G75 8UP, DATED 17/06/2001
- Representation from : Owner/Occupier, 79 Tannahill Drive, East Kilbride, G74 3HR, DATED 17/06/2009
- Representation from : William Hamilton, 73 Cedar Place, East Kilbride, G75 9HT, DATED 17/06/2009

Representation from : Mrs Duff, 32 Blaeshill Road, East Kilbride, G75 8JL, DATED 17/06/2009

Representation from : Owner/Occupier, 42 Tiree, St Leonards, East Kilbride, G74 2DR, DATED 17/06/2009

Representation from : J & D Fitzpatrick, 87 Ash Avenue, East Kilbride, G75 9EP, DATED 17/06/2009

Representation from : A Carroll, 30 Gascoine, East Kilbride, G75 8DS, DATED 17/06/2009

Representation from : G F Buckley, 27 Morven Road, East Kilbride, G72 8PB, DATED 17/06/2009

Representation from : Hugh Cairns/S Cairns, 8 Culross Hill, East Kilbride, G74 1HU, DATED 17/06/2009

Representation from : Mrs E Anderson, 7 Ontario Park, East Kilbride, G75 8LX, DATED 17/06/2009

Representation from : Iain Duncan, Lethnot, 63 Glen Leterlot, East Kilbride, G74 3UZ, DATED 17/06/2009

Representation from : Ellen Laurie, 109 Vancouver Drive, East Kilbride, G75 8LQ, DATED 17/06/2009

Representation from : Mrs Jean McKay, 65 Derwent Water, East Kilbride, G75 8JT, DATED 17/06/2009

Representation from : Brenda Gallacher, 9 Glenderry, East Kilbride, G74 2JD, DATED 17/06/2009

Representation from : Brian Denmark, 1 Mossmulloch, East Kilbride, G75 0SZ, DATED 17/06/2009

Representation from : Jean Kerr, 35 Ravenscourt, East Kilbride, G74 5AZ, DATED 17/06/2009

Representation from : Savills, 163 West George Street, Glasgow, G2 2JJ, DATED 10/08/2009

Representation from : Gilbert McLelland, 55 Old Vic Court, Calderwood, East Kilbride, G74 3NE, DATED 17/06/2009

Representation from : J Jose, 129 Owens Avenue, East Kilbride, G75 9AA, DATED 17/06/2009

Representation from : Dave Buckner, 79 Teal Crescent, Greenhills, East Kilbride, G75 8UT, DATED 17/06/2009

Representation from : Avril Caithness, 33 Larch Place, East Kilbride, G75 9HQ, DATED 17/06/2009

Representation from : Owner/Occupier, 4 Ladder Court, East Kilbride, G75 8GW, DATED 17/06/2009

Representation from : N Ferguson, 12 Cromalt Avenue, East Kilbride, G75 9GO, DATED 17/06/2009

Representation from : Agnes Hendry, 11 Martinside, East Kilbride, G75 0BW, DATED 17/06/2009

Representation from : Owner/Occupier, 80 Cypress Crescent, East Kilbride, G75 9JB, DATED 17/06/2009

Representation from : E Ritchie, 57 Viking Terrace, East Kilbride, G75 0NW, DATED 17/06/2009

Representation from : Owner/Occupier, 37 Anniversary Avenue, East Kilbride, G75 9AT, DATED 17/06/2009

Representation from : Adam Ritchie, 57 Viking Terrace, East Kilbride, G75 0NW, DATED 17/06/2009

Representation from : Owner/Occupier, 109 Cypress Crescent, East Kilbride, G75, DATED 17/06/2009

Representation from : C & H Archibald, 146 Pembroke, Calderwood, East Kilbride, DATED 17/06/2009

Representation from : Mrs Rutherford, 61 Jamaica Drive, East Kilbride, G75 8NX, DATED 17/06/2009

Representation from : Owner/Occupier, 1 New Road, Chapelton, ML10 6SE, DATED 17/06/2009

Representation from : John Orr, 124 Melbourne, East Kilbride, G75 8DP, DATED 17/06/2009

Representation from : B Kelly, 115 Sandpiper Place, East Kilbride, G75 8UP, DATED 17/06/2009

Representation from : Mr J Gray, 47 Sydney Drive, East Kilbride, G75 8DQ, DATED 17/06/2009

Representation from : Owner/Occupier, 34 Pine Park, East Kilbride, G75 9HA, DATED 17/06/2009

