

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 30 August 2005

Chair:

Councillor Graham Scott

Councillors Present:

Archie Buchanan, Tony Carlin, Sam Casserly, Pam Clearie, Gerry Convery, Alan Dick, Jim Docherty, Tommy Gilligan, Ian Gray, James Handibode, Carol Hughes, Billy McCaig, Michael McCann, John McGuinness, Alex McInnes, Ian McInnes, Denis McKenna (Depute), Mary McNeill, Brian Reilly, Bob Rooney, Chris Thompson, Jim Wardhaugh

Councillors Also Present:

Bev Gauld, David Watson

Councillors' Apologies:

David Baillie, Cathie Condie, Jim Daisley, Gerry Docherty, Allan Falconer, Hector Macdonald, James Malloy, Tom McAlpine, Edward McAvoy

Attending:

Corporate Resources

L Carstairs, Public Relations Officer; P MacRae, Administration Officer

Enterprise Resources

C Bradley, Planning Officer; G Cameron, Area Manager, Planning and Building Control (Cambuslang and Rutherglen); S Ferrie, Area Manager, Planning and Building Control (Clydesdale); C McDowall, Head of Planning and Building Control; S McMillan, Planning Team Leader (Hamilton); T Meikle, Area Manager, Planning and Building Control (East Kilbride); L Murphy, Legal Manager; C Park, Assistant Transportation Officer; D Reid, Flood Prevention Systems Officer

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the special meeting of the Planning Committee held on 7 July 2005 were submitted for approval as a correct record.

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

3 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 12 July 2005 were submitted for approval as a correct record.

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

4 Application CR/05/0182 – Erection of Children’s Home for 8 Persons (Notice of Intention to Develop) at 1 Langlea Avenue, Cambuslang

A report dated 22 August 2005 by the Executive Director (Enterprise Resources) was submitted on application CR/05/0182 by South Lanarkshire Council for the erection of a children’s home for 8 persons (Notice of Intention to Develop) at 1 Langlea Avenue, Cambuslang.

Because of the substantial body of public interest in the proposed development, the opportunity of a hearing had been offered to the objectors to the proposal and the applicant. The Committee heard:-

- ◆ B Doyle and I Gilmour, on behalf of South Lanarkshire Council, applicant
- ◆ A Borthwick, M Boyce and B Gallagher, objectors

The proposal was for the erection of a children’s home for 8 persons over a combination of single storey and 2 storeys. The section of the proposed building closest to residential houses was single storey and would be screened by landscaping and fencing.

The application had been assessed against the relevant policies contained in the Adopted Cambuslang/Rutherglen Local Plan. It was considered that the application was consistent with the Adopted Local Plan.

The Committee decided: that a Notice of Intention to Develop be issued for the erection of a children’s home for 8 persons (CR/05/0182) at 1 Langlea Avenue, Cambuslang subject to:-

- ◆ the conditions specified in the Executive Director’s report
- ◆ referral of the application to the Scottish Ministers as the Council had an interest in the proposed development and a substantial volume of objections had been received

5 Application EK/05/0011 – Demolition of House and Erection of 5 Detached Houses and Garages at 6 Egmont Park and Adjoining Land, Newlandsmuir, East Kilbride

A report dated 23 August 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/05/0011 by Nelson Developments Limited for the demolition of a house and erection of 5 detached houses and garages at 6 Egmont Park and adjoining land, Newlandsmuir, East Kilbride.

Because the development constituted Development Contrary to the Development Plan, the opportunity of a hearing had been offered to the objectors to the proposal and the applicant. The Committee heard:-

- ◆ P Ferguson, on behalf of the applicant and D Toner, DTA Architects, agent for the applicant
- ◆ E Hamilton and J Hanlon on behalf of objectors to the proposal

The Committee also heard Councillor Watson, the local member.

