

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 10 October 2017

Chair:

Councillor Alistair Fulton

Councillors Present:

Alex Allison, John Anderson (*substitute for Councillor Marrs*), John Bradley, Walter Brogan, Archie Buchanan, Margaret Cowie, Maureen Devlin, Mary Donnelly, Isobel Dorman (Depute), Fiona Dryburgh, George Greenshields, Mark Horsham, Ann Le Blond, Richard Lockhart, Kenny McCreary, Richard Nelson, Carol Nugent, Graham Scott, Jim Wardhaugh

Councillors' Apologies:

Stephanie Callaghan, Katy Loudon, Julia Marrs, John Ross (ex officio), David Shearer, Bert Thomson, Sheena Wardhaugh

Attending:

Community and Enterprise Resources

G Cameron, Headquarters Manager, Planning and Building Standards Services; L Campbell, Area Manager, Planning and Building Standards Services (Hamilton); P Elliott, Head of Planning and Economic Development; F Jack, Team Leader, Development Management Team, Roads and Transportation Services; T Meikle, Area Manager, Planning and Building Standards Services (Cambuslang/ Rutherglen and East Kilbride)

Finance and Corporate Resources

S Burrows, Media Officer; P MacRae, Administration Officer; K McLeod, Administration Assistant

1 Declaration of Interests

No interest were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 12 September 2017 were submitted for approval as a correct record.

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

3 Application HM/17/0295 - Residential Development (105 Units) and Associated Roads and Infrastructure, Including Footpaths, Open Space, SUDs and Landscaping at Clyde Avenue, Blantyre Mill Road, Bothwell

A report dated 2 October 2017 by the Executive Director (Community and Enterprise Resources) was submitted on planning application HM/17/0295 by Miller Homes for a residential development (105 units) and associated roads and infrastructure, including footpaths, open space, SUDs and landscaping at Clyde Avenue, Blantyre Mill Road, Bothwell.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Development Plan and Supplementary Guidance. Details of the assessment were provided in the report. The development constituted Development Contrary to the Development Plan, however, it was not considered that the proposal was significantly contrary to the Development Plan.

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

- ◆ the area of the site designated as green belt was only a small part of the application site and its development would not prejudice the greenbelt as a whole or set an unwelcome precedent in relation to the Adopted Green Belt policy
- ◆ the proposal complied with all other relevant Local Development Plan policies
- ◆ the proposed development raised no significant environmental or infrastructure issues
- ◆ the proposed development could be satisfactorily implemented without detriment to residential amenity or road safety concerns
- ◆ no issues had been raised that would merit, or justify, a refusal of planning permission

At its meeting on 7 July 2015, the Committee had approved a procedure for processing planning applications which required completion of a Planning Obligation. If approved, the application would be subject to a Section 75 Planning Obligation and/or other agreement and the approved procedure would apply.

Councillor Fulton, seconded by Councillor Dorman, moved that the application be granted subject to the conditions specified in the Executive Director's report and the conclusion of the appropriate legal agreements. Councillor McCreary, seconded by Councillor Nelson, moved as an amendment that consideration of the application be continued to a future meeting of the Committee to allow the roads concerns raised in relation to the proposal, particularly with regard to access, to be investigated. On a vote taken by a show of hands, 4 members voted for the amendment and 15 members voted for the motion which was declared carried.

The Committee decided:

- (1) that planning application HM/17/0295 by Miller Homes for a residential development (105 units) and associated roads and infrastructure, including footpaths, open space, SUDs and landscaping at Clyde Avenue, Blantyre Mill Road, Bothwell be granted subject to:-
 - ◆ the conditions specified in the Executive Director's report
 - ◆ prior conclusion of a Section 75 Planning Obligation and/or other agreement between the Council, the applicants and the site owners to ensure financial contributions were made at appropriate times during the development towards community and educational facilities
 - ◆ the applicants meeting the Council's legal costs associated with the Section 75 Obligation and/or other legal agreements
- (2) that it be noted that, in accordance with the agreed procedure, should there be no significant progress by the applicant towards the conclusion of the Planning Obligation within 6 months of the date of the meeting at which the application was considered, the proposed development could be refused on the basis that, without the planning control or developer contribution which would be secured by the Planning Obligation, the proposed development would be unacceptable; and
- (3) that it be noted that, if the Planning Obligation had not been concluded within the 6 month period but was progressing satisfactorily, the applicant would be offered the opportunity to enter into a Processing Agreement, if this was not already in place, which would set an alternative agreed timescale for the conclusion of the Planning Obligation.