Representation from : Ann Shaw, 7 Wingate Drive, East Kilbride, G74 3HB, DATED 17/06/2009

Representation from : James Goodwin, 8 Macadam Place, East Kilbride, G75 0TR, DATED 17/06/2009

Representation from : Mr J E Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS, DATED 11/05/2009

Representation from : Lidl U.K. GmbH, Tailend Farm, Deans Road, Deans

Industrial Estate, Livingston, EH54 8SE, DATED 12/06/2009

- Representation from : Mr S P Woolston, 18 Tamar Drive, East Kilbride, G75 8TZ, DATED 16/07/2009
- Representation from : Owner/Occupier, 21 Drumloch, Whitehills, East Kilbride, G75 0UT, DATED 24/07/2009
- Representation from : Dennis Collins, 6 Kendal Road, East Kilbride, G75 8QT, DATED 29/06/2009
- Representation from : Owner/ Occupier, 5 Merkland Way, East Kilbride, G75 9NH, DATED 29/06/2009
- Representation from : E Foster, 12 Meadow Close, Lindsayfield, East Kilbride, G75 9LT, DATED 29/06/2009
- Representation from : David Orr, 5 Monklands Way, East Kilbride, G75 9NH, DATED 29/06/2009
- Representation from : K Edger, 30 New Plymouth, East Kilbride, G75 8QB, DATED 29/06/2009
- Representation from : The Occupier, 42 Loch Long, East Kilbride, G74 2EN, DATED 29/06/2009
- Representation from : A Mungall, 64 Burnside View, East Kilbride, G75 9FZ, DATED 29/06/2009
- Representation from : J Muir, 50 Durban Avenue, Lindsayfield, East Kilbride, G75 9PA, DATED 29/06/2009
- Representation from : J Potts, 71 Mallard Place, East Kilbride, G75 8UE, DATED 29/06/2009
- Representation from : John Potts, 71 Mallard Place, East Kilbride, G75 8UE, DATED 29/06/2009
- Representation from : Mr & Mrs McPhail, 33 Troon Court, East Kilbride, G75 8TA, DATED 29/06/2009
- Representation from : Jennifer Kelly, 115 Sandpiper Place, East Kilbride, G75 8YP, DATED 29/06/2009
- Representation from : Owner/ Occupier, 18 Tamar Drive, East Kilbride, G75 8TZ, DATED 29/06/2009
- Representation from : Owner/Occupier, 18 Sycamore Way, Carmunnock, East Kilbride, G76 9DS, DATED 17/06/2009
- Representation from : R Johnston, 34G Eaglesham Road, East Kilbride, G75 8RW, DATED 17/06/2009
- Representation from : Owner/Occupier, 8 New Road, Chapelton, ML10 6SE, DATED 17/06/2009

Representation from : Owner/Occupier, 4 Gilmour Crescent, Eaglesham, G76 0HK, DATED 17/06/2009

Representation from : Owner/Occupier, 47 Loch Shin, St Leonards, East Kilbride, G74 2DS, DATED 17/06/2009

Representation from : A Rafferty, 77 Juniper Avenue, East Kilbride, G75 9JR, DATED 17/06/2009

Representation from : Mrs B Mackenzie, 18 Strathkelvin Lane , East Kilbride, G75 8GD, DATED 17/06/2009

Representation from : Thomas McQuillan, 48 Turnberry Place, East Kilbride, G75 8TD, DATED 17/06/2009

Representation from : R M Mooney, 11 Sydney Drive, East Kilbride, G75 8DQ, DATED 17/06/2009

Representation from : John Steele, 15 Cedar Drive, East Kilbride, G75 9HS, DATED 17/06/2009

Representation from : Mrs P MacDonald, 9 Gilderdale, East Kilbride, G74 4NJ, DATED 17/06/2009

Representation from : Owner/Occupier, 4 Sannox Place, East Kilbride, G75 9NQ, DATED 17/06/2009

Representation from : Owner/Occupier, 74 Netherton Road, Westwood, East Kilbride, G75 9LA, DATED 17/06/2009

Representation from : Mr E Dennison, 42 Anniversary Avenue, East Kilbride, G75 9AY, DATED 17/06/2009

Representation from : M Dennison, 42 Anniversary Avenue, East Kilbride, G75 9AU, DATED 17/06/2009

Representation from : A McKenzie, 22 Whitehills Place, Murray, East Kilbride, G75 0ND, DATED 17/06/2009