The application had been assessed against the relevant policies contained in the Council’s Adopted East Kilbride and District Local Plan. Details of the assessment were provided in the report. The proposal had been advertised as Potentially Contrary to the Development Plan as part of the site was identified for leisure/community use within the Local Plan. Policies LR1 (Indoor/Outdoor Recreation), LR2 (Public Parks/Open Space) and LR3 (Environment) applied.

Those policies aimed to protect and enhance open space and recreational facilities within the Plan area. The remainder of the site was located within an area identified as residential in the Adopted Local Plan. Policy SLP6 (Development Control General) applied and aimed to ensure that all developments took account of the surrounding area.

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 proposal complied with Policy SLP6 of the Adopted East Kilbride and District Local Plan and with the Council's Residential Development Guide
- ◆ the trees removed from the woodland part of the site would be replaced by additional planting adjacent to the application site
- ◆ the proposal complied with Policies LR1 and LR2 of the Adopted East Kilbride and District Local Plan in that the wider woodland resource would be reinforced and enhanced to provide a similar level of cover to the existing woodland

Councillor Scott, seconded by Councillor D McKenna, moved the recommendations contained in the Executive Director's report. Councillor Buchanan, seconded by Councillor Wardhaugh, moved as an amendment that the application be refused. On a vote being taken by a show of hands, 3 members voted for the amendment and 19 for the motion which was declared carried.

The Committee decided:

that planning application EK/05/0011 by Nelson Developments Limited for the demolition of a house and erection of 5 detached houses and garages at 6 Egmont Park and adjoining land, Newlandsmuir, East Kilbride be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ referral of the application to the Scottish Ministers as the proposed development did not accord with the Adopted Local Plan and the Council had a financial interest in the land

6 Application EK/05/0356 – Erection of 2 Detached Houses at Hayhill Road, Jackton, East Kilbride

A report dated 17 August 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/05/0356 by BMJ Limited for the erection of 2 detached houses at Hayhill Road, Jackton, East Kilbride.

Because the development constituted Development Contrary to the Development Plan, the opportunity of a hearing had been offered to the objectors to the proposal and the applicant.

The Committee heard:-

- ◆ B Davies, CRGP, agent for the applicant
- ◆ J Allan, objector

The application had been assessed against the relevant policies and criteria contained in government advice/policy, the Glasgow and Clyde Valley Joint Structure Plan and the Council's Adopted East Kilbride and District Local Plan. Details of the assessment were provided in the report.

Policy SLP1 of the Adopted East Kilbride and District Local Plan applied and provided guidance on development within the Greenbelt. It stated that new houses would not normally be permitted, however, it was not considered that the development of the site would adversely affect the character of the Greenbelt in the area. Policy SLP6 also applied and related to development control in general. This stated that all developments should take fully into account the local context and built form and that any development should be compatible in terms of scale, massing and external materials. It was considered that the proposal would sit well with the existing houses and blend in with the existing character of Hayhill Road.

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 houses were well designed and met with Policy SLP6 of the Adopted East Kilbride and District Local Plan
- ◆ the site was adjacent to an approved housing release of 239 houses and the character of this area would change considerably. As a result, the site did not represent a critical or valuable part of the Greenbelt resource
- ◆ the application site was situated adjacent to existing houses forming a scattered row along Hayhill Road. The approval of the proposal would not alter the character of Hayhill Road
- ◆ the proposal did not set a precedent for other developments within the Greenbelt given the nature of Hayhill Road

The Committee decided: that planning application EK/05/0356 by BMJ Limited for the erection of 2 detached houses at Hayhill Road, Jackton, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

7 Application HM/05/0341 - Upgrading of Waste Water Treatment Works Comprising New Aeration Tank, Aeration Blowers, Associated Kiosks and Retaining Wall and Formation of Escape Stair to Offices at Hamilton Water Waste Treatment Works, Bothwell Road, Hamilton

A report dated 11 August 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/05/0341 by Scottish Water for the upgrading of waste water treatment works comprising new aeration tank, aeration blowers, associated kiosks and retaining wall and formation of escape stair to offices at Hamilton Water Waste Treatment Works, Bothwell 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 national advice/guidance and the Council's Adopted Hamilton District Local Plan. Details of the assessment were provided in the report. The application site lay within an area in the Greenbelt where Policy EN1A applied. This Policy stated that there would be a strong presumption against development unless it could be shown to be necessary for the furtherance of agriculture or other use appropriate to the Greenbelt and provided there were no significant adverse effects on sensitive landscapes or agricultural operations.