[Reference: Minutes of 7 July 2015 (Paragraph 15) and 8 March 2016 (Paragraph 5)]

Councillor Le Blond entered the meeting during consideration of this item of business

4 Application EK/17/0184 - Corridor Improvements Project Including 7.3 Metres Wide Dualling of the Existing Carriageway with Associated Shared Cycleway/Footways, Roundabouts, Site Clearance, Drainage, Earthworks, Lighting, Controlled Crossings, Fencing, Structures and Accommodation Works at Greenhills Road/A726 Strathaven Road Corridor Improvements, East Kilbride

A report dated 3 October 2017 by the Executive Director (Community and Enterprise Resources) was submitted on planning application EK/17/0184 by South Lanarkshire Council for the corridor improvements project including 7.3 metres wide dualling of the existing carriageway with associated shared cycleway/footways, roundabouts, site clearance, drainage, earthworks, lighting, controlled crossings, fencing, structures and accommodation works at Greenhills Road/A726 Strathaven Road Corridor Improvements, East Kilbride.

The Committee decided: that planning application EK/17/0184 by South Lanarkshire Council for the corridor improvements project including 7.3 metres wide dualling of the existing carriageway with associated shared cycleway/footways, roundabouts, site clearance, drainage, earthworks, lighting, controlled crossings, fencing, structures and accommodation works at Greenhills Road/A726 Strathaven Road Corridor Improvements, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

Councillor J Wardhaugh, as the mover of an amendment which failed to find a seconder, asked that his dissent be recorded

5 Application HM/17/0312 - Erection of 26 Flats and 16 Terraced Houses with Associated Amenity Space and Car Parking at Carlisle Road, Ferniegair, Hamilton

A report dated 2 October 2017 by the Executive Director (Community and Enterprise Resources) was submitted on planning application HM/17/0312 by Clyde Valley/Wilson Developments for the erection of 26 flats and 16 terraced houses with associated amenity space and car parking at Carlisle Road, Ferniegair, Hamilton.

The Committee decided: that planning application HM/17/0312 by Clyde Valley/Wilson Developments for the erection of 26 flats and 16 terraced houses with associated amenity space and car parking at Carlisle Road, Ferniegair, Hamilton be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ the deletion of Conditions 7, 8, 17 and 18 from the conditions specified in the Executive Director's report as they did not apply to the application

6 Application HM/17/0060 - Residential Development (12 Terraced Units) at Building Plot to North West of Glebe Wynd, Bothwell

A report dated 2 October 2017 by the Executive Director (Community and Enterprise Resources) was submitted on planning application HM/17/0060 by Soparr Limited for a residential development (12 terraced units) at a building plot to the north west of Glebe Wynd, Bothwell.

The Committee decided:

that planning application HM/17/0060 by Soparr Limited for a residential development (12 terraced units) at a building plot to the north west of Glebe Wynd, Bothwell be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ consent being withheld until an appropriate financial contribution towards the upgrading of local community facilities was received from the applicants

7 Tall Wind Turbines: Landscape Capacity, Siting and Design Guidance - Addendum to South Lanarkshire Landscape Capacity Study for Wind Energy 2016

A report dated 27 September 2017 by the Executive Director (Community and Enterprise Resources) was submitted on the proposed Tall Wind Turbines: Landscape Capacity, Siting and Design Guidance, an addendum to the South Lanarkshire Landscape Capacity Study for Wind Energy 2016.

At its meeting on 15 December 2015, the Committee had adopted Supplementary Guidance (SG) on Renewable Energy related to the South Lanarkshire Local Development Plan (SLLDP). The SG contained more detailed policy and guidance for developers on the requirements for wind energy and other renewable energy developments. A series of assessments informed the preparation of the SG which included:-

- ◆ Landscape Capacity Study for Wind Energy
- ◆ South Lanarkshire Local Landscape Character Assessment
- ◆ Validating Local Landscape Designations

Following the announcement by the United Kingdom Government, in June 2015, to end financial support for onshore wind energy developments, many wind energy developments which had received planning consent but which had not been built were unable to access subsidies. As a result, to increase the yield from those developments, many developers proposed to increase the height of turbines and revise their layout.

It was considered necessary to update the Council's existing guidance on landscape capacity to take account of the impacts of taller wind turbines and the Tall Wind Turbines: Landscape Capacity, Siting and Design Guidance (TWT Guidance) had been prepared for consultation. Details were given on the proposed Guidance, which included a new category of turbine size of 150 to 200 metres in height.

The TWT Guidance would provide technical Guidance for the assessment of tall turbines and, if approved, would be a material consideration when assessing proposals for wind energy developments. Prior to implementation, the Guidance would be the subject of consultation for a 4 week period during October/November 2017.

The Committee decided:

- (1) that the Tall Wind Turbines: Landscape Capacity, Siting and Design Guidance – Addendum to South Lanarkshire Landscape Capacity Study for Wind Energy 2016 be approved;
- (2) that a 4 week consultation period take place on the Guidance; and

- (3) that the Head of Planning and Economic Development be authorised to make drafting and technical changes to the Guidance.

[Reference: Minutes of 15 December 2015 (Paragraph 17)]

8 Urgent Business

There were no items of urgent business.