Representation from : R McKenzie, 22 Whitehills Place, Murray, East Kilbride, G75 0ND, DATED 17/06/2009

Representation from : C Anderson, 137 Rockhampton Avenue, East Kilbride, G75 8EL, DATED 17/06/2009

Representation from : H McDougall, 4 Shieldhill, East Kilbride, G75 0HY, DATED 17/06/2009

Representation from : Mrs K McGregor, 16 Riverton Drive, East Kilbride, G75 8ZU, DATED 17/06/2009

Representation from : Mrs Joyce Thomson, 3 Cairnlea Road, Strathaven, ML10 6EY, DATED 22/06/2009

Representation from : Mrs Judith Cavanagh, 164 Sycamore Crescent, East Kilbride, G75 9JY, DATED 22/06/2009

Representation from : Grace & Ian Lang, 28 Troon Avenue, East Kilbride, G75 8TH, DATED 22/06/2009

Representation from : Mrs P Corbett, 47 Naysmith Bank, East Kilbride, G75 0TE, DATED 22/06/2009

Representation from : Mrs Anne-Lynne McCabe, 68 Juniper Avenue, East Kilbride, G75 9JS, DATED 22/06/2009

Representation from : D Jameson, 48 Northberwick Crescent, East Kilbride, G75 8QT, DATED 22/06/2009

Representation from : Annette Barr, 170 Sycamore Crescent, East Kilbride, G75 9JY, DATED 22/06/2009

Representation from : Natalie Forrester, 22 Burnside View, East Kilbride, G75 9FZ, DATED 22/06/2009

Representation from : Owner/Occupier, 127 Baird Hill, East Kilbride, G75 0EG, DATED 22/06/2009

Representation from : Mrs June Elder, 19 Montreal Park , East Kilbride, G75 8LA, DATED 22/06/2009

Representation from : Owner/Occupier, 7 Bradley Crescent, East Kilbride, G75 8FA, DATED 22/06/2009

Representation from : Phyllis Shields, 40 Easdale, East Kilbride, G74 2EB, DATED 22/06/2009

Representation from : Owner/Occupier, 112 Teal Crescent, East Kilbride, G75 8UR, DATED 22/06/2009

Representation from : M H MacLeod, 17 Palmerston, East Kilbride, , DATED 22/06/2009

Representation from : Donald Wadell, 14 Gascoyne, East Kilbride, G75 8DS, DATED 22/06/2009

Representation from : Aileen McCann, 16 Macadam Place, East Kilbride, G75 0JR, DATED 22/06/2009

Representation from : Owner/Occupier, 37 Bunbury Terrace, Westwood, East Kilbride, G75 8HP, DATED 22/06/2009

Representation from : A Maxwell, 24 Slessor Drive, Murray, East Kilbride, G74 0LP, DATED 22/06/2009

Representation from : William Steel, 127 Falkland Drive, East Kilbride, G74 1ES, DATED 22/06/2009

Representation from : Mrs A Andrew, 7 Manitoba Crescent, East Kilbride, G75

8NN, DATED 22/06/2009

- Representation from : A Kenny, 58 Leeward Circle, East Kilbride, G75 8NZ,
DATED 22/06/2009
- Representation from : J Steel, 127 Falkland Drive, East Kilbride, G74 1ES,
DATED 22/06/2009
- Representation from : Jack Dobinson, 23 Ambleside , East Kilbride, G75 8TX,
DATED 22/06/2009
- Representation from : A Williamson, 63 Mallard Place, East Kilbride, G75 8UE,
DATED 22/06/2009
- Representation from : E Dobinson, 23 Ambleside, East Kilbride, G75 8TX, DATED
22/06/2009
- Representation from : M Simmonds, 2 Banks Avenue, Chapelton, ML10 6RL,
DATED 23/06/2009
- Representation from : Angela Welch, 10 Skene Grove, East Kilbride, G75 8YP,
DATED 23/06/2009
- Representation from : M Dynes, 135 Mallard Terrace, East Kilbride, G75 8UG,
DATED 23/06/2009
- Representation from : John Stewart, 22 Blacklands Road, East Kilbride, G74 1BE,
, DATED 23/06/2009
- Representation from : Mrs Elaine Kinnaird, 8 Sunnybank Grove, East Kilbride,
G76 7SU, DATED 19/06/2009
- Representation from : D R Raymond, 30 Kelain Crescent, East Kilbride, G75 0TY,
DATED 19/06/2000
- Representation from : Owner/Occupier, 87 Clyde Tower, East Kilbride, G74 2HQ,
DATED 19/06/2009
- Representation from : Mr Ian McNair, 77 Lyttleton, Westwood, East Kilbride, G75
9DP, DATED 19/06/2009
- Representation from : S Masih, 4 East Milton Grove, East Kilbride, G75, DATED
19/06/2009
- Representation from : Ms A Hughes, 39 Ardochrig, East Kilbride, DATED
19/06/2009
- Representation from : David Eccleston, 32 Spey Grove, East Kilbride, G75 8XH,
DATED 19/06/2009
- Representation from : Robert McCracken, 107 Quebec Drive, East Kilbride, G75
8SE, DATED 19/06/2009
- Representation from : J Jessamire, 6 Thirlmere, East Kilbride, G75 8HQ, DATED
19/06/2009