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 proposals were an acceptable form of development in the Greenbelt in that they involved an extension to an existing treatment works on a site within a mature landscape setting
- ◆ the applicants were statutory undertakers under a strict obligation to improve the quality of effluent discharge in order to comply with requirements proposed by the Scottish Environment Protection Agency (SEPA). This would result in an overall improvement to water quality in the Clyde catchment
- ◆ the proposals would not impinge upon or adversely affect any sensitive landscapes or natural habitats while additional tree planting and measures to mitigate the environmental impact of the development would be carried out by the developer
- ◆ the proposed development was visually unobtrusive and would not harm the enjoyment of the surrounding countryside

The Committee decided: that planning application HM/05/0341 by Scottish Water for the upgrading of waste water treatment works comprising new aeration tanks, aeration blowers, associated kiosks and retaining walls and formation of escape stair to offices at Hamilton Water Treatment Works, Bothwell Road, Hamilton be granted subject to the conditions specified in the Executive Director's report.

8 Application HM/05/0453 - Erection of Flatted Residential Development (18 Units) and Commercial Unit at Site Adjacent to Library at Burnbank Centre, Burnbank

A report dated 16 August 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/05/0453 by Clyde Valley Housing Association Limited for the erection of a flatted residential development (18 units) and commercial unit at the site adjacent to the library at Burnbank Centre, Burnbank extending to bound Ann Street.

The Committee decided: that planning application HM/05/0453 by the Clyde Valley Housing Association Limited for the erection of a flatted residential development (18 units) and commercial unit at the site adjacent to the library at Burnbank Centre, Burnbank extending to bound Ann Street be granted subject to the conditions specified in the Executive Director's report.

9 Application CL/05/0100 – Erection of 11 Houses and Formation of Vehicle Access at Springhill Farm, Angus Terrace, Douglas

A report dated 10 August 2005 by the Executive Director (Enterprise Resources) was submitted on planning application CL/05/0100 by J and J McCann (Holdings) and Douglas and Angus Estates for the erection of 11 houses and the formation of vehicle access at Springhill Farm, Angus Terrace, Douglas.

The Committee decided: that planning application CL/05/0100 by J and J McCann (Holdings) and Douglas and Angus Estates for the erection of 11 houses and formation of vehicle access at Springhill Farm, Angus Terrace, Douglas be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ the conclusion of arrangements for the developer to make a financial contribution of £3,850 towards upgrading open space and recreational provision in the surrounding area

10 Application HM/05/0399 - Demolition of 13 Blocks (32 Houses) and Erection of 13 Blocks (28 Houses) New Build 3 Apartment 4 Person Houses, Bungalows and 2 Storey Houses at Robertson Street/Anderson Street/Russell Street, Hamilton

A report dated 22 August 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/05/0399 by Clyde Valley Housing Association Limited for the demolition of 13 blocks (32 houses) and erection of 13 blocks (28 houses) new build 3 apartment 4 person houses, bungalows and 2 storey houses at Robertson Street/Anderson Street/Russell Street, Hamilton.

The Committee decided: that planning application HM/05/0399 by Clyde Valley Housing Association Limited for the demolition of 13 blocks (32 houses) and erection of 13 blocks (28 houses) new build 3 apartment 4 person houses, bungalows and 2 storey houses at Robertson Street/Anderson Street/Russell Street, Hamilton be granted subject to the conditions specified in the Executive Director's report.