Representation from : Owner/ Occupier, 217 Elder Avenue, East Kilbride, G75 8UA, DATED 09/07/2009

Representation from : KA Brown, 2 Whitelee, East Kilbride, G75 0JX, DATED 26/06/2009

Representation from : Owner/Occupier, 26 Lomond, East Kilbride, G75 0BP, DATED 26/06/2009

Representation from : Edward Craig, 12 Main Street, Strathaven, ML10 6RZ, DATED 26/06/2009

Representation from : Owner/ Occupier, 32 Wellesley Drive, East Kilbride, G75 8TR, DATED 26/06/2009

Representation from : L Wilson, 28 Mitchell Grove, East Kilbride, G74 1QZ, DATED 26/06/2009

Representation from : Mrs M Sharp, 78 Cypress Crescent, East Kilbride, G75 9JB, DATED 26/06/2009

Representation from : Martin C Lang, 9 Tay Terrace, East Kilbride, G75 8XD, DATED 26/06/2009

Representation from : Mrs Dunbar, 117 Quebec Drive, East Kilbride, G75, DATED 26/06/2009

Representation from : A McFarlane, 13 Loch Long, East Kilbride, G74 2EL, DATED 25/06/2009

Representation from : D Donaldson, 16 Anniversary Avenue, East Kilbride, G75 9HJ, DATED 25/06/2009

Representation from : Owner/Occupier, 13 Turnberry Place, East Kilbride, G75 8TB, DATED 25/06/2009

Representation from : Owner/Occupier, 2 Torrance Avenue, East Kilbride, G75 0RN, DATED 25/06/2009

Representation from : A Dickson, 27 Liddell Grove, East Kilbride, G75 9AA, DATED 25/06/2009

Representation from : Irvine Hutton, 19 Windward Road, East Kilbride, G75 8NS, DATED 24/06/2009

Representation from : Owner/Occupier, 9 Wellington, East Kilbride, G75 8RB, DATED 24/06/2009

Representation from : James Gray, 23 Broom Crescent, East Kilbride, G75 9JE, DATED 24/06/2009

Representation from : M Dorman, 2 Dechmont, East Kilbride, G75 , DATED 24/06/2009

Representation from : P H Gray, 23 Broom Crescent, Greenhills, East Kilbride, G75 9JF, DATED 24/06/2009

Representation from : Kay Kennedy, 24 Oak Place, East Kilbride, G75 9EB, DATED 24/06/2009

Representation from : Owner/ Occupier, 23 Turnlaw, East Kilbride, G75 0RQ, DATED 24/06/2009

Representation from : Jean Fox, 49 Ash Court, East Kilbride, G75 9EW, DATED 24/06/2009

Representation from : Owner/Occupier, 99 Ballochmyle, East Kilbride, G74 3AT, DATED 24/06/2009

Representation from : Owner/Occupier, 1 Bank Park, East Kilbride, G75 0DE, DATED 24/06/2009

Representation from : Owner/Occupier, 17 Carlton Road, East Kilbride, G76 8QH, DATED 24/06/2009

Representation from : T Pollock, 46 Benbecula, East Kilbride, G74 2BT, DATED 24/06/2009

Representation from : Joan Di Folco, 18 Buttermere, East Kilbride, G75 8DZ, DATED 24/06/2009

Representation from : G Anderson, 35 Owen Park, East Kilbride, G75 9AS, DATED 17/06/2009

Representation from : G Wilson, 297 Kirktonholme Road, East Kilbride, G74 1HD, DATED 17/06/2009

Representation from : B Paterson, 12 Naysmyth Bank, East Kilbride, G75 0JF, DATED 17/06/2009

Representation from : Winnie Irvine, 25 Invercargill, Westwood, East Kilbride, G75 8RE, DATED 16/06/2009

Representation from : Owner/Occupier, 9 Avondale Avenue, East Kilbride, G74 1NU, DATED 16/06/2009

Representation from : N Murray, 6 Fintry Place, Lindsayfield, East Kilbride, G75 9GB, DATED 16/06/2009

Representation from : Mrs E A Edwards, 131 Teal Crescent, East Kilbride, G75 8UT, DATED 16/06/2009

Representation from : J Irvine, 25 Invercargill, Westwood, East Kilbride, G75 8RE, DATED 16/06/2009

Representation from : Elizabeth MacPhee, 7 Terne Place, East Kilbride, G75 8UY, DATED 16/06/2009

Representation from : Pamela English, 6 Torrance Court, East Kilbride, G75 0RU,

DATED 16/06/2009

- Representation from : Owner/Occupier, 52 Somerville Drive, East Kilbride, G75 0LU, DATED 16/06/2009
- Representation from : Joe Doherty, 100 Eider Place, East Kilbride, G75 8UD, DATED 16/06/2009
- Representation from : Owner/Occupier, 11 Rydal Grove, East Kilbride, G75 8YS, DATED 16/06/2009
- Representation from : Gemma McGregor, 39 Anniversary Avenue, East Kilbride, G75 9DT, DATED 16/06/2009
- Representation from : J McNee, 115 Westwood Hill, East Kilbride, G75 8QA, DATED 16/06/2009
- Representation from : E Wilson, 48 Pine Court, East Kilbride, G75 9HA, DATED 16/06/2009
- Representation from : DG Stewart, 2 Campsie Road, East Kilbride, G75 9GE, DATED 16/06/2009
- Representation from : E Scott, 24 Bryce Place, East Kilbride, G75 9AY, DATED 16/06/2009
- Representation from : Anne & John McGhee, 69 Germiston Crescent, East Kilbride, G75 9LL, DATED 16/06/2009
- Representation from : Gemma McGarvey, 113 Juniper Avenue, East Kilbride, G75 9JP, DATED 16/06/2009
- Representation from : Owner/ Occupier, 22 Sadlers Wells, East Kilbride, G74 3NF, DATED 02/07/2009
- Representation from : David Kirwan, 185 Maple Terrace, Greenhills, East Kilbride, G75, DATED 19/06/2009
- Representation from : W Connelly, 3 Allison Lea, East Kilbride, G74 3BT, DATED 19/06/2009
- Representation from : James H Maxwell, 73 Milford, East Kilbride, G75 9BT, DATED 19/06/2009
- Representation from : W Gillespie, 117 Glen Isla, St Leonards, East Kilbride, G74 3TG, DATED 19/06/2009
- Representation from : Mrs B Scott, 1 Polden Court, East Kilbride, G75 9GZ, DATED 19/06/2009
- Representation from : M McCracken, 107 Quebec Drive, East Kilbride, G75 8SE, DATED 19/06/2009
- Representation from : Mary Shaw, 38 Loch Torridon, East Kilbride, G74 2ET, DATED 07/07/2009

Representation from : Elaine Lunn, 6 Strathyne Gardens, East Kilbride, G75 8GP, DATED 29/07/2009

Representation from : Mrs Boyle, 32 Malov Court, East Kilbride, G75 0DY, DATED 06/07/2009

Representation from : Mary Sidebottom, 78 Ash Avenue, Easy Kilbride, G75 9EJ, DATED 06/07/2009

Representation from : Angela Penman, 100 Eider Place, East Kilbride, G75 8UD, DATED 16/06/2009

Representation from : Mrs Macfarlane, 15 Araburn Drive, East Kilbride, G75 8FE, DATED 16/06/2009

Representation from : Owner/Occupier, 4 Ladysmith Drive, East Kilbride, G75 9PF, DATED 16/06/2009

Representation from : Owner/Occupier, 3 Torbee Gardens, East Kilbride, G75 9NE, DATED 16/06/2009

Representation from : Mrs McNee, 115 Westwood Hill, East Kilbride, G75 8QA, DATED 16/06/2009

Representation from : Pauline Young, 4 Ladysmith Drive, East Kilbride, G75 9PF, DATED 16/06/2009