11 Application CL/05/0393 – Formation of 1 House Plot at Land to Rear of 42 Carlisle Road, Crawford

A report dated 16 August 2005 by the Executive Director (Enterprise Resource) was submitted on planning application CL/05/0393 by A Thomson for the formation of 1 house plot at land to the rear of 42 Carlisle Road, Crawford. The application had been advertised as Development Potentially Contrary to the Development Plan and also as Development Affecting the Setting of a Listed Building, however, no objections had been received.

The application had been assessed against the relevant policies and criteria contained in government advice/policy and the Council's Adopted Upper Clydesdale 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 commercial use of the site had ceased over 10 years ago and there was little prospect of such a use being introduced
- ◆ the proposed use of the site for housing was compatible with surrounding uses

The Committee decided: that planning application CL/05/0393 by A Thomson for the formation of 1 house plot at land to the rear of 42 Carlisle Road, Crawford be granted subject to the conditions specified in the Executive Director's report.

12 Application EK/04/0647 - Formation of Wetland Areas, Borrow Pit and Flood Defence Embankment with Associated Landscaping and Fencing and Diversion of Watercourse at Lands to the East of Kittoch Water, South of Kittoch Bridge, By Carmunnock

A report dated 23 August 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/04/0647 by Glasgow City Council for the formation of wetland areas, borrow pit and flood defence embankment with associated landscaping and fencing and diversion of watercourse at lands to the east of Kittoch Water, South of Kittoch Bridge, by Carmunnock.

The Committee decided:

that planning application EK/04/0647 by Glasgow City Council for the formation of wetland areas, borrow pit and flood defence embankment with associated landscaping and fencing and diversion of watercourse at lands to the east of Kittoch Water, South of Kittoch Bridge, by Carmunnock be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ the promotion of temporary Traffic Regulation Orders by the Council's Roads and Transportation Services in respect of which the applicant required to contact the Service at an early date and incur the cost of promoting and advertising the Orders

13 Application EK/04/0648 - Formation of Wetland Areas, Borrow Pit and Flood Defence Embankment with Associated Landscaping, Fencing and Diversion of Watercourse at Lands to the East of the White Cart Water, South of Kirkland Bridge, by Jackton

A report dated 23 August 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/04/0648 by Glasgow City Council for the formation of wetland areas, borrow pit and flood defence embankment with associated landscaping, fencing and diversion of watercourse and lands to the east of the White Cart Water, South of Kirkland Bridge, by Jackton.

The Committee decided:

that planning application EK/04/0648 by Glasgow City Council for the formation of wetland areas, borrow pit and flood defence embankment with associated landscaping, fencing and diversion of watercourse be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ the promotion of temporary Traffic Regulation Orders by the Council's Roads and Transportation Services in respect of which the applicant required to contact the Service at an early date and incur the cost of promoting and advertising the Orders

14 Application CL/05/0474 – Erection of 6 Semi-Detached Houses and 1 Detached House at 133a Vere Road, Kirkmuirhill

A report dated 16 August 2005 by the Executive Director (Enterprise Resources) was submitted on planning application CL/05/0474 by Scott Building Services for the erection of 6 semi-detached houses and 1 detached house at 133a Vere Road, Kirkmuirhill.

The Committee decided: that planning application CL/05/0474 by Scott Building Services for the erection of 6 semi-detached houses and 1 detached house at 133a Vere Road, Kirkmuirhill be granted subject to the conditions specified in the Executive Director's report.

15 Application CL/05/0053 - Erection of 61 Houses at Rosemount Crescent, Carstairs

A report dated 16 August 2005 by the Executive Director (Enterprise Resources) was submitted on planning application CL/05/0053 by Aden Homes for the erection of 61 houses at Rosemount Crescent, Carstairs.

The Committee heard Councillor Gauld, the local member.

The Committee decided: that planning application CL/05/0053 by Aden Homes for the erection of 61 houses at Rosemount Crescent, Carstairs be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ the conclusion of arrangements for the developer to make a financial contribution of £7,784 towards upgrading recreational provision in the area

16 Urgent Business

There were no items of urgent business.