Representation from : Mrs E Gibson, 50 Sutherland Way, East Kilbride, G74 3DL, DATED 16/06/2009

Representation from : Irene McLaughlan, 2 Colonsay, East Kilbride, G74 2HE, DATED 16/06/2009

Representation from : Isobel McWilliams, 9 Wellington, East Kilbride, G75 8RB, DATED 18/06/2009

Representation from : Owner/Occupier, 17 Lairhills Road, East Kilbride, G75 0LF, DATED 18/06/2009

Representation from : Margaret Cairns, 23 Severn Road, East Kilbride, G75 8QZ, DATED 18/06/2009

Representation from : Owner/Occupier, 35 Mountherrick, East Kilbride, G75 0SH, DATED 18/06/2009

Representation from : Owner/Occupier, 50 Glen Clova, East Kilbride, G74 3TD, DATED 18/06/2009

Representation from : B D Shackleton, 7 Westport, East Kilbride, G75 8QR, DATED 18/06/2009

Representation from : A Ward, 4 Larch Drive, East Kilbride, G75 9HQ, DATED 18/06/2009

Representation from : M C Woodward, 10 Clamps Wood, East Kilbride, G74 2HB, DATED 18/06/2009

Representation from : Owner/Occupier, 37 Germiston Crescent, East Kilbride, G75 9LL, DATED 18/06/2009

Representation from : Mr J Smith, 19 Larch Place, East Kilbride, G75 9HQ, DATED 18/06/2009

Representation from : N Smith, 16 Headhouse Court, East Kilbride, G75 0UG, DATED 18/06/2009

Representation from : M W Crawford, 17 Tasman Drive, East Kilbride, G75 8ES, DATED 18/06/2009

Representation from : John McIntosh, 5 Campsie Road, East Kilbride, G75 9GE, DATED 18/06/2009

Representation from : Allison Cross, 37 Bunbury Terrace, Westwood, East Kilbride, G75 8HP, DATED 18/06/2009

Representation from : M McKay, 31 Kendal Road, East Kilbride, G75 8QT, DATED 18/06/2009

Representation from : Mrs Elizabeth O'Neill, 17 Pine Crescent, Greenhills, East Kilbride, G75 9HJ, DATED 08/07/2009

Representation from : J Barr, 55 Campsie Road, East Kilbride, G75 9GE, DATED 01/07/2009

Representation from : A McGovern, 37 Lavender Drive, East Kilbride, G75 9JH, DATED 01/07/2009

Representation from : D Campbell, 12 Broom, East Kilbride, G75 9JR, DATED 01/07/2009

Representation from : Mr & Mrs Foy, 55 Jamaica Drive, East Kilbride, G75 8HX, DATED 01/07/2009

Representation from : Owner Occupier, 1 Kentmere Drive, East Kilbride, G75 8YX, DATED 16/07/2009

Representation from : L Murphy, 23 Chestnut Crescent, East Kilbride, G75 9EL, DATED 16/07/2009

Representation from : C Connell, 64 Ash Place, East Kilbride, G75 9ET, DATED 03/07/2009

Representation from : The Occupier, 14 Dovie Place, East Kilbride, G75 8PN, DATED 03/07/2009

Representation from : Michelle Burns, Jura Drive, Blantyre, G72 9LJ, DATED 23/07/2009

Representation from : Mrs Ashley Burns, 60 Campsie Road, East Kilbride, G75

9GE, DATED 23/07/2009

- Representation from : Ruth Law, 2 Reed Street, East Kilbride, ML10 6NE, DATED 15/06/2009
- Representation from : James Mitchell, 15 Welsh Drive, East Kilbride, G72 0EB, DATED 15/06/2009
- Representation from : Owner/ occupier, 11 Sutherland Way, East Kilbride, G74 3JL, DATED 15/06/2009
- Representation from : Owner/ occupier, 25 Simpson Drive, East Kilbride, G75 0AU, DATED 15/06/2009
- Representation from : S Paul, 4 Stephenson Place, East Kilbride, G75 0AR, DATED 15/06/2009
- Representation from : William Braid, 18 Larch Drive, East Kilbride, G75 9HG, DATED 15/06/2009
- Representation from : Mrs May Braid, 18 Larch Drive, East Kilbride, G75 9HG, DATED 15/06/2009
- Representation from : Owner/ occupier, 12 Stephenson Terrace, East Kilbride, G75, DATED 15/06/2009
- Representation from : Mr J Rae, 93 Plover Drive, East Kilbride, G75 8UX, DATED 15/06/2009
- Representation from : Gordon Knight, 22 Edmund Kean, East Kilbride, G74 3RG, DATED 15/06/2009
- Representation from : Owner/ occupier, 17 Cedar Drive, East Kilbride, G75 9HS, DATED 15/06/2009
- Representation from : Owner/ Occupier, 18 Trent Place, East Kilbride, G75 8RU, DATED 15/06/2009
- Representation from : Owner/ Occupier, 2 Grampian Drive, East Kilbride, G75 9GL, DATED 15/06/2009
- Representation from : Robert Law, 2 Reed Street, East Kilbride, ML10 6NE, DATED 15/06/2009
- Representation from : Owner/ Occupier , 18 Roseneath Gate, East Kilbride, G74 1DP, DATED 15/06/2009
- Representation from : Owner/ occupier, 101 Juniper Avenue, East Kilbride, G75 9JN, DATED 15/06/2009
- Representation from : R Brew, 9 Turnberry Place, Greenhills, East Kilbride, G75 8TB, DATED 15/06/2009
- Representation from : Owner/ occupier, 3 St Andrews Court, East Kilbride, G75 9LN, DATED 15/06/2009

Representation from : Gail Buchanan, 11 Skye, East Kilbride, G74 2BY, DATED 15/06/2009

Representation from : Owner/ occupier, 30 Bute, East Kilbride, G74 2AZ, DATED 15/06/2009

Representation from : Mr & Mrs McKenna, 2 Carnoustie Crescent, East Kilbride , G75 8TE, DATED 15/06/2009

Representation from : Alexander Gray, 1 Eden Drive, East Kilbride, G75 8XX, DATED 03/07/2009

Representation from : J Richardson, 14 Dove Place, East Kilbride, G75 8PN, DATED 03/07/2009

Representation from : S Byrne, 62 Campsie Road, East Kilbride, G75 9GE, DATED 03/07/2009

Representation from : Neil Cumins, GSPC Online Editor, Kilpatrick House, 145-147 Queen Street, Glasgow, G1 3BJ, DATED 03/07/2009

Representation from : Mrs Frances McInch, 92 Juniper Avenue, East Kilbride, G75 9JS, DATED 23/06/2009

Representation from : Alan Bartie, 90 Ash Avenue, East Kilbride, G75 9RS, DATED 21/07/2009

Representation from : J Sidebottom, 78 Ash Avenue, East Kilbride, G75 9ES, DATED 01/07/2009

Representation from : R S Clark, 23 Park Crescent, East Kilbride, G76 0JD, DATED 27/07/2009

Representation from : Owner/ occupier, 122 Alberta Avenue, East Kilbride, G75 8AY, DATED 13/07/2009

Representation from : Margaret Brogan, 40 Whitecart Tower, East Kilbride, G74 2EE, DATED 13/07/2009

Representation from : Owner /Occupier, 3 Ardochrig, East Kilbride, G75 8FG, DATED 14/07/2009

Representation from : Owner/ Occupier, 62 Campsie Road, East Kilbride, G75 9GE, DATED 14/07/2009

Representation from : Mrs Janet Donnelly, 138 Rockhampton Avenue, Westwood, East Kilbride, G75 8EJ, DATED 25/08/2009

Representation from : T G Ramsay, 26 Burnside View, Lindsayfield, East Kilbride, G75 9FZ, DATED 07/08/2009

Representation from : J Hamilton, 18 Cedar Drive, East Kilbride, G75 9HS, DATED 07/09/2009

- Representation from : Lidl U.K GmbH, Tailend Farm, Dean Road, Deans Industrial Estate, Livingston, Scotland, EH54 8SE, DATED 06/10/2009
- Representation from : GVA Grimley, 206 St Vincent Street, Glasgow, G2 5SG, DATED 22/10/2009
- Representation from : GVA Grimley, 206 St Vincent Street, Glasgow, G2 5SG, DATED 29/10/2009
- Representation from : Lidl UK GmbH, Tailend Farm, Deans Road, Deans Industrial Estate, Livingston, EH54 8SE, DATED 16/10/2009

Contact for Further Information

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

Alan Pepler, x6652, Planning Officer, Civic Centre
(Tel :01355 806652)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

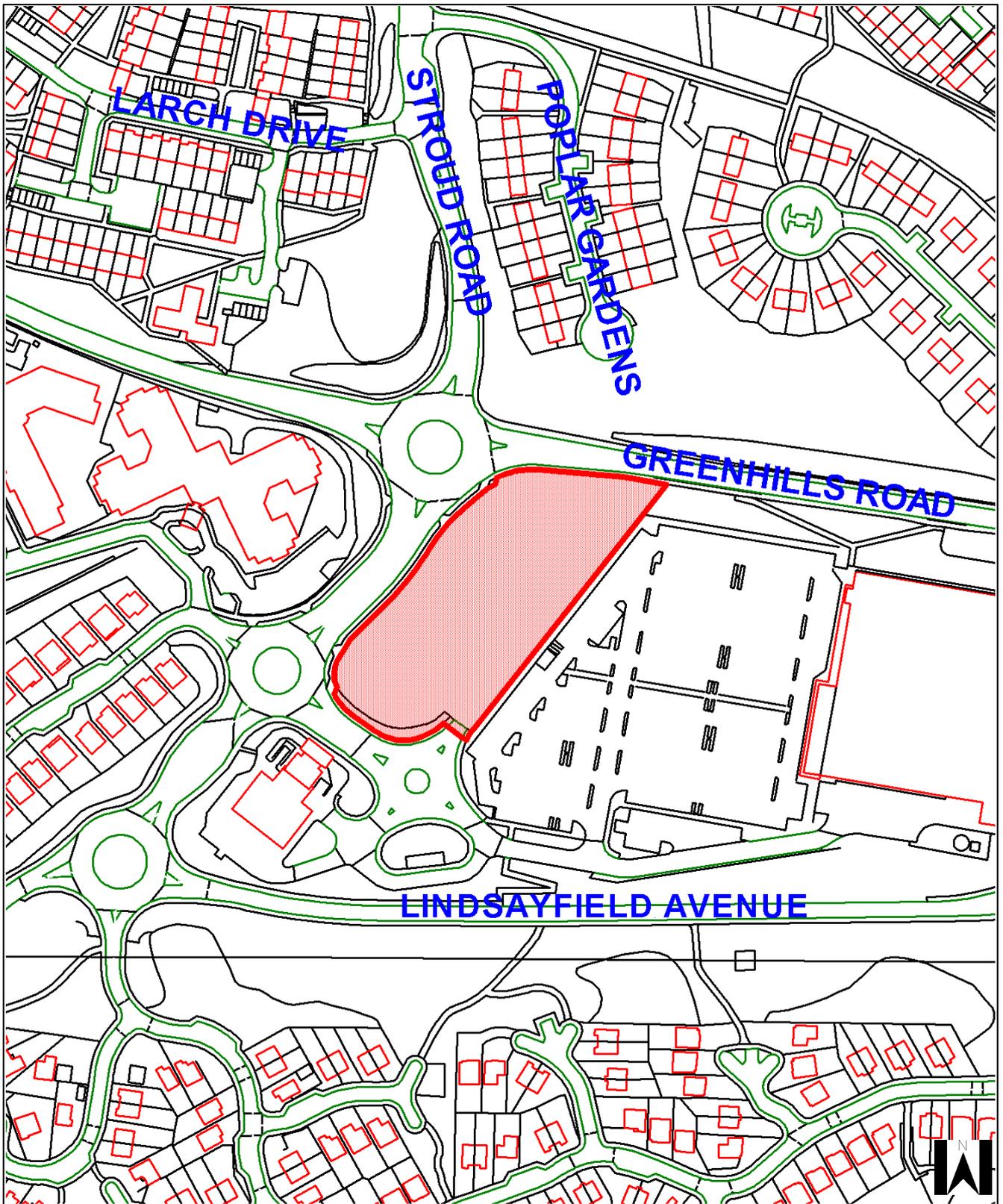
Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/09/0112

REASONS FOR REFUSAL

- 1 This decision relates to drawing numbers: AL(0)101; AL(0)102; AL(0)110; AL(0)103 Rev B; AL(0)105 Rev B; AL(0)108 Rev A; AL(0)104 Rev A; AL(0)106.

- 2 That the proposal will have an adverse impact on the vitality and viability of Greenhills neighbourhood shopping centre and is therefore contrary to policies STRAT 1, COM 3 and COM 6 of the South Lanarkshire Local Plan (adopted 2009).



For information only

